

RELEVANT DEVELOPMENT PLAN POLICIES

WILTSHIRE STRUCTURE PLAN 2011

THE NEW FOREST

- C7 THE NEW FOREST HERITAGE AREA WILL BE PROTECTED AND, WHERE POSSIBLE ENHANCED AS AN AREA OF NATIONAL IMPORTANCE FOR ITS LANDSCAPE AND SCENIC BEAUTY.

DEVELOPMENT PROPOSALS SHOULD NOT HARM THE NEW FOREST'S LANDSCAPE CHARACTER, ARCHAEOLOGICAL AND NATURE CONSERVATION VALUE OR TRADITIONAL COMMONING REGIME, GRAZING AND FARMING. THEY SHOULD HELP MAINTAIN THE SOCIAL AND ECONOMIC WELL-BEING OF THE AREA AND/OR PROMOTE ITS ENJOYMENT AND UNDERSTANDING BY THE PUBLIC.

PROVISION SHOULD NOT BE MADE FOR MAJOR DEVELOPMENT UNLESS IT IS PROVED TO BE IN THE NATIONAL INTEREST AND IS NOT CAPABLE OF BEING ACCOMMODATED OUTSIDE THE AREA.

REGARD SHOULD BE PAID TO THE CUMULATIVE EFFECTS OF DEVELOPMENT IN THE LOCALITY.

SPECIAL LANDSCAPE AREAS

- C8 WITHIN SPECIAL LANDSCAPE AREAS ANY PROPOSALS FOR DEVELOPMENT SHOULD HAVE REGARD TO THE NEED TO PROTECT LANDSCAPE CHARACTER AND SCENIC QUALITY. THE AREAS ARE: -

1. THE MAJORITY OF SALISBURY PLAIN EXCLUDING TWO AREAS AROUND NETHERAVON, LARKHILL, BULFORD AND AMESBURY, AND LUDGERSHALL AND TIDWORTH
2. THOSE PARTS OF SALISBURY DISTRICT TO THE NORTH AND EAST OF THE CRANBORNE CHASE AND WEST WILTSHIRE DOWNS AREA OF OUTSTANDING NATURAL BEAUTY, EXCLUDING AN AREA AROUND SALISBURY AND WILTON
3. THE BLACKMORE VALE FROM ZEALS TO SEDGEHILL, AND A SMALL AREA TO THE EAST OF SHAFTESBURY
4. THE CHAPMANSLADE GREENSAND RIDGE
5. THE HIGHER LAND OF THE SPYE PARK AND BOWOOD PARKLANDS

6. THE RIVER FROME AT VAGGS HILL; AND
7. THE SOUTHERN FRINGES OF THE COTSWOLDS, NOT COVERED BY DESIGNATION AS AN AREA OF OUTSTANDING NATURAL BEAUTY.

REDUCING, RE-USING AND RECOVERING WASTE

- W1 REDUCTION OF VOLUMES OF WASTE REQUIRING DISPOSAL WILL BE SOUGHT BY ENCOURAGING INITIATIVES TO MINIMISE THE PRODUCTION OF WASTE, AS WELL AS MAXIMISING THE RE-USE OF MATERIALS AND THE RECYCLING OF HOUSEHOLD, COMMERCIAL, INDUSTRIAL AND CONSTRUCTION WASTE.

PROVISION OF RECYCLING AND RESOURCE RECOVERY FACILITIES

- W2 IN ORDER TO INCREASE RECYCLING AND RECOVERY OF RESOURCES FROM WASTE, PROPOSALS FOR THE RECYCLING OR THE RECOVERY OF ENERGY FROM WASTE WILL BE FAVOURABLY CONSIDERED, SUBJECT TO THEIR ENVIRONMENTAL IMPACT.

PROVISION OF ADEQUATE WASTE FACILITIES

- W3 PROVISION FOR AN ADEQUATE NETWORK OF WASTE MANAGEMENT FACILITIES SHOULD BE MADE HAVING REGARD TO:
1. MEETING THE WASTE MANAGEMENT NEEDS OF THE PLAN AREA
 2. THE PROXIMITY OF THE FACILITIES TO THE SOURCE OF WASTE
 3. MAKING A CONTRIBUTION, WHERE APPROPRIATE, TOWARDS ACHIEVING REGIONAL SELF SUFFICIENCY
 4. ACHIEVING THE BEST PRACTICABLE ENVIRONMENTAL OPTION.

GENERAL ENVIRONMENTAL CRITERIA

- W4 PROPOSALS FOR WASTE MANAGEMENT FACILITIES SHOULD HAVE REGARD TO EFFECTS ON LOCAL AMENITIES, NEARBY LAND USES, LANDSCAPE, THE NATURAL AND HISTORIC ENVIRONMENT, TRAFFIC GENERATION, WATER RESOURCES, POLLUTION AND RESTORATION AND AFTERCARE OF THE SITE.

**WILTSHIRE AND SWINDON WASTE LOCAL PLAN 2011 –
REVISED DEPOSIT DRAFT**

Policy 1 – Sustainable Waste Management and BPEO

To assist in achieving sustainable waste management and the BPEO, planning applications for waste management proposals must demonstrate to the satisfaction of the WPAs that they have had regard as appropriate to the need to:

- (a) Contribute to an adequate and integrated network of waste management facilities;
- (b) Maximise opportunities for waste elimination, reduction, re-use, recycling/ composting and energy recovery in that order of priority;
- (c) Minimise the distance waste has to be transported;
- (d) Maximise opportunities for transporting waste by rail or water;
- (e) Protect and enhance environmental, economic, social and community assets;
- (f) Optimise the use of previously developed or used land or buildings; and
- (g) Conform to the precautionary principle.

Policy 2 – The Need for Waste Development and Regional Self Sufficiency

Waste Management Proposals will only be permitted where:

- (a) There is a demonstrated need to cater for Wiltshire and Swindon's waste arisings; or
- (b) There is a need to meet a demonstrated cross boundary requirement, which accords with the proximity principle, and to provide for waste arising within the Plan Area; or
- (c) In the case of landfill, the development is needed for operational or restoration purposes

and where the need for the development outweighs any material planning objections.

Policy 3 – Strategic Waste Management Facilities

Strategic waste management facilities (other than landfill/landraise) will be permitted at the locations in Schedule 1 provided the application demonstrates to the satisfaction of the WPAs that the proposal complies with Policies 1,2 and 5 to 10 of this Plan. Proposals for strategic facilities at locations not identified in Schedule 1 will only be permitted:

- (a) Where it can be demonstrated that the preferred areas for strategic facilities are no longer either available or suitable for the proposed development; or

- (b) Where the proposal would meet a strategic requirement not provided for in Schedule 1.

(The sites listed within Schedule 1 of importance to this proposal are:- Ratfyn and Amesbury).

Policy 4 – Local Waste Management Facilities

Local waste management facilities will be permitted at the locations shown in Schedule 2 provided the application demonstrates to the satisfaction of the WPAs that the proposal complies with Policies 1,2 and 5 to 10 of this Plan. Proposals for local facilities at locations not identified in Schedule 2 will only be permitted:

- (a) Where it can be demonstrated that the Preferred Areas for local facilities are no longer available or suitable for the proposed development; or
- (b) Where the proposal would meet a local requirement not provided for in Schedule 2.

(The site listed within Schedule 2 of importance to this proposal is:- Moor Farm Quarry and Landfill).

Policy 6 – Environmental Protection, Human Health, Amenity and Transport

Proposals for waste management facilities will only be permitted where it can be demonstrated that there will be no significant adverse impact on the environment, human health or amenity. Applicants will need to demonstrate in their application that their proposals fulfil the following requirements:

- (a) Safeguarding the amenity and character of any nearby dwellings, settlements and other nearby, sensitive land uses, including urban green spaces, the countryside and degraded areas;
- (b) Appropriate design of the site, buildings, structures and access roads, to minimise impact on adjoining land uses;
- (c) The control of noise and light emissions and their impact on existing or committed noise or light sensitive development or areas;
- (d) The control of air emissions, including smell;
- (e) Control of the impacts of traffic movement on the highway network and the use of strategic and local lorry routes;
- (f) Protection of the best and most versatile agricultural land;
- (g) Protection and enhancement of the water environment, including protection from flood risk and the efficient use of water;

- (h) Protection and enhancement of any affected designated sites of nature conservation, habitat and biodiversity, landscape, countryside, archaeological and/or cultural heritage importance, taking into account the objectives of the designations;
- (i) Protection of other features identified as being important for biodiversity, and any rare and protected species;
- (j) Protection of important local landscapes;
- (k) Protection of the settings of listed buildings, conservation areas and scheduled monuments;
- (l) Protection of other important archaeological remains, parks and gardens of historic interest and the Roundway Down Battlefield;
- (m) Protection of other recreational, cultural and tourism assets;
- (n) The safeguarding of rights of way;
- (o) The safeguarding of canal and railway routes where their re-use may be achievable; and
- (p) The requirement to safeguard airfields.

Policy 11 – Materials Recovery/Recycling Facilities

Materials recovery/recycling facilities outside Preferred Areas identified in Policies 3 and 4 will be permitted at the following locations:

- (a) Existing or proposed general industrial areas; or
- (b) Previously used or developed land or buildings; or
- (c) In association with other waste management development; or
- (d) At current landfill sites, provided the development does not unduly prejudice the agreed restoration timetable for the site and the use ceases prior to the permitted completion date of the site (unless an extension of time to retain such facilities is permitted); or
- (e) Where proposals are for “bring sites” with public access for recycling, other suitable locations accessible to the community, within previously developed areas or land allocate for development;

provided the application demonstrates to the satisfaction of the WPAs that the proposal meets the relevant criteria set out in Policy 3 and 4. The proposal should also comply with Policies 1,2 and 5 to 10 of this Plan.

Sites offering access to the public should provide for all sectors of the community, including people with disabilities.

Policy 12 – Inert Waste Recovery/Recycling Facilities

Inert waste recovery/recycling facilities outside the Preferred Areas identified in Policies 3 and 4 will be permitted at the following locations:

- (a) Existing or proposed general industrial areas; or
- (b) Previously used or developed land or buildings; or
- (c) In association with other waste management development; or
- (d) Existing or proposed mineral working or landfill sites, provided the development does not unduly prejudice the agreed restoration timetable for the site and the use ceases prior to the permitted completion date of the site (unless an extension of time to retain such facilities is permitted)

provided the application demonstrates to the satisfaction of the WPAs that the proposal meets the relevant criteria set out in Policy 3 and 4. The proposal should also comply with Policies 1,2 and 5 to 10 of this Plan.

ADOPTED WILTSHIRE AND SWINDON MINERALS LOCAL PLAN

Policy 40 - Alternative and Secondary Aggregates

PLANNING PERMISSION FOR FACILITIES FOR THE RECEPTION AND DISTRIBUTION OF IMPORTED ALTERNATIVE AGGREGATE, INCLUDING SECONDARY AGGREGATES, AND THE USE OF LAND FOR THE ERECTION OF PLANT AND MACHINERY FOR THE PRODUCTION OF PROCESSING OF SECONDARY AGGREGATES WILL BE GRANTED PROVIDED THAT:

- 1. ACCESS TO THE SITE AND THE LOCAL HIGHWAY NETWORK, AND TRAFFIC MOVEMENT WITHIN THE SITE ARE SUITABLE FOR THE TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT;
- 2. THE SITE IS WELL LOCATED IN RELATION TO THE ROAD AND, IF APPROPRIATE, RAIL NETWORK; AND
- 3. THE PROPOSAL WILL NOT GIVE RISE TO ANY OVERRIDING ENVIRONMENTAL IMPACTS AND COMPLIES WITH ALL OTHER RELEVANT POLICIES OF THIS PLAN.

**1996 ADOPTED SALISBURY DISTRICT LOCAL PLAN/
1998 REPLACEMENT SALISBURY DISTRICT LOCAL PLAN
(AND PROPOSED CHANGES – JANUARY 1999)**

ADOPTED SALISBURY DISTRICT LOCAL PLAN - 1996

New Forest Policies

HA4 A modest expansion of the Giles Lane Industrial Area will be permitted within the area defined on the Proposals Map subject to the following criteria:

- (i) Any additional development on the site will be limited to about 300 sq. metres of B2 use or 750 sq. metres of B8 use;
- (ii) Adequate access, circulation, parking and servicing arrangements (commensurate with the general condition of the site) can be achieved;
- (iii) Any additional traffic movements along Giles Lane are kept to a minimum;
- (iv) Additional landscaping is provided around the edge of the site as part of a general landscaping scheme for the area; and
- (v) Any infilling of the sandpit will be to a level which prevents the higher slopes of the pit being developed and which does not exceed the general level of the existing filled part of the pit, i.e. the 50 metre contour.

No further development will be permitted outside the area shown on the Proposals Map.

HA5 Small-scale business development (Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) involving the construction of new buildings or the conversion of existing buildings will normally be permitted within the settlements of Landford, Lover, Nomansland and Redlynch, subject to the following criteria:-

- (i) access and services are satisfactory;
- (ii) the local highway network is adequate;
- (iii) the scale and design of the buildings are compatible with the character of the settlement;
- (iv) the proposal will not detract from the amenities and character of the settlement;
- (v) the environment of any nearby dwellings will not be adversely affected; and

- (vi) there will be no significant adverse impact on the surrounding landscape or nature conservation value of the area.

Class B2 uses will only be considered in exceptional circumstances where it can be demonstrated that an environmental nuisance would not result.

SALISBURY DISTRICT LOCAL PLAN -
REPLACEMENT FOR DEPOSIT - JUNE 1998

HA1 (formerly Adopted Local Plan Policy HA2)

Within the New Forest development will not be permitted if it would:

- (i) have an adverse effect on the overall character of the area including the landscape, ecology, cultural heritage and back-up grazing land; and/or
- (ii) lead to an intensification of existing uses which would increase human or animal pressure on the New Forest.

HA5 A modest expansion of the Giles Lane Industrial Area will be permitted within the area defined on the Proposals Map subject to the following criteria:

- (i) Any additional development on the site will be limited to about 300 sq. metres of B2 use or 750 sq. metres of B8 use;
- (ii) Adequate access, circulation, parking and servicing arrangements (commensurate with the general condition of the site) can be achieved;
- (iii) Any additional traffic movements along Giles Lane are kept to a minimum;
- (iv) Additional landscaping is provided around the edge of the site as part of a general landscaping scheme for the area; and
- (v) Any infilling of the sandpit will be to a level which prevents the higher slopes of the pit being developed and which does not exceed the general level of the existing filled part of the pit, i.e. the 50 metre contour.

No further development will be permitted outside the area shown on the Proposals Map.

HA7 In the New Forest the limited extension or redevelopment of existing business premises, which are necessary for the efficient operation of the existing business, will be permitted where the proposed development would take place within existing site boundaries.

**SALISBURY DISTRICT LOCAL PLAN REPLACEMENT DRAFT FOR DEPOSIT -
PROPOSED CHANGES - JANUARY 1999**

POLICY/ PARAGRAPH	DEPOSIT REPLACEMENT PLAN	PROPOSED CHANGE (highlighted in <i>bold/italics</i>)
PC77 8.10	<p>The main area of employment development within the New Forest in Salisbury District is at Giles Lane, situated in open countryside approximately half a mile north of Landford. Based in a disused sandpit, the use of the site for industrial purposes dates from the end of the Second World War, although the first rationalisation of the planning situation came in 1978 when the District Council resolved to grant Established Use Certificates on a number of buildings. Although not a use which would normally be considered appropriate for further expansion in the New Forest, it is considered that this is a "one off" site in the area which performs a useful function as a base for industries needing low-cost premises. A modest amount of additional development will be allowed within the confines of the existing sandpit area, subject to a number of criteria. Any new development will be limited to about 300 square metres of general industrial use or about 750 square metres of storage use. The remainder of the area will be available for internal roads, car parking in association with existing and additional development, and landscaping within the site. Giles Lane itself is of sub-standard width with poor visibility in places. This combined with the sub-standard junction with the A36 will mean that any additional traffic movements along Giles Lane will be required to be kept to a minimum. Ideally there should be no more than a 10% increase in traffic movements (based on an assessment of traffic movements from existing development), although some variation may be acceptable depending on the proposal. Due to the need to protect the vegetation and wildlife on the higher part of the escarpment, any infilling of the old sandpit will need to be well below the top of the rim. A planning brief has been prepared for the site which provides further guidance on these issues. Copies are available from the District Council's Planning Office. No development will be permitted outside the area shown on the Proposals Map. Wiltshire County Council has granted permission for infilling the remainder of the pit subject to a legal agreement with regard to the improvement of Giles Lane.</p>	<p>The main area of employment development within the New Forest in Salisbury District is at Giles Lane, situated in open countryside approximately half a mile north of Landford. Based in a disused sandpit, the use of the site for industrial purposes dates from the end of the Second World War, although the first rationalisation of the planning situation came in 1978 when the District Council resolved to grant Established Use Certificates on a number of buildings. The site is considered to perform a useful function as a base for industries needing low-cost premises. <i>However, in view of its location within an area of general restraint, its substandard access and increasing emphasis on locating new development in sustainable locations readily accessible by means of transport other than the private car, the District Council is of the view that there is only limited potential for additional development within the parameters of policy HA7.</i></p>
PC78 HA5	<p>A modest expansion of the Giles Lane Industrial Area will be permitted within the area defined on the Proposals Map subject to the following criteria:</p> <ul style="list-style-type: none"> (i) any additional development on the site will be limited to about 300 square metres of B2 use or 750 square metres of B8 use; (ii) adequate access, circulation, parking and servicing arrangements (commensurate with the general condition of the site) can be achieved; (iii) any additional traffic movements along Giles Lane are kept to a minimum; (iv) additional landscaping is provided around the edge of the site as part of a general landscaping scheme for the area; and (v) any infilling of the sandpit will be to a level which prevents the higher slopes of the pit being developed and which does not exceed the general level of the existing filled part of the pit, ie the 50 metre contour level. <p>No development will be permitted outside the area shown on the Proposals Map.</p>	<p><i>Delete policy</i></p>