

POLICIES

Amesbury

E8

Employment development is proposed on the following sites in Amesbury:
A) Land to the east of Porton Road. Extensive landscaping will be required on the eastern boundary. The development of the site will be phased with development limited to 18 hectares (net) of employment land during the lifetime of this Local Plan. Provision will be made within the site for a link road to the E8B at Boscombe Down. Proposals for leisure development will also be permitted on the site subject to their being no adverse effect on the vitality and viability of Amesbury Town Centre.

D1

Extensive Development

New development will be permitted where the proposals are compatible with or improve their surroundings in terms of the following criteria:

- (i) the layout and form of existing and the proposed development, and where appropriate the historic pattern of the layout;
- (ii) any features or open spaces, buildings and/or structures of character on or adjoining the site;
- (iii) the scale and character of the existing townscape in terms of building heights, building line, plot size, density, elevational design and materials ;
- (iv) the scale and use of spaces between buildings;
- (v) views/vistas afforded from within, over and out of the site; and
- (vi) any existing important landscape features and the nature and scope of new landscaping proposed within and around the edges of the site; and
- (vii) the roofscape/skyline long or medium distance views.

General Criteria for Development

G2

New development will be considered against the following criteria:

- (i) a satisfactory means of access and turning space within the site, where appropriate, together with parking in accordance with the guidance at Appendices V and VI of the Local Plan;
- (ii) avoidance of placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure;
- (iii) a minimum loss of disturbance to forestry land and the best and most versatile agricultural land, and avoid the severance of holdings;
- (iv) respect for existing beneficial landscape, ecological, archaeological or architectural features and include measures for the enhancement of such features and the

landscaping of the site where appropriate;

(v) avoidance of the loss of important open areas, a gap in a frontage or natural or built features (such as trees, hedges or other habitats, wall, fences and banks), which it is desirable to retain;

(vi) avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers;

(vii) avoidance of locations which are liable to environmental problems due to their proximity to incompatible development;

(viii) avoidance of detriment to public health or pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, effluent or vibration; and incorporation of energy efficient design through building design, layout and orientation.