

RELEVANT PLANNING POLICIES

WILTSHIRE STRUCTURE PLAN 2011 (ADOPTED JANUARY 2001)

DP14 PROVISION MAY BE MADE FOR SMALL EMPLOYMENT, COMMUNITY FACILITIES AND HOUSING DEVELOPMENTS WITHIN VILLAGES. IN THE CASE OF EMPLOYMENT AND COMMUNITY FACILITIES, PROVISION MAY ALSO BE MADE ON THE EDGE OF VILLAGES.

IN SOME VILLAGES WHICH POSSESS OR HAVE GOOD ACCESS TO A RANGE OF COMMUNITY FACILITIES, LIMITED ADDITIONAL HOUSING MAY BE APPROPRIATE.

T4 MEASURES SHOULD BE PROVIDED TO ENCOURAGE CYCLING AND WALKING, AND IMPROVE SAFETY OF THESE MODES IN ORDER TO OFFER ALTERNATIVES TO PRIVATE CAR USE.

C2 SITES IDENTIFIED FOR THEIR WILDLIFE OR EARTH SCIENCE IMPORTANCE AT INTERNATIONAL, NATIONAL, REGIONAL AND COUNTY LEVEL SHOULD BE PROTECTED FROM DEVELOPMENT UNLESS THE NEED FOR DEVELOPMENT OUTWEIGHS THE ADVERSE IMPACT, TAKING INTO ACCOUNT THE SIGNIFICANCE OF THE DESIGNATION.

C8 IN AREAS OF OUTSTANDING NATURAL BEAUTY, PROPOSALS FOR DEVELOPMENT SHOULD BE CONSIDERED HAVING PARTICULAR REGARD TO THE NATIONAL DESIGNATION OF THEIR LANDSCAPE QUALITY, AND THE NEED TO PROTECT, CONSERVE AND WHERE POSSIBLE ENHANCE BY POSITIVE MEASURES, THE NATURAL BEAUTY OF THE LANDSCAPE.

IN CONSIDERING PROPOSALS, REGARD SHOULD ALSO BE GIVEN TO THE SOCIAL AND ECONOMIC WELL-BEING OF THE AREA.

PROVISION FOR MAJOR INDUSTRIAL OR COMMERCIAL DEVELOPMENT SHOULD NOT BE MADE UNLESS PROVED TO BE IN THE NATIONAL INTEREST AND INCAPABLE OF BEING ACCOMMODATED OUTSIDE THESE AREAS.

C9 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 AND BOWOOD PARKLANDS.
6. THE RIVER FROME VALLEY AT VAGGS HILL; AND
7. THE SOUTHERN FRINGES OF THE COTSWOLDS, NOT COVERED BY DESIGNATION AS AN AREA OF OUTSTANDING NATURAL BEAUTY.

HE2 FEATURES OF ARCHAEOLOGICAL OR HISTORIC INTEREST AND THEIR SETTINGS SHOULD BE PROTECTED FROM INAPPROPRIATE DEVELOPMENT. WHERE NATIONALLY IMPORTANT ARCHAEOLOGICAL OR HISTORIC REMAINS, WHETHER SCHEDULED SITES OR NOT, ARE AFFECTED BY PROPOSED DEVELOPMENT THERE SHOULD BE A PRESUMPTION IN FAVOUR OF THEIR PHYSICAL PRESERVATION "IN SITU".

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.

KENNET DISTRICT LOCAL PLAN
(ADOPTED MARCH 1997)

POLICY V3

THE PLAN ALLOCATES LAND FOR EDUCATIONAL PURPOSES AT ALL CANNINGS, AS INDICATED ON INSET MAP 2, AND COLLINGBOURNE DUCIS, AS INDICATED ON THE INSET MAP 19. PROPOSALS FOR ALTERNATIVE FORMS OF DEVELOPMENT, OTHER THAN COMMUNITY USES, WILL NOT BE PERMITTED WITHIN THESE AREAS.

POLICY BE2

DEVELOPMENT IN CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE IT WOULD PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE. THE LOCAL PLANNING AUTHORITY WILL HAVE REGARD TO THE PHYSICAL AND FUNCTIONAL ASPECTS OF PROPOSALS TO ASSESS WHETHER THEY CONSERVE THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE AREA. IN PARTICULAR, NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE THE FOLLOWING:-

- (a) THE MASS, SCALE AND MATERIALS SHOULD BE HARMONIOUS WITH SURROUNDING BUILT FORMS;
- (b) THE DENSITY AND LAYOUT SHOULD ALIGN WITH ANY HISTORIC STREET OR BOUNDARY PATTERN;
- (c) THE DETAILED DESIGN SHOULD RESPECT THE ARCHITECTURAL STYLES OF SURROUNDING BUILDINGS, ESPECIALLY WHERE THERE IS A STRONG VERNACULAR IDENTITY, AND COMPLEMENT THEM RATHER THAN DETRACT FROM THEIR FORM;
- (d) THE CONSERVATION OF THE AREA'S MIXTURE OF LAND USES SHOULD BE PRESERVED OR WHERE CHANGED SHOULD BE TO THE BENEFIT OF THE CHARACTER OF THE AREA; AND
- (e) VISTAS AND VIEWS INTO OR OUT OF THE DESIGNATED AREA SHOULD BE RETAINED.

POLICY L1

WHEN CONSIDERING APPLICATIONS FOR DEVELOPMENT WITHIN THOSE PARTS OF THE DISTRICT DESIGNATED AS NORTH WESSEX DOWNS AREA OF OUTSTANDING NATURAL BEAUTY, AS INDICATED ON THE PROPOSALS MAP AND INSET MAPS, PARTICULAR REGARD WILL BE GIVEN TO THE NATIONAL RECOGNITION OF THE LANDSCAPE QUALITY OF THE AREA. PRIORITY WILL BE GIVEN TO THE CONSERVATION OF THE CHARACTER AND SCENIC QUALITY OF THE LANDSCAPE, GENERALLY RESTRICTING DEVELOPMENT TO THAT ESSENTIAL TO THE RURAL ECONOMY OR SOCIAL WELL-BEING OF THE RURAL AREA OR DESIRABLE FOR THE ENJOYMENT OF ITS AMENITIES. OTHER PROPOSALS WILL NOT BE PERMITTED UNLESS PROVEN TO BE IN THE NATIONAL INTEREST AND INCAPABLE OF BEING ACCOMMODATED OUTSIDE THE AONB, OR IN ACCORDANCE WITH OTHER SITE SPECIFIC POLICIES OF THIS PLAN.

POLICY L2

THE BOUNDARIES OF THE SPECIAL LANDSCAPE AREA ARE DEFINED ON THE PROPOSALS AND INSET MAPS. IN THE SPECIAL LANDSCAPE AREA PROPOSALS FOR DEVELOPMENT IN THE COUNTRYSIDE WILL BE CONSIDERED HAVING REGARD TO THE HIGH QUALITY OF THE LANDSCAPE. THE CHARACTER AND SCENIC QUALITY WILL BE CONSERVED BY GENERALLY RESTRICTING DEVELOPMENT TO THAT ESSENTIAL TO THE RURAL ECONOMY OR SOCIAL WELL-BEING OF THE RURAL AREA OR DESIRABLE FOR THE ENJOYMENT OF ITS AMENITIES. OTHER PROPOSALS WILL NOT BE PERMITTED UNLESS PROVEN TO BE IN THE NATIONAL INTEREST OR MAJOR LOCAL INTEREST AND INCAPABLE OF BEING ACCOMMODATED OUTSIDE THE SPECIAL LANDSCAPE AREA, OR IN ACCORDANCE WITH OTHER SITE SPECIFIC POLICIES OF THIS PLAN.

POLICY L3

LAND OUTSIDE THE VILLAGE POLICY AREAS AND OUTSIDE THE LIMITS OF DEVELOPMENT DEFINED FOR DEVIZES, MARLBOROUGH AND TIDWORTH WILL BE CONSIDERED TO BE WITHIN THE COUNTRYSIDE. DEVELOPMENT IN THE COUNTRYSIDE WILL BE STRICTLY LIMITED TO THAT WHICH IS OF BENEFIT TO THE LOCAL RURAL ECONOMY OR SOCIAL WELL-BEING OF THE RURAL COMMUNITY.

POLICY SR9

APPLICATIONS FOR THE DEVELOPMENT OF NEW SCHOOLS IN THE DISTRICT SHOULD BE DESIGNED WITH THE INTERESTS OF FUTURE DUAL USE OF FACILITIES IN MIND, INCLUDING INDEPENDENT ACCESS TO CHANGING AND INDOOR SPORTS FACILITIES.

POLICY A2

WHERE DEVELOPMENT PROPOSALS AFFECT SITES INCLUDED ON THE COUNTY SITES AND MONUMENTS RECORD OR IN OTHER CASES WHERE FIRM EVIDENCE SUGGESTS THE EXISTENCE OF IMPORTANT REMAINS, ADDITIONAL INFORMATION IN THE FORM OF AN ARCHAEOLOGICAL EVALUATION MAY BE REQUESTED FROM THE APPLICANT TO DETERMINE THE VALUE OF THE SITE AND THE LIKELY EFFECTS OF DEVELOPMENT UPON THEM.

POLICY A5

IN CONSIDERING DEVELOPMENT PROPOSALS IN EXCESS OF 10 HECTARES IN AREAS OF HIGHER ARCHAEOLOGICAL POTENTIAL, AS DEFINED ON THE PROPOSALS AND INSET MAPS, THE DISTRICT COUNCIL WILL, IN ADDITION TO PURSUING POLICY A2, REQUEST THAT APPLICANTS COMMISSION AN ARCHAEOLOGICAL EVALUATION OF THE DEVELOPMENT AREA. THE RESULTS WILL BE CONSIDERED AS ADDITIONAL INFORMATION WHEN DETERMINING THE PLANNING APPLICATION.

REPLACEMENT KENNET DISTRICT LOCAL PLAN **(SECOND DEPOSIT MARCH 2001)**

POLICY HC42 - PROPOSED NEW SCHOOLS

THE PLAN ALLOCATES LAND FOR EDUCATIONAL PURPOSES AT MARLBOROUGH AND COLLINGBOURNE DUCIS, AS INDICATED ON THE INSET MAPS. PROPOSALS FOR ALTERNATIVE FORMS OF DEVELOPMENT, OTHER THAN COMMUNITY USES, WILL NOT BE PERMITTED WITHIN THESE AREAS.

POLICY HC40 - DESIGN OF NEW SCHOOLS

APPLICATIONS FOR THE DEVELOPMENT OF NEW SCHOOLS IN THE DISTRICT SHOULD BE DESIGNED WITH THE PRINCIPLES OF DUAL USE OF FACILITIES IN MIND. THIS SHOULD INCLUDE INDEPENDENT ACCESS TO CHANGING AND INDOOR SPORTS FACILITIES.

POLICY HC41 - LOCATION OF NEW SCHOOLS

NEW SCHOOLS SHOULD BE WELL RELATED TO THE EXISTING (OR PROPOSED) FOOT, CYCLE OR PUBLIC TRANSPORT NETWORK AND CENTRALLY LOCATED WITHIN ITS PRIMARY CATCHMENT AREA TO REDUCE THE DISTANCE TRAVELLED TO SCHOOL.

POLICY HH5 - DEVELOPMENT IN CONSERVATION AREAS

DEVELOPMENT IN CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE IT WOULD PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE. PROPOSALS WHICH WOULD ADVERSELY AFFECT THE SETTING OF A CONSERVATION AREA WILL NOT BE PERMITTED.

POLICY NR6 - PROTECTION OF THE LANDSCAPE

Note: deletions are shown in ~~striketrough~~
additions are shown in underlined italics

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, THROUGH OTHER POLICIES OF THE PLAN, ~~PERMITTED~~ OUTSIDE THE LIMITS OF DEVELOPMENT, THE COUNCIL WILL SEEK TO PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF THE ENVIRONMENT AND WILL NOT PERMIT DEVELOPMENT WHICH IS LIKELY TO HAVE A SIGNIFICANT ADVERSE EFFECT UPON THE LANDSCAPE. IN PARTICULAR, DEVELOPMENT PROPOSALS WILL BE CONSIDERED AGAINST THEIR POTENTIAL EFFECTS UPON:-

- (a) LANDSCAPE CHARACTER, QUALITY AND DISTINCTIVE FEATURES;
- (b) VIEWS AND VISUAL AMENITY.

POLICY NR7 - AREA OF OUTSTANDING NATURAL BEAUTY

WHEN CONSIDERING APPLICATIONS FOR DEVELOPMENT WITHIN THE NORTH WESSEX DOWNS AREA OF OUTSTANDING NATURAL BEAUTY, AS INDICATED ON THE PROPOSALS MAP AND INSET MAPS, PARTICULAR REGARD WILL BE GIVEN TO THE NATIONAL RECOGNITION OF THE LANDSCAPE QUALITY OF THE AREA. PRIORITY WILL BE GIVEN TO THE CONSERVATION OF THE CHARACTER AND SCENIC QUALITY OF THE LANDSCAPE, GENERALLY RESTRICTING DEVELOPMENT TO THAT ESSENTIAL TO THE RURAL ECONOMY OR SOCIAL WELL-BEING OF THE RURAL AREA OR DESIRABLE FOR THE ENJOYMENT OF ITS AMENITIES, SUBJECT TO THE PROVISIONS OF POLICY NR6. OTHER PROPOSALS WILL NOT BE PERMITTED UNLESS PROVEN TO BE IN THE NATIONAL INTEREST AND INCAPABLE OF BEING ACCOMMODATED OUTSIDE THE AONB, OR IN ACCORDANCE WITH OTHER SITE SPECIFIC POLICIES OF THIS PLAN.

POLICY NR8 - SPECIAL LANDSCAPE AREAS

THE COUNCIL RECOGNISES THE SCENIC QUALITY OF AREAS DESIGNATED IN THE STRUCTURE PLAN AS SPECIAL LANDSCAPE AREAS, AS INDICATED ON THE PROPOSALS MAP AND INSET MAPS. THE SPECIAL QUALITY OF THESE AREAS WILL BE SAFEGUARDED BY THE APPLICATION OF POLICY NR6 TO PROTECT THE LOCAL LANDSCAPE CHARACTER.

POLICY HH1 - PROTECTION OF ARCHAEOLOGICAL REMAINS

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE AN ADVERSE IMPACT ON THE ARCHAEOLOGICAL DEPOSITS OR REMAINS ON OR UNDER A SITE OF NATIONAL IMPORTANCE (WHETHER SCHEDULED OR NOT) OR ITS CHARACTER OR SETTING. SITES OF SIGNIFICANT REGIONAL OR LOCAL IMPORTANCE, ESPECIALLY THOSE WHICH MAKE A POSITIVE CONTRIBUTION TO THE HISTORIC LANDSCAPE, WILL ALSO BE PROTECTED FROM INAPPROPRIATE DEVELOPMENT.

POLICY HH2 - DEVELOPMENT ON SITES WITH ARCHAEOLOGICAL POTENTIAL

PROPOSALS FOR DEVELOPMENT INVOLVING GROUND DISTURBANCE ON SITES WITH ARCHAEOLOGICAL POTENTIAL WILL ONLY BE PERMITTED IF:

- (a) IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON ANY ARCHAEOLOGICAL DEPOSITS OR REMAINS; OR
- (b) APPROPRIATE MITIGATION MEASURES ARE AGREED TO PROTECT THE ARCHAEOLOGICAL INTEREST OF THE SITE.