

Hampshire Minerals and Waste Development Framework

Minerals and Waste Core Strategy – applicable to the area of New Forest National Park within Wiltshire

Technical Document Addendum

October 2006



Hampshire Minerals and Waste Development Framework Core Strategy

Regulation 28 consultation on the Wiltshire area of the New Forest National Park

Technical Document addendum

1 Background

- 1.1 This document supplements the Technical Document prepared by Hampshire County Council to accompany their consultation on the Minerals and Waste Development Framework Core Strategy for Hampshire, Portsmouth and Southampton. This addendum sets out additional information and context for the area of the New Forest National Park that lies within Wiltshire.

2 Issues

Environment and Landscape

- 2.1 The area of New Forest National Park within Wiltshire includes the following designations, either whole or partial sites. These are illustrated in Figure 1:

Internationally Designated Sites, collectively referred to as Natura 2000 sites:

- New Forest Special Area for Conservation

Nationally Designated Sites:

- Landford Bog Site of Special Scientific Interest
- Landford Heath Site of Special Scientific Interest
- Langley Wood and Homan's Copse Site of Special Scientific Interest
- Loosehanger Copse and Meadows Site of Special Scientific Interest
- New Forest Site of Special Scientific Interest
- Whiteparish Common Site of Special Scientific Interest
- Langley Wood National Nature Reserve

Regionally / Locally Designated Sites:

- Special Landscape Area
- Area of High Ecological Value

Land use and Economic Growth

- 2.2 The area of New Forest National Park within Wiltshire consists of rural villages and countryside. These issues are shown in Figure 2.

Transport

- 2.3 Figure 2 also highlights the strategic road network covering the area of the National Park within Wiltshire.

Climate Change and Energy

- 2.4 Climate change is a global issue that has major implications for the area. The consequences of climate change include flooding from the rising sea levels and freak periods of heavy rain. The floodplains are shown in Figure 3.

Health and Quality of Life

- 2.5 The 2004 Index of Multiple Deprivation indicates that this part of the National Park falls within the least deprived national quartile.

Culture and Recreation

- 2.6 There are a number of rights of way that intersect this area, as shown on Figure 4.
- 2.7 Although this area of the National Park is rural in character it does contain a number of listed buildings, which are also shown in Figure 4.

3 Policy Context

Relationship to other Plans and Programmes and Saved Policies

- 3.1 This section provides an overview of the main relevant plans and programmes and their relationship with the Minerals and Waste Core Strategy. More detail of the plans, programmes and Minerals and Waste Local Plans policies is provided in Appendix 1.

Regional Context

- 3.2 For planning purposes the area of the National Park that lies within Wiltshire is in the South East Region and covered by the policies in Regional Planning Guidance note 9, until replaced by the South East Plan.

Local Context

Community Strategies

- 3.3 The area is covered by the Wiltshire Community Strategy and the Salisbury and South Wiltshire Community Strategy. Appendix 2 outlines how these have been accommodated by the policies in the Minerals and Waste Core Strategy.

Wiltshire Community Strategy

- 3.4 A consultation draft entitled *A strategy for Wiltshire - creating a county fit for our children* was published in February 2006. It contains a number of key issues, challenges and outcomes under various topic headings, the most relevant of which are The Environment and Transport.

Salisbury and South Wiltshire Community Strategy

- 3.5 This Community Strategy was published in June 2005, entitled *Making a Difference Together* and covers the period 2005 to 2009.
- 3.6 It outlines a number of indicators including several that seek to minimise waste production and increase recycling. These are outlined in more detail in Appendix 2.

Wiltshire County Structure Plan

- 3.7 The policies in the 2016 Wiltshire County Structure Plan were adopted in 2006. They will be saved for the part of the National Park in Wiltshire until the Regional Spatial Strategy for the South East (The South East Plan) is adopted, as the whole of the New Forest National Park is within the South East region for planning policy purposes. The South East Plan is timetabled for adoption in 2008.

Wiltshire Local Transport Plan

- 3.8 The Wiltshire Local Transport Plan was published in March 2006, and covers the period 2006/07 to 2010/11. The shared priority of the Local Transport Plan is: *“Meeting local transport needs more effectively through improved access to jobs and services, particularly for those most in need, in ways which are sustainable: improved public transport; reduced problems of congestion, pollution and safety”*.
- 3.9 This priority has then been divided into four separate themes:
- Tackling Congestion
 - Better Air Quality
 - Delivering Accessibility
 - Safer Roads

- 3.10 Problems identified within the LTP include, amongst others, Carbon Dioxide (CO₂) emissions from road traffic is a significant contributor to climate change; poor air quality has led to the designation of Air Quality Management Areas in some towns; increases in volumes of road traffic and poor surface quality have increased problems associated with road noise; and the impact of Heavy Goods Vehicles on local communities.

(See www.wiltshire.gov.uk/local-transport-plan.htm for more details)

4 Minerals

- 4.1 The Wiltshire area of the National Park is underlain by London Clay and Reading Beds, and Brackelsham and Bagshot Beds, with a small amount of alluvium and valley gravel. Soft sand is produced from the Bagshot Sands at Pound Bottom, east of Redlynch.

5 Waste

- 5.1 The area of the National Park within Wiltshire includes the following waste facilities:

*Current operational **Landfill / landraise** sites:*

- Pound Bottom Quarry & Landfill, Redlynch
Operator: Cleansing Services Group Ltd
Waste Type: non-hazardous (I&C; asbestos)
Permitted capacity: 400 tonnes a day
End date: no end date
Waste inputs: Between 67,200 and 116,605 tonnes per annum, but further reduction in landfill input expected due to recycling.

*Current operational **Waste Processing** Facilities:*

- Pound Bottom Composting, located at Pound Bottom Quarry & Landfill, Redlynch
Operator: Cleansing Services Group Ltd
Waste process: outdoor composting
Permitted capacity: original permission lapsed. New proposal received in June 2006 states 12,000 tonnes per annum
End date: Awaiting decision
Waste inputs: n/a

- Pound Bottom Recycling, located at Pound Bottom Quarry & Landfill, Redlynch

Operator:	Cleansing Services Group Ltd
Waste process:	waste recycling (Materials Recovery Facility)
Permitted capacity:	50,000 tonnes per annum
End date:	26/03/2014
Waste inputs:	n/a

APPENDIX 1: DETAILED POLICY CONTENT

Community Strategies

Relevant Background Plans and Programmes

Relevant Plans & Programmes	Content	Implications for Minerals and Waste Core Strategy
<p>Wiltshire's Community Strategy: <i>A strategy for Wiltshire - creating a county fit for our children</i></p> <p>Consultation draft February 2006</p>	<p>The Community Strategy contains a number of key issues, challenges and outcomes under various topic headings, the most relevant of which are The Environment and Transport.</p> <p>The Environment chapter sets the following targets:</p> <ul style="list-style-type: none"> • Increased use of renewable sources of energy Targets: - <ul style="list-style-type: none"> ○ 65-85MW from renewable energy generated in the county by 2010 - All major new developments to generate 10% of energy requirements on site through renewables. • Minimise waste, and increase reuse and recycling Targets: - <ul style="list-style-type: none"> ○ Reduce the rate of growth of household waste by 1% per year by 2009 - Achieve/maintain 'good' (top quartile-county) level of household waste recycling and composting (2004/05: achieved 'good' level) - Have provision in place to reduce household residual waste disposed to landfill annually by 100,000 tonnes (2008/09) • Minerals and aggregates: All minerals extraction sites to have restoration plans in place with a strong focus on creating semi-natural habitat. <p>The Transport chapter set the following target: To reduce the impact of traffic on people's quality of life and Wiltshire's built and natural environment</p>	<p>Although responsibility for achieving increases in recycling rates is the responsibility of Salisbury District Council as the Waste Collection Authority, it is important that the Strategy supports these aims through delivery of appropriate new infrastructure if necessary.</p> <p>The Strategy includes a policy on restoration and aftercare of mineral workings which contains criteria on improvement to habitats and biodiversity.</p> <p>The Strategy acknowledges that the transport of minerals and waste materials can have a significant environmental impact, and policies seek to minimise this impact.</p>

<p>Salisbury and South Wiltshire Community Strategy 2005-2009: <i>Making a Difference Together</i> June 2005</p>	<p>The community strategy is underpinned by three strategic priorities of crime and anti-social behaviour; affordable housing; access to services and good practice examples by the partner organisations.</p> <p>The Strategy sets the following relevant indicators:</p> <ul style="list-style-type: none"> • A reduction in the amount of waste disposed of and an increase in the amount of waste recycled • To create no more than 200kgs waste per employee per year • • Recycle at rates of 60-70% • carry out baseline audits on waste • minimisation of household waste and schools waste 	<p>Although responsibility for achieving increases in recycling rates is the responsibility of Salisbury District Council as the Waste Collection Authority, it is important that the Strategy supports these aims through delivery of appropriate new infrastructure if necessary.</p> <p>The Strategy's policies are based on an audit of waste facilities and capacity which is set out in more detail in the Technical Document and addendum.</p>
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Wiltshire and Swindon Minerals Local Plan (November 2001)

Policies	Content
Policy 1	<p>Where mineral operations give rise to material planning objections which outweigh planning benefits, planning permission will only be granted when:</p> <ul style="list-style-type: none"> • The need for the mineral outweighs any adverse impact the development is likely to have; and • The requirement for the mineral cannot be met from an alternative source with less adverse impact
Policy 2	<p>Planning permission will be granted for minerals development only when all its likely adverse impacts will be kept to an acceptable minimum.</p>
Policy 3	<p>Proposals for minerals development, will be assessed against the following considerations, where they are relevant:</p> <ol style="list-style-type: none"> 1. Evidence that there is a need for the development, including an assessment of the quantity and quality of the minerals to be extracted and/or processed, and the end uses for which they are suitable; 2. Any significant adverse impact that proposals for any structures and buildings and the proposed scheme of working, processing and transportation of the mineral would have; 3. The acceptability of the proposals for the restoration of the site and its after-use(s); and 4. Any significant anticipated adverse environmental impacts including cumulative impacts, (when taken together with other existing permitted developments) that the development is likely to have, and the extent to which proposed mitigation measures would make them acceptable.
Policy 4	<p>Minerals exploration operations that are not authorised as permitted development will be permitted when:</p> <ol style="list-style-type: none"> 1. The important features of any designated area or site of international or national importance will not be prejudiced, and; 2. The operations will not be likely to cause any unacceptable environmental impact, and; 3. The proposals ensure that any land disturbed will be restored to a satisfactory condition and, if relevant, be subject to an appropriate period of aftercare.
Policy 5	<p>Within mineral consultation areas and mineral safeguarding areas proposals for development that may prevent or adversely affect current or possible future mineral extraction or associated operations will be opposed unless:</p> <ol style="list-style-type: none"> 1. Mineral extraction can reasonably be undertaken prior to, or in phase with, the development, or 2. It is proven that the mineral deposit is unlikely ever to be worked due to its quality or quantity, or 3. There is an overriding need for the development to commence without delay due to prior extraction of the mineral, taking into account its local, regional and national importance. <p>In each case mineral development will only be permitted when it would not result in unacceptable environmental impacts and would accord with all other relevant policies of this plan.</p>
Policy 6	<p>Proposals for minerals development will only be permitted if the mineral planning authority is satisfied that the proposed method of transportation of the mineral off site is the safest and least environmentally damaging that can be practically achieved within the</p>

	scope of the application, having regard (where this is known) to the location of the intended point of use of the mineral.
Policy 7	Mitigation of unacceptable adverse impacts of minerals traffic will be sought through appropriate traffic management measures, with priority given to protecting the local natural and built environment and resolving road safety problems. Where appropriate mitigation cannot be achieved, planning permission will be refused.
Policy 8	Minerals development will only be permitted when the provision for vehicle movement within the site, the access to the site and the local highway network itself, are suitable to accommodate the traffic movements likely to be generated by the development.
Policy 9	Wootton Bassett rail aggregates depot will be protected by a consultation area within which development that may prejudice its future use for aggregate importation will be opposed.
Policy 10	Proposals for new or improved rail aggregate depots and associated facilities will be permitted provided that the development: <ol style="list-style-type: none"> 1. Is well located in relation to the road network, 2. Keeps any significant adverse environmental impacts to an acceptable minimum, and 3. Accords with all relevant policies of this plan.
Policy 11	The erection of mineral processing or manufacturing plant, or structures ancillary to a minerals use at a mineral extraction site or a rail aggregate depot not already authorised as 'permitted development' will only be permitted when the development will not generate significant adverse environmental impacts and; <ol style="list-style-type: none"> 1. In the case of processing plant, the plant is required to process material extracted from the mineral site at which it is located (or extensions or satellite sites to it) or brought into the depot by rail, unless mineral imports have been permitted under policy 12; or, 2. In the case of manufacturing plant the greater part of the minerals used in the manufacturing process are extracted from the mineral site concerned (or extensions or satellite sites to it) or brought into the depot by rail, unless mineral imports have been permitted under policy 12 or, 3. In the case of ancillary development, the development is used solely in connection with the administration or servicing of the mineral site or depot concerned (or extensions/satellites or adjacent sites); and, 4. In all cases the development will be removed and the site satisfactorily restored within an agreed timescale following the cessation of mineral extraction from the site, unless mineral imports have been permitted under policy 12; and, 5. The proposal complies with all relevant policies of this plan.
Policy 12	The importation of mineral to existing processing or manufacturing plant will only be permitted when such importation will not give rise to unacceptable environmental impacts, where raw materials required for manufacturing plant are not available on site, or where small amounts of material are required for blending.
Policy 13	Minerals development will only be permitted when the proposals safeguard the amenity and character of any nearby dwellings and settlements by including: <ol style="list-style-type: none"> 1. A scheme of working to minimise the period of operations in sensitive areas; and, 2. Provision for an adequate buffer zone to the workings incorporating landscaping and planting, appropriate to the existing landscape and consistent with the proposed after use of the site, that would be necessary to minimise any significant adverse

	amenity impacts.
Policy 14	Unless exceptional circumstances prevail, minerals development on “the best and most versatile” agricultural land, will only be permitted when the applicant can demonstrate that site working, restoration and aftercare will be carried out in a manner which will preserve the long term potential of the site to be used as the “best and most versatile” land.
Policy 15	Proposals for minerals development, including the restoration of mineral workings will only be permitted when the proposals (including any mitigation measures) will not, have a significant impact on: <ul style="list-style-type: none"> • The flow, quantity or quality of groundwater, water abstractions, watercourses, other water bodies and associated wetland areas; and, • The drainage of the site or other land, will not unacceptably increase the risk of flooding either on site or elsewhere.
Policy 16	The de-watering of mineral sites will only be permitted when any consequent lowering of groundwater levels around the site can be controlled so as not to unacceptably affect; <ol style="list-style-type: none"> 1. Flows and levels in nearby watercourses and canals; 2. Levels in nearby lakes; 3. Existing water abstractions, 4. Natural habitats or land uses, and 5. The built environment.
Policy 17	Minerals development in hydrologically/hydrogeologically sensitive areas, will only be permitted when the hydrological/ Hydrogeological impact of the development both on, and off site is subject to a scheme of regular ongoing monitoring and the monitoring data is provided for independent analysis. Contingency plans will also be required to mitigate any unacceptable impacts on the water environment. These plans shall be implemented when monitoring indicates that such action is required.
Policy 18	Rivers, watercourses and other water bodies will require protection from minerals development. Where appropriate, a buffer zone, undisturbed by mineral operations shall be provided between the development and the watercourse/ water body where nature conservation and ecological interests can be retained.
Policy 19	Minerals development that is likely to materially reduce the nature conservation value of a nationally designated nature conservation site will only be permitted when it can be demonstrated that other material considerations outweigh the special interests of the site and the proposals include mitigation measures to prevent unacceptable damage. Minerals development that is likely to materially reduce the nature conservation value of an internationally designated nature conservation site will only be permitted where the development cannot be met from an alternative existing source with less adverse impact and where there are imperative reasons of overriding public interest. Where priority species and habitats are affected, development should proceed only if required for reasons of human health and safety, or where they would result in beneficial wider consequences of primary importance to the environment.

Policy 20	Mineral developments which are likely to result damage to the overall nature conservation value of a local nature reserve or any other site of recognised local nature conservation value; or in significant adverse loss of wildlife habitats in them, will only be permitted when; 1. Material planning considerations arising from the development, outweigh the adverse impacts on the nature conservation value of the site; and, 2. The proposals minimise any significant adverse unacceptable ecological / nature conservation impact of the development to acceptable levels.
Policy 21	Minerals development proposals will not be permitted where a significant adverse impact would result to wildlife habitats or protected species. In order to maintain biodiversity, compensatory measures will be sought where adverse impacts to wildlife habitats are likely to occur as a result of any minerals development.
Policy 22	Minerals development which may prejudice the purpose of the designation of the new forest heritage area or any area of outstanding natural beauty will only be permitted when it can be proven that: 1. There is an overriding need for the development to take place in the public interest, which cannot be practically met from any more environmentally acceptable location outside the designated area; and, 2. The proposal minimises the landscape impact of the development to acceptable levels.
Policy 23	Minerals developments which are likely to unacceptably impact on a special landscape area or any other area of special landscape importance defined in local plans will only be permitted when: 1. Material planning considerations arising from the development, outweigh the adverse impact on the landscape value of the site, and 2. The proposals minimise the landscape impact of the development to acceptable levels.
Policy 24	Minerals development that would adversely affect the archaeological landscape of a world heritage site or the fabric or setting of their monuments will not be permitted.
Policy 25	Minerals development which will have a significant adverse impact on the interest of nationally important archaeological sites, monuments and their settings, including both scheduled and non-scheduled sites of national importance, will be permitted only when the satisfactory preservation of the remains "in situ" is provided.
Policy 26	Minerals development which is likely to damage regionally or locally important archaeological remains will only be permitted when the preservation of the remains "in situ" is not justified. When development is permitted, appropriate and satisfactory provision shall be made for the excavation and recording of the remains by a qualified archaeological contractor.
Policy 27	Minerals development which would unacceptably affect the character, appearance, setting or historic/architectural value of historic buildings, historic parks and gardens and other designated historic buildings and areas of recognised historic importance, will only be permitted when; 1. Material planning considerations outweigh the desirability of conserving the building or site; and, 2. The proposals have been designed to minimise the impact of the development on features of historic interest, including, where

	appropriate, the restoration of the historic features on, or around the site, and comply with all other relevant policies of this plan. Additionally, where these features are of national importance, minerals development proposals will only be permitted when there is no alternative less damaging location available for the development or where development cannot be met from an alternative existing source with less adverse impacts.
Policy 28	Where minerals development affects the route of disused canals agreement will be sought to safeguard the route and vertical alignment for future restoration.
Policy 29	Minerals development in the vicinity of airfields and Salisbury plain will be critically assessed and will only be permitted when it is proven that the proposal will not constitute an unacceptable risk to aircraft safety.
Policy 30	Where minerals development proposals affect public rights of way, planning permission will be granted only when it is demonstrated that the minimum interference of the right of way will be achieved through its protection or the diversion and where desirable, reinstatement of its original route.
Policy 31	Minerals development will only be permitted when the proposals (including those for amended working and restoration) provide for the satisfactory restoration of the site at the earliest practicable opportunity to an appropriate landform and landscape character, which is capable of supporting a beneficial after-use, in accordance with an approved scheme.
Policy 32	On completion of extraction, mineral sites should be restored to a beneficial after-use, with priority given to use for either nature conservation, forestry, or (in accordance with policy 14) agriculture.
Policy 33	Where appropriate, planning obligations to provide environmental and other public benefits will be sought in the form of voluntary agreements to: <ol style="list-style-type: none"> 1. Secure the long term management and future of restored mineral workings to a beneficial after-use; and, 2. Conserve and enhance the environment of the site and the surrounding area, including the provision of replacement habitat and facilities for improved public access and recreation. Such benefits should be necessary, relevant to planning and directly, fairly and reasonably related to the proposed development in both scale and kind.
Policy 34	Stocks of permitted reserves of crushed rock, sharp sand and gravel and soft sand (landbanks) will be maintained throughout the plan period in accordance with government guidance when development proposals accord with all other relevant policies of this plan.
Policy 35	The following areas identified on the proposals map, are defined as preferred areas for the extraction of sharp sand and gravel: <ol style="list-style-type: none"> 1. Land east of Latton. 2. Eysey manor farm. 3. Alex farm. 4. Land north west of Water Eaton house. 5. Round house farm. 6. Land north west of Latton.

	<p>Planning permission will be granted for the extraction of sharp sand and gravel from these preferred areas provided that the proposals do not give rise to any overriding adverse environmental impact, and address the development control criteria set out in the site assessments for each preferred area.</p>
Policy 36	<p>Planning permission for the winning and working of sharp sand and gravel from outside the preferred areas defined in policy 35 will be granted only when the development will meet an actual or forecast shortfall in the landbank, complies with the site selection criteria incorporated in the policies of chapters 2,3 and 5 of this plan and either:</p> <ol style="list-style-type: none"> 1. It is considered unlikely that sufficient mineral resources will be released in the defined preferred areas to make good the shortfall in the landbank; or, 2. The application site, when considered on its merits, is demonstrated to be equally, or more acceptable in planning terms than the defined preferred areas, or 3. It is demonstrated that the mineral is required for a particular use for which existing sources of supply are not suitable.
Policy 37	<p>Permission for the winning and working of soft sand where material planning objections outweigh planning benefits will only be granted when either:</p> <ol style="list-style-type: none"> 1. The development will meet an actual or forecast shortfall in the soft sand landbank based on the mean annual soft sand production rate derived from the rawp apportionment of the governments most recently approved aggregate forecasts, or: 2. It is demonstrated that the mineral is required for a particular use for which existing permitted soft sand reserves are not suitable. <p>In addition, all proposals for the extraction of soft sand should comply with the provisions of the policies in chapters 2 and 3 of this plan.</p>
Policy 38	<p>Notwithstanding the requirements of policy 36, extensions to existing soft sand and sharp sand and gravel workings will be permitted provided that either;</p> <ol style="list-style-type: none"> 1. The development will meet an actual or forecast shortfall in the soft sand or sharp sand and gravel landbank, or: 2. The mineral would be sterilised if planning permission were not granted, and, <p>In all cases the proposals comply with all other relevant policies of this plan.</p>
Policy 39	<p>Where proposals for the winning and working of crushed rock are likely to give rise to material planning objections, planning permission will only be granted when either:</p> <ol style="list-style-type: none"> 1. The development will meet an actual or forecast shortfall in the crushed rock landbank, calculated on an average of the latest 3 years production levels or, 2. It is demonstrated that the mineral is required for a particular use for which material from existing sources is either unsuitable or unavailable <p>In addition, all proposals for the extraction of crushed rock should comply with the site selection criteria incorporated in the provisions of the policies in chapters 2 & 3 of this plan.</p>

Policy 40	<p>Planning permission for facilities for the reception and distribution of imported alternative aggregate, including secondary aggregates, and the use of land for the erection of plant and machinery for the production or processing of secondary aggregates, will be granted provided that:</p> <ol style="list-style-type: none"> 1. Access to the site and the local highway network, and traffic movement within the site are suitable for the traffic likely to be generated by the development; and, 2. The site is well located in relation to the road and, if appropriate rail network; and, 3. The proposal will not give rise to any overriding environmental impacts and complies with all other relevant policies of this plan.
Policy 41	<p>Mineral extraction from borrow pits to supply specific construction projects will be permitted provided that;</p> <ol style="list-style-type: none"> 1. The mineral extracted is used only in connection with the specific construction project with which the borrow pit is associated, and, 2. Supplying the required mineral from the proposed borrow pit will result in less adverse impact than using material from any established source of supply, including recycled or alternative aggregates, and, 3. The site lies within the corridor of disturbance of the construction project with which it is associated, and, 4. The site will be satisfactorily restored in accordance with an approved scheme, and, 5. The proposal complies with all relevant policies of this plan.
Policy 42	<p>Mineral extraction and associated development will not be permitted in settlement protection zones defined on the proposals map.</p>
Policy 43	<p>Minerals development between Latton and Castle Eaton, including preferred areas 1 - 5 will be accessed either:</p> <ol style="list-style-type: none"> 1. From the c124/c116 proposed eastern spine road via short lengths of suitably improved existing side road in order to limit the number of new junctions onto the proposed eastern spine road, or where this is impracticable, or 2. Directly from the c124/c116 proposed eastern spine road unless other means can be demonstrated to be acceptable.
Policy 44	<p>Minerals development which would generate increased lorry traffic on the c124/c116 proposed eastern spine road will not be allowed to commence until affected parts of the route are improved to a standard suitable to safely accommodate the amount and type of traffic likely to be generated by that development.</p>
Policy 45	<p>Minerals development in the Cotswold water park will only be permitted if it can be demonstrated to be compatible with maintaining and/or improving the nature conservation value of the Cotswold water park, in particular the safeguarded lakes of importance for wintering and breeding birds shown on the proposals map as well as other habitats contributing to the biodiversity of the water park, unless exceptional material considerations outweigh these interests.</p>
Policy 46	<p>Minerals development proposals which would affect an “archaeological area” as shown on the proposals map, should provide for the independent evaluation, definition and, where appropriate, safeguarding of the area.</p>
Policy 47	<p>Minerals development proposals for sites within the central section of the upper Thames valley, between Latton and Castle Eaton, incorporating preferred areas 1-6 must, where relevant, provide for the restoration of sites in conformity with the following objectives: To:</p> <ol style="list-style-type: none"> 1. Avoid the creation of large areas of open water,

	<p>2. Create diverse rich habitats for the benefits of nature conservation including wetlands, woodlands and other land-based habitats,</p> <p>3. Maintain the potential of areas of the best and most versatile agricultural land,</p> <p>4. Minimise any potential adverse impacts on groundwater, and surface water and land drainage to acceptable levels,</p> <p>5. Create a landscape appropriate to the character of the area,</p> <p>6. Safeguard, and where possible enhance the nature conservation value of the river Thames, its tributaries and their environment, and,</p> <p>7. Avoid any increase in hazards to aircraft safety from Fairford and South Cerney airfields.</p>
Policy 48	Reserves of chalk and clay for cement manufacture will be maintained throughout the plan period to serve Westbury cement works in accordance with government guidance, when development proposals accord with all other relevant policies of this plan.
Policy 49	<p>The following areas, identified on the proposals map, are defined as a preferred areas for the extraction of raw chalk materials for cement manufacture at Westbury cement works:</p> <p>Preferred area for chalk: land adjacent to the existing chalk quarry.</p> <p>The following area, identified on the proposals map is defined as a preferred area for clay for cement manufacture at Westbury cement works:</p> <p>Preferred area for clay: land north of Capps Lane farm.</p> <p>Planning permission will be granted within these areas provided that the proposals will not give rise to any overriding environmental impact, comply with other relevant policies of this plan, and in the preferred area for chalk address the development control criteria set out in the site assessments for each preferred area. In particular the preferred area for chalk must be restored to a mix of greened slopes and exposed chalk faces for nature conservation purposes.</p>
Policy 50	<p>Planning permission for the extraction of chalk and clay for Westbury cement works from outside the preferred areas defined in policy 49 will be granted only when:</p> <ol style="list-style-type: none"> 1. The development is required to maintain the landbank in accordance with government guidance, which cannot be met from within existing preferred areas; and, 2. The application site, when considered on its merits, is demonstrated to be equally, or more acceptable in planning terms than the defined preferred areas; and, 3. The proposal does not give rise to any overriding environmental impact and complies with other relevant policies of this plan.
Policy 51	The extraction of non-aggregate minerals, other than those used in the manufacture of cement, will be permitted when the proposal will not give rise to any overriding environmental impact and complies with all relevant policies of this plan.
Policy 52	Following the discovery of oil or gas bearing formations through exploratory drilling, an overall appraisal scheme identifying the measures to be taken to define the area of possible operation will be required. Future exploratory wells and other associated plant will only be permitted within the framework of this appraisal scheme if the development is necessary to confirm geological structures or the presence of oil or gas, and will be subject to all relevant policies of this plan.

Policy 53	Proposals for facilities required for commercial oil or gas production including gathering stations, further drilling, pipelines, transport facilities and other associated plant will only be considered within the framework of an agreed overall development scheme providing for the full development of an oil or gas field. Such schemes should accord with all relevant policies of this plan.
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Wiltshire and Swindon Waste Local Plan (March 2005)

Policies	Content
Policy 1	<p>To assist in achieving sustainable waste management and the BPEO, planning applications for waste management proposals must demonstrate to the satisfaction of the Waste Planning Authorities that they have had regard as appropriate to the need to:</p> <ul style="list-style-type: none"> a) contribute to an adequate and integrated network of waste management facilities; b) meet local and national waste management targets and take full account of the Plan's waste hierarchy by maximising opportunities for waste elimination, reduction, re-use, recycling/composting and energy recovery in that order of priority; c) reduce consumption of, and efficiently use, primary resources; d) minimise the distance waste has to be transported; e) maximise opportunities for transporting waste by rail or water; f) protect and where required enhance environmental, economic, social and community assets g) optimise the use of previously developed or used land or buildings; and h) conform to the precautionary principle.
Policy 2	<p>Waste management proposals will only be permitted where:</p> <ul style="list-style-type: none"> a) there is a demonstrated need to cater for Wiltshire and Swindon's waste arisings; or b) there is a need to meet a demonstrated cross boundary requirement, which accords with the proximity principle, and to provide for waste arising within the Plan Area; or c) in the case of landfill, the development is needed for operational or restoration purposes; and where the need for the development outweighs any material planning objections.
Policy 3	<p>Strategic waste management facilities (other than landfill / landraise and incineration without energy recovery) will be permitted at the locations in Schedule 1 provided the application demonstrates to the satisfaction of the WPAs that the proposal complies with Policies 1,2 and 5 to 10 of this Plan.</p> <p>Such proposals shall include provision for the on-site recovery of waste materials where appropriate to achieve the BPEO. Where proposals are for facilities that fall below recycling and composting in the waste hierarchy, the applicant must demonstrate that the proposal will not compete for waste arisings that would otherwise be recycled or composted or for which capacity is likely to be provided within the Plan period for recycling or composting. Proposals for strategic facilities at locations not identified in Schedule 1 will only be permitted:</p> <ul style="list-style-type: none"> a) where it can be demonstrated that the preferred areas for strategic facilities are no longer either available or suitable for the proposed development ; or b) where the proposal would meet a strategic requirement not provided for in Schedule 1; or c) where it can be demonstrated that the proposal would be the BPEO for the area it would serve, and would contribute to the

	achievement of the BPEO for the Plan area and the region as a whole.
Policy 4	<p>Local waste management facilities will be permitted at the locations shown in Schedule 2 provided the application demonstrates to the satisfaction of the WPAs that the proposal complies with Policies 1, 2 and 5 to 10 of this Plan. Proposals for local facilities at locations not identified in Schedule 2 will only be permitted:</p> <ul style="list-style-type: none"> a) where it can be demonstrated that the Preferred Areas for local facilities are no longer either available or suitable for the proposed development; or b) where the proposal would meet a local requirement not provided for in Schedule 2; or c) where it can be demonstrated that the proposal would be the BPEO for the area it would serve, and would contribute to the achievement of the BPEO for the Plan area and the region as a whole.
Policy 5	<p>The Waste Planning Authorities will seek to safeguard the following sites for waste management facilities:</p> <ul style="list-style-type: none"> a) the Preferred Areas listed in Schedules 1 and 2 (policies 3 and 4); b) existing waste facilities listed in Appendices 6, 7, 8 and 9, where these are appropriate for continued use; and c) other sites where planning permission is granted for waste management facilities. <p>The Waste Planning Authorities will oppose proposals for development within or adjacent to these sites, where it is demonstrated that they would prevent or unreasonably restrict use of the sites for waste management facilities.</p> <p>Where sites are established industrial estates or business parks or are identified for employment uses in District Local Plans, the Waste Planning Authorities will only oppose proposals for employment development where they would prevent or unreasonably restrict waste development that has planning permission. Such safeguarding will apply only to the site that has planning permission for waste development, and any land immediately adjacent to that site where safeguarding is clearly necessary.</p>
Policy 6	<p>Proposals for new and/or extended waste management facilities will only be permitted where it can be demonstrated that there will be no significant adverse impact on the environment, human health or amenity. A high standard of design will be required and applicants will need to demonstrate in their application that their proposals fulfil the following requirements:</p> <ul style="list-style-type: none"> a) Safeguarding the amenity and character of any nearby dwellings, settlements and other nearby, sensitive land uses, including urban green spaces, and the countryside. In addition waste management development should not impede the improvement of adjoining areas of degraded environment; b) High quality design of the site, buildings, structures and access roads, to achieve an acceptable visual impact on the surrounding area; c) The control of noise and light emissions and their impact on existing or committed noise or light sensitive development or areas; d) The control of air emissions, including smell and dust; e) The need to avoid the creation of contaminated land; f) Control of the impacts of traffic movement on local communities, sensitive areas and the highway network, including making the best

	<p>and most efficient use of strategic and local lorry routes. Where appropriate, applications should be accompanied by a Transport Assessment which addresses the impact on the road network of traffic generated by the proposed development;</p> <p>g) Protection of the best and most versatile agricultural land;</p> <p>h) Protection and where appropriate enhancement of the water environment, including protection of groundwater, watercourses and other surface water, the avoidance of flood risk and the efficient use of water;</p> <p>i) Protection and where appropriate enhancement of any affected designated sites of nature conservation, habitat and biodiversity, landscape, countryside, archaeological and/or cultural heritage importance, including listed buildings and conservation areas, taking into account the objectives of the designations;</p> <p>j) Protection of other features identified as being important for biodiversity, and any rare and protected species;</p> <p>k) Protection of important local landscapes;</p> <p>l) Protection of the settings of listed buildings, conservation areas and scheduled monuments;</p> <p>m) Protection of other important archaeological remains, parks and gardens of historic interest and the Roundway Down Battlefield;</p> <p>n) Protection of other recreational, cultural and tourism assets;</p> <p>o) The safeguarding of rights of way;</p> <p>p) The safeguarding of canal and railway routes where their re-use may be achievable; and</p> <p>q) The requirement to safeguard airfields.</p>
Policy 7	Favourable consideration will be given to proposals for waste management facilities which enable the transfer of waste from road transport to rail, river or canal, as part of an integrated transport network.
Policy 8	<p>Planning permission for waste management development where reinstatement is required will only be granted if;</p> <p>a) The proposals provide for satisfactory restoration of the site at the earliest practicable opportunity to an appropriate landform and landscape character capable of supporting a beneficial after-use; and</p> <p>b) Where appropriate, a scheme of aftercare for the site is provided.</p>
Policy 9	Favourable consideration will be given to planning applications for development proposals required for the purpose of eliminating, reducing or re-using waste, or which incorporate waste minimisation and re-use measures.
Policy 10	<p>Planning applications for development which is expected to generate waste through the construction process and the subsequent operation / occupation of the development itself must be accompanied by a waste audit to include the following details:</p> <p>a) the type and volume of waste that the development process will generate (the development process comprises the construction process and any other operations necessary to bring the development into being);</p> <p>b) the steps to be taken to reduce, re-use and recycle any waste that is produced through the development process;</p>

	<p>c) the steps to be taken to minimise the use of raw materials in the development process;</p> <p>d) the steps to be taken to minimise the pollution potential of unavoidable waste;</p> <p>e) the steps to be taken to dispose of any unavoidable waste in an environmentally acceptable manner;</p> <p>f) the steps to be taken to ensure maximum waste recovery (e.g. recycling and composting) once the development is completed/occupied; and</p> <p>g) proposals for the transport of waste created during the development process and subsequent use of the site.</p>
<p>Policy 11</p>	<p>Materials recovery and recycling facilities outside of the Preferred Areas identified in Policies 3 and 4 will be permitted at the following locations:</p> <p>a) existing or proposed general industrial areas; or</p> <p>b) previously used or developed land or buildings; or</p> <p>c) in association with other waste management development; or</p> <p>d) at current landfill sites, provided the development, either on its own or cumulatively when considered with other development, does not unduly prejudice the agreed restoration timetable or otherwise unduly extend the anticipated life of the site. (The use of the facilities will be required to cease prior to the permitted completion date of the site unless an extension of time to retain such facilities is granted); or</p> <p>e) where proposals are for “bring sites” with public access for recycling, other suitable locations accessible to the community, within previously developed areas or land allocated for development provided the application demonstrates to the satisfaction of the Waste Planning Authorities that the proposal meets the relevant criteria set out in Policy 3 and 4. The proposal should also comply with Policies 1, 2 and 5 to 10 of this Plan.</p> <p>Sites offering access to the public should provide for people with disabilities and serve as wide a cross section of the community as possible. Encouragement will be given to the provision of facilities that can be accessed by public transport, walking and cycling.</p>
<p>Policy 12</p>	<p>Inert waste recovery/recycling facilities outside of the Preferred Areas identified in Policies 3 and 4 will be permitted at the following locations:</p> <p>a) existing or proposed general industrial areas; or</p> <p>b) previously used or developed land or buildings; or</p> <p>c) in association with other waste management development; or</p> <p>d) existing or proposed mineral working and landfill sites, provided the development, either on its own or cumulatively when considered with other development, does not unduly prejudice the agreed restoration timetable or otherwise unduly extend the anticipated life of the site. (The use of the facilities will be required to cease prior to the permitted completion date of the site unless an extension of time to retain such facilities is granted) provided the application demonstrates to the satisfaction of the Waste Planning Authorities that the proposal meets the relevant criteria set out in Policies 3 and 4. The proposal should also comply with Policies 1, 2 and 5 to 10 of this Plan.</p>

Policy 13	Scrapyards and vehicle dismantling facilities outside the Preferred Areas identified in Policies 3 and 4 will be permitted at the following locations: a) existing or proposed general industrial areas; or b) previously used or developed land or buildings provided the application demonstrates to the satisfaction of the WPAs that the proposal complies with Policies 1, 2 and 5 to 10 of this Plan.
Policy 14	<p>Planning Applications for major development and other proposals likely to attract a significant number of people will be required to provide for, as an integral part of the design of development, the provision of:</p> <p>a) facilities for the public to recycle/compost waste (bring systems); and/or</p> <p>b) facilities within individual or groups of properties or premises for the source separation and storage of different types of waste for recycling and / or composting.</p> <p>Such provision will be expected to have regard to the provision of facilities already existing in the locality, to the existing Recycling Plan or Municipal Waste Management Strategy relevant to the area concerned and should comply with Policies 1, 2 and 5 to 10 of this Plan.</p>
Policy 15	<p>Indoor waste composting facilities outside the Preferred Areas identified in Policies 3 and 4 will be permitted at the following locations:</p> <p>a) existing or proposed general industrial areas; or b) within existing appropriate buildings not requiring significant adaptation or extension; or c) previously used or developed land; or d) in association with other waste management development; or e) at current landfill sites, provided the development, either on its own or cumulatively when considered with other development, does not unduly prejudice the agreed restoration timetable or otherwise unduly extend the anticipated life of the site. (The use of the facilities will be required to cease prior to the permitted completion date of the site unless an extension of time to retain such facilities is granted) provided the application demonstrates to the satisfaction of the WPAs that the proposal meets the relevant criteria set out in Policy 3 and 4. The proposal should also comply with Policies 1, 2 and 5 to 10 of this Plan.</p>
Policy 16	<p>Outdoor waste composting facilities outside of the Preferred Areas identified in Policies 3 and 4 will be permitted at the following locations: a) existing areas of hardstanding; or b) in association with other waste management development; or c) at sewage treatment works; or d) where the compost is to be used as part of a reclamation process on adjoining land; or e) where the proposal is ancillary to existing agricultural or forestry processes; or f) existing or proposed mineral working and landfill sites, provided the development, either on its own or cumulatively when considered with other development, does not unduly prejudice the agreed restoration timetable or otherwise unduly extend the anticipated life of the site. (The use of the facilities will be required to cease prior to the permitted completion date of the site unless an extension of time to retain such facilities is granted) provided the application demonstrates to the satisfaction of the WPAs that the proposal meets the relevant criteria set out in Policy 3 and 4. The proposal should also comply with Policies 1, 2 and 5 to 10 of this Plan.</p>
Policy 17	<p>Small scale waste to energy recovery facilities outside the Preferred Areas identified in Policy 3 will be permitted at the following locations:</p> <p>a) existing or proposed general industrial areas; or</p>

	<p>b) previously used or developed land; or</p> <p>c) in association with other waste management development; or</p> <p>d) at existing landfill sites, provided the development, either on its own or cumulatively when considered with other development, does not unduly prejudice the agreed or anticipated restoration timetable of the landfill provided the application demonstrates to the satisfaction of the WPAs that the proposal meets the relevant criteria set out in Policy 3 and will not compete for waste arisings which would otherwise be re-used, recycled or composted or for which capacity is likely to be provided during the Plan period for re-use, recycling or composting.</p> <p>The proposal should also comply with Policies 1, 2 and 5 to 10 of this Plan and make provision for the on-site recovery of waste material where appropriate to achieve the BPEO.</p>
Policy 18	Proposals for the spreading on to land of untreated liquids, sludge discards, sewage sludge, soil or any derivative thereof will be permitted where the application demonstrates to the satisfaction of the WPAs that the proposal would achieve agricultural improvements and complies with Policies 1 and 6 of this Plan.
Policy 19	<p>Extensions to existing landfill sites will only be permitted where the application demonstrates to the satisfaction of the WPAs that the proposal:</p> <p>a) is necessary for operational or restoration purposes;</p> <p>b) provides for on-site recovery of waste wherever this would achieve the BPEO;</p> <p>c) makes provision for the management and control of the generation of any leachate and landfill gas including, where appropriate, the recovery of energy from landfill gas; and</p> <p>d) complies with Policies 1, 2 and 5 to 10 of this Plan.</p>
Policy 20	<p>New landfill sites will only be permitted where the application demonstrates to the satisfaction of the WPAs that the proposal:</p> <p>a) provides for the on-site recovery of waste wherever this would achieve the BPEO;</p> <p>b) makes provision for the management and control of the generation of any leachate and landfill gas, including, where appropriate, the recovery of energy from landfill gas; and</p> <p>c) complies with Policies 1, 2 and 5 to 10 of this Plan.</p> <p>Priority will then be given to proposals that demonstrate that there are no other practical options for achieving beneficial restoration and afteruse of the proposed site (usually worked out mineral sites or previously used or developed land) within an acceptable timescale.</p>
Policy 21	<p>There will be a general presumption against landraising proposals unless the application demonstrates to the satisfaction of the WPAs that the proposal:</p> <p>a) will not result in significant adverse impact upon the landscape;</p>

	<p>b) is necessary for operational or restoration purposes at existing landfill / landraise sites or is necessary to satisfactorily restore previously developed land;</p> <p>c) provides for on-site recovery of waste wherever this would achieve the BPEO;</p> <p>d) makes provision for the management and control of the generation of any leachate and landfill gas including, where appropriate, the recovery of energy from landfill gas; and</p> <p>e) complies with Policies 1, 2 and 5 to 10 of this Plan.</p>
Policy 22	<p>There will be a general presumption against incineration without energy recovery proposals unless the application demonstrates to the satisfaction of the WPAs that:</p> <p>a) the proposal is the BPEO for the waste concerned;</p> <p>b) provision has been made for the on-site recovery of waste wherever this would achieve the BPEO; and</p> <p>c) the proposal complies with other relevant Policies 1, 2 and 5 to 10 of this Plan.</p> <p>Proposals should make use of previously developed land or buildings.</p>
Policy 23	<p>The WPAs will permit the development and extension of existing sites for hazardous and clinical waste treatment facilities, provided the application complies with Policies 1, 2 and 5 to 10 of this Plan.</p> <p>Development of new sites for hazardous and clinical waste treatment facilities will only be permitted on land within general industrial areas or on appropriately located, previously used or developed land or buildings. Applications should demonstrate to the satisfaction of the WPA that the proposal:</p> <p>a) cannot feasibly be carried out within the capacity of existing sites and buildings;</p> <p>b) cannot be accommodated as an extension to existing sites;</p> <p>c) complies with Policies 1, 2 and 5 to 10 of this Plan.</p>
Policy 24	<p>The WPAs will permit the development and extension of existing sites for waste water treatment provided the application complies with Policies 1, 2 and 5 to 10 of this Plan.</p> <p>The WPAs will permit the development of new greenfield sites for waste water treatment facilities, where the application demonstrates to the satisfaction of the WPA that the proposal:</p> <p>a) cannot feasibly be carried out within the capacity of existing sites and buildings;</p> <p>b) cannot feasibly be carried out on previously developed land;</p> <p>c) cannot be accommodated as an extension to existing sites;</p> <p>d) complies with Policies 1, 2 and 5 to 10 of this Plan.</p>

Wiltshire Structure Plan: Minerals policies

Policies	Content
MSP1	<p>A contribution to meeting local, regional and national needs for minerals will be maintained at a level which is appropriate to the nature and extent of the plan area's mineral resources and which would not give rise to unacceptable impacts. Mineral developments and associated development which would have significant adverse effects on the environment will be resisted, unless the need for the particular mineral is overriding. Encouragement will be given to the efficient use of all minerals and maximising the use of secondary and recycled aggregates wherever practicable to reduce the need for mineral extraction.</p>
MSP2	<p>Within areas of outstanding natural beauty and the new forest heritage area, proposals for the extraction of sand and gravel, crushed rock, clay or chalk, should be assessed and demonstrated to be in the public interest and will only be permitted in exceptional circumstances.</p>
MSP3	<p>Land used for minerals exploration or working or for associated plant or buildings should be restored at the earliest opportunity to a state which will preserve or enhance the overall quality of the environment and which is suitable for a beneficial after-use appropriate to the location. in particular:</p> <ol style="list-style-type: none"> 1. The agricultural potential of any area of best and most versatile agricultural land should be maintained or enhanced by restoration of the site; and 2. Where appropriate, restored land should be subject to a period of aftercare.
MSP4	<p>Significant workable mineral deposits should be safeguarded against other forms of development and, whenever practicable, minerals should be extracted prior to any development which could result in their sterilisation.</p>
MSP5	<p>The mineral planning authorities will seek to:</p> <ol style="list-style-type: none"> 1. Maintain a landbank for sand and gravel in accordance with government guidance. in doing so, separate landbanks will be maintained for soft sand and for sharp sand and gravel: and, 2. Identify preferred areas, areas of search and site selection criteria for the extraction of soft sand and sharp sand and gravel in the minerals local plan based on the sub-regional apportionment as agreed by the regional aggregates working party to ensure the maintenance of the landbanks.
MSP6	<p>Provision for the extraction of cement raw materials will be sought in the vicinity of westbury cement works to maintain landbanks in accordance with government guidance, subject to safeguarding the environment.</p>
MSP7	<p>Provision should be sought, where appropriate, for the transportation of minerals by rail or pipeline subject to environmental safeguards.</p>
MSP8	<p>Facilities for the appraisal or production of oil or gas will be controlled so as to ensure that regard is paid to their cumulative impacts on the environment.</p>