

**RELEVANT PLANNING POLICIES**

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

**GENERAL**

**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.

**DESIGN**

**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.

## **LANDSCAPING**

**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.

## **PROTECTION OF RECREATIONAL SPACE**

**R2** DEVELOPMENT WILL NOT BE PERMITTED WHERE THIS WOULD INVOLVE THE LOSS OF EXISTING PLAYING FIELDS, PLAY SPACES AND OTHER RECREATIONAL LAND, WHETHER PUBLICLY OR PRIVATELY OWNED. THESE SITES, INCLUDING THOSE LISTED IN APPENDIX B AND SHOWN ON THE PROPOSALS MAP, WILL BE PROTECTED FROM DEVELOPMENT, UNLESS:

- (i) THE SPORTS AND RECREATIONAL FACILITIES CAN BEST BE RETAINED AND ENHANCED THROUGH THE REDEVELOPMENT OF A SMALL PART OF THE SITE;
- (ii) ALTERNATIVE PROVISION OF EQUIVALENT COMMUNITY BENEFIT IS MADE IN THE IMMEDIATE LOCALITY; OR
- (iii) IT CAN BE DEMONSTRATED THAT THERE IS AN EXCESS OF SPORTS PITCH PROVISION AND PUBLIC OPEN SPACE IN THE AREA, TAKING ACCOUNT OF THE RECREATIONAL AND AMENITY VALUE OF SUCH PROVISION.