

RELEVANT PLANNING POLICIES

ADOPTED WILTSHIRE AND SWINDON STRUCTURE PLAN 2016

DP1 IN PURSUIT OF SUSTAINABLE DEVELOPMENT, PARTICULAR PRIORITY SHOULD BE GIVEN TO:

1. MEETING LOCAL NEEDS FOR JOBS, SERVICES AND AFFORDABLE AND SPECIAL NEEDS HOUSING IN ALL SETTLEMENTS
2. MEETING THE NEEDS OF PEOPLE WITH DISABILITIES
3. ACHIEVING A PATTERN OF LAND-USES AND ASSOCIATED TRANSPORT LINKS WHICH MINIMISE THE NEED TO TRAVEL AND SUPPORT THE INCREASED USE OF PUBLIC TRANSPORT, CYCLING AND WALKING
4. MAXIMISING THE POTENTIAL FOR ENERGY CONSERVATION AND ACCOMMODATING PROPOSALS FOR RENEWABLE ENERGY
5. IMPROVING THE AMENITY OF SETTLEMENTS
6. MINIMISING THE LOSS OF COUNTRYSIDE AND PROTECTING AND ENHANCING THE PLAN AREA'S ENVIRONMENTAL ASSETS.

ADOPTED SALISBURY DISTRICT LOCAL PLAN JUNE 2003

C10 DEVELOPMENT AFFECTING A SITE OF SPECIAL SCIENTIFIC INTEREST WILL NOT BE PERMITTED UNLESS IT IS CONSISTENT WITH THE OBJECTIVES OF THE STATUTORY DESIGNATION AND CAN BE SUBJECT TO CONDITIONS WHICH WOULD PREVENT DAMAGING IMPACTS ON WILDLIFE HABITATS OR IMPORTANT PHYSICAL FEATURES, OR IF THE IMPORTANCE OF THE DEVELOPMENT IS SUFFICIENT TO OVERRIDE NATURE CONSERVATION INTERESTS AND THE NATIONAL POLICY TO SAFEGUARD THE NATIONAL NETWORK OF SUCH SITES, IN ACCORDANCE WITH STATUTORY OBLIGATIONS. DEVELOPMENT PROPOSALS IN, AROUND OR LIKELY TO AFFECT AN SSSI WILL BE SUBJECT TO SPECIAL SCRUTINY INCLUDING CONSULTATION WITH ENGLISH NATURE AS REQUIRED BY NATIONAL LEGISLATION.

DESIGNATED OR POTENTIAL SITES OF INTERNATIONAL IMPORTANCE (FOR EXAMPLE, SPECIAL PROTECTION AREAS, SPECIAL AREAS OF CONSERVATION, RAMSAR SITES AND BIOGENETIC RESERVES) WILL BE AFFORDED THE SAME PROTECTION AS SSSIs. IN ADDITION, DEVELOPMENT LIKELY TO HAVE A SIGNIFICANT EFFECT ON SUCH SITES WILL ONLY BE ALLOWED WHERE THERE IS NO ALTERNATIVE AND IF THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST AND COMPENSATORY MEASURES ARE PROVIDED. WHERE SUCH A SITE HOSTS A PRIORITY HABITAT, AS LISTED IN THE EC HABITATS DIRECTIVE, DEVELOPMENT SHOULD ONLY PROCEED IF REQUIRED FOR REASONS OF HUMAN HEALTH AND PUBLIC SAFETY OR WHERE THERE WOULD BE BENEFICIAL CONSEQUENCES OF PRIMARY IMPORTANCE TO NATURE CONSERVATION OR OTHER IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST IN THE OPINION OF THE EUROPEAN COMMISSION. THE ABILITY TO FIND REPLACEMENT VALUE FOR ANY ENVIRONMENTAL LOSS WILL ALSO BE A CONSIDERATION.

- CN8 IN CONSERVATION AREAS, ONLY DEVELOPMENT WHICH PRESERVES OR ENHANCES THE EXISTING CHARACTER OF THE AREA WILL BE PERMITTED.

THE LOCAL PLANNING AUTHORITY WILL SEEK TO ENSURE THAT THE FORM, SCALE AND DESIGN OF NEW DEVELOPMENT, AND THE MATERIALS USED IN IT, RESPECT THE CHARACTER OF THE AREA.

D3 EXTENSIONS

EXTENSIONS TO EXISTING PROPERTIES, OR THE DEVELOPMENT OF ANCILLARY BUILDINGS WITHIN THEIR CURTILAGES, WILL BE PERMITTED WHERE:

- (i) THE PROPOSAL IS COMPATIBLE IN TERMS OF: THE SCALE, DESIGN AND CHARACTER OF THE EXISTING PROPERTY AND USE OF COMPLEMENTARY MATERIALS; AND
- (ii) THE DEVELOPMENT IS INTEGRATED CAREFULLY IN RELATION TO OTHER PROPERTIES AND THE OVERALL LANDSCAPE FRAMEWORK.

- G1 IN ACCORDANCE WITH THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT, PRIORITY WILL BE GIVEN TO ENSURING THAT DEVELOPMENT PROPOSALS:

- (i) ACHIEVE AN OVERALL PATTERN OF LAND USES WHICH REDUCE THE NEED TO TRAVEL AND SUPPORT INCREASED USE OF PUBLIC TRANSPORT, CYCLING AND WALKING;
- (ii) PROMOTE THE VITALITY AND VIABILITY OF LOCAL COMMUNITIES;
- (iii) CONSERVE BOTH THE NATURAL ENVIRONMENT AND CULTURAL HERITAGE OF THE DISTRICT; AND
- (iv) MAKE EFFECTIVE USE OF LAND IN URBAN AREAS, PARTICULARLY ON PREVIOUSLY DEVELOPED SITES.

- G2 NEW DEVELOPMENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

- (i) A SATISFACTORY MEANS OF ACCESS AND TURNING SPACE WITHIN THE SITE, WHERE APPROPRIATE, TOGETHER WITH PARKING IN ACCORDANCE WITH THE GUIDANCE AT APPENDICES (v) AND (vi) OF THE LOCAL PLAN;
- (ii) AVOIDANCE OF PLACING AN UNDUE BURDEN ON EXISTING OR PROPOSED SERVICES AND FACILITIES, THE EXISTING OR PROPOSED LOCAL ROAD NETWORK OR OTHER INFRASTRUCTURE;
- (iii) A MINIMUM LOSS OF DISTURBANCE TO FORESTRY LAND AND THE BEST AND MOST VERSATILE AGRICULTURAL LAND, AND AVOID THE SEVERANCE OF HOLDINGS;

- (iv) RESPECT FOR EXISTING BENEFICIAL LANDSCAPE, ECOLOGICAL, ARCHAEOLOGICAL OR ARCHITECTURAL FEATURES AND INCLUDE MEASURES FOR THE ENHANCEMENT OF SUCH FEATURES AND THE LANDSCAPING OF THE SITE WHERE APPROPRIATE;
- (v) AVOIDANCE OF THE LOSS OF IMPORTANT OPEN AREAS, A GAP IN A FRONTAGE OR NATURAL OR BUILT FEATURES (SUCH AS TREES, HEDGES OR OTHER HABITATS, WALLS, FENCES AND BANKS), WHICH IT IS DESIRABLE TO RETAIN;
- (vi) AVOIDANCE OF UNDULY DISTURBING, INTERFERING, CONFLICTING WITH OR OVERLOOKING ADJOINING DWELLINGS OR USES TO THE DETRIMENT OF EXISTING OCCUPIERS;
- (vii) AVOIDANCE OF LOCATIONS WHICH ARE LIABLE TO ENVIRONMENTAL PROBLEMS DUE TO THEIR PROXIMITY TO INCOMPATIBLE DEVELOPMENT;
- (viii) AVOIDANCE OF DETRIMENT TO PUBLIC HEALTH OR POLLUTION TO THE ENVIRONMENT BY THE EMISSION OF EXCESSIVE NOISE, LIGHT INTRUSION, SMOKE, FUMES, EFFLUENT OR VIBRATION; AND INCORPORATION OF ENERGY EFFICIENT DESIGN THROUGH BUILDING DESIGN, LAYOUT AND ORIENTATION.

PS1 THE DEVELOPMENT OF HEALTH, SOCIAL SERVICES, PLACES OF WORSHIP AND COMMUNITY FACILITIES WILL BE PERMITTED WITHIN OR ADJOINING THE SETTLEMENTS. PROPOSALS TO REDEVELOP OR ENLARGE EXISTING FACILITIES WHICH ARE LOCATED OUTSIDE SETTLEMENTS WILL BE PERMITTED WHERE THE PROPOSED DEVELOPMENT WOULD TAKE PLACE WITHIN THE EXISTING BOUNDARIES OF THE SITE.

PS5 NEW EDUCATION FACILITIES REQUIRED BY THE LOCAL EDUCATION AUTHORITY WILL BE PERMITTED ON SUITABLE SITES EITHER WITHIN OR ADJOINING THE SETTLEMENTS. THESE WILL BE EXPECTED TO BE OF A PERMANENT CONSTRUCTION.

PS6 PROPOSALS FOR PLAYGROUPS, DAY NURSERIES AND CHILDMINDING FACILITIES, WILL BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA:

- (i) ACCESS AND SERVICES ARE SATISFACTORY;
- (ii) THE PROPOSAL WILL NOT CREATE A HIGHWAY DANGER TO OTHER ROAD USERS;
- (iii) WHERE THE USE OF ALL OR PART OF A RESIDENTIAL DWELLING IS PROPOSED, THE HOUSE MUST BE OF A SUFFICIENT SIZE FOR THE PROPOSAL NOT TO CAUSE DISTURBANCE TO NEIGHBOURS; AND
- (iv) THERE IS ADEQUATE SPACE AVAILABLE FOR OUTDOOR PLAY.

- R5 DEVELOPMENT WHICH WOULD LEAD TO THE LOSS OF PUBLIC OR PRIVATE SPORTS FIELDS, OTHER RECREATIONAL OPEN SPACE, OR SCHOOL PLAYING FIELDS, WILL NOT BE PERMITTED UNLESS:
- (i) SPORTS AND RECREATION FACILITIES CAN BE BEST RETAINED AND ENHANCED THROUGH THE REDEVELOPMENT OF A SMALL PART OF THE SITE; OR
 - (ii) ALTERNATIVE EQUIVALENT PROVISION IS MADE AVAILABLE IN THE LOCALITY; OR
 - (iii) THERE IS AN EXCESS OF SPORTS PITCH PROVISION AND PUBLIC OPEN SPACE IN THE AREA, TAKING ACCOUNT OF THE RECREATION AND AMENITY VALUE OF SUCH PROVISION.
- TR1 THE LOCAL PLANNING AUTHORITY, IN CONJUNCTION WITH THE LOCAL HIGHWAY AUTHORITY, WILL IMPLEMENT A SUSTAINABLE LAND USE AND TRANSPORTATION STRATEGY FOR THE SALISBURY URBAN AREA. THE COMPONENTS OF THIS STRATEGY WILL INCLUDE:
- SUPPORT FOR BUS SERVICES THROUGH FINANCIAL SUBSIDIES, BUS PRIORITY MEASURES AND INFRASTRUCTURE PROVISION;
 - SUPPORT FOR DEMAND MEASURES INITIATIVES IN CO-OPERATION WITH LOCAL EMPLOYMENT, SCHOOLS AND OTHER LARGE TRAFFIC GENERATORS;
 - THE CREATION OF A COMPREHENSIVE CYCLING AND WALKING NETWORK;
 - CITY CENTRE ENVIRONMENTAL ENHANCEMENT AND TRAFFIC MANAGEMENT MEASURES;
 - SUPPORT FOR RAIL SERVICES;
 - THE LIMITATION OF TRAFFIC GROWTH THROUGH THE PROVISION OF PARK AND RIDE SITES SUPPORTED BY CENTRAL CAR PARKING MANAGEMENT MEASURES INCLUDING RESTRICTIONS ON LONG-TERM CAR PARKING WITHIN THE CITY CENTRE.
 - THE PROMOTION OF A SUSTAINABLE PATTERN OF DEVELOPMENT THAT REDUCES THE NEED TO TRAVEL BY PRIVATE CAR AND ENCOURAGES INCREASED USE OF PUBLIC TRANSPORT, WALKING AND CYCLING.