

## Appendix D: Saved policies and policies replaced

The policies set out in the table below are those that were saved by the former District Council Local Plans, the West Wiltshire Leisure and Recreation Development Plan Document, and the South Wiltshire Core Strategy.

The table indicates whether each of the policies are to be deleted as no longer required; replaced by the policies of the Wiltshire Core Strategy; or will continue to be saved to sit alongside the policies of the Core Strategy<sup>7</sup>.

| Existing policy                                        | To be replaced by WCS or continue to save?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kennet District Local Plan - Adopted April 2004</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PD1 Development & Design                               | Replaced by CP57 (Ensuring high quality design and place shaping).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| HC1 Strategic housing provision                        | Replaced by CP1 (Settlement Strategy), CP2 (Delivery Strategy) and the Area Strategies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| HC2 Housing allocations                                | Do not continue to save the following allocations: <ul style="list-style-type: none"> <li>• Quakers Walk, Devizes (230 dwellings) – site is already under development</li> <li>• The North Gate/Wharf/Devizes Hospital (about 150 dwellings) – PCT ownership is expected to continue</li> <li>• Roundway Mill, Devizes (30 dwellings) – built out</li> <li>• Former Le Marchant Barracks, Devizes (50 dwellings) – built out</li> <li>• Naughton Avenue, Devizes (100 dwellings) – site is already under development</li> <li>• Chopping Knife Lane, Marlborough (150 dwellings) – site is already under development</li> <li>• Pewsey Hospital Phase II (110 dwellings) – built out</li> </ul> |
| HC2 Housing allocations                                | Continue to save the following allocations: <ul style="list-style-type: none"> <li>• Garden Centre, Granby Gardens,</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

<sup>7</sup> Those policies that are listed as 'saved' will be subject to further review as part of the Core Strategy Partial Review process.

| Existing policy                                     | To be replaced by WCS or continue to save?                                                                                                                                                           |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | <p>Ludgershall (130 dwellings)</p> <ul style="list-style-type: none"> <li>• Broomcroft Road/Avonside area, Pewsey (30 dwellings)</li> <li>• North East Quadrant, Tidworth (150 dwellings)</li> </ul> |
| HC5 Net housing density                             | Replaced by CP57 (Ensuring high quality design and place shaping).                                                                                                                                   |
| HC6 Efficient use of land                           | Replaced by CP57 (Ensuring high quality design and place shaping).                                                                                                                                   |
| HC7 Housing layout                                  | Replaced by CP57 (Ensuring high quality design and place shaping).                                                                                                                                   |
| HC9 Quakers Walk                                    | Do not continue to save. Permitted development under construction.                                                                                                                                   |
| HC10 The North Gate, the Wharf and Devizes Hospital | Do not continue to save. PCT ownership is expected to continue.                                                                                                                                      |
| HC11 Devizes Hospital                               | Do not continue to save. PCT ownership is expected to continue.                                                                                                                                      |
| HC12 Roundway Mill                                  | Do not continue to save. Development complete.                                                                                                                                                       |
| HC13 Former Le Marchant Barracks                    | Do not continue to save. Development complete.                                                                                                                                                       |
| HC14 Naughton Avenue, Devizes                       | Do not continue to save. Site is already under development.                                                                                                                                          |
| HC15 Chopping Knife Lane                            | Do not continue to save. Permitted development under construction.                                                                                                                                   |
| HC16 Garden Centre, Granby Gardens                  | Continue to save.                                                                                                                                                                                    |
| HC17 Pewsey Hospital Phase II                       | Do not continue to save. Development complete.                                                                                                                                                       |
| HC18 Broomcroft Road/Avonside area                  | Continue to save.                                                                                                                                                                                    |
| HC19 North East Quadrant                            | Continue to save.                                                                                                                                                                                    |
| HC20 Old Rectory/Portando House                     | Do not continue to save. Development complete.                                                                                                                                                       |
| HC22 Villages with a range of facilities            | Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).                                                                                                                                   |

| Existing policy                                      | To be replaced by WCS or continue to save?                                                       |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| HC23 Housing in Avebury                              | Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).                               |
| HC24 Villages with limited facilities                | Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).                               |
| HC25 Replacement of existing dwellings               | Continue to save                                                                                 |
| HC26 Housing in the countryside                      | Replaced by CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP48 (Supporting rural life). |
| HC28 Affordable homes target                         | Replaced by CP43 (Providing affordable homes).                                                   |
| HC29 Definition of affordable housing                | Replaced by CP43 (Providing affordable homes).                                                   |
| HC30 Affordable Housing on Large Sites               | Replaced by CP43 (Providing affordable homes).                                                   |
| HC31 Integration of affordable housing               | Replaced by CP43 (Providing affordable homes).                                                   |
| HC32 Affordable Housing Contributions in Rural Areas | Replaced by CP43 (Providing affordable homes) and CP44 (Rural exceptions sites).                 |
| HC33 Rural Exceptions Policy                         | Replaced by CP44 (Rural exceptions sites).                                                       |
| HC34 Recreation provision on large housing sites     | Continue to save.                                                                                |
| HC35 Recreation provision on small housing sites     | Continue to save.                                                                                |
| HC37 Demand for Education                            | Continue to save.                                                                                |
| HC38 New Primary School in Devizes                   | Do not continue to save. Permitted development.                                                  |
| HC42 Additional social & community needs             | Replaced by CP3 (Infrastructure requirements).                                                   |
| HC45 Gypsy sites                                     | Replaced by CP47 (Meeting the needs of Gypsies and Travellers).                                  |
| ED1 Strategic employment allocations                 | Do not continue to save. General allocations policy                                              |

| Existing policy                                                     | To be replaced by WCS or continue to save?                                                                                                 |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                     | which is no-longer needed.                                                                                                                 |
| ED3 Nursteed Road, Devizes                                          | Continue to save                                                                                                                           |
| ED4 Hambleton Avenue, Devizes                                       | Do not continue to save. The employment potential has been eroded and the remaining area could not be classed as a strategic site.         |
| ED5 Marlborough Road, Pewsey                                        | Continue to save.                                                                                                                          |
| ED7 Protect strategic employment sites                              | Replaced by CP35 (Existing employment sites).                                                                                              |
| ED8 Employment development on unallocated sites                     | Replaced by CP34 (Additional employment land).                                                                                             |
| ED9 Rural employment locations                                      | Replaced by CP34 (Additional employment land).                                                                                             |
| ED10 Employment development within or on the edge of villages       | Replaced by CP34 (Additional employment land).                                                                                             |
| ED11 Employment Development in Avebury                              | Replaced by CP34 (Additional employment land) and CP59 (The Stonehenge, Avebury and associated sites World Heritage Site and its setting). |
| ED12 Protecting employment and within villages                      | Replaced by CP35 (Existing Employment sites) and CP39 (Tourist development).                                                               |
| ED13 Protecting employment and tourism uses on the edge of villages | Replaced by CP35 (Existing Employment sites) and CP39 (Tourist development) and CP48 (Supporting rural life).                              |
| ED16 Farm shops                                                     | Replaced by CP48 (Supporting rural life).                                                                                                  |
| ED17 Town centre development                                        | Replaced by CP58 (Ensuring the conservation of the historic environment) and CP38 (Retail and leisure).                                    |
| ED18 Prime shopping areas                                           | Continue to save.                                                                                                                          |
| ED19 Devizes and Marlborough Town Centres                           | Continue to save.                                                                                                                          |
| ED20 Retail Dev't in Devizes Town Centre                            | Continue to save.                                                                                                                          |

| Existing policy                                      | To be replaced by WCS or continue to save?                                                            |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|                                                      |                                                                                                       |
| ED21 The North gate, The Wharf and Devizes Hospital  | Continue to save.                                                                                     |
| ED22 Lower Wharf, Devizes                            | Continue to save.                                                                                     |
| ED24 New development in service centres              | Continue to save.                                                                                     |
| ED28 Shopping facilities in rural areas              | Replaced by CP48 (Supporting rural life).                                                             |
| ED29 Retention of social & community uses            | Replaced CP49 (Protection of services and community facilities).                                      |
| AT1 Transport appraisal process                      | Replaced by CP61 (Transport and development) and CP62 (Development impacts on the transport network). |
| AT9 Motor vehicle parking standards                  | Replaced by CP64 (Demand management).                                                                 |
| AT10 Developer contributions                         | Replaced by CP3 (Infrastructure requirements) and CP61 (Transport and development).                   |
| AT18 Intermodal freight facilities                   | Replaced by CP65 (Movement of goods).                                                                 |
| AT24 Riverside walks in Marlborough and Pewsey       | Continue to save.                                                                                     |
| AT25 A342 –A3026 Western Link Road                   | Continue to save.                                                                                     |
| NR3 Local sites                                      | Replaced by CP50 (Biodiversity and Geodiversity).                                                     |
| NR4 Nature conservation outside designated sites     | Replaced by CP50 (Biodiversity and Geodiversity).                                                     |
| NR6 Sustainability and protection of the countryside | Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).                                    |
| NR7 Protection of the landscape                      | Replaced by CP51 (Landscape).                                                                         |
| NR19 Renewable energy proposals                      | Replaced by CP42 (Standalone Renewable Energy Installations).                                         |

| <b>Existing policy</b>                                                        | <b>To be replaced by WCS or continue to save?</b>                                                    |
|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| HH1 Protection of archaeological remains                                      | Replaced by CP58 (Ensuring the conservation of the historic environment).                            |
| HH3 Avebury World Heritage Site                                               | Replaced by CP59 (The Stonehenge, Avebury and associated sites World Heritage Site and its setting). |
| HH10 Areas of minimum change                                                  | Continue to save.                                                                                    |
| HH11 Marlborough area of special quality                                      | Replaced by CP57 (Ensuring high quality design and place shaping).                                   |
| TR2 Facilities for boat users on the Kennet and Avon Canal                    | Continue to save.                                                                                    |
| TR4 Permanent off-channel boating facilities at Martinslade/ Upper Foxhangers | Do not continue to save. Already complete                                                            |
| TR6 Tourist facilities in the Avebury World Heritage Site                     | Continue to save.                                                                                    |
| TR7 Facilities for visitors to Avebury                                        | Continue to save.                                                                                    |
| TR8 Visitor accommodation in the Avebury World Heritage Site                  | Continue to save.                                                                                    |
| TR9 Car parking in Avebury World Heritage Site                                | Continue to save.                                                                                    |
| TR17 Existing Outdoor Sport & Recreation Facilities                           | Continue to save.                                                                                    |
| TR20 Protection of allotments                                                 | Continue to save.                                                                                    |
| <b>North Wiltshire Local Plan 2011-Adopted June 2006</b>                      |                                                                                                      |
| C1 Sustainability Core Policy                                                 | Replaced by CP1 (Settlement Strategy) and CP57 (Ensuring high quality design and place shaping).     |
| C2 Community Infrastructure Core Policy                                       | Replaced by CP3 (Infrastructure requirements).                                                       |
| C3 Development Control Core Policy                                            | Replaced by CP57 (Ensuring high quality design and place shaping).                                   |
| C4 Business Development Core Policy                                           | Replaced by CP35 (Existing employment sites).                                                        |
| NE1 Western Wiltshire Green Belt                                              | No longer required. Repeats PPG2                                                                     |

| Existing policy                                           | To be replaced by WCS or continue to save?                                  |
|-----------------------------------------------------------|-----------------------------------------------------------------------------|
|                                                           | (Greenbelts)/draft NPPF. However GB boundary must be shown on policies map. |
| NE4 Areas of Outstanding Natural Beauty                   | Replaced by CP51 (Landscape)                                                |
| NE5 Nature Conservation Sites of International Importance | No longer required. Repeats national policy / legislation.                  |
| NE6 Nature Conservation Sites of National Importance      | No longer required. Repeats national policy / legislation.                  |
| NE7 Nature Conservation Sites of Local Importance         | Replaced by CP50 (Biodiversity and Geodiversity).                           |
| NE8 Nature Conservation Sites in the Cotswold Water Park  | Replaced by CP50 (Biodiversity and Geodiversity).                           |
| NE9 Protection of Species                                 | No longer required. Repeats national policy / legislation.                  |
| NE10 Managing Nature Conservation Features                | Replaced by CP50 (Biodiversity and Geodiversity).                           |
| NE11 Conserving Biodiversity                              | Replaced by CP50 (Biodiversity and Geodiversity)                            |
| NE12 Woodland                                             | Continue to save.                                                           |
| NE13 The Great Western Community Forest                   | Replaced by CP52 (green infrastructure).                                    |
| NE14 Trees and the control of new development             | Continue to save.                                                           |
| NE15 The landscape character of the countryside           | Replaced by CP51 (Landscape).                                               |
| NE16 Renewable energy                                     | Replaced by CP42 (Standalone Renewable Energy Installations).               |
| NE17 Contaminated land                                    | Replaced by CP56 (Contaminated land).                                       |
| NE18 Noise and pollution                                  | Continue to save.                                                           |
| NE19 Ministry of Defence land                             | Replaced by CP37 (Re-use of military establishments).                       |
| NE20 Re-use of military establishments in the             | Replaced by CP37 (Re-use of military                                        |

| Existing policy                                                       | To be replaced by WCS or continue to save?                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| countryside                                                           | establishments).                                                                                                                                                                                                                                                                          |
| HE1 Development in Conservation Areas                                 | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| HE2 Demolition in Conservation Areas                                  | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| HE3 Historic Parks and Gardens                                        | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| HE4 Development, demolition or alterations involving listed buildings | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| HE5 Scheduled Ancient Monuments and nationally important features     | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| HE6 Locally important archaeological sites                            | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| HE7 Enabling development – historic environment                       | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| HE8 Archaeological evaluation                                         | Replaced by CP58 (Ensuring conservation of the historic environment).                                                                                                                                                                                                                     |
| T1 Minimising the need to travel                                      | Replaced by CP60 (Sustainable transport) and CP61 (Transport and development).                                                                                                                                                                                                            |
| T2 Transport Assessment and Travel Plans                              | Replaced by CP61 (Transport and development).                                                                                                                                                                                                                                             |
| T3 Parking                                                            | Replaced by CP64 (Demand management).                                                                                                                                                                                                                                                     |
| T4 Cycling, Walking and Public Transport                              | Replaced by CP61 (Transport and development).                                                                                                                                                                                                                                             |
| T5 Safeguarding                                                       | Continue to save.                                                                                                                                                                                                                                                                         |
| H1 Required level of residential development                          | No longer relevant. Refers to period 1991-2011.                                                                                                                                                                                                                                           |
| H2 Allocated residential sites                                        | Do not save the following allocations: <ul style="list-style-type: none"> <li>• Works Site, Pound Mead/Valley Road, Corsham (20 dwellings) – site is already under development.</li> <li>• Works Site, Pound Mead, Corsham (20 dwellings) – site is already under development.</li> </ul> |

| Existing policy | To be replaced by WCS or continue to save?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <ul style="list-style-type: none"> <li>• Cattlemarket Site, Cocklebury Road, Chippenham (as part of a mixed use scheme) (150 dwellings) - site is largely developed, remainder expected to be developed in coming years.</li> <li>• Flowers Site, Wood Lane, Chippenham (as part of a mixed use scheme) (50 dwellings) – built out.</li> <li>• Works Site, The Forty, Cricklade (12 dwellings) – site is already under development.</li> <li>• Outdoor Swimming Pool, Malmesbury (18 dwellings) – built out.</li> <li>• The Elms, Green Lane, Sherston (12 dwellings) – built out.</li> <li>• Former St Ivel Site, Wootton Bassett (as part of a mixed use scheme) (280 dwellings) – site is already under development.</li> <li>• Filands School, Malmesbury (140 dwellings) – built out.</li> <li>• Springfield School, Calne (110 dwellings) - the school is not intended to be closed and so is undeliverable for housing.</li> <li>• Goldney Avenue, Chippenham (60 dwellings) – built out.</li> <li>• Primary School, Tetbury Hill, Malmesbury (30 dwellings) – built out</li> </ul> <p>Continue to save the following allocations:</p> <ul style="list-style-type: none"> <li>• Quemerford House and Land, Calne (16 dwellings)</li> <li>• Lower Quemerford Mill, Calne (12 dwellings)</li> <li>• Works, Cocklebury Road, Chippenham (as part of a mixed use scheme) (66</li> </ul> |

| Existing policy                                        | To be replaced by WCS or continue to save?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        | <p> dwellings)</p> <ul style="list-style-type: none"> <li>• Foundary Lane, Chippenham (as part of a mixed use scheme) (250 dwellings)</li> <li>• Land at Preston Lane, Lyneham (15 dwellings)</li> <li>• AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes (11 dwellings)</li> <li>• Brook Farm, Great Somerford (30 dwellings)</li> <li>• Chicken Factory, Sutton Benger (60 dwellings as part of a mixed use development)</li> <li>• Rugby Club, Stoneover Lane, Wootton Bassett (100 dwellings)</li> <li>• Station Road, Calne (100 dwellings)</li> </ul> |
| H3 Residential development within framework boundaries | Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| H4 Residential development in the open countryside     | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| H5 Affordable housing in urban areas                   | Replaced by CP43 (Providing affordable homes).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| H6 Affordable housing in rural areas                   | Replaced by CP43 (Providing affordable homes).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| H7 Affordable housing on rural exception sites         | Replaced by CP44 (Rural exceptions sites).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| H8 Residential extensions                              | Replaced by CP57 (Ensuring high quality design and place shaping).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| H9 Gypsy sites                                         | Replaced by CP47 (Meeting the needs of Gypsies and Travellers).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| BD1 Employment land                                    | <p>Do not save the following allocations:</p> <ul style="list-style-type: none"> <li>• Hunters Moon, Chippenham (5 ha) – not deliverable for employment</li> <li>• Cocklebury Road, Chippenham (as part of a mixed use scheme) (2.5 ha) – built out</li> <li>• Littlefields (Bath Road), Chippenham (13.2 ha) – built out</li> </ul>                                                                                                                                                                                                                                   |

| Existing policy                                        | To be replaced by WCS or continue to save?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| BD1 Employment land                                    | <ul style="list-style-type: none"> <li>• Braydon Lane, Cricklade (2.7 ha) – built out</li> <li>• Interface Business Park, Wootton</li> <li>• Bassett (1.85 ha) – built out</li> <li>• Former St Ivel Site, Wootton Bassett (as part of a mixed use scheme) (3 ha) – built out</li> <li>• East of Leafield Industrial Estate, Corsham (3.29 ha) – no need for allocation</li> </ul> <p>Continue to save the following allocations:</p> <ul style="list-style-type: none"> <li>• East of Beversbrook Farm and Porte Marsh Industrial Estate, Calne (4.4 ha)</li> <li>• Garden Centre, Malmesbury (3.9 ha)</li> <li>• Land to the North of Tetbury Hill, Malmesbury (1 ha)</li> <li>• Brickworks, Purton (3.1 ha) – <i>1.0ha remaining</i></li> <li>• Templars Way, Wootton Bassett (3.44 ha)</li> </ul> |
| BD2 Safeguarding existing business uses                | Replaced by CP35 (Existing employment sites).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| BD3 Business development on unallocated sites          | Replaced by CP34 (Additional employment land).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| BD4 Business development within or on edge of villages | Replaced by CP34 (Additional employment land).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| BD5 Rural business development                         | Replaced by CP34 (Additional employment land) and CP48 (Supporting rural life).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| BD6 Re-use of rural buildings                          | Replaced by CP48 (Supporting rural life).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| BD7 Farm diversification                               | Replaced by CP34 (Additional employment land) and CP48 (Supporting rural life).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| BD9 Signs and advertisements                           | Replaced by CP57 (Ensuring high quality design and place shaping).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| R1 Town centre primary frontage areas                  | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| R2 Town centre secondary frontage areas                | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Existing policy                                                                   | To be replaced by WCS or continue to save?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| R3 Retail designations                                                            | Replaced by CP9 (Chippenham Central Areas of Opportunity).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| R4 Proposals outside town centre primary and town centre secondary frontage areas | Replaced by CP38 (Retail and Leisure).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| R5 Local shops and services                                                       | Replaced by CP38 (Retail and Leisure) and CP48 (Supporting rural life).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| R6 Existing local shops and services                                              | Replaced by CP49 (Protection of services and community facilities).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| R7 Upper floors in town centres                                                   | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CF1 Local community and education facilities                                      | <p>Note that the first paragraph of the policy will be superseded by CP2 (Delivery Strategy).</p> <ul style="list-style-type: none"> <li>Land off Blackwell Hams, Pewsham Way, Chippenham (proposed community hall)</li> <li>Stoneover Lane, Wootton Bassett (proposed school)</li> <li>Barn at Derriads Farm, Chippenham (proposed community use)</li> </ul> <p>Do not continue to safeguard the following sites:</p> <ul style="list-style-type: none"> <li>Land between Knockdown Lane and Sopworth Lane (proposed school) – a new school has been built in Sherston on a different site</li> </ul> |
| CF2 Leisure facilities and open space                                             | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CF3 Provisions of open space                                                      | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| TM2 Wilts and Berks/Thames Severn Canals                                          | Replaced by CP53 (Wilts & Berks and Thames and Severn Canals).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| TM3 Swindon and Cricklade Railway Line                                            | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| TM4 The Thames Path National Trail                                                | Continue to save.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>West Wiltshire District Plan 1st Alteration- Adopted June 2004</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

# **NORTH WILTSHIRE LOCAL PLAN 2011**

Written Statement  
June 2006

Planning Services  
Spatial Planning  
North Wiltshire District Council  
Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER  
Tel: 01249 706444  
[localplans@northwilts.gov.uk](mailto:localplans@northwilts.gov.uk)

and

- iii) **The most efficient use of the land is achieved compatible with the site's location, its accessibility and its surroundings. A minimum density of 30 dwellings per hectare will be sought. In the towns, higher densities may be appropriate.**

### **9.3 [deleted]**

**9.4** The Council is committed to the view that previously developed urban land should be developed before greenfield land, unless it performs so poorly as to preclude its use, in accordance with the sequential test in Planning Policy Guidance Note 3. The definition of previously developed land and buildings is contained in PPG3. The sources of land, which make up this category, are as contained in the best practice guide 'Tapping the potential – Assessing Urban Housing Capacity' (DETR, 2000). The council will annually monitor housing land to ensure sites are contributing towards the housing requirement figure as anticipated and, if necessary, will make amendments.

**9.5** Villages and towns with framework boundaries are deemed to have suitable and sufficient services and facilities in order to accommodate further development of an appropriate scale, in accordance with this Plan's Spatial Strategy. Allowing only small or limited development in villages with framework boundaries, ensures that development is of an appropriate scale to enhance and maintain the vitality and viability. Development on a larger scale is considered suitable for Calne, Chippenham, Corsham, Cricklade, Malmesbury, Wootton Bassett, Purton, Lyneham and Sherston.

**9.6** Within the District, all new residential development should be well designed and make a contribution to improving the quality of life. The Council is committed to the efficient use of land maximising densities whilst acknowledging the need to create mixed and inclusive communities. New housing developments or housing as part of mixed use developments should help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics.

## **H4 RESIDENTIAL DEVELOPMENT IN THE OPEN COUNTRYSIDE**

**New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:**

- i) **It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;**
- ii) **It is a replacement for an existing dwelling where:**
  - a. **The residential use has not been abandoned; and**
  - b. **the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and**
  - c. **the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.**

**9.7** Justification for an agricultural, forestry workers, or other rural based occupational dwelling will be based on the functional and financial tests set-out within Government guidance. Permission will only be granted if it can be demonstrated that the need for a dwelling cannot be fulfilled by another existing dwelling on the unit or within the locality. If

planning permission is granted for an agricultural workers dwelling it can be expected to tie the dwelling to the farm buildings and/or the agricultural land of the unit by way of a legal agreement or other means. This will prevent it being sold separately without further application to the local planning authority.

**9.8** Proposals to remove the occupancy condition on an agricultural, forestry or other occupational workers dwelling will not be permitted unless it can be demonstrated that:

- i. there has been a genuine and unsuccessful attempt to market the property at an appropriate market rate based on the occupancy condition for a minimum period of 1 year; and
- ii. there is no agricultural or forestry need for the dwelling on the holding, nor is a need likely to arise in the foreseeable future; and
- iii. there is no agricultural or forestry need within the locality.

**9.9** This policy reflects the strict controls placed on new residential development within the countryside at all levels of Planning guidance.

## **H5 AFFORDABLE HOUSING IN URBAN AREAS**

**The Council will seek to negotiate an element of affordable housing to meet local needs on all housing developments of either 15 or more dwellings or 0.5 hectare or more in size, within the Framework boundaries of Calne, Chippenham, Corsham, Cricklade, Malmesbury, Purton and Wootton Bassett, subject to the following criteria:**

- i. **Negotiations by the Council will be on the basis of about 30% of the dwellings permitted being subsidised with an additional proportion being low cost housing, subject to the local need and site characteristics;**
- ii. **Affordable housing should be provided on site, dispersed throughout the development, or in any event in clusters of no more than 15 dwellings, so as to contribute toward mixed and inclusive communities;**

**and**

- iii. **Applications which are deliberately sub-divided or reduced unrealistically to avoid the threshold will not be accepted.**

**9.10** The North Wiltshire Housing Needs Survey 2000 indicates a requirement for approximately 1,300 homes across the District over the 5 year period to 2005. This equates to an annual requirement for 260 affordable dwellings across the District the survey also highlighted a need for an additional 200 unsubsidised low cost dwellings aimed at first time buyers in order to contribute to the undersupply of small basis units available in the market place. As explained in policies H1 and H2, enough capacity for general needs housing has been identified so that it is not necessary to consider allocating large scale urban extensions and/or greenfield sites. Combined with the emphasis on reusing previously developed land, it is considered the increased likelihood of smaller sites coming forward for housing development will diminish the supply of affordable housing. Therefore it is deemed appropriate that this District adopts a lower threshold in accordance with Circular 6/98.



# Cricklade Neighbourhood Plan 2026

Made March 2018



**Cricklade Town Council**



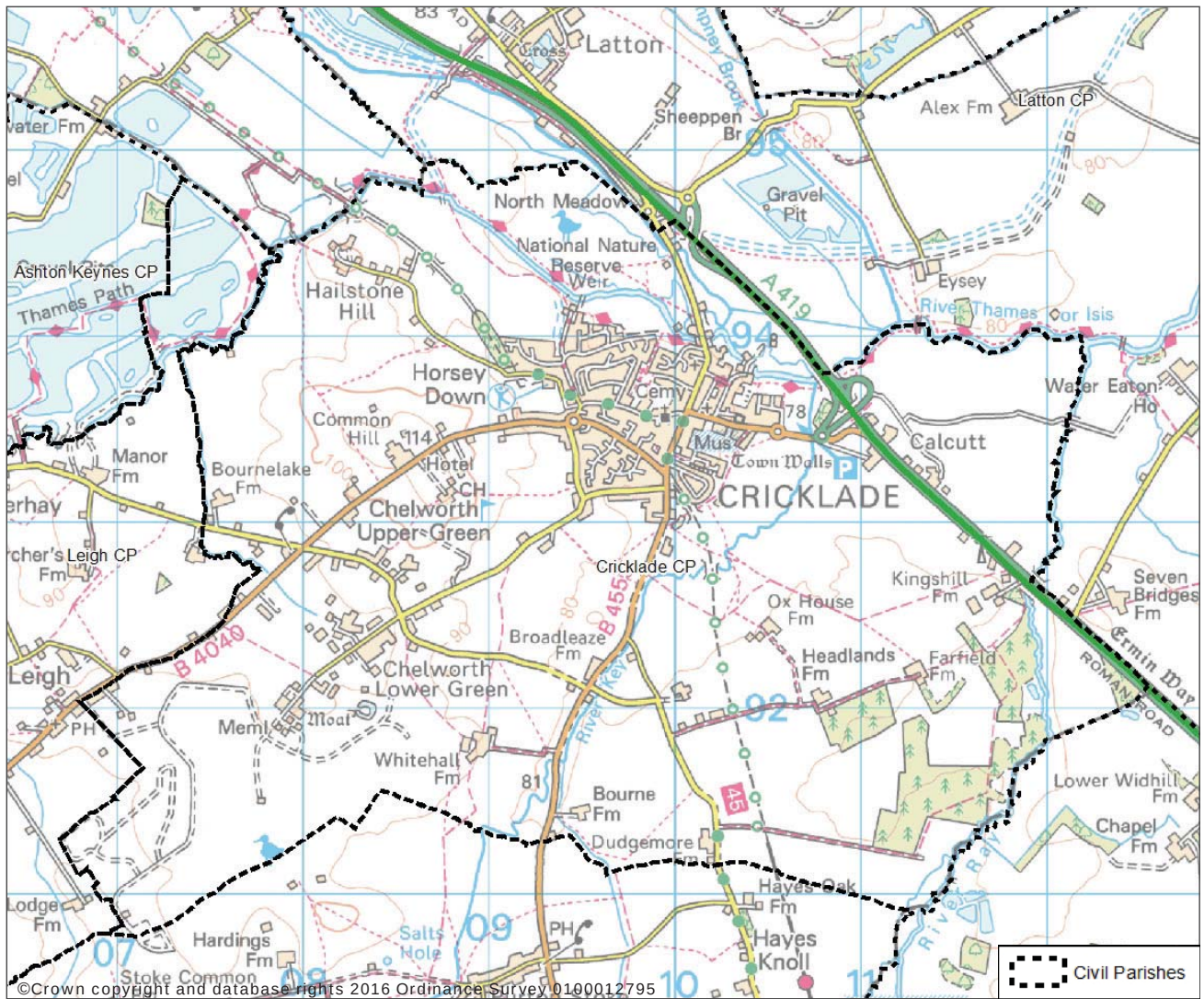


Figure 1: Cricklade Designated Neighbourhood Plan Area: The Parish Boundary



High Street South

**4.1.3 continued** As part of the work in bringing forwards an updated Housing Site Allocations DPD Wiltshire Council produced a plan in 2014 for a new settlement boundary for Cricklade based on that in the North Wiltshire Plan 2011 but updated to (i) include areas built out but not included previously such as Spital Lane, Stockham Gardens, the Leisure Centre, T. James Motors, and Abingdon Court Farm and (ii) exclude two areas of open space adjacent to the settlement boundary namely Long & Hall Close and Waylands.

In their response to the informal consultation (carried out by Wiltshire Council in 2014) Cricklade Town Council requested that further amendments be made to retain the previous boundary in two locations where large private gardens were situated.

This amended settlement boundary is used in the Draft Plan but also with the inclusion of the two fields south of The Forty which have outline planning consent for 70 dwellings granted under reference 13/07132.

### Policy H1: The Settlement Boundary

The Settlement Boundary shown on figure 5 sets a frame for development in the town. Within the Settlement Boundary, infill and new development that complies with other policies in the development plan will be supported.

Development will not be supported outside this Settlement Boundary unless specifically allowed by policies in the development plan.

**4.1.4** The North Wiltshire Landscape Character Assessment 2004 places Cricklade in Character Area 2 Thames Valley Lowland and states:

*4.26 Settlement is sparse and dispersed throughout the area. Cricklade is the major centre of population, located on the slightly higher ground above the Thames floodplain, with the land rising to the immediate west of the town and containing the 20th century expansion of the residential area. The town is a Saxon settlement, with strong evidence locally of Roman occupation, and focuses on a high street of terraced two and three storey buildings, with a diversity of building materials from timber framed to stone and brick, many of medieval origin. The church spire forms a prominent landmark in the flat or undulating rural context.*

*4.40 The proximity to Swindon brings with it particular pressure for development. The landscape is therefore vulnerable to change either through cumulative small scale development which over time will change the area's character or through larger scale developments which have a more obvious immediate effect.*

*4.41 The majority of the area has an essentially rural, agricultural character within which only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.*

Since this 2004 report was written, Swindon has continued its rapid expansion northwards and the Tadpole Farm development of 1,695 dwellings is currently being built out.

**4.1.4 continued** As shown in Appendix 1, in the Second Public Consultation (Housing) when asked to rank 14 factors to be considered when assessing the suitability of sites for development, “not joining up with Swindon” was the second most important.

Paragraph 6.85 of the preamble to Wiltshire Core Policy 51 (Landscape) states:

*There is a need to protect the distinct character and identity of the villages and settlements in Wiltshire, and a particular issue has been highlighted in those parts of the Royal Wootton Bassett and Cricklade Community Area which adjoin the administrative area of Swindon Borough Council, where there may be additional development pressure. The separate identity of these settlements should be protected in line with Core Policy 51.*

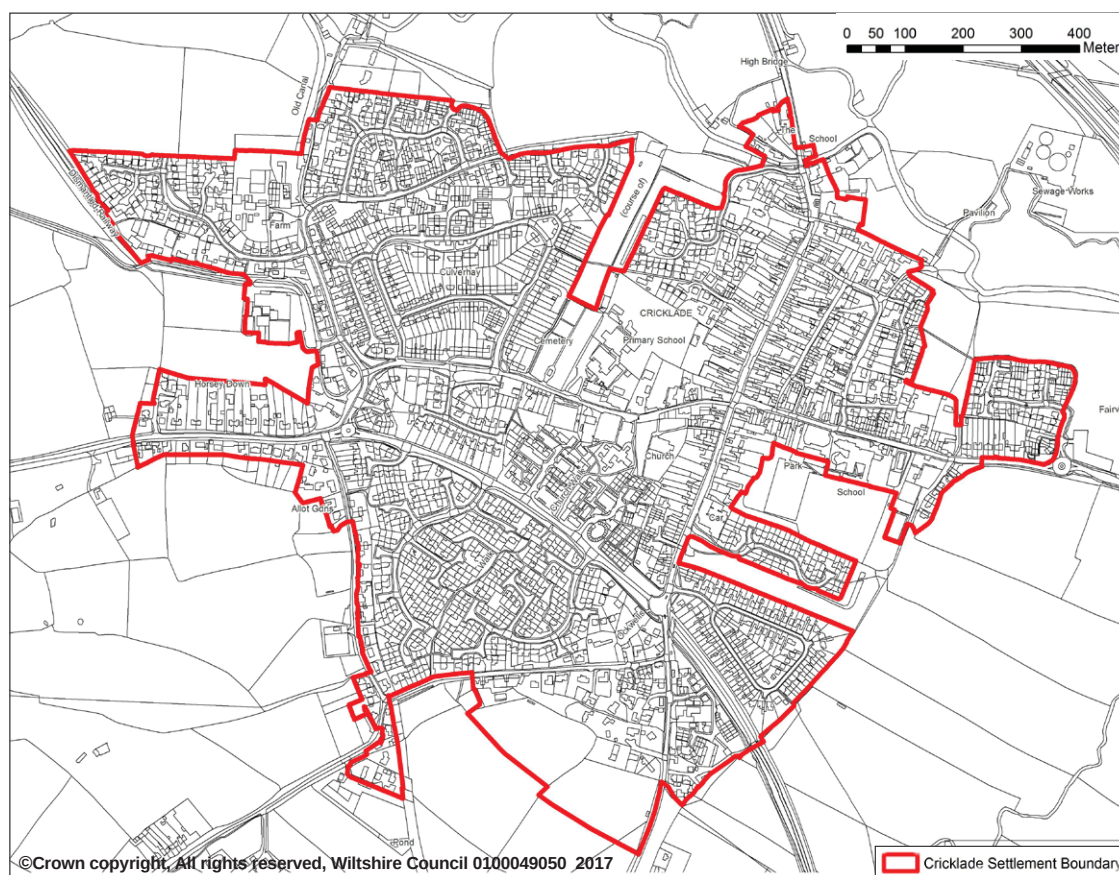


**Figure 5:** Settlement Boundary

### Policy H2: Visual Separation of Settlements

Development will not be supported where it would reduce the visual and physical separation between Cricklade and surrounding settlements in general and between Cricklade and the strategic housing development at Tadpole Farm in Swindon in particular.

### Policy H6: Housing for the Elderly and Disabled

A range of housing options will be supported that promote and maintain housing choice and independence for local older people. Proposals for more care options will be supported if they are of a scale suited to the size and needs of Cricklade.

The conversion or adaptation of an existing building or dwelling, including the sub-division of a dwelling, to enable occupancy by older or disabled persons will be supported where the proposed development accords with other policies in the Plan.

Proposals for new residential development should address the local need for housing older and disabled people. The provision of single storey accommodation or other suitable housing types for elderly or disabled persons will be supported.

**4.1.13** Parking provision for new residential development was ranked the most important factor when considering the style, type and density of any new development during the 2014/5 Second Public Consultation. Policy H7 sets out design guidance for parking provision within the curtilage of a dwelling.

| Bedrooms in dwelling       | Minimum Spaces   | Note: Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal) |
|----------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1                          | 1                |                                                                                                                                             |
| 2 or 3                     | 2                |                                                                                                                                             |
| 4 or more                  | 3                |                                                                                                                                             |
| Unallocated (for visitors) | 0.2 per dwelling |                                                                                                                                             |

**Figure 10:** Wiltshire Council Parking Standards (March 2015)

### Policy H7: Residential Car Parking

Residential development should meet the Wiltshire Council parking standards.

The design and landscaping of car parking spaces or areas should respect the character of the development and its immediate area and minimise visual intrusion. The following design guidelines should be complied with:

- Parking provision to the front of a dwelling should be designed to minimise the visual impact and keep some appearance of garden space; and
- Communal parking areas should serve no more than 6 homes.
- Communal parking areas should integrate with the surrounding development and be low maintenance without loose surfacing materials.

**4.1.15** A recent report from Thames Water for the Culverhay development (Wiltshire Council planning reference 15/08666) stated, at paragraph 5.1.1, that there is limited available capacity within the sewerage system in Cricklade. When asked to rank fourteen factors to be considered when assessing suitability of sites for development in the 2014/5 Second Public Consultation, adequate sewer capacity was ranked as the most important and flooding concerns were ranked third. Localised flooding and sewage surfacing in gardens after heavy rains is a problem in the town.

Policy H8 requires new developments to demonstrate that they will not increase flooding or surface water run-off. It also supports the use of sustainable drainage systems where they are necessary and appropriate.

### **Policy H8: Foul Water Management, Flood Risk and Surface Water Management**

Proposals for new development will be required to demonstrate that they will not increase the risk of flooding or surface water run-off within the site or to any surrounding sites or areas in general. The use of sustainable drainage systems and storm water tanks will be supported on development sites where the technical evidence identifies that the use of such facilities will prevent the potential for flooding or surface water run off within the site or elsewhere in the Plan area.



# Wiltshire Local Plan

Pre-Submission Draft 2020-2038 (Regulation 19)

September 2023

Wiltshire Council

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## Small Villages

- 3.14** Small Villages, are generally smaller and have a low level of services and facilities. There are 148 Small Villages designated in total across Wiltshire. They may accommodate some very modest development to respond to local needs and to contribute to their vitality. Although they don't have settlement boundaries, they have built up areas where infill may take place. This recognises a more limited scope for development and a role more limited than larger settlements.

### Policy 1

#### Settlement Strategy

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

The Area Strategies that follow later in the Plan refer to the specific settlements which fall within each category

#### Principal Settlements

Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres.

They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self containment.

The Principal Settlements are: Chippenham, Trowbridge and Salisbury.

#### Market Towns

Outside the Principal Settlements, Market Towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities.

Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self containment and viable sustainable communities.

The Market Towns are: Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury, and Royal Wootton Bassett.

#### Local Service Centres

Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment.

Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing.

The Local Service Centres are: Pewsey, Market Lavington, Cricklade, Tisbury, Mere, Downton and Wilton.

## Large and Small Villages

Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities.

Development at Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

Development at Small Villages will be limited to respond to local needs and to contribute to their vitality.

The Large and Small Villages are listed in each Area Strategy at Chapter 4.

## Delivery strategy

- 3.15** The Delivery Strategy sets overall scales of housing and employment growth over the plan period and complements the policies in the Area Strategy that set the broad distribution of development to settlements according to their role within the settlement strategy.
- 3.16** The Delivery Strategy makes provision for approximately 160ha of employment land with new sites that supplement a review of existing supply. This responds to forecasts derived from an analysis of functional economic market areas affecting Wiltshire, for demand ranging from 95ha to 120ha. New employment land has been allocated to supplement existing supply and respond to needs to encourage new jobs and business with choices for investment. The Plan retains and supports the intensification and renewal of Principal Employment Areas (Policy 65) and also allows flexibility and greater freedom to use land adjoining Principal Settlements and Market Towns for employment development offering further scope for economic growth.
- 3.17** The Delivery Strategy will accommodate a sufficient scale and rate of house building to meet the measure of housing need provided by the Government's standard method. The standard method has been calculated to forecast a need for 36,740 additional homes over the period 2020 to 2038. Meeting this need, homes and forecast jobs balance each other and take proper account of long term migration trends. The supply of land also builds a degree of flexibility and contingency.
- 3.18** The County is divided into four areas. Area Strategies set scales of growth at settlements, allocate land for development and show where and how, alongside other policies in the Plan, needs will be addressed for the following:
- housing (including affordable housing), employment, retail, leisure and other commercial development;
  - infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and the provision of energy (including heat);
  - community facilities (such as health, education and cultural infrastructure); and
  - conservation and enhancement of the natural, built and historic environment, including landscapes and green and blue infrastructure, and planning measures to address climate change mitigation and adaptation.

## Policy 2

### Delivery Strategy

In line with Policy 1 (Settlement Strategy), the Delivery Strategy seeks to deliver development in Wiltshire between 2020 and 2038 in the most sustainable manner by making provision for approximately 160ha of new employment land (Use Class B2, B8, E(g)(i-iii)) and approximately 36,740 homes in accordance with the form and distribution of development as set out in the policies within the four Area Strategies in Chapter 4.

The housing requirement is phased across the Plan period as follows and will be used to assess land supply:

**Table 3.1 Housing requirement phasing**

|                                               | Pre-plan adoption<br>(2020-2024) | Phase 1<br>(2024-2031) | Phase 2<br>(2031-2038) |
|-----------------------------------------------|----------------------------------|------------------------|------------------------|
| Housing requirement<br>(Additional dwellings) | 8,080                            | 10,290                 | 18,370                 |

New housing development will be delivered in a way that prioritises the release of employment land, and the re-use of previously developed land to deliver regeneration opportunities is supported to limit the need for development on greenfield sites.

Within settlement boundaries, as identified on the Policies Map, there is a presumption in favour of sustainable development at the Principal Settlements and Market Towns, Local Service Centres and Large Villages. Settlement boundaries will be kept up to date by the local planning authority in accordance with the methodology at Appendix B of the Plan.

Development including employment land will be subject to the following requirements to prioritise its delivery:

- for mixed use sites, employment land will be: in attractive locations on site to the market, along with appropriate infrastructure; on suitable usable land that is flat and broadly level; and be made fully serviceable and directly accessible no later than following completion of a proportion of the other uses on the wider site, which will be agreed prior to the start of development. Locations should be within walking distance of public transport routes and safe and direct walking and cycling routes.
- marketing of employment land will be undertaken by the developer but agreed prior to the start of development and subject to oversight by the council, who will approve the methodology and review each expression of interest to determine whether it should be pursued.
- should the initial marketing of the employment land be unsuccessful after a period of no less than three years, the site will be transferred to the council to market and bring forward for development.

## **Principal Settlements and Market Towns**

Scales of growth and priorities for the development of Principal Settlements and Market Towns are set out in the Area Strategies for each settlement. Sites are identified within and on the edge of settlement boundaries where development will be supported. Additional housing allocations can be identified through local communities preparing neighbourhood plans and a subsequent site allocation development plan document.

## **Local Service Centres and Large Villages**

Development will be supported that helps sustain the vitality of these communities where it is consistent with the scale, form and role of the settlement and does not detract from its character or appearance. Neighbourhood plans will provide a main means to help carry out this role. Housing, employment and services and facilities are supported within defined Settlement Boundaries.

Sites for housing adjoining settlement boundaries will only be acceptable where identified by neighbourhood plans, subsequent site allocation development plans or as rural housing exception site or first home exceptions site.

A scale of housing growth is set for each Local Service Centre and Large Village, with Tables 4.1, 4.2 and 4.3 of the Area Strategies, that forms the housing requirement for a neighbourhood area designation in whole or part.

## **Small Villages**

At Small Villages infill development for housing, employment or services and facilities within the existing built area will be supported where it respects existing character and form of the settlement, does not elongate the village or consolidate an existing sporadic loose knit area of development related to the settlement.

Other proposals for development adjacent to the built area of Small Villages, as determined by the local planning authority, will be supported where they are for rural housing exception sites or first homes exception sites, or provide for local employment, services and facilities; provided that the development respects the existing character and form of the settlement and its setting.

## **Development outside defined Settlements**

Development adjoining or beyond settlement boundaries will be managed according to the following policies:

- Additional employment land Policy 64
- Military establishments Policy 66
- Tourism and related development Policy 69
- Rural exceptions sites Policy 77
- Meeting Wiltshire's housing needs Policy 78
- First Homes exception sites Policy 79
- Community facilities Policy 81
- Housing in the Countryside Policy 82

**Table 5.1 Settlement classifications**

| Settlement Type       | Settlement                                                               |
|-----------------------|--------------------------------------------------------------------------|
| Principal Settlements | Chippenham, Salisbury, Trowbridge                                        |
| Heritage Towns        | Bradford on Avon, Corsham, Devizes, Malmesbury, Marlborough              |
| Transition Towns      | Amesbury, Calne, Melksham, Royal Wootton Bassett, Warminster, Westbury   |
| Smaller Towns         | Cricklade, Downton, Ludgershall, Mere, Pewsey, Tidworth, Tisbury, Wilton |

## Policy 68

### Managing town centres

#### Town centre hierarchy

- **Principal Settlements** – Chippenham, Salisbury, Trowbridge
- **Market Towns** – Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Royal Wootton Bassett, Tidworth, Warminster, Westbury
- **Local Service Centres** – Cricklade, Downton, Ludgershall, Market Lavington, Mere, Pewsey, Tisbury, Wilton.

#### Town centre boundaries

Town centre boundaries have been defined for the centres identified by the town centre hierarchy, as illustrated by the Policies Map. Proposals for uses falling into Use Class E or the definition of Main Town Centre Uses will be supported within town centre boundaries, where they maintain and enhance the vitality and viability of the town centre, provided they do not conflict with other policies of the Development Plan.

Proposals for the conversion of ground floor uses falling within Class E to residential development within town centre boundaries will not be supported unless identified by other policies of the Development Plan. Proposals for the change of use of existing upper floors to residential will be supported, except in circumstances where their use would be detrimental to the amenity of neighbouring activities, or would have a negative impact upon the successful running of the ground floor commercial unit, or the living conditions of future users and occupiers. The assessment of this impact should be carried out in line with the assessment of maintaining and enhancing vitality and viability.

The use of land for markets will be supported.

#### Primary shopping areas

Primary Shopping Areas have been defined within town centre boundaries, as identified by the Policies Map. Primary shopping areas are the priority locations for new and existing shopping facilities and other active ground floor uses. Proposals should retain and enhance active frontages within primary shopping areas to support the wider attractiveness of the town centre. Specifically, proposals for physical development works, where the change of use doesn't require planning permission, should maintain and enhance the vitality and viability of the town centre, avoiding

harm to the attractiveness of the primary shopping areas through the loss of an active frontage. Protection of character and appearance will be particularly important in town centres which are also subject to conversation area designations.

Generally, the following uses will be supported within primary shopping areas:

- shops, food and beverage outlets
- financial and professional services
- other main town centre and Use Class E uses which promote active ground floor uses and draw footfall

Provided that:

- i. proposals retain or improve active frontages and active ground floor uses;
- ii. proposals do not conflict with other policies of the Plan.

Town centre strategies within the Plan may provide more detail in relation to the kinds of uses that are accepted within different areas of the town centre.

## Tourism and related development



- 5.28** Wiltshire has a wealth of natural and heritage assets, designated landscapes and canals which attract national and international visitors. The county is also well positioned for visiting other popular locations such as the New Forest, the Cotswolds and Bath.

## Policy 70

### Sustainable transport

The council will seek to help people travel shorter distances and use sustainable modes in order to reduce transport carbon emissions, whilst recognising the need to keep the economy moving, and support the safe and efficient movement of people and goods within and through Wiltshire. This includes in rural areas where it is recognised that sustainable transport options are limited. This will be achieved by:

- planning significant developments in locations that are or can be made accessible by sustainable transport modes, including walking and cycling facilities;
- promoting walking, cycling and public transport to be the natural first choice for shorter and single journeys in urban areas;
- promoting appropriate demand management measures that reflect local circumstances and objectives working with partners;
- working with partners and others to deliver electric vehicle charging and other alternative fuel infrastructure;
- influencing the routing of freight within and through the county to ensure appropriate use of the Strategic and Primary Road Network;
- assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment; and
- developing proportionate transport strategies for the Principal Settlements and Market Towns. These will be supported and implemented through private and public funding opportunities, including developer contributions, as well as joint working with partners and other stakeholders.

### Transport and new development

- 5.35** New development can potentially have both positive and negative impacts in terms of transport provision and effects on the road network. It is for this reason that the transport impacts of new developments need to be assessed in accordance with national guidance, including where appropriate, the submission of Transport Assessments. As part of a required Transport Assessment, it must be demonstrated that the needs of all transport users (where relevant) have been considered.
- 5.36** Planning development in locations that are, or can be made accessible, means that new and existing communities can access their needs (e.g. shops, schools and employment) easily and without always needing a car. Providing functional accessibility between new development proposals and existing communities can also change people's travel behaviour towards more sustainable transport alternatives such as walking, cycling and public transport.
- 5.37** However, some new developments have not always catered (e.g. by having layouts which are bus friendly), or provided (e.g. by having convenient cycle storage) for the needs of sustainable transport users or operators. This is no longer acceptable. Therefore, as part of a required transport assessment, it must be demonstrated that the needs of all transport users (where relevant) have been considered.

- 5.65** For all proposals, it is important that the scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement.

## **Policy 77**

### **Rural exceptions sites**

At settlements defined as Local Service Centres and Large Villages, housing development outside but adjoining settlement boundaries or, for Small Villages and those not identified within the settlement strategy, adjoining the built area, housing will be supported where its primary purpose is to provide affordable homes to meet the local needs of a settlement, provided:

- the proposal consists of 20 dwellings or fewer and will be no greater than 5% of the size of the settlement;
- the type, size and tenure reflect identified local needs as evidenced on Wiltshire Council's housing registers<sup>32</sup> and/or through a local housing needs survey;
- the housing provided will remain in perpetuity to meet defined local needs, initially and on subsequent change of occupant secured by an appropriate legal agreement.

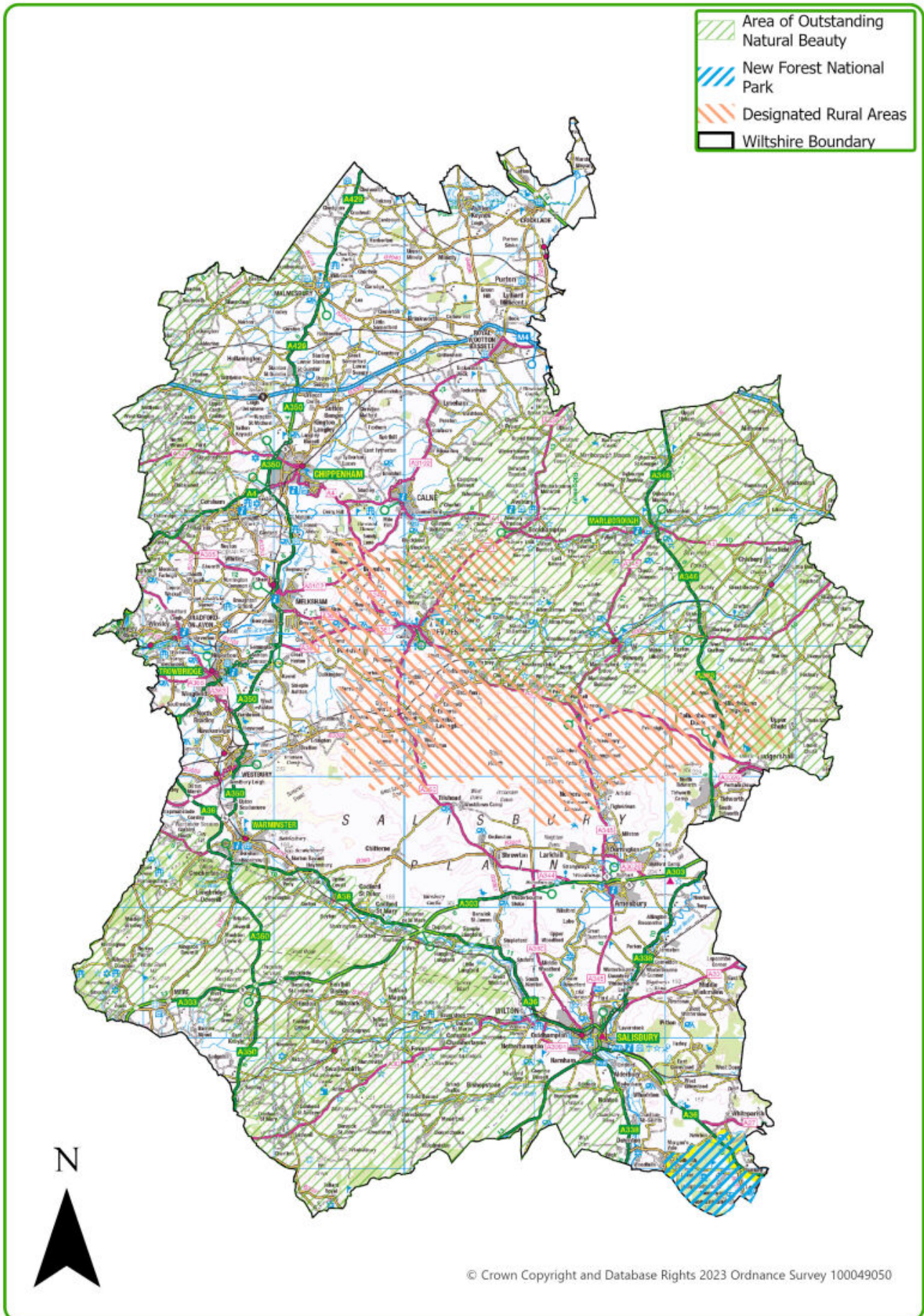
### **Cross-subsidy**

Proposals at Local Service Centres, Large and Small Villages which include some market housing will be supported where it is necessary to enable development and can be demonstrated that the site would be unviable, as an exception site that meets the above criteria, without cross-subsidy. In these circumstances:

- The majority of the development is for affordable housing and up to 33% of the housing is market housing.
- It has been demonstrated through detailed financial appraisal that the scale of the market housing component is essential for the successful delivery of the development and is based on reasonable land values as an exception site.
- No additional subsidy for the scheme and its affordable housing delivery is required.

<sup>32</sup> A register of people seeking housing in a local council's administrative area, it may include both those who are in affordable housing need and those who are not eligible for affordable housing but who are still seeking housing in the local authority area.

Figure 5.1 Designated Rural Areas in Wiltshire



## Housing in the Countryside

**5.85** Policy 82 (Housing in the countryside) explains the approach that will be taken for housing in the countryside, unless it is for housing permitted by other policies in the Plan including rural exception sites or where permitted development rights allow for such development to take place under the prior approval process. Outside of these circumstances, additional dwellings in the countryside will only be justified in certain other situations. Broadly, these are:

- to meet essential housing needs to support a rural business;
- to enable viable re-use of heritage assets;
- to optimise re-use of redundant or disused buildings in the countryside; and
- through subdivision of existing residential buildings in the countryside.

**5.86** The policy will support the objectives of: protecting the countryside and maintaining its local distinctiveness; supporting the rural economy; and supporting the sensitive reuse of built assets. In addition, national policy provides some flexibility for developments that are of an exceptional design quality, reflecting the highest standards in architecture. Such cases are to be judged on a case-by-case basis.

### Policy 82

#### Housing in the countryside

Proposals for housing development outside of the defined settlement boundaries and outside of the built areas of Small Villages, on land that is not allocated in the development plan or subject to an exceptions policy will not be supported, unless it meets one of the following criteria:

1. The proposal would deliver onsite housing to accommodate employees that are essential for the viable operation of a rural business<sup>36</sup>. In such circumstances, applicants will be expected to submit clear evidence to show:
  - i. the functional need for permanent onsite accommodation, including an assessment of alternative options at nearby settlements and/or as part of existing onsite accommodation; and
  - ii. that the enterprise will remain financially viable for the foreseeable future, to justify the development of permanent accommodation.
2. The proposal would enable a viable and sensitive alternative use of a heritage asset in a manner which secures its protection and longevity, and retains the characteristics for which it is valued as a heritage asset.

<sup>36</sup> Rural businesses include agricultural, forestry, equestrian or other similar land-based rural enterprises.

3. The proposal is for the conversion or re-use of a disused building in the countryside. In such circumstances, evidence will be required to show that the building is structurally sound and capable of conversion without major rebuilding, and that the development would enhance the character of the original building.<sup>37</sup> and its setting.
4. When the development would entail the replacement or subdivision of an existing residential dwelling, provided that the scale and design of the development is appropriate, having regard to the local landscape and design context.

In all cases, it must be demonstrated that safe and suitable access to the site is achievable for all users; that appropriate opportunities to promote sustainable transport modes have been considered; and that any adverse impacts on the transport network can be acceptably mitigated.

## Health and wellbeing

- 5.87** The Plan has an important role to play in ensuring that opportunities exist for people to be able to make healthier lifestyle choices and address health inequalities.
- 5.88** Quality of life is essential to health and wellbeing and relates to every area of life. Challenges may include the lack of skills needed to secure productive employment; an unfit and poorly insulated home; poor access to public open space; not having access to affordable healthy food; reduced opportunities to be physically active as part of everyday life; having limited opportunities for food growing; lack of access to health care; fear of crime; or a lack of social interaction and sense of community.
- 5.89** Although not the entire solution, land-use planning is an integral part of improving health and wellbeing. Providing and improving a range of open space, sports and leisure facilities for physical activity, including active travel, are key to tackling obesity and improving physical and mental health and wellbeing. The provision of affordable homes and developments that encourage healthy lifestyle choices can also contribute to closing the gaps in life expectancy and addressing health inequality.
- 5.90** For significant developments, Policy 83 (Health and wellbeing) requires a Health Impact Assessment (HIA) to be submitted alongside planning applications to demonstrate that the potential impacts on health have been considered at the planning application stage. Guidance may be prepared to provide advice on what should be included in the HIA to demonstrate that any health-related impacts have been fully considered.

### Policy 83

#### Health and wellbeing

Proposals should demonstrate that development will contribute positively to health and wellbeing by enabling and promoting healthy lifestyles and minimising any negative health and wellbeing impacts.

<sup>37</sup> Proposals that would involve demolition and/or rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential will not be supported

**5.137** Additional guidance will be produced where necessary to aid the design and incorporation of suitable ecological enhancement measures to demonstrate compliance with the following policy.

## **Policy 88**

### **Biodiversity and geodiversity**

#### **Protection**

Development proposals will need to clearly demonstrate how the mitigation hierarchy has been sequentially applied.

Development proposals must demonstrate how they protect features of nature conservation value, both terrestrial and aquatic, and geological value as part of the design rationale. There is an expectation that such features shall be retained, sufficiently buffered, and managed favourably to maintain their ecological value, connectivity and functionality in perpetuity. Furthermore, development proposals must secure and implement measures, including appropriate compensatory measures where necessary, to ensure no net loss of biodiversity and the local biodiversity resource, and to secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a UK National Site Network site must provide avoidance measures in accordance with the strategic plans or guidance where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the UK National Site Network. Any development that would have an adverse effect on the integrity of a European nature conservation site and where the impacts cannot be satisfactorily mitigated, will not be supported.

#### **Local sites, priority habitat and habitats of principal importance<sup>52</sup> and local ecological networks**

Development will avoid direct and indirect impacts upon local sites by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

1. cannot reasonably be avoided;
2. are reduced as far as possible;
3. are outweighed by other planning considerations of overriding public interest;
4. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

<sup>52</sup> As detailed within Section 41 of the Natural Environment and Rural Communities Act 2006.

Development proposals should avoid negative impacts upon priority habitat, habitats of principal importance, ecological networks, and wildlife corridors, instead promoting their conservation, restoration, and enhancement alongside the recovery of priority species.

**5.137** Additional guidance will be produced where necessary to aid the design and incorporation of suitable ecological enhancement measures to demonstrate compliance with the following policy.

## **Policy 88**

### **Biodiversity and geodiversity**

#### **Protection**

Development proposals will need to clearly demonstrate how the mitigation hierarchy has been sequentially applied.

Development proposals must demonstrate how they protect features of nature conservation value, both terrestrial and aquatic, and geological value as part of the design rationale. There is an expectation that such features shall be retained, sufficiently buffered, and managed favourably to maintain their ecological value, connectivity and functionality in perpetuity. Furthermore, development proposals must secure and implement measures, including appropriate compensatory measures where necessary, to ensure no net loss of biodiversity and the local biodiversity resource, and to secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a UK National Site Network site must provide avoidance measures in accordance with the strategic plans or guidance where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the UK National Site Network. Any development that would have an adverse effect on the integrity of a European nature conservation site and where the impacts cannot be satisfactorily mitigated, will not be supported.

#### **Local sites, priority habitat and habitats of principal importance<sup>52</sup> and local ecological networks**

Development will avoid direct and indirect impacts upon local sites by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

1. cannot reasonably be avoided;
2. are reduced as far as possible;
3. are outweighed by other planning considerations of overriding public interest;
4. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

<sup>52</sup> As detailed within Section 41 of the Natural Environment and Rural Communities Act 2006.

Development proposals should avoid negative impacts upon priority habitat, habitats of principal importance, ecological networks, and wildlife corridors, instead promoting their conservation, restoration, and enhancement alongside the recovery of priority species.

## **Biodiversity in the built environment**

In addition to features required as part of biodiversity net gain, mitigation or compensation, all proposals are required to incorporate features of biodiversity value tailored to the specific proposals, relevant local receptors and in accordance with best practice to maximise potential benefits.

As a minimum, the following are required within new proposals:

1. integrate integral bird nest bricks (e.g., swift bricks) at a minimum of two per dwelling;
2. provision of integrated bat boxes;
3. provision of overhanging eaves suitable for nesting house martins in all major development, supplemented by the provision of nest cups; and
4. hedgehog highways integrated throughout the design of development (e.g., suitable gaps in all garden fences) between gardens and the wider ecological network to facilitate movement of protected species.

Other features that should be included (but are not limited to):

1. provision of wildflower verges and meadows throughout the development managed to ensure their longevity (e.g., provision of suitable native seeding and topsoil provisions);
2. undertake nature friendly native planting schedules throughout development (e.g., planting wildlife friendly show gardens, incorporating native hedgerows and tree planting);
3. design site lighting to avoid harm and optimise nature conservation (e.g., designing in dark corridors);
4. optimise the ecological value of sustainable urban drainage systems where required (e.g., through the provision of swales and pools, connected to the wider ecological network, planted with native vegetation);
5. incorporate features within the public realm to facilitate nature recovery and access to nature (e.g., bat walls/lofts, swift towers, log piles, insect hotels, invertebrate/bee bricks, reptile hibernacula, green and brown roofs / walls).

## Policy 89

### Biodiversity net gain

Development<sup>56</sup> must achieve a minimum of 20% biodiversity net gain, or higher as stipulated in national legislation and/or policy or supplementary guidance, over the pre-development biodiversity value as measured by the latest Biodiversity Metric<sup>57</sup>. Exempted development<sup>58</sup> must achieve no net loss of biodiversity and should achieve appropriate net gains, aspiring to deliver at least 20% biodiversity net gain.

Biodiversity net gain must be delivered in the following hierarchical manner:

1. Onsite delivery: where delivered on site habitats should be functionally linked to the wider habitat network creating coherent ecological networks.
2. Offsite delivery: should prioritise contributing to nearby habitat recovery and creation strategies as identified within adopted mitigation strategies, strategic wildlife corridors, Local Nature Recovery Strategy<sup>59</sup> and, Green and Blue Infrastructure Strategy.
3. Offsite delivery: on an alternative suitable site, prioritising strategic delivery in the Local Nature Recovery Strategy area.
4. Credits: as a last resort, and where it is agreed by the local planning authority no suitable alternatives exist, through the purchase of an appropriate amount of national biodiversity units/credits.

Planning applications subject to mandatory biodiversity net gain must submit a Biodiversity Gain Plan<sup>60</sup> at the application stage that should include:

- how the mitigation hierarchy has been adhered to;
- justification for the baseline date and assessed value of the site prior to development, including a brief synopsis of the site's historic biodiversity value and appointing strategic significance in metric;
- pre and post-development biodiversity value of onsite habitats and created off site habitats;
- demonstrate how net gains are achieved through onsite, offsite or purchased credits, clarifying and explaining the predicted biodiversity outcomes both qualitatively and quantitatively;
- how a positive proportionate contribution has been made to the ecological networks and priorities as outlined within the Local Nature Recovery Strategy and regional Nature Recovery Networks and for maintaining or creating local ecological networks through habitat creation, protection, enhancement, restoration and management.

<sup>56</sup> Except where exemptions, modifications or exclusions have been made by legislation.

<sup>57</sup> As per the latest iteration, currently Biodiversity Metric 4.0 with qualifying small sites utilising the latest small sites metric.

<sup>58</sup> As stipulated within legislation

<sup>59</sup> Prior to Wiltshire adopting a Local Nature Recovery Strategy off-site habitat delivery, created or enhanced, should be well located to maximise opportunities for local nature recovery and this be demonstrated within the Biodiversity Gain Plan.

<sup>60</sup> As per guidance within The Environment Act 2021 and/or subsequent legislation

The assessments underpinning, and the Biodiversity Gain Plan itself, must be undertaken by a suitably qualified and/or experienced ecologist and be submitted together with baseline and proposed habitat mapping in a digital format with the application.

Sites where net gain is provided (on or off site) must be managed and monitored by the applicant or an appropriate body funded by the applicant for a minimum period of 30 years. Annual monitoring reports detailing the sites condition must be submitted to the council each year over this period. A management plan must be provided at the application stage detailing how the post-development biodiversity values of the site and any supporting off-site provision will be secured, managed, and monitored in perpetuity.

Where there is evidence of neglect or damage to any of the habitats on development sites reducing their biodiversity value their deteriorated condition will not be taken into consideration and steps will be taken to establish the previous ecological baseline<sup>61</sup> of the site in order to decide the acceptability of any development proposals.

Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle.

## Trees, hedgerows, and woodland



<sup>61</sup> Schedule 14 of the Environment Act enables planning authorities to recognise habitat degradation on a site since 30 January 2020, where necessary utilising an earlier habitat state as the baseline for biodiversity net gain calculation.

- 5.150** With regards trees in the urban environment, the National Planning Policy Framework calls for streets to be tree lined, and for new residential areas to have community orchards and / or fruit trees in private gardens where large enough to accommodate them. But clearly, a balance may need to be struck between the objective of planting trees in every street/road and potential highway feasibility/safety concerns. The objectives of national policy will be supported by the future England Tree Strategy along with further information from the Wiltshire Design Guide and the future Wiltshire woodland, hedgerow and tree strategy.
- 5.151** Many of Wiltshire's existing urban areas are denuded of trees. This may be for historic reasons regarding the conservation of views or street scenes but often trees have been removed due to disease or death and not replaced, or new urban development has not significantly prioritised tree planting. The council will work with partners to help significantly increase our urban tree canopy to help meet our overall tree planting goals.
- 5.152** Where tree planting does take place on a development, sometimes these trees fail to mature. Reasons for tree failure include:
1. poor specification of planting pits (e.g., inadequate soil type and volume, aeration, and drainage);
  2. vandalism or vermin damage (rabbits / deer / squirrels);
  3. poor maintenance (e.g., strimmer damage / lack of summer watering / loosening or removal of tree ties and supports).
- 5.153** Wiltshire Council recognises the importance of managing these major influences on tree planting establishment and require new development to adequately show through detailed drawings, management, and maintenance plans how they will ensure the long-term establishment of the trees that they intend to plant in a manner that is most economical. This should be in accordance with BS 8545:2014 that describes a process for planting young trees that will result in them achieving 'independence in the landscape'. The importance of soil type and structure is also recognised and the need to provide appropriate beneficial mycorrhizal fungi to help trees establish in non-woodland areas. Further information on this will be available in the woodland and tree strategy.
- 5.154** The Wiltshire Green and Blue Infrastructure Strategy committed Wiltshire Council to producing a woodland, hedgerow and tree strategy, this will set out how the council expects to meet its commitments to tree planting that meets the principles of 'Right Tree, Right Place' incorporating the local advice of the Areas of Outstanding Natural Beauty.

## Policy 90

### Woodland, hedgerows, and trees

Proposals for major development shall make provision for the retention and enhancement of Wiltshire's woodlands, hedgerows, and trees, and shall incorporate these assets into development design as part of the wider Green and Blue Infrastructure (GBI) Network, by:

1. contributing to the tree planting targets of Wiltshire Council's Climate Strategy and woodland, hedgerow and tree strategy, following the principles of 'Right Tree, Right Place';

2. supporting the economic benefits of woodland and tree planting from agroforestry, leisure, tourism as well as wider ecosystem services such as natural flood management and climate resilience;
3. where applicable, supporting the aims and objectives of the Great Western Community Forest;
4. where applicable and acceptable in highway terms, ensuring on major developments that tree lined streets, community orchards and garden tree planting, are fully integrated into proposals;
5. seeking, where applicable, to increase woodland and street tree cover in existing urban areas in Wiltshire to create shade, mitigate storm water runoff, improve air quality, sequester carbon, and improve the health and well-being of local communities;
6. ensuring the long-term sustainability of woodland, hedgerow, and tree planting, through the appropriate specification of plants, planting accessories, soil volumes, and long-term management to ensure the establishment to maturity of planting schemes in Wiltshire and minimise wastage.

## Conserving and enhancing Wiltshire's landscapes

- 5.155** Landscape encompasses matters beyond aesthetics and visual amenity. The European Landscape Convention (ELC) outlines landscape as land 'as perceived by local people or visitors, which evolves through time as a result of being acted upon by natural forces and human beings'. This encompasses not only visual appearance but also the natural and human factors, over many years, that influence the landscape. The ELC promotes landscape protection, management and planning, and applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas.
- 5.156** Development can present many pressures upon Wiltshire's landscapes including on the periphery of towns and villages, where the erosion of the separate identity of settlements and their coalescence, character, visual and functional amenity can degrade their setting to the detriment of the character of the rural countryside. New developments must seek to conserve and where possible enhance the rural edge of settlements by protecting locally important views and landscape character, as well as ensuring appropriate landscape buffers are formed that can adequately manage the transition from the urban to rural landscape.
- 5.157** Wiltshire benefits from many historic landscapes and townscapes that provide individual character and visual identity, reflected in the use of local materials and building styles used in paving, boundary treatments, and structures. Development should seek to reflect these contextual character cues in accordance with the Wiltshire Design Guide and note how hard landscape detailing reflects its local context in the design documentation.
- 5.158** Tranquillity is an important experiential aspect of landscape. The Guidelines for Landscape and Visual Impact Assessment (GLVIA) (LI and IEMA 2013) define tranquillity as 'a state of calm and quietude associated with peace, considered to be a significant asset of landscape'. It is recognised that it is difficult to objectively measure tranquillity, as much of it derives from individual perception impacted by the landscape context. It very much relies on the overall appreciation of the landscape context. Despite this there are fundamental aspects that can be considered by developers as set out in the Landscape Institute Technical Note 01/2017. This includes motion, light pollution, remoteness (or wildness) and noise, but needs to be set in its context. Tranquillity mapping by Campaign to Protect Rural England and its application for

## Policy 91

### Conserving and enhancing Wiltshire's landscapes

Development will conserve and where possible enhance Wiltshire's landscapes by:

1. being located and designed to respect landscape character and maintain an area's distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment<sup>63</sup> and landscape strategy;
2. conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;
3. conserving and enhancing the locally distinctive character of settlements and their landscape settings;
4. conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;
5. being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;
6. be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;
7. where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;
8. protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy 'living' soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services.

#### Wiltshire's designated landscapes

Great weight will be given to conserving and enhancing the landscape and scenic beauty of Wiltshire's designated landscapes, Areas of Outstanding Natural Beauty and the New Forest National Park. Development within, and influencing the setting of, these designated areas should be limited in scale and extent and are expected to contribute towards conserving and enhancing their natural beauty.

Proposals for development within or affecting designated landscapes must demonstrate that they have taken account of the objectives, policies and actions set out in the relevant management plans for these areas. Proposals for development outside of an Area

<sup>63</sup> The Wiltshire Landscape Character Assessment, alongside any subsequent revisions and other relevant assessments and studies, provides an up-to-date and consistent understanding of the key landscape characteristics and features that contribute to local distinctiveness and sense of place in Wiltshire.

of Outstanding Natural Beauty that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities, as set out in the relevant management plan, must also demonstrate that it would not adversely affect its setting.

Development will not be supported if it cannot demonstrate conservation or enhancement to the landscape character and special qualities of an Area of Outstanding Natural Beauty or National Park.

## Conserving and enhancing dark skies

### Wiltshire's dark skies

- 5.171** Dark night skies serve a multitude of benefits including those related to human health, landscape character and views of the night sky alongside being critical to many species, supporting heathy ecosystems. Modern lighting practices have introduced light as a form of pollution to our night skies, causing a glow in the countryside that can harm local biodiversity whilst detrimentally impacting on an area's character. Where relevant, planning applications should be supported by lighting schemes setting out the necessity for, and suitability of, the planned lighting including, as appropriate, details of how the lighting will be directed/shielded, will produce minimum levels of brightness, and will be used only when required.
- 5.172** The impact of artificial light has left much of England without the presence of truly dark night skies. National policy<sup>64</sup> makes it clear how planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.
- 5.173** Within Wiltshire there are large areas of open countryside that host dark night skies<sup>65</sup>, much of which falls within the boundaries of Wiltshire's Areas of Outstanding Natural Beauty<sup>66</sup>, notably those areas outside of the defined limits of development. This is reflected in the respective management plans for each of these Areas of Outstanding Natural Beauty whereby the conservation and enhancement of dark skies is a consistent priority.
- 5.174** In 2019 the dark skies within the Cranborne Chase Area of Outstanding Natural Beauty were designated as an International Dark-Sky Reserve (IDSR), having been found to host the darkest night skies in central southern England<sup>67</sup>. The IDSR designation covers the whole of the Cranborne Chase designated landscape with the area's management plan, providing further detail regarding the importance of conserving and enhancing the Dark-Sky.
- 5.175** Given the demand for various types of lighting associated with development, it is important that the impact on the surrounding area is considered when determining such applications. Although some lighting is permitted development, the council will ensure applications that involve the

<sup>64</sup> *National Planning Policy Framework*, GOV.UK (2023, para. 185)

<sup>65</sup> CPRE Night Blight interactive map underpinned by Open Street Map and World Imagery satellite maps.

<sup>66</sup> Cotswold national landscape, Cranborne Chase Area of Outstanding Natural Beauty and the North Wessex Downs Area of Outstanding Natural Beauty.

<sup>67</sup> *Campaign to Protect Rural England* (June, 2016) Night Blight: Mapping England's light pollution and dark skies showed that 52% of Cranborne Chase Area of Outstanding Natural Beauty is in Band 1, which is the darkest category and 40% of the Area of Outstanding Natural Beauty is in the next category.

- 5.210** Prospective developers will be expected to incorporate water sensitive urban design into their plans. This is the process of integrating water cycle management with the built environment through planning and urban design (see Water Sensitive Urban Design in the UK, Ciria<sup>68</sup>), which has been supported by the Environment Agency as a guide that is holistic and will achieve many more cross-cutting sustainable outcomes than SuDS alone.
- 5.211** In addition to the requirement for development to provide SuDS, any opportunities to reinstate or create additional natural, functional floodplain through the development process, will be encouraged.

## Policy 95

## Flood risk

The council will follow a sequential approach to flood risk management, in line with national policy and guidance. All development proposals will be required to consider the effect of the proposed development on flood risk from all sources, both on and offsite, commensurate with the scale and impact of the development.

Where required, a Site-Specific Flood Risk Assessment, Surface Water Drainage Strategy and Groundwater Assessment should be conducted. This must take account of all flood risk sources and cumulative effects and should incorporate suitable flood risk measures to account for site conditions.

All new development, including where appropriate retrofitting proposals, will include measures to reduce the rate of rainwater run-off and incorporate sustainable drainage systems (SuDS). All major development should achieve a 20% betterment on greenfield runoff rates whereby runoff is managed as close to the source as possible, in line with the surface water discharge hierarchy:

- rainwater re-use (rainwater harvesting/greywater recycling)
- an adequate soakaway or other infiltration system (viability testing required)
- hybrid solution of infiltration and discharging to a surface water body
- to a surface water body (e.g., an ordinary watercourse)
- to a surface water sewer, highway drain, or other drainage system (add justification for no discharge to highway)
- to a combined sewer

As part of drainage strategies, the council, in accordance with national policy guidance, will discourage culverting or the building over of watercourses wherever practicable. In addition, opportunities should be taken to secure the removal of existing culverting and the retention of all existing land drainage features.

The drainage strategy must ensure that flood risk is addressed to flood depths for a 1 in 100-year storm event plus climate change in line with Environment Agency guidance. The drainage strategy must demonstrate that development proposals will remain safe during a flood event throughout its lifetime and consider access, egress and emergency exit routes. The Drainage Strategy must recognise and demonstrate opportunities for SuDS to provide other multiple benefits.

68 *Water Sensitive Urban Design in the UK*, AECOM (2013) Available at: [Item Detail \(ciria.org\)](#)

The drainage strategy should be informed by the council's Green and Blue Infrastructure Strategy, the Climate Change Adaptation Plan, and the Wiltshire Design Guide as these all provide guidance on SuDS by incorporating the synergistic benefits and a nature-based approach, dealing with runoff onsite where possible and avoiding methods such as culverting which alters the natural formation of watercourses.

## Water resources



- 5.212** Catchment Abstraction Management Strategies indicate that many of Wiltshire's rivers are over abstracted or over licensed (particularly the Hampshire Avon and Upper Kennet), putting stresses on the natural environment of these rivers that are likely to be exacerbated in the future due to climate change. It is therefore important that new development uses water efficiently to limit these environmental stresses.
- 5.213** Wiltshire has been identified as a seriously water stressed area. Water stress applies both to the natural environment and to public water supplies which will both be detrimentally affected by climate change in the southwest of England where droughts are likely to become increasingly common. Reducing personal water consumption, as part of an overall approach to increasing resilience in the water environment, is imperative and gives suitable justification for a tighter water efficiency target of 85 litres per person per day in new residential developments. Whilst this level is recognised as ambitious, it is fully achievable and will aid in the futureproofing of Wiltshire's water resources.

## Policy 98

### Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. This will be achieved through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;
- iii. responding positively to the existing townscape and landscape in terms of the distinctive local characteristics of the built form (i.e. the layout of blocks, streets, plots and buildings' scale, mass, height, build-line), and appearance (i.e. elevational composition, articulation, detailing and materials) and where a distinct change in character is proposed this must be explained and justified in the Design and Access Statement;
- iv. being sympathetic to and conserving historic buildings and historic landscapes;
- v. taking all opportunities for incorporating sustainable building design by following the energy hierarchy i.e. reducing the need for energy (e.g. for home heating or cooling), being more efficient with energy, and maximising the use of renewable energy (e.g. installing photovoltaics, and orienting facades, roofs and amenity spaces to receive optimal benefit from sunlight and solar gain) in accordance with the Wiltshire Climate Strategy;
- vi. making efficient use of land whilst taking account of the local context (including, where applicable, density standards in local design guidance and local transport infrastructure and strategies) and of any distinctive characteristics, constraints and opportunities of the site itself;
- vii. the inclusion of tree-lined streets and taking the opportunities to include trees elsewhere in developments i.e., parks, orchards, integrated with sustainable drainage systems;
- viii. having regard to the compatibility of existing land and building uses in the vicinity of the proposed development, the impact of the development on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of vehicle parking, access and movement, internal and external space standards, private outdoor space, waste storage and collection, privacy, overshadowing, mass and height (overbearing), vibration, and pollution (e.g. light intrusion, noise (including vibration), smoke, odour, fumes, effluent, waste or litter);
- ix. incorporating design features to reduce actual or perceived opportunities for crime and anti-social behaviour on the site and in the surrounding area through the design of the new streets, buildings and spaces including the use of building frontages with windows and doors located to assist in the informal surveillance of public and shared areas;

- x. ensuring that the public realm, including new streets, public open spaces and other rights of way, are designed to create places of character which are legible, safe and accessible, with the integration of art and design in the public realm;
- xi. the sensitive design of shop frontages, advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials, having regard to local design guidance, where applicable;
- xii taking account of the needs of potential users, with regard to accessibility and inclusivity, and considering how space and buildings will be used in the immediate and long-term future;
- xiii the use of high standards of materials and finishes for: buildings (e.g. appropriate form, colour and characteristic weathering); external spaces and hard landscaping (e.g. boundaries, paths, street materials and retaining structures), and all street furniture (e.g. seating and signage); and having regard to any local design guidance, where applicable.

## Ensuring the conservation and enhancement of the historic environment

**5.239** Wiltshire benefits from a rich and varied historic environment but it is recognised that this is a finite and irreplaceable resource. Policy 99 (Ensuring the conservation and enhancement of the historic environment) aims to ensure that Wiltshire's monuments, sites and landscapes, and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. □

**5.240** Heritage assets include: □

- listed buildings
- conservation areas
- scheduled ancient monuments
- registered parks and gardens
- registered battlefields
- world heritage sites
- non-designated heritage assets such as buildings and archaeological sites of □ regional and local significance.

**5.241** □ Within the context of the specific characteristics of Wiltshire, development will be □ required to be sensitive to all heritage assets including: □

- the individual and distinctive character and appearance of Wiltshire's historic market towns and villages
- archaeological monuments and landscapes including below ground resource
- the Stonehenge and Avebury World Heritage Site
- historic buildings and structures related to the textile industry
- historic rural structures related to agriculture (including farmsteads and their buildings) and rural domestic life (including country house landscapes)

**5.247** The individual area strategies identify specific distinct heritage assets, conservation challenges, and where appropriate, specific opportunities and regeneration projects where heritage will play a key role.

## **Policy 99**

### **Ensuring the conservation and enhancement of the historic environment**

Development should conserve or enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;
- ii. world heritage sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens;
- vi. important landscapes, including registered battlefields and townscapes.

Any harm to the significance of designated heritage assets which will result from development proposals will be required to be justified and outweighed by public benefits (including heritage benefits) at a level appropriate to the significance of the asset and the harm caused.

Any harm to the significance of undesignated assets which will result from development proposals must be carefully balanced considering the significance of the asset and the harm caused.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The potential contribution of heritage assets towards wider social, cultural, economic and environmental benefits will be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Policy 98 (Ensuring high quality design and place shaping). The sensitive reuse of historic buildings and spaces will be supported and opportunities for the historic environment to inform and shape new development and regeneration projects will be encouraged. The adaptation of heritage assets in accordance with Policy 85 (Sustainable construction and low carbon energy) using appropriate materials and techniques which conserve their fabric and significance will be encouraged.

Proposals for change affecting the historic environment (which require planning permission or listed building consent) should be accompanied and informed by an assessment of heritage significance and the impact of the proposals on this significance, making reference to the information held in the Historic Environment Record. Where a proposal includes potential archaeological interest a desk based assessment, and if necessary, field evaluation should be carried out and submitted with the proposal.

Development proposals that improve the condition of heritage assets at risk will be supported.

# Wiltshire's Gypsies and Travellers Development Plan Document - Wiltshire Council

Wiltshire's draft Gypsies and Travellers Development Plan Document ('the Plan'), and its supporting documents, set out our strategic planning policies for meeting the accommodation needs of gypsies, travellers, and travelling showpeople<sup>[footnote 1]</sup>. It aims to:

- assess permanent and temporary accommodation needs
- identify land for sites in the right locations to meet need through sustainable development
- address unauthorised sites
- reduce tensions between traveller and settled communities

The Plan is based on robust evidence, including that gathered in the Wiltshire Gypsy and Traveller Accommodation Assessment (GTAA)<sup>[footnote 2]</sup> that establishes the accommodation needs of Wiltshire's travelling community from 1 April 2024 to 31 March 2038.

When adopted, the Plan will be the starting point for determining planning applications for traveller sites, alongside other relevant policies within the wider development plan and national policy, including [Planning policy for traveller sites \(gov.uk\)](#), the [National Planning Policy Framework \(gov.uk\)](#), [Wiltshire's Local Plan](#) and made [neighbourhood plans](#) (where they contain relevant policies).

Following the first stage of formal consultation (see [Previous consultations \(Regulation 18\)](#)), the Plan is now moving to a final stage of public consultation (see [Regulation 19 consultation summer 2024](#)), before being submitted for examination.

Once finalised, the plan will replace Core Policy 47, in the [Wiltshire Core Strategy](#) ('Meeting the needs of gypsies and travellers').

## Plan timeline

The [Wiltshire Local Development Scheme \(LDS\)](#) sets out the Development Plan Documents (DPDs) that Wiltshire Council is focusing on, and the timeline for their preparation. Once completed they, together with other adopted documents, will form the Development Plan for Wiltshire.

The anticipated timeline for the progression of the Gypsies and Travellers Development Plan Document, according to the Wiltshire [LDS](#), is submission of the Plan to the Secretary of State in early 2025, with the examination process to follow.

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## Footnotes

1. The terms 'gypsies and travellers' and 'travelling showpeople' are as defined in [Annex 1: Glossary - Planning policy for traveller sites \(gov.uk\)](#).
2. [Wiltshire Gypsy and Traveller Accommodation Assessment \(GTAA\) June 2024 \(PDF, 1 MB\)\(opens new window\)](#)

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**Wiltshire Council**  
**Authority Monitoring Report**

**November 2024**

|                                                                                                                                |  |                                            |                                                                    |  |  |
|--------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------|--------------------------------------------------------------------|--|--|
| <b>Assessment against performance indicators:</b><br>650 dwellings and 5ha employment land approved in Outline (15/12351/OUT). |  |                                            |                                                                    |  |  |
|                                                                                                                                |  | Delayed progress towards policy objectives |                                                                    |  |  |
| Frequency of review: Every 1 year                                                                                              |  |                                            | Date of last monitoring review: N/A<br>Next monitoring review due: |  |  |

### Policy CH3 – Chippenham Riverside Country Parks

|                                                                                                                                                                                                                                   |  |                                            |                                                                    |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------|--------------------------------------------------------------------|--|--|
| <b>Policy objectives:</b> <ul style="list-style-type: none"> <li>Delivery of country parks on land adjacent to and relating to the River Avon running through allocations at South West Chippenham and Rawlings Green.</li> </ul> |  |                                            |                                                                    |  |  |
| <b>Performance indicators:</b> <ul style="list-style-type: none"> <li>Qualitative report on the delivery of the country parks.</li> </ul>                                                                                         |  |                                            |                                                                    |  |  |
| <b>Assessment against performance indicators:</b><br>Delivery of the Chippenham Riverside Country Parks linked with delivery of South West Chippenham and Rawlings Green allocations.                                             |  |                                            |                                                                    |  |  |
|                                                                                                                                                                                                                                   |  | Delayed progress towards policy objectives |                                                                    |  |  |
| Frequency of review: Every 1 year                                                                                                                                                                                                 |  |                                            | Date of last monitoring review: N/A<br>Next monitoring review due: |  |  |

## AMR: Saved Core Policy 47 of the Wiltshire Core Strategy – (adopted January 2015)

### Wiltshire Core Strategy: saved Core Policy 47

#### Core Policy 47 – Meeting the needs of gypsies and travellers

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| <b>Policy objectives:</b> <ul style="list-style-type: none"> <li>Provision to help meet the accommodation needs of all of Wiltshire's communities, including the gypsy and traveller community and travelling show people.</li> <li>The development of new permanent and transit gypsy and traveller caravan sites in suitable and sustainable locations.</li> <li>The council will release land in its ownership and work with other public sector landowners to help ensure the need for both permanent and transit pitches is met.</li> </ul> |  |  |  |  |  |
| <b>Performance indicators:</b> <ul style="list-style-type: none"> <li>Delivery of/commitment to deliver 25 transit pitches across the county.</li> <li>Delivery of/commitment to deliver at least 66 permanent residential pitches for gypsies and travellers.</li> <li>Delivery of/commitment to deliver a further 42 permanent residential pitches between 2016 – 2021.</li> <li>Delivery of/commitment to deliver 5 plots for travelling show people.</li> </ul>                                                                              |  |  |  |  |  |
| <b>Assessment against performance indicators:</b><br>The time period for the performance indicators in is policy has now expired. Performance indicators to monitor of the delivery of sites to meet accommodation needs of gypsies and travellers will be updated to reflect the emerging Gypsy and Traveller's Development Plan Document.<br>No RAG rating.                                                                                                                                                                                    |  |  |  |  |  |

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| Frequency of review: Every 1 year | Date of last monitoring review: N/A<br>Next monitoring review due: |
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## AMR: Wiltshire and Swindon Minerals and Waste Plans

### Wiltshire and Swindon Minerals Core Strategy 2006-2026 (adopted June 2009)

#### Policy MCS1 – Meeting the Need for Primary Aggregate Minerals

##### Policy MCS1(A) – Strategic Approach to Identifying Future Supplies of Aggregate Minerals

##### Policy MCS1(B) – Generic Criteria for Guiding the Location of Minerals Development

##### Policy MCS1(C) – Linking the Strategy, Site Allocation DPDs and Community Involvement

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| <b>Policy objectives:</b> <ul style="list-style-type: none"> <li>To make provision of land in Wiltshire and Swindon sufficient to meet demand for sand and gravel in accordance with National and Regional policy.</li> <li>Ensuring new or extended sites for sand and gravel extraction are located within defined Mineral Resource Zones.</li> <li>Setting criteria to guide the location of minerals development.</li> <li>Guiding collaborative working.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                    |
| <b>Performance indicators:</b> <ul style="list-style-type: none"> <li>Production of primary land won aggregates (Core output indicator 5a). <ul style="list-style-type: none"> <li>Target: 1.85 million tonnes per annum or less.</li> <li>Threshold for Policy review: 3 years production in excess of 1.85million tonnes per annum.</li> </ul> </li> <li>Provision of an aggregates landbank (Local Output indicator 1). <ul style="list-style-type: none"> <li>Target: 7 years minimum based on average of 3 years past production.</li> <li>Threshold for Policy review: Dependant on reserves identified in undeveloped Preferred Areas or Sites.</li> </ul> </li> <li>Remaining resources allocated in Preferred Areas or Sites. <ul style="list-style-type: none"> <li>Target: Sufficient to meet forecast demand in accordance with National and Regional Policy.</li> <li>Threshold for Policy review: When reserves are insufficient to maintain 7-year land bank.</li> </ul> </li> <li>Total resources allocated in site allocations DPD. <ul style="list-style-type: none"> <li>Target: Sufficient to meet forecast demand in accordance with national and regional policy.</li> <li>Threshold for Policy review: When reserves are insufficient to maintain 7-year land bank.</li> </ul> </li> </ul> |                                                                    |
| <b>Assessment against performance indicators:</b><br>No data – not possible at this stage to carry out assessment.<br>No RAG rating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                    |
| Frequency of review: Refer to Chapter 6 of the Wiltshire and Swindon Minerals Core Strategy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date of last monitoring review: N/A<br>Next monitoring review due: |

#### Policy MCS2 – Maximising the Use of Secondary and Recycled Aggregates

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| <b>Policy objectives:</b> <ul style="list-style-type: none"> <li>Supporting developments that promote and maximise the use of secondary and/or recycled aggregates; and prioritising preferred locations.</li> </ul> |
| <b>Performance indicators:</b>                                                                                                                                                                                       |