

**RELEVANT PLANNING POLICIES**

**REGIONAL PLANNING GUIDANCE FOR THE SOUTH WEST (RPG10)**

**POLICY EN 1: LANDSCAPE AND BIODIVERSITY**

LOCAL AUTHORITIES AND OTHER AGENCIES IN THEIR PLANS, POLICIES AND PROPOSALS SHOULD:

- PROVIDE FOR THE STRONG PROTECTION AND ENHANCEMENT OF THE REGION'S INTERNATIONALLY AND NATIONALLY IMPORTANT LANDSCAPE AREAS AND NATURE CONSERVATION SITES;
- DRAW UP POLICIES FOR THE PROTECTION OF NATURE CONSERVATION INTERESTS OF REGIONAL AND LOCAL SIGNIFICANCE;
- ENCOURAGE THE MAINTENANCE AND ENHANCEMENT OF THE BIODIVERSITY RESOURCES OF THE REGION, HAVING PARTICULAR REGARD TO THE TARGETS SET OUT IN TABLES 3, 4 AND 5;
- PROMOTE THE RESTORATION AND EXPANSION OF DEPLETED AND VULNERABLE BIODIVERSITY RESOURCES IN ORDER TO REVERSE FRAGMENTATION AND CREATE CONTINUOUS VIABLE HABITATS;
- INDICATE THAT THE PROTECTION AND, WHERE POSSIBLE, ENHANCEMENT OF THE LANDSCAPE AND BIODIVERSITY SHOULD BE PLANNED INTO NEW DEVELOPMENT;
- HAVE REGARD TO THE SIGNIFICANT LANDSCAPE JOINT CHARACTER AREAS OF THE REGION SET OUT IN THIS RPG (MAP 4) AND AIM TO CONSERVE AND ENHANCE LOCAL CHARACTER;
- TAKE MEASURES TO PROTECT THE CHARACTER OF THE COUNTRYSIDE AND THE ENVIRONMENTAL FEATURES THAT CONTRIBUTE TOWARDS THAT CHARACTER, INCLUDING THE MINIMISATION OF LIGHT POLLUTION.

**POLICY EN 3: THE HISTORIC ENVIRONMENT**

LOCAL AUTHORITIES AND OTHER AGENCIES IN THEIR PLANS, POLICIES AND PROPOSALS SHOULD:

- AFFORD THE HIGHEST LEVEL OF PROTECTION TO HISTORIC AND ARCHAEOLOGICAL AREAS, SITES AND MONUMENTS OF INTERNATIONAL, NATIONAL AND REGIONAL IMPORTANCE;
- INDICATE THAT NEW DEVELOPMENT SHOULD PRESERVE OR ENHANCE HISTORIC BUILDINGS AND CONSERVATION AREAS AND IMPORTANT ARCHAEOLOGICAL FEATURES AND THEIR SETTINGS, HAVING REGARD TO THE ADVICE IN PPG15 AND PPG16;
- INDICATE THAT POLICIES AND PROGRAMMES SHOULD WORK TOWARDS RESCUING BUILDINGS AND MONUMENTS AT RISK;

- ENCOURAGE THE RESTORATION AND APPROPRIATE RE-USE OF BUILDINGS OF HISTORIC AND ARCHITECTURAL VALUE AND TAKE A PARTICULARLY ACTIVE ROLE IN BRINGING ABOUT THEIR RESTORATION WHERE THIS WOULD HELP BRING ABOUT URBAN REGENERATION;
- TAKE ACCOUNT OF THE LANDSCAPE CONTEXT AND SETTING OF BUILDINGS AND SETTLEMENTS; OF BUILDING MATERIALS; AND OF THE PATTERNS OF FIELDS, HEDGEROWS AND WALLS THAT DISTINGUISH ONE AREA FROM ANOTHER.

## **POLICY RE 1: WATER RESOURCES AND WATER QUALITY**

TO ACHIEVE THE LONG TERM SUSTAINABLE USE OF WATER, WATER RESOURCES NEED TO BE USED MORE EFFICIENTLY. AT THE SAME TIME, WATER RESOURCES AND WATER TREATMENT INFRASTRUCTURE MUST BE MADE AVAILABLE IN THE RIGHT LOCATION AND AT THE RIGHT TIME TO SUPPORT DEVELOPMENT PLANNED FOR THE PERIOD COVERED BY THE REGIONAL GUIDANCE. THE QUALITY OF INLAND AND COASTAL WATER ENVIRONMENTS MUST BE CONSERVED AND ENHANCED. LOCAL AUTHORITIES, THE ENVIRONMENT AGENCY, WATER COMPANIES AND OTHER AGENCIES SHOULD SEEK TO:

- PLAN THEIR WATER INFRASTRUCTURE AND WATER TREATMENT INVESTMENT PROGRAMMES IN ACCORDANCE WITH THE REGIONAL SPATIAL STRATEGY;
- AIM TO CONSERVE WATER THROUGH DEMAND MANAGEMENT AND EFFICIENT DISTRIBUTION;
- PROTECT GROUNDWATER RESOURCES;
- PROTECT AND ENHANCE RIVER AND COASTAL WATER QUALITY. IN PARTICULAR, DEVELOPMENT PLANS AND OTHER PLANS AND PROGRAMMES OF BODIES AND AGENCIES ASSOCIATED WITH FUTURE DEVELOPMENT AND WATER ISSUES, WILL NEED TO:
- TAKE WATER RELATED ISSUES INTO ACCOUNT FROM AN EARLY STAGE IN THE PROCESS OF IDENTIFYING LAND FOR DEVELOPMENT AND RE-DEVELOPMENT AND SHOULD CO-ORDINATE THE TIMING OF NEW DEVELOPMENT WITH THE PROVISION OF SUSTAINABLE WATER SUPPLIES, SEWAGE TREATMENT AND DISCHARGE SYSTEMS IN ACCORDANCE WITH ADVICE IN PPG12 (DEVELOPMENT PLANS);
- SEEK TO AVOID SITES WHERE WATER SUPPLY AND/OR DRAINAGE PROVISION IS LIKELY TO BE UNSUSTAINABLE;
- ENCOURAGE USE OF SITES WHERE PAST PROBLEMS CAN BE SOLVED;
- PROMOTE THE USE OF SUSTAINABLE URBAN DRAINAGE SOLUTIONS AND THE PRODUCTION OF DETAILED SUPPLEMENTARY PLANNING GUIDANCE TO FACILITATE THEIR ADOPTION.

## **POLICY RE 2: FLOOD RISK**

FLOODING CAUSES RISK TO BOTH PROPERTY AND LIFE AND PROTECTING PROPERTY AND PEOPLE IN AREAS OF FLOOD RISK IS EXPENSIVE. LOCAL AUTHORITIES, THE ENVIRONMENT AGENCY, OTHER AGENCIES AND DEVELOPERS SHOULD SEEK TO:

- PROTECT LAND LIABLE TO RIVER AND COASTAL FLOODING FROM NEW DEVELOPMENT, BY DIRECTING DEVELOPMENT AWAY FROM RIVER AND COASTAL FLOODPLAINS;
- PROMOTE, RECOGNISE AND ADOPT THE USE OF SUSTAINABLE DRAINAGE SYSTEMS FOR SURFACE WATER DRAINAGE;
- ADOPT A SEQUENTIAL APPROACH TO THE ALLOCATION AND DEVELOPMENT OF SITES, HAVING REGARD TO THEIR FLOOD RISK POTENTIAL IN ACCORDANCE WITH ADVICE IN PPG25 (DEVELOPMENT AND FLOOD RISK).

DEVELOPMENT PLANS SHOULD:

- IDENTIFY INLAND AND COASTAL AREAS AT RISK FROM FLOODING BASED ON THE ENVIRONMENT AGENCY'S INDICATIVE MAPS AND, SUPPLEMENTED WHERE NECESSARY BY HISTORICAL AND MODELLED FLOOD DATA AND INDICATIONS AS TO OTHER AREAS WHICH COULD BE AT RISK IN FUTURE;
- PROVIDE CRITERIA FOR REDEVELOPMENT PROPOSALS IN FLOOD PLAINS, IN ORDER TO MINIMISE THEIR CUMULATIVE ADVERSE IMPACT AND SECURE ENHANCEMENT OF THE FLOODWATER STORAGE AND ECOLOGICAL ROLE OF FLOOD PLAINS.

## **POLICY RE 6: ENERGY GENERATION AND USE**

LOCAL AUTHORITIES, ENERGY SUPPLIERS AND OTHER AGENCIES SHOULD:

- SUPPORT AND ENCOURAGE THE REGION TO MEET THE NATIONAL TARGETS FOR:
  - A 12.5% REDUCTION IN GREENHOUSE GAS EMISSIONS BELOW 1990 LEVELS BY 2008-2012 AND A 20% REDUCTION (FROM 1990 LEVELS) IN CARBON DIOXIDE EMISSIONS BY 2010;
  - A MINIMUM OF 11-15% OF ELECTRICITY PRODUCTION TO BE FROM RENEWABLE ENERGY SOURCES BY 2010.
- ENCOURAGE AND PROMOTE THE GREATER USE OF RENEWABLE ENERGY SOURCES, INCLUDING COMMUNITY-BASED PROJECTS, SUCH AS COMBINED HEAT AND POWER AND COMMUNITY HEATING AND THEIR INTEGRATION INTO MORE ENERGY EFFICIENT NEW BUILD OR REDEVELOPMENT PROPOSALS;
- HAVE FULL REGARD TO THE RECOMMENDATIONS AND DETAILED BACKGROUND INFORMATION CONTAINED IN THE REPORT "RENEWABLE ENERGY ASSESSMENTS AND TARGETS FOR THE SOUTH WEST" (GOSW APRIL 2001).

#### DEVELOPMENT PLANS SHOULD:

- SPECIFY THE CRITERIA AGAINST WHICH PROPOSALS FOR RENEWABLE ENERGY PROJECTS WILL BE ASSESSED, BALANCING THE BENEFITS OF DEVELOPING MORE SUSTAINABLE FORMS OF ENERGY GENERATION AGAINST THE ENVIRONMENTAL IMPACTS, IN PARTICULAR ON NATIONAL AND INTERNATIONAL DESIGNATED SITES;
- PROMOTE ENERGY CONSERVATION MEASURES THROUGH POLICIES GUIDING THE DESIGN, LAYOUT AND CONSTRUCTION TECHNIQUES OF NEW DEVELOPMENT PROPOSALS.

#### **POLICY TCS2: CULTURE, LEISURE AND SPORT**

##### LOCAL AUTHORITIES AND OTHER AGENCIES IN THEIR PLANS, POLICIES AND PROPOSALS SHOULD:

- IDENTIFY AND PROTECT RECREATIONAL OPEN SPACES AND PLAYING FIELDS;
- IDENTIFY SITES AND OPPORTUNITIES FOR THE PROVISION OF NEW CULTURAL, LEISURE AND COMMUNITY SPORTS FACILITIES, PARTICULARLY IN AREAS OF IDENTIFIED UNDERPROVISION, OR MAJOR NEW DEVELOPMENT (INCLUDING THE UK SPORTS INSTITUTE NATIONAL NETWORK CENTRE AND THE PROPOSED NEW NATIONAL SAILING FACILITY AT PORTLAND) AND ENSURE THAT NEW FACILITIES ARE READILY ACCESSIBLE BY SUSTAINABLE MODES OF TRANSPORT;
- MAXIMISE THE USE OF HIGHLY MANAGED AREAS SUCH AS COUNTRY PARKS, NATIONAL TRAILS, CULTURAL ATTRACTIONS AND SPORTS FACILITIES;
- ENCOURAGE LESS INTENSIVE RECREATION IN OTHER AREAS SUCH AS RIVER VALLEYS AND COASTAL AREAS BY PROVIDING ESSENTIAL FACILITIES, SUCH AS TOILETS, BUS STOPS, FOOTPATHS AND CYCLEWAYS IN APPROPRIATE SUSTAINABLE LOCATIONS;
- MAXIMISE THE POSITIVE BENEFITS OF SPORT, LEISURE, RECREATION AND CULTURAL DEVELOPMENT FOR THE ENVIRONMENT, LOCAL COMMUNITIES, LOCAL ECONOMIES AND VISITORS;
- REFLECT PLANNING POLICY GUIDANCE INCLUDING THAT CONTAINED IN PPG7 (THE COUNTRYSIDE – ENVIRONMENTAL QUALITY AND ECONOMIC AND SOCIAL DEVELOPMENT), PPG13 (TRANSPORT), PPG17 (SPORT AND RECREATION), PPG20 (COASTAL PLANNING) AND PPG21 (TOURISM);
- PREPARE MANAGEMENT STRATEGIES FOR INLAND AND COASTAL WATERS OF MAJOR RECREATIONAL SIGNIFICANCE, TAKING INTO ACCOUNT RECREATIONAL DEMANDS AND THE NEED FOR ENVIRONMENTAL PROTECTION.

## **POLICY TRAN 10: WALKING, CYCLING AND PUBLIC TRANSPORT**

LOCAL AUTHORITIES, TRANSPORT OPERATORS AND OTHER AGENCIES SHOULD HAVE REGARD TO THE SUSTAINABLE TRANSPORT HIERARCHY, GIVING PRIORITY TO WALKING, CYCLING AND PUBLIC TRANSPORT. THEY SHOULD AIM TO INCREASE THE SHARE OF TOTAL TRAVEL BY THESE MODES AND ENSURE THAT THEY PROVIDE ATTRACTIVE AND RELIABLE ALTERNATIVES TO THE PRIVATE CAR BY:

- DEVELOPING ATTRACTIVE, SAFE AND CONVENIENT PEDESTRIAN AND CYCLE NETWORKS LINKING RESIDENTIAL AREAS, EMPLOYMENT CENTRES, TOWN CENTRES, SCHOOLS, COLLEGES AND UNIVERSITIES AND OTHER KEY DESTINATIONS AND LINKING SMALLER SETTLEMENTS AND DISTRICT CENTRES TO MAIN TOWN CENTRES;
- DEVELOPING BUS NETWORKS IN ACCORDANCE WITH REGIONAL ACCESSIBILITY CRITERIA WHICH PROVIDE ACCESS TO ALL MAJOR EMPLOYMENT, RETAIL, TOURISM AND LEISURE SITES AND AIM TO PROVIDE ADEQUATE ACCESS TO MOST RESIDENTIAL AREAS;
- ENCOURAGING THE EFFICIENCY OF PUBLIC TRANSPORT AND REDUCING THE IMPACT OF TRAFFIC CONGESTION ON BUS AND COACH SERVICES BY PROMOTING BUS PRIORITY MEASURES, RAIL SERVICES INTO URBAN AREAS AND PARK AND RIDE FACILITIES IN APPROPRIATE LOCATIONS;
- DEVELOPING PASSENGER INFORMATION AND FARE SYSTEMS AND ENHANCED INTERCHANGE FACILITIES AND TAKING INTO ACCOUNT THE NEEDS OF DISADVANTAGED GROUPS;
- SEEKING TRANSPORT ASSESSMENTS AND TRAVEL PLANS FOR ALL NEW MAJOR DEVELOPMENTS AND ENCOURAGING MAJOR ORGANISATIONS TO PREPARE AND IMPLEMENT SUCH PLANS, HAVING REGARD TO SUSTAINABLE TRANSPORT OBJECTIVES SET BY LOCAL AUTHORITIES IN THE LOCAL TRANSPORT PLAN;
- ENSURING THAT MAJOR NEW DEVELOPMENT DELIVERS (OR SETS OUT A CLEAR AND REALISTIC STRATEGY TO DELIVER) A REALISTIC CHOICE OF ACCESS BY PUBLIC TRANSPORT, WALKING AND CYCLING;
- DEVELOPING IMPROVED PUBLIC TRANSPORT SERVICES THROUGH QUALITY PARTNERSHIPS AND ENCOURAGE RAIL AND COACH OPERATIVES TO PROVIDE RURAL TOWNS WITH A TRANSPORT SYSTEM THAT MEETS THE COMMUNITIES' NEEDS;
- SUPPORTING COMMUNITY TRANSPORT, ESPECIALLY IN REMOTE AREAS AND TO SERVE DISADVANTAGED GROUPS.

**WILTSHIRE AND SWINDON STRUCTURE PLAN 2016**  
**(ADOPTED APRIL 2006)**

- C1** THE MAINTENANCE AND ENHANCEMENT OF THE COUNTY'S NATURE CONSERVATION RESOURCES SHOULD BE SAFEGUARDED, THROUGH THE CONTROL OF DEVELOPMENT, AND BY POSITIVE ACTION SUCH AS SYMPATHETIC LAND MANAGEMENT.
- C3** THE NATURE CONSERVATION IMPORTANCE OF HABITATS LISTED WITHIN THE WILTSHIRE AND SWINDON BIODIVERSITY ACTION PLANS, HABITATS FOR PROTECTED SPECIES AND WILDLIFE CORRIDORS SHOULD BE PROTECTED AND, WHERE POSSIBLE, ENHANCED. WHERE SIGNIFICANT HARM WOULD RESULT TO THESE BIODIVERSITY INTERESTS, ADEQUATE MITIGATION SHOULD BE PUT IN PLACE. IF MITIGATION IS NOT POSSIBLE, APPROPRIATE COMPENSATORY MEASURES SHOULD BE SOUGHT.
- 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.
- 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.
- DP3** DEVELOPMENT SHOULD PRIMARILY BE FOCUSED AT THE SWINDON PRINCIPAL URBAN AREA TO SUPPORT AND ENHANCE ITS ROLE AND FUNCTION AND THE REGENERATION OF THE CENTRAL AREA.

LOCAL DEVELOPMENT DOCUMENTS SHOULD IDENTIFY SALISBURY, CHIPPENHAM AND TROWBRIDGE AS STRATEGIC SERVICE CENTRES FOR SMALLER SCALE GROWTH TO SERVE THE NEEDS OF THE RURAL AREA BEYOND THE HINTERLAND OF THE PRINCIPAL URBAN AREAS. PROVISION SHOULD ONLY BE MADE FOR DEVELOPMENT THAT SUSTAINS THEIR STRATEGIC SERVICE CENTRE ROLE AND IMPROVES THE BALANCE OF LAND USES WITHOUT ENCOURAGING CAR-BORNE COMMUTING TO THE PRINCIPAL URBAN AREAS. PARTICULAR EMPHASIS SHOULD BE PLACED ON THE PROVISION OF EMPLOYMENT LAND TO ATTRACT NEW ECONOMIC ACTIVITY AND MEET THE NEEDS OF EXISTING EMPLOYERS, AND ALSO AT TROWBRIDGE, THE REGENERATION OF THE TOWN CENTRE.

ELSEWHERE, LOCAL DEVELOPMENT DOCUMENTS SHOULD:

1. IDENTIFY TOWNS AS LOCAL SERVICE CENTRES TO ACCOMMODATE SMALLER SCALE DEVELOPMENT TO MEET LOCAL NEEDS AND TO MAKE SERVICES AVAILABLE TO THE WIDER RURAL AREAS; AND
2. IDENTIFY SMALL TOWNS AND VILLAGES TO MEET LOCAL NEEDS ONLY.

DEVELOPMENT SHOULD BE LIMITED IN SCALE AND WELL INTEGRATED WITH THE EXISTING FORM OF THE SETTLEMENT. HOUSING DEVELOPMENT SHOULD BE LIMITED TO SETTLEMENTS THAT HAVE EMPLOYMENT OPPORTUNITIES SATISFYING LOCAL NEED, FACILITIES AND SERVICES, AND ACCESS BY PUBLIC TRANSPORT.

IN LOCATING DEVELOPMENT IN ACCORDANCE WITH THIS STRATEGY PRIORITY WILL BE AFFORDED TO MAKING PROVISION ON PREVIOUSLY DEVELOPED LAND. THE DEVELOPMENT OF SUCH LAND IN SUSTAINABLE LOCATIONS SHOULD NOT BE INHIBITED SOLELY ON THE GROUNDS THAT THE HOUSING LAND REQUIREMENT IS MET ON OTHER SITES. LOCAL DEVELOPMENT DOCUMENTS SHOULD SET OUT THE TESTS OF SUSTAINABILITY WHICH WILL BE APPLIED TO SUCH PROPOSALS INCLUDING THE NEED TO RETAIN AN APPROPRIATE BALANCE OF LAND USES AT SETTLEMENTS. DEVELOPMENT WILL BE OF A HIGH STANDARD OF DESIGN AND PROTECT OR ENHANCE LANDSCAPE AND BIODIVERSITY.

**HE7** THE ARCHITECTURAL AND HISTORIC HERITAGE OF THE PLAN AREA WILL BE SAFEGUARDED FROM INAPPROPRIATE DEVELOPMENT.

DEVELOPMENT PROPOSALS SHOULD PRESERVE OR ENHANCE THE CHARACTER OF CONSERVATION AREAS.

DEVELOPMENT INVOLVING LISTED BUILDINGS SHOULD HAVE SPECIAL REGARD TO THE DESIRABILITY OF PRESERVING THE BUILDING, ITS SETTING AND ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES.

**RLT1** PROVISION SHOULD BE MADE FOR A WIDE RANGE OF FACILITIES FOR SPORT, RECREATION, LEISURE AND THE ARTS TO MEET LOCAL, COUNTY AND SUB-REGIONAL NEEDS, TAKING ACCOUNT OF THE DISTRIBUTION OF EXISTING FACILITIES, AND THE PUBLIC TRANSPORT NETWORK, PROVIDED THERE IS NO ADVERSE IMPACT ON THE ENVIRONMENT AND THE INTERESTS OF LOCAL COMMUNITIES.

ADEQUATE PROVISION OF RECREATIONAL OPEN SPACE SHOULD BE MADE AND RETAINED TO CATER FOR THE DIVERSE NEEDS OF LOCAL COMMUNITIES.

ALL SUCH FACILITIES SHOULD HAVE REGARD TO THE NEEDS OF PEOPLE WITH DISABILITIES.

- T5** MEASURES SHOULD BE PROVIDED TO ENCOURAGE CYCLING AND WALKING, AND IMPROVE SAFETY OF THESE MODES IN ORDER TO OFFER ALTERNATIVES TO PRIVATE CAR USE.

## **WEST WILTSHIRE DISTRICT PLAN 1<sup>ST</sup> ALTERATION (JUNE 2004)**

### **SAVED POLICIES**

- C1** IN ORDER TO MAINTAIN THE QUALITY AND VARIETY OF THE COUNTRYSIDE, THE WATER ENVIRONMENT, THE RURAL LANDSCAPE AND WILDLIFE, WILL BE PROTECTED, CONSERVED AND ENHANCED THROUGH THE CONTROL OF DEVELOPMENT AND POSITIVE PLANNING MEASURES. DEVELOPMENT PROPOSALS IN THE OPEN COUNTRYSIDE WILL NOT BE PERMITTED, OTHER THAN THOSE WHICH ENCOURAGE DIVERSIFICATION OF THE RURAL ECONOMY AND RURAL RECREATION, UNLESS THERE IS AN AGRICULTURAL, FORESTRY OR OTHER OVERRIDING JUSTIFICATION SUCH AS ESSENTIAL TRANSPORT IMPROVEMENTS, SCHEMES OF NATIONAL IMPORTANCE OR OVERRIDING BENEFIT TO THE LOCAL ECONOMY. ACCEPTABLE MITIGATION MEASURES WILL BE IMPLEMENTED WHERE APPROPRIATE.
- C6a** DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE INTEGRITY AND CONTINUITY OF THE DISTRICT'S CHARACTERISTIC LANDSCAPE FEATURES, LISTED BELOW, AND THEIR ASSOCIATED WILDLIFE (WILD FLORA AND FAUNA), WILL ONLY BE PERMITTED IF THE PLANNING BENEFITS OF THE PROPOSAL OUTWEIGH THE HARM TO THE LOCAL NATURE CONSERVATION INTERESTS.
- PONDS
  - HEDGES
  - STONE WALLS
  - WATER COURSES
  - CHALK GRASSLANDS
  - HISTORIC PARKLANDS
  - SEMI-NATURAL AND ANCIENT WOODLANDS
- C31a** PROPOSALS FOR NEW DEVELOPMENT WILL BE REQUIRED TO RESPECT OR ENHANCE:
- (A) TOWNSCAPE AND LANDSCAPE FEATURES AND VIEWS;
  - (B) EXISTING PATTERNS OF MOVEMENT, ACTIVITY AND PERMEABILITY;
  - (C) THE QUALITY OF ARCHITECTURE OF SURROUNDING BUILDINGS;
  - (D) HISTORIC LAYOUT AND SPATIAL CHARACTERISTICS.



PROPOSALS FOR NEW DEVELOPMENT ON PROMINENT OR SENSITIVE SITES WILL BE REQUIRED TO :

- (A) PAY PARTICULAR ATTENTION TO PROPORTION, COMPOSITION, FORM, MASSING AND SCALE;
- (B) UTILISE HIGH QUALITY MATERIALS, FINISHES, AND DETAILS;
- (C) INTEGRATE LANDSCAPING INTO THE DESIGN AS APPROPRIATE;
- (D) MINIMISE THE VISUAL IMPACT OF ROADS, VEHICLES AND PARKING AREAS.

A DESIGN STATEMENT MAY BE REQUIRED FOR PROMINENT OR SENSITIVE SITES, WHICH SHOULD ANALYSE THE SITE, SHOW HOW THE PROPOSAL RELATES TO THE EXISTING BUILT CONTEXT AND PATTERNS OF MOVEMENT, AND SET OUT THE PRINCIPLES BEHIND THE BUILDING AND LANDSCAPE DESIGN.

**C32** PROPOSALS FOR DEVELOPMENT SHOULD MAKE PROVISION FOR LANDSCAPING, INCLUDING THE PROTECTION OF EXISTING TREES, HEDGES AND OTHER NATURAL FEATURES OF THE SITE, FOR NEW PLANTING AND FOR APPROPRIATE EARTH MOUNDING AND HARD FEATURES INCLUDING SURFACE TREATMENT AND BOUNDARY ENCLOSURES. WHERE APPROPRIATE, CONSIDERATION OF WILDLIFE INTEREST SHOULD FORM PART OF THE PROPOSALS FOR LANDSCAPING.

**C34a** DEVELOPMENT WILL ONLY BE PERMITTED WHERE ALL PRACTICAL MEASURES FOR THE FOLLOWING HAVE BEEN INCLUDED IN THE DESIGN, LAYOUT AND SITING OF THE PROPOSAL.

- (A) ENERGY EFFICIENCY – DESIGN FOR LOW ENERGY DEMAND THROUGH ORIENTATION, SITING, CONSTRUCTION, VENTILATION
- (B) WATER USE EFFICIENCY – USE OF GREY WATER AND LOW WATER UNITS AND USE OF NATURAL TECHNIQUES TO TREAT WASTE WATER
- (C) WASTE MINIMISATION – EFFICIENT USE OF MATERIALS IN CONSTRUCTION, REUSE OF MATERIALS ON SITE, USE OF RECLAIMED OR RECYCLED MATERIALS, USE OF LOCAL MATERIALS

THIS POLICY WILL APPLY TO PLANNING APPLICATIONS FOR 10 OR MORE DWELLINGS, OR FOR OTHER TYPES OF DEVELOPMENT, A SITE AREA OF MORE THAN ONE HECTARE.

**C35** PROPOSALS FOR DEVELOPMENT WHICH INCLUDE A LIGHTING SCHEME WILL BE PERMITTED ONLY WHERE:

- (A) THE MINIMUM AMOUNT OF LIGHTING NECESSARY TO ACHIEVE ITS PURPOSE IS PROPOSED;
- (B) GLARE AND LIGHT SPILLAGE FROM THE SITE IS MINIMISED;
- (C) THERE IS NO ADVERSE IMPACT ON THE AMENITY AND SAFETY OF NEIGHBOURING USES AND ON TRANSPORT USERS, INCLUDING PEDESTRIANS;
- (D) THERE IS NO ADVERSE IMPACT ON THE WIDER ENVIRONMENT, IN PARTICULAR ON CONSERVATION AREAS, AREAS OF OUTSTANDING NATURAL BEAUTY AND OTHER RURAL LANDSCAPES.

- CF1** PROPOSALS FOR THE DEVELOPMENT OF LAND FOR SCHOOLS AND HIGHER EDUCATION, HEALTH CARE FACILITIES, PLACES OF WORSHIP, COMMUNITY HALLS AND OTHER COMMUNITY FACILITIES WILL BE PERMITTED PROVIDED THE PROPOSALS ARE ACCEPTABLE AND HAVING REGARD TO SCALE, SITING DESIGN, ACCESS, HIGHWAYS, PARKING PROVISION, RESIDENTIAL AMENITIES AND OTHER LOCAL ENVIRONMENTAL CONSIDERATIONS.

#### **LAND EAST OF MELKSHAM**

- H6** A SITE WITH A NET DEVELOPABLE AREA OF ABOUT 22.5 HECTARES (55.6 ACRES) IS ALLOCATED TO THE EAST OF MELKSHAM FOR 750 DWELLINGS AS DEFINED ON THE PROPOSED MAP.

THE DEVELOPMENT OF THIS SITE WILL REQUIRE THE FOLLOWING:-

1. THE PROVISION OF A 1.84 HA (4.5 ACRES) SITE FOR A NEW PRIMARY SCHOOL AND APPROPRIATE INFRASTRUCTURE CONTRIBUTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL EDUCATION AUTHORITY (SEE POLICY S2).
2. THE PROVISION OF A NEW COMMUNITY BUILDING ON A 0.5 HA (1.2 ACRES) SITE FOR ADDITIONAL COMMUNITY FACILITIES AND LOCAL SHOPPING (SEE POLICY CF5).
3. THE PROVISION OF A RECYCLING MINI-BANK STATION OF APPROXIMATELY 10 SQUARE METRES, SUITABLY LOCATED ON THE LAND ALLOCATED FOR ADDITIONAL COMMUNITY FACILITIES TO MAKE RECYCLING CONVENIENT FOR THE LOCAL COMMUNITY.
4. THE PROVISION OF AFFORDABLE HOUSING TO MEET LOCAL NEEDS (SEE POLICY H2).
5. THE PROVISION OF APPROXIMATELY 4.5 HECTARES (11 ACRES) OF PUBLIC OPEN SPACE WITHIN THE DEVELOPMENT INCLUDING A FULLY EQUIPPED CHILDREN'S PLAY AREA AND FORMAL SPORTS PROVISION (SEE POLICY R5).
6. THE RETENTION OF IMPORTANT EXISTING TREES AND HEDGEROWS AND THE PROVISION OF ADDITIONAL TREE PLANTING AND LANDSCAPING, INVOLVING THE PLANTING OF NATIVE SPECIES.
- 6A. THE PROVISION OF ADEQUATE BUNDING AND THE PLANTING OF DENSER TREES AND SHRUBS TO CREATE A NOISE AND VISUAL BARRIER BETWEEN THE SITE AND THE DISTRIBUTOR ROAD.
7. THE PROVISION OF AN INTEGRATED FOOTPATH AND CYCLEWAY NETWORK CONNECTING TO THE EXISTING NETWORK.
8. THE PROVISION OF A DISTRIBUTOR ROAD AND ROUNDABOUTS LINKING SNOWBERRY LANE TO SANDRIDGE ROAD TO SERVE THE NEW DEVELOPMENT, INCLUDING AN APPROPRIATE CROSSING AT CLACKERS BROOK AND CONNECTION WITH BOTH ROADS AS REQUIRED BY THE COUNTY HIGHWAY AUTHORITY (SEE POLICY T4).

- 8A. THE PROVISION OF A ROAD OF SUFFICIENT STANDARD BETWEEN SANDRIDGE ROAD AND THE ROUNDABOUT JUNCTION SOUTH OF SNARLTON FARM AND THE PROVISION OF ADEQUATE ADJACENT LAND TO ENABLE FUTURE UPGRADING TO DUAL CARRIAGEWAY, AS PART OF A POSSIBLE FUTURE MELKSHAM EASTERN BYPASS AS REQUIRED BY THE COUNTY HIGHWAY AUTHORITY (SEE POLICY T4D).
  - 9. THE PROVISION OF TRAFFIC CALMING MEASURES WITHIN THE DEVELOPMENT AND LOCALITY AS APPROVED BY THE COUNTY HIGHWAYS AUTHORITY.
  - 10. THE PROVISION OF BUS STOPS AND SHELTERS AT APPROPRIATE LOCATIONS TO SERVE THE NEW DEVELOPMENT.
  - 11. THE PROVISION OF A SURFACE WATER ATTENUATION LAKE TO BE DESIGNED AS AN AMENITY FEATURE TO MEET THE REQUIREMENTS OF THE ENVIRONMENT AGENCY.
  - 12. THE PROVISION OF A LANDSCAPED FLOODPLAIN CORRIDOR (INCLUDING A RIVERSIDE WALK ALONG CLACKERS BROOK TO MEET THE REQUIREMENTS OF THE ENVIRONMENT AGENCY (SEE POLICY R8 AND R11A).
- R11** THE PROTECTION, ENHANCEMENT AND USE OF THE PUBLIC RIGHTS OF WAY SYSTEM WILL BE SOUGHT. WHERE APPROPRIATE, EXTENSIONS AND IMPROVEMENTS TO THE NETWORK WILL BE SOUGHT AS PART OF DEVELOPMENT PROPOSALS. IN ADDITION:-
- (A) A FOOTPATH WILL BE PROVIDED ALONG CLACKERS BROOK, MELKSHAM AND LAND ON EITHER SIDE OF THE WATERCOURSE IS IDENTIFIED FOR INFORMAL RECREATION USE, AS DEFINED ON THE PROPOSALS MAP.
  - (B) A FOOTPATH WILL BE PROVIDED ALONG THE EAST BANK OF THE RIVER AVON IN MELKSHAM, CREATING A RIVERSIDE WALKWAY BETWEEN MURRAY WALK AND WESTERN WAY.
- T10** THE QUANTITY OF PARKING TO BE PROVIDED WITHIN NEW DEVELOPMENT WILL BE LIMITED TO MAXIMUM STANDARDS. THE LEVEL OF MAXIMUM PARKING PROVISION WILL REFLECT THE SITES RELATIVE ACCESSIBILITY BY PUBLIC, OR ALTERNATIVE MODES OF TRANSPORT AND WILL BE IN ACCORDANCE WITH AN ACCESSIBILITY FRAMEWORK AND CRITERIA. WHERE PARKING CANNOT BE PROVIDED ON SITE PLANNING OBLIGATIONS WILL BE SOUGHT WHERE APPROPRIATE TOWARDS IMPROVING PUBLIC TRANSPORT, WALKING OR CYCLING PROVISION.
- U1a** DEVELOPMENT WILL ONLY BE PERMITTED WHERE ADEQUATE FOUL DRAINAGE, SEWERAGE AND SEWAGE TREATMENT FACILITIES ARE AVAILABLE OR WHERE SUITABLE ARRANGEMENTS ARE MADE FOR THEIR PROVISION. IN SEWERED AREAS NEW DEVELOPMENT WILL BE EXPECTED TO CONNECT TO MAINS DRAINAGE. NEW SEWERS WILL BE EXPECTED TO BE CONSTRUCTED TO A STANDARD ADOPTABLE BY WESSEX WATER.
- U4** DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED WHICH WOULD ADVERSELY AFFECT WATER RESOURCES, IN PARTICULAR THE

GROUNDWATER SOURCE PROTECTION AREAS AS DEFINED BY THE ENVIRONMENT AGENCY AND SHOWN ON THE PROPOSALS MAP.