

RELEVANT PLANNING POLICIES

ADOPTED WILTSHIRE AND SWINDON STRUCTURE PLAN 2016

- C12** LOCAL PLANNING AUTHORITIES WILL PROTECT THE BEST AND MOST VERSATILE AGRICULTURAL LAND FROM NON-AGRICULTURAL DEVELOPMENT. EXCEPTIONALLY, WHERE THERE IS AN OVERRIDING NEED FOR DEVELOPMENT ON BEST AND MOST VERSATILE AGRICULTURAL LAND WHICH CANNOT BE MET ELSEWHERE, DEVELOPMENT SHALL BE DIRECTED TOWARDS LAND OF THE LOWEST GRADE.

PRIORITIES FOR SUSTAINABLE DEVELOPMENT

- 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.

MSP5 PROVISION OF AGGREGATES

THE MINERAL PLANNING AUTHORITIES WILL SEEK TO:

1. MAINTAIN A LANDBANK FOR SAND AND GRAVEL IN ACCORDANCE WITH GOVERNMENT GUIDANCE. IN DOING SO, SEPARATE LANDBANKS WILL BE MAINTAINED FOR SOFT SAND AND FOR SHARP SAND AND GRAVEL: AND,
2. IDENTIFY PREFERRED AREAS, AREAS OF SEARCH AND SITE SELECTION CRITERIA FOR THE EXTRACTION OF SOFT SAND AND SHARP SAND AND GRAVEL IN THE MINERALS LOCAL PLAN BASED ON THE SUB-REGIONAL APPORTIONMENT AS AGREED BY THE REGIONAL AGGREGATES WORKING PARTY TO ENSURE THE MAINTAINANCE OF LANDBANKS.

ADOPTED WILTSHIRE AND SWINDON MINERALS LOCAL PLAN 2001

POLICY 8: HIGHWAY REQUIREMENTS OF NEW MINERALS DEVELOPMENT

MINERALS DEVELOPMENT WILL ONLY BE PERMITTED WHEN THE PROVISION FOR VEHICLE MOVEMENT WITHIN THE SITE, THE ACCESS TO THE SITE AND THE LOCAL HIGHWAY NETWORK ITSELF, ARE SUITABLE TO ACCOMMODATE THE TRAFFIC MOVEMENTS LIKELY TO BE GENERATED BY THE DEVELOPMENT.

POLICY 13: RESIDENTIAL AMENITY

MINERALS DEVELOPMENT WILL ONLY BE PERMITTED WHEN THE PROPOSALS SAFEGUARD THE AMENITY AND CHARACTER OF ANY NEARBY DWELLINGS AND SETTLEMENTS BY INCLUDING:

1. A SCHEME OF WORKING TO MINIMISE THE PERIOD OF OPERATIONS IN SENSITIVE AREAS; AND
2. PROVISION FOR AN ADEQUATE BUFFER ZONE TO THE WORKINGS INCORPORATING LANDSCAPING AND PLANTING, APPROPRIATE TO THE EXISTING LANDSCAPE AND CONSISTENT WITH THE PROPOSED AFTERUSE OF THE SITE, THAT WOULD BE NECESSARY TO MINIMISE ANY SIGNIFICANT ADVERSE AMENITY IMPACTS.

POLICY 14: AGRICULTURAL LAND

UNLESS EXCEPTIONAL CIRCUMSTANCES PREVAIL, MINERALS DEVELOPMENT ON “THE BEST AND MOST VERSATILE” AGRICULTURAL LAND, WILL ONLY BE PERMITTED WHEN THE APPLICANT CAN DEMONSTRATE THAT SITE WORKING, RESTORATION AND AFTERCARE WILL BE CARRIED OUT IN A MANNER WHICH WILL PRESERVE THE LONG TERM POTENTIAL OF THE SITE TO BE USED AS THE “BEST AND MOST VERSATILE” LAND.

POLICY 16: DE-WATERING OF MINERAL WORKINGS

THE DE-WATERING OF MINERAL SITES WILL ONLY BE PERMITTED WHEN ANY CONSEQUENT LOWERING OF GROUNDWATER LEVELS AROUND THE SITE CAN BE CONTROLLED SO AS NOT TO UNACCEPTABLY AFFECT;

1. FLOWS AND LEVELS IN NEARBY WATERCOURSES AND CANALS;
2. LEVELS IN NEARBY LAKES;
3. EXISTING WATER ABSTRACTIONS,
4. NATURAL HABITATS OR LAND USES, AND
5. THE BUILT ENVIRONMENT.

POLICY 18: RIPARIAN BUFFER ZONES

RIVERS, WATERCOURSES AND OTHER WATERBODIES WILL REQUIRE PROTECTION FROM MINERALS DEVELOPMENT. WHERE APPROPRIATE, A BUFFER ZONE, UNDISTURBED BY MINERAL OPERATIONS SHALL BE PROVIDED BETWEEN THE DEVELOPMENT AND THE WATERCOURSE/ WATERBODY WHERE NATURE CONSERVATION AND ECOLOGICAL INTERESTS CAN BE RETAINED.

POLICY 21: HABITAT PROTECTION AND ENHANCEMENT

MINERALS DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED WHERE A SIGNIFICANT ADVERSE IMPACT WOULD RESULT TO WILDLIFE HABITATS OR PROTECTED SPECIES. IN ORDER TO MAINTAIN BIODIVERSITY, COMPENSATORY MEASURES WILL BE SOUGHT WHERE ADVERSE IMPACTS TO WILDLIFE HABITATS ARE LIKELY TO OCCUR AS A RESULT OF ANY MINERALS DEVELOPMENT.

POLICY 31: RESTORATION

MINERALS DEVELOPMENT WILL ONLY BE PERMITTED WHEN THE PROPOSALS (INCLUDING THOSE FOR AMENDED WORKING AND RESTORATION) PROVIDE FOR THE SATISFACTORY RESTORATION OF THE SITE AT THE EARLIEST PRACTICABLE OPPORTUNITY TO AN APPROPRIATE LANDFORM AND LANDSCAPE CHARACTER, WHICH IS CAPABLE OF SUPPORTING A BENEFICIAL AFTER-USE, IN ACCORDANCE WITH AN APPROVED SCHEME.

POLICY 34: AGGREGATE LANDBANKS

STOCKS OF PERMITTED RESERVES OF CRUSHED ROCK, SHARP SAND AND GRAVEL AND SOFT SAND (LANDBANKS) WILL BE MAINTAINED THROUGHOUT THE PLAN PERIOD IN ACCORDANCE WITH GOVERNMENT GUIDANCE WHEN DEVELOPMENT PROPOSALS ACCORD WITH ALL OTHER RELEVANT POLICIES IN THIS PLAN.

POLICY 35: PREFERRED AREAS FOR SHARP SAND AND GRAVEL

THE FOLLOWING AREAS IDENTIFIED ON THE PROPOSALS MAP, ARE DEFINED AS PREFERRED AREAS FOR THE EXTRACTION OF SHARP SAND AND GRAVEL:

1. LAND EAST OF LATTON.
2. EYSEY MANOR FARM.
3. ALEX FARM.
4. LAND NORTH WEST OF WATER EATON HOUSE.
5. ROUND HOUSE FARM.
6. LAND NORTH WEST OF LATTON.

PLANNING PERMISSION WILL BE GRANTED FOR THE EXTRACTION OF SHARP SAND AND GRAVEL FROM THESE PREFERRED AREAS PROVIDED THAT THE PROPOSALS DO NOT GIVE RISE TO ANY OVERRIDING ADVERSE ENVIRONMENTAL IMPACT, AND ADDRESS THE DEVELOPMENT CONTROL CRITERIA SET OUT IN THE SITE ASSESSMENTS FOR EACH PREFERRED AREA.

POLICY 36: SHARP SAND AND GRAVEL PROPOSALS OUTSIDE PREFERRED AREAS

PLANNING PERMISSION FOR THE WINNING AND WORKING OF SHARP SAND AND GRAVEL FROM OUTSIDE THE PREFERRED AREAS DEFINED IN POLICY 35 WILL BE GRANTED ONLY WHEN THE DEVELOPMENT WILL MEET AN ACTUAL OR FORECAST SHORTFALL IN THE LANDBANK, COMPLIES WITH THE SITE SELECTION CRITERIA INCORPORATED IN THE POLICIES OF CHAPTERS 2, 3 AND 5 OF THIS PLAN AND EITHER:

1. IT IS CONSIDERED UNLIKELY THAT SUFFICIENT MINERAL RESOURCES WILL BE RELEASED IN THE DEFINED PREFERRED AREAS TO MAKE GOOD THE SHORTFALL IN THE LANDBANK, OR
2. THE APPLICATION SITE, WHEN CONSIDERED ON ITS MERITS, IS DEMONSTRATED TO BE EQUALLY, OR MORE ACCEPTABLE IN PLANNING TERMS THAN THE DEFINED PREFERRED AREAS, OR
3. IT IS DEMONSTRATED THAT THE MINERAL IS REQUIRED FOR A PARTICULAR USE FOR WHICH EXISTING RESOURCES OF SUPPLY ARE NOT SUITABLE.

POLICY 47: RESTORATION OF MINERAL WORKINGS IN THE UPPER THAMES VALLEY

MINERALS DEVELOPMENT PROPOSALS FOR SITES WITHIN THE CENTRAL SECTION OF THE UPPER THAMES VALLEY, BETWEEN LATTON AND CASTLE EATON, INCORPORATING PREFERRED AREAS 1-6 MUST, WHERE RELEVANT, PROVIDE FOR THE RESTORATION OF SITES IN CONFORMITY WITH THE FOLLOWING OBJECTIVES:

TO:

1. AVOID THE CREATION OF LARGE AREAS OF OPEN WATER,
2. CREATE DIVERSE RICH HABITATS FOR THE BENEFITS OF NATURE CONSERVATION INCLUDING WETLANDS, WOODLANDS AND OTHER LAND-BASED HABITATS,
3. MAINTAIN THE POTENTIAL OF AREAS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND,
4. MINIMISE ANY POTENTIAL ADVERSE IMPACTS ON GROUNDWATER, AND SURFACE WATER AND LAND DRAINAGE TO ACCEPTABLE LEVELS,
5. CREATE A LANDSCAPE APPROPRIATE TO THE CHARACTER OF THE AREA,
6. SAFEGUARD, AND WHERE POSSIBLE ENHANCE THE NATURE CONSERVATION VALUE OF THE RIVER THAMES, ITS TRIBUTARIES AND THEIR ENVIRONMENT, AND,
7. AVOID ANY INCREASE IN HAZARDS TO AIRCRAFT SAFETY FROM FAIRFORD AND SOUTH CERNEY AIRFIELDS.

NORTH WILTSHIRE LOCAL PLAN 2011

C1 SUSTAINABILITY CORE POLICY

DEVELOPMENT PROPOSALS WILL BE EXAMINED FOR THEIR PERFORMANCE AGAINST THE SUSTAINABLE DEVELOPMENT PRINCIPLES SET OUT BELOW. WHERE PERFORMANCE ON ANY SUSTAINABLE DEVELOPMENT PRINCIPLE IS CONSIDERED TO BE LOW, DEVELOPMENT PROPOSALS WILL NEED TO DEMONSTRATE THAT THE BENEFITS OF THE DEVELOPMENT SUBSTANTIALLY OUTWEIGH THE DISADVANTAGES OF NOT MEETING ALL THE CRITERIA:

- (I) PROMOTES OR MAINTAINS THE LONG TERM ECONOMIC HEALTH OF THE LOCAL ECONOMY.
- (II) PROMOTES OR MAINTAINS SOCIALLY INCLUSIVE COMMUNITIES AND THEIR ACCESS TO COMMUNITY INFRASTRUCTURE.
- (III) PROMOTES OR MAINTAINS THE QUALITY OF THE NATURAL AND THE HISTORIC ENVIRONMENT.
- (IV) DEMONSTRATES THE PRUDENT USE OF NATURAL RESOURCES AND INCORPORATES, WHERE RELEVANT, RECYCLING, RENEWABLE ENERGY AND ENERGY CONSERVATION MEASURES.

HE6 LOCALLY IMPORTANT ARCHAEOLOGICAL SITES

DEVELOPMENT IN DEFINED AREAS OF SPECIAL ARCHAEOLOGICAL SIGNIFICANCE, OR IN OTHER LOCALLY IMPORTANT ARCHAEOLOGICAL SITES, WILL ONLY BE PERMITTED WHERE:

- (I) ANY ARCHAEOLOGICAL REMAINS WOULD BE UNAFFECTED BY THE PROPOSALS; OR
- (II) SATISFACTORY MEASURES ARE TAKEN TO ENSURE THE PHYSICAL PRESERVATION OF ANY ARCHAEOLOGICAL REMAINS IN SITU; OR
- (III) IN CASES WHERE THE SIGNIFICANCE OF ANY ARCHAEOLOGICAL REMAINS IS OUTWEIGHED BY THE NEED FOR AND BENEFITS OF THE DEVELOPMENT, SATISFACTORY MEASURES ARE TAKEN TO EXCAVATE AND RECORD THE SITE AND ITS REMAINS.

NE12 WOODLAND

THE CREATION, CONSERVATION, ENHANCEMENT AND POSITIVE MANAGEMENT OF WOODLANDS ACROSS THE DISTRICT WILL BE SUPPORTED. IN PARTICULAR, AREAS OF ANCIENT AND SEMI-NATURAL WOODLAND SHOULD BE PROTECTED. THE RETENTION OF THE VISUAL AMENITY AND NATURE CONSERVATION VALUE WILL BE SOUGHT IN PARTICULAR AT THE FOLLOWING:

- (I) BIRD'S MARSH WOOD, CHIPPENHAM
- (II) VINCIENT'S WOOD, CHIPPENHAM

- (III) POCKERIDGE DRIVE WOOD, CORSHAM
- (IV) WOODLAND WITHIN BRAYDON FOREST.

N15 THE LANDSCAPE CHARACTER OF THE COUNTRYSIDE

THE LANDSCAPE OF NORTH WILTSHIRE AND ITS LOCALLY DISTINCTIVE CHARACTERISTICS SHALL BE CONSERVED AND ENHANCED, DEVELOPMENT WILL BE PERMITTED IF IT DOES NOT ADVERSELY AFFECT THE CHARACTER OF AN AREA AND FEATURES THAT CONTRIBUTE TO LOCAL DISTINCTIVENESS.

DEVELOPMENT SHALL TAKE INTO ACCOUNT:

- (I) THE SETTING OF, AND RELATIONSHIP BETWEEN, SETTLEMENT AND BUILDINGS AND THE LANDSCAPE.
- (II) THE PATTERN OF WOODLAND, TREES, FIELD BOUNDARIES, OTHER VEGETATION AND FEATURES.
- (III) THE SPECIAL QUALITIES OF WATERCOURSES AND WATERBODIES AND THEIR SURROUNDINGS SUCH AS RIVER VALLEYS.
- (IV) THE TOPOGRAPHY OF THE AREA AVOIDING SENSITIVE SKYLINES, HILLS AND NOT DETRACTING FROM IMPORTANT VIEWS.

THE BEST AND MOST VERSATILE AGRICULTURAL LAND SHALL BE PROTECTED FROM NON-AGRICULTURAL DEVELOPMENT.

NE18 NOISE AND POLLUTION

DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT WOULD NOT GENERATE, OR ITSELF BE SUBJECT TO, HARM UPON PUBLIC HEALTH OR CAUSE POLLUTION TO THE ENVIRONMENT BY THE EMISSION OF EXCESS NOISE, LIGHT INTRUSION, SMOKE, FUMES, OTHER FORMS OF AIR POLLUTION, HEAT, RADIATION, EFFLUENT OR VIBRATION.