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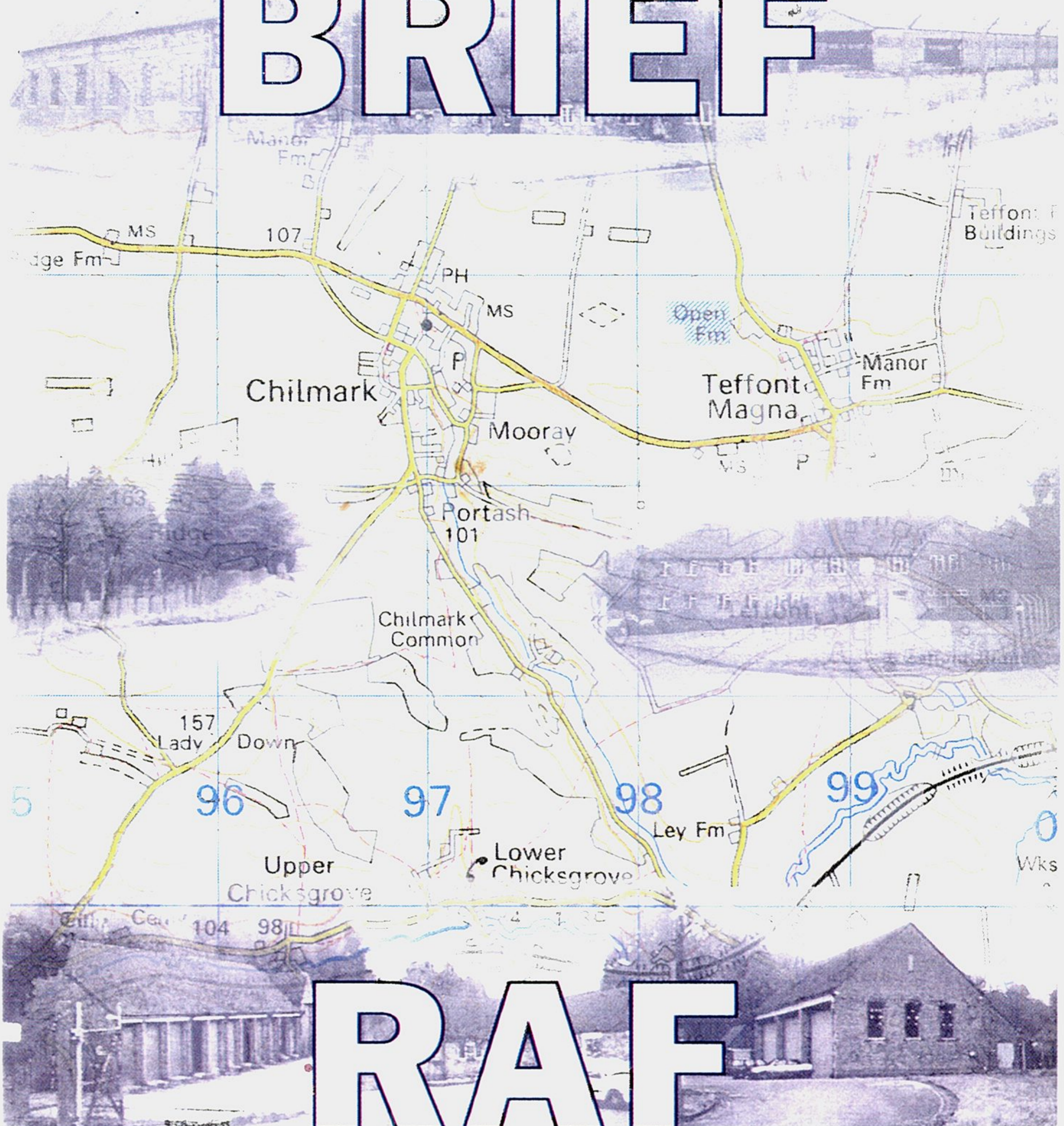
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SALISBURY
District Council

PLANNING

BRIEF



RAF CHILMARK

December 1999

Consultation Draft

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SALISBURY
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1.0 Introduction and Background

1.1 This brief relates to the area known locally as RAF Chilmark which is located approximately 20 kilometres west of Salisbury and 5 kilometres north east of Tisbury, between the A303 and the A30. The site is shown on Plan One. It comprises a number of different sites and is located in a predominantly rural part of the District. RAF Chilmark lies within the Cranborne Chase and West Wilts AONB and part of the site is also designated as Chilmark Quarries Site of Special Scientific Interest. This site has also been submitted to the EC, and has the status of a candidate Special Area of Conservation.

1.2 RAF Chilmark closed on 31st March 1995, and it is the MoD's intention to dispose of the site by the end of March 2000. The site is also the subject of a separate feasibility study funded by Salisbury District Council, Wiltshire County Council and the Rural Development Commission, with the support of a European "Konver" grant. The MoD and English Nature are involved with the management of the work. A liaison group including the relevant parish councils has also been set up to keep interested parties informed of the Chilmark study. The study was completed in March 1999 and a copy of its executive summary is at Appendix 1. It is the MoD's intention to dispose of the site by the end of March 2000.

2.0 Purpose of the Brief

2.1 The purpose of this brief is fourfold:

- to describe the various parts of the site and, where appropriate, the buildings and other structures upon them;
- to identify the various development plan policies applicable to the site;
- to highlight the constraints and attributes which affect the site; and
- to outline the types of development which would, in principle, be acceptable to the Local Planning Authority.

2.2 It must be stressed that whilst the brief seeks to amplify the requirements of the local plan policies, it does not form part of the Local Plan and has no statutory status. The contents of the brief form Supplementary Planning Guidance and they will be taken into account by the Local Planning Authority in the consideration of planning applications concerning the site.

2.3 Whilst every effort has been made to ensure the accuracy of what follows, the Local Authority can accept no responsibility for any errors or omissions. In addition, no liability is accepted for any action arising from the use to which this planning brief may be put.

3.0 The Site and Its Surroundings

3.1 The RAF Chilmark site comprises four separate parcels of land:

- Station Headquarters North
- Station Headquarters South
- Proof Yard
- EM Valley

3.2 The full extent of these parcels are shown on Plan Two, with Plans Three and Four illustrating site boundaries and the location of existing buildings or structures on each site.

3.3 The sites, other than the SHQ South, are elongated along the north side of an unclassified road between Chilmark in the north and Fovant in the south. This is a narrow country route, with passing places at intervals along its route. The sites comprise a range of buildings within a predominantly semi-improved grassland setting. Other than on the Headquarters South, none of the buildings or sites have services to them.

3.4 The following gives a description of each site and the principal buildings it contains. Schedule One gives further information on the buildings and sets out the former uses and gross floor areas of each. Photographs A – G. illustrate the various structures on the site.

3.5 **Station Headquarters North.** This parcel totals 8.87 hectares and contains the majority of the built development on RAF Chilmark. The principal building is a large two storey brick building, which formerly housed office accommodation (Photo A). Within the site, to the rear of this building, are a number of single storey brick buildings, which provided ancillary office accommodation (Photo B). There are also large workshop/storage buildings within the site, (Photo C) and a

second area with a range of storage units in front of, and set below, the main building with an area of hardstanding between (Photo D).

- 3.6 The former quarry master's cottage, with accommodation behind, lies to the east of the main office building. This is constructed in Chilmark stone while the extensions to the rear are of brick. This building formerly housed the officers' mess, accommodation, bar, and function rooms. Buildings are generally of brick construction and appear to be in a reasonable structural condition. The northern part of the site contains part of the Chilmark Quarries SSSI.
- 3.7 **Station Headquarters South.** This site currently houses the security manpower for RAF Chilmark within a single storey 'L' shaped building with car parking in front (Photo E). This building appears to be in good condition. The site also includes the main entrance to the caves, which are also identified within the SSSI designation. The caves also house the majority of the bat population, which inhabits RAF Chilmark. This issue is raised later in this brief. The site covers 4.68 hectares in total.
- 3.8 **Proof Yard.** The proof yard contains a number of buildings along the former railway line, which ran through the site. These buildings have been used predominantly for testing of ordnance and storage purposes and tend to be single storey. More recently, this site has been used for the burning of ordnance found elsewhere within the Chilmark site. As a result of their previous use, most buildings are in a poor state of repair.
- 3.9 **EM Valley.** This is a long, narrow site with buildings and structures located at its northern and southern ends. The buildings to the north reflect those found in the Proof Yard, whilst the southern end is occupied by covered, raised loading bays adjacent to the former rail line (Photo G). These structures are constructed from corrugated iron and are in a poorer state of repair than the buildings elsewhere on the site.
- 3.10 The pattern of development on the Proof Yard and the EM Valley is of a more dispersed nature than that of the headquarters sites.

4.0 Planning Background and Replacement Salisbury District Local Plan

- 4.1 The Salisbury District Local Plan was adopted in March 1996 and will run to 2001. The District Council is currently progressing a replacement Local Plan, the Deposit Draft of which was published in June 1998. Relevant policies from the Local Plan are included at Appendix 2.
- 4.2 The Local Plan attempts to balance the need for new development and the re-use of existing buildings against the desire to conserve the natural environment. This is illustrated by, amongst others, policies E20, C5 and C24 of the Replacement Draft which form the basis of the approach taken by this brief.
- 4.3 Salisbury District includes extensive areas of land which are owned or controlled by the Ministry of Defence. Such sites lie in a variety of situations, some close to existing centres of population and others in more remote locations. Two of the sites are adjacent or close to the village of Dinton some two miles from RAF Chilmark. One site has already been converted to employment use, whilst the second, RAF Baverstock, is allocated in the Draft for Deposit Replacement Salisbury District Local Plan as suitable for mixed-use redevelopment.
- 4.4 Paragraph 2.15 of the Replacement Draft states in respect of MoD land
- “.....land outside built up areas which becomes surplus to defence requirements will be expected to remain undeveloped. Proposals for development, whether within or outside built-up areas, will be considered against the policies of this local plan, particularly any special designations such as a Site of Special Scientific Interest, a conservation area or the Stonehenge World Heritage Site.”
- 4.5 It is considered that, because of its remote location and poor access, RAF Chilmark is not suitable for promotion as an employment site in the replacement Local Plan. However, there may be potential for the re-use of some buildings within the site as set out in this brief and in accordance with Local Plan policies.
- 4.6 The MoD use is sui generis. Given that the various components of the site are interdependent, they cannot be treated as separate planning units. Planning permission will therefore be required for the re-use of the site. Any such application

should cover the entire site and include proposals for each structure and building on the site.

- 4.7 It is recognised that the closure of RAF Chilmark had a significant impact on the local economy, particularly in terms of the loss of jobs, which numbered approximately 200. This situation has been redressed, in part, with the opening of the Dinton Business Park, on the former RAF Dinton site. The Local Plan seeks to continue to encourage new job creation in appropriate locations in the local area with the allocation of land on the former RAF Baverstock site adjacent to the village of Dinton for employment use. There is some opportunity for this approach to be continued at RAF Chilmark as set out in this brief.

5.0 Development Constraints

- 5.1 It is the opinion of the District Council that, rather than considering the **possible** re-use of buildings on an individual basis, the nature of the site and its inherent complexities require a holistic approach to its future uses to be adopted. An Environmental Impact Assessment may be required depending on the proposed future use of the land. Applicants should therefore request a screening opinion as to whether or not such an assessment will be required at the earliest possible stage.
- 5.2 It must be accepted from the outset that the potential for the re-use of the site is severely constrained in the following respects:
- The principle of sustainability, having regard particularly to including the remote location of the site, and the poor quality of access
 - Chilmark Quarries SSSI
 - Bat population
 - The dangerous condition of the former mines
 - Contamination
 - Lack of services

These constraints are set out in greater detail below.

5.2 The Principle of Sustainability

5.2.1 The Council has embraced the principle of sustainability through the Replacement Local Plan, which promotes the concentration of new development on sites within or adjacent to existing major settlements which offer a full range of facilities.

5.2.2 The relatively remote location of the Chilmark site means that it is not considered to be a sustainable location in terms of its proximity to existing settlements, services and facilities. However, the Council is also aware of the need to address the issue of ensuring the maximum potential for the re-use of brownfield sites wherever appropriate within the District. This has been demonstrated, for example, in relation to the allocation of the RAF Baverstock site. It is considered, however, that the RAF Chilmark site, due to its character and location and the limited extent of built development over the site generally, it is not suitable for promotion as a development site in the replacement Local Plan.

5.3 Access

5.3.1 The remote location of RAF Chilmark is compounded by the poor quality of the local road network, particularly to the east towards Salisbury, north towards Amesbury, and the principal routes of the A36 and A303. Access to the site is along a single track, tarmac road, with passing places (Photo F).

5.4 Chilmark Quarries SSSI

5.4.1 Chilmark Quarries are important for both biological and geological interest, and are notified as a Site of Special Scientific Interest (SSSI). The formal details of the SSSI notification and a map showing its extent are included at Appendix 3. The site is also of European importance having candidate Special Area of Conservation (cSAC) status under the Habitats Directive. The qualifying interests are the internationally important populations of rare bats listed on Annex II of the Habitats Directive; the Bechstein's bat and the Barbastelle bat. The Directive requires member states to designate SACs for the conservation of Annex II species, establish appropriate management plans, and to avoid deterioration or damage to the natural habitats or habitats of species for which the areas for which the areas have been designated. It is Government Policy that, for the purposes of considering development proposals affecting them, candidate sites should be treated in the same way as European sites.

- 5.4.2 The biological interest relates mainly to the extensive system of caves, which represents one of the most important sites in Northern Europe for hibernating bats, attracted by the lack of disturbance and steady temperatures. The importance of the bat population is set out in greater detail later in the brief.
- 5.4.3 The geological interest of the site derives from its great importance for the late Jurassic rock sequence, which is exposed in the quarries. These include the only significant major exposures of the Portland and Purbeck beds outside the Dorset coast, and a specific outcrop known as the Chilmark oolites which occur only in this area. They have been studied by geologists for over a hundred years and have yielded abundant and well preserved fossils. The quarries and caves have been the source of building stone for hundreds of years. This is evident in many local buildings and in Salisbury Cathedral, and is still quarried nearby at Upper Chicks Grove. The underground stone quarry at Station Headquarters (North) is still operational.
- 5.4.4 Apart from the specific importance of the site for bats and geological interest, the site also includes areas of woodland and unimproved grassland which are important habitats for other wildlife, for example dormice and badgers, both of which are protected species. Most of the woodland is on the Headquarters North site within the SSSI.
- 5.4.5 The nature conservation value of the RAF Chilmark site is paramount and must be taken into account in any proposals for the re-use of the site. The designation of much of the site as SSSI/cSAC imposes certain constraints on the land and means that the rare species present, and their habitats, are protected under the Wildlife and Countryside Act and the Habitats Directive. Many activities are potentially damaging, and English Nature must be consulted in relation to any proposed activities or development. Examples of such operations are included at Appendix 3. However, the uniqueness of the site and its significance nationally and internationally may also represent an opportunity in terms of the site's re-use.

5.5 Bats

- 5.5.1 The caves are the hibernating roosts for at least 500 bats and include a diverse range of species. Due to this volume and range of species, the caves represent one of the most important sites in Northern Europe for hibernating bats. The

Headquarters North and EM Valley sites are also important to the bat population as they provide foraging ground for them. The current management regime of the site provides the delicate balance necessary for the maintenance of the bat population. The EM Valley, in particular, provides a suitable feeding ground for the bats as it comprises generally unimproved grassland and woodland with hedges, and copses. The need to maintain these species and their habitat in a favourable condition is required in accordance with the Habitats and Species Directive. Also, there is a need to meet the provisions of the Habitats Regulations in terms of appropriate assessment of potential development. Before any future use is contemplated, a full Appropriate Assessment under the Habitats Regulations will be required, and Appendix 4 sets out the principal issues which require consideration. **English Nature should be contacted in the first instance to advise further on these matters.**

5.6 Dangerous Condition of the Former Mines

- 5.6.1 The Headquarters South site contains a number of caves including the former Chilmark Stone Mines. These are susceptible to collapse and are therefore dangerous, especially at the open entrances. In addition there are also some smaller former entrances to mines which are not easily identified on the ground as they are covered with a thin layer of soil. As stated earlier, the underground stone quarry at Station Headquarters (North) is still operational.

5.7 Contamination

- 5.7.1 RAF Chilmark was formerly used for the testing of munitions and explosives. Whilst it is understood that the MoD has been systematically clearing the sites of ordnance, it is the Council's understanding that the full history of the site is not known as reliable records do not appear to have been kept by the MoD. The MoD has released a contaminated land report but no other details, for example the desk top study which determined the nature and extent of the subsequent contaminated land survey. The Environment Agency and the Council's Head of Environmental Health Services have been involved with this work although the Council are concerned about the amount of information made available by the RAF relating to prior use of the site and caution should be exercised over the site as a consequence. The Council is concerned that a guarantee that the site is completely clear of harmful or potentially harmful substances cannot be obtained and therefore, unless additional information comes forward, it is considered the Proof Yard and EM Valley may be suitable for undeveloped nature conservation purposes only.

Prospective developers are strongly advised to discuss any proposals with the Head of Environmental Health Services and the Environment Agency at the earliest stage.

5.7.2 The site is also subject to radon gas, a natural hazard. However, it is understood that the risk from radon outside of mines is deemed negligible, although there is a danger of radon building up in poorly ventilated spaces such as the mines and under/within buildings. A risk assessment is in the course of preparation and will cover Radon. Many buildings are also thought to contain asbestos.

5.8 Lack of Services

5.8.1 **Drainage.** The site was formerly served by private drainage arrangements. It is understood that due to their age and condition, these facilities, have been removed. The nearest public areas served by public sewers are at Chilmark village to the north and the villages of Teffont Magna and Teffont Evias in the west. **The foul** pumping main from Chilmark crosses through the Headquarters North site, and runs southwards on the western side of the road past EM Valley.

5.8.2 Under Central Government guidance, the first presumption for any development is to provide a system of foul drainage discharging into a public sewer. Where it is shown that the connection to a public sewer is not feasible or practicable, a sewage treatment plant should be provided. Proposals for such facilities should include arrangements for future maintenance and operation.

5.8.3 Wessex Water has advised that the connection of the Headquarters North and South sites to the sewage pumping mains is technically feasible. New on-site drainage would be required to link the buildings to a pumping station, and then on to the mains.

5.8.4 In the more remote parts of the Chilmark site, private sewage treatment plants may be required which may not be economically viable. Also, the Environment Agency is concerned about the possible contamination of water resources in the area, which may limit the scope of private water supplies.

5.8.5 **Prospective developers are advised to contact Wessex Water and the Environment Agency at the earliest opportunity.**

- 5.8.6 **Water Quality.** A key area of concern for the Environment Agency is the redevelopment of land and the pollution of ground and surface waters. The leaching of these substances may affect water quality compromising other uses of the water, such as abstractions and also on aquatic life.
- 5.8.7 Regardless of any statutory requirement for a full Environmental Assessment, the Environment Agency will require a site investigation as a condition or prerequisite of any planning permission at contaminated sites which may pose a threat to controlled waters. Such investigations will include hydrogeological assessment and a risk based impact assessment of the effect of the development on ground and surface waters. The agency has advised that, in general, the “source-pathway-receptor” philosophy should be employed.
- 5.8.8 The factors which potentially may cause pollution include site investigation, site preparation and development, and foundations. Further information on this and mitigation measures are set out in Appendix 5. *Prospective developers are advised to contact the Planning Liaison section of the Environment Agency at the earliest opportunity to discuss their proposals and the Environment Agency’s requirements.*
- 5.8.9 **Electricity.** The Headquarters south site is connected to the mains electricity supply, however, there is no mains electricity to the remaining RAF Chilmark sites. There is an 11kv sub station to the north of the Headquarters North site, to which, it is understood, connection could be made.

6.0 Site Attributes.

- 6.1 The site also has a number of attributes which should be recognised and incorporated in its future re-use. These are:
- Location within the Area of Outstanding Natural Beauty
 - Significant nature conservation and geological value and interest
 - Number of substantial buildings suitable, in principle, for re-use.
- 6.2 **Area of Outstanding Natural Beauty.** The Cranborne Chase and West Wiltshire AONB is characterised by rolling chalk downland, under agricultural use, with small, attractive villages constructed predominantly in stone, located along the river

valleys between the downs. Buildings in the countryside are normally restricted to agricultural buildings, often built of traditional materials.

6.3 **Nature Conservation and Geological Value and Interest.** The value of RAF Chilmark in terms of its bat population and the SSSI is outlined earlier in this brief. The site also contains areas of woodland and unimproved grassland which are important habitats to bats and other animals, for example dormice and badgers. Most of the woodland on the Headquarters North site area is within the SSSI.

6.4 **Re-use of Substantial Buildings and the Future of Other Buildings.** The Council wishes to balance the encouragement of appropriate new employment opportunities with securing the maintenance and enhancement of the nature conservation value of the site, which is of national and international significance and may also represent an opportunity in terms of the site's re-use. This means that proposals for the re-use of the site should be in keeping with the character of the AONB and should seek to protect and enhance the sites value as an important area both in terms of its geology and as a wildlife habitat.

6.5 **Options for Re-use**

6.5.1 The Council considers that it, along with the existing and future landowners and operators, has a duty to safeguard and improve the nature conservation value of the Chilmark site. Therefore, the site and its buildings have to be considered in a comprehensive manner to ensure the landscape quality of the site is improved and the nature conservation aspects retained.

6.5.2 Proposals for the re-use of the RAF Chilmark site will be expected to include the following:

- i). The re-use of existing buildings on the site for employment purposes
- ii). Proposals for the protection and enhancement of the AONB, SSSI, protected species and the environmental and habitat value of the site.

6.5.3 Proposals should be comprehensive in nature and will be considered in the context of national planning policy guidance and local plan policies. The impact of any

proposals on the AONB, SSSI, protected species and environmental quality will be the prime consideration, however, the considerations set out below are also of relevance.

6.5.4 General Considerations

- Proposals must ensure public safety on the site in respect of the dangerous condition of the former mines.
- Proposed uses must, in the opinion of the District Council, be appropriate to the nature and character of the surrounding area.
- New development will not be permitted with the exception of minor alterations/extensions which are essential for the re-use of suitable existing buildings. Any such extensions should be of a high standard of design using materials which are appropriate to the locality and reflect the character of the area.
- Proposals should incorporate landscaping, planting and other measures to mitigate against adverse impacts on the surrounding environment.
- The re-use of the RAF Chilmark site as a whole and of individual buildings should not lead to an unacceptable increase in the level of vehicular movements in the vicinity.

6.5.5 Re-use of Existing Buildings

- The form, bulk, and general design of the buildings proposed for re-use should be in keeping with their surroundings. Those buildings which, as a result of their built form or potential re-use, are incompatible with the high quality natural environment should be demolished. Buildings which, by reason of their state of repair, are unsuitable for re-use should also be demolished.
- Existing buildings proposed for re-use should be of a substantial and permanent construction, be in a reasonable state of repair and be capable of re-use without extensive or complete rebuild or major extension. Potential users may be asked

to demonstrate that the building is suitable for the proposed use in the long term.

- In the case of the EM Valley and the Proof Yard, potential users will be expected to justify the need for accommodation in this location as opposed to within a settlement or on a nearby employment site.
- Proposals for the re-use of buildings inhabited by bats will only be permitted where this will not result in any disturbance to the bats or their associated habitats. Whilst the existence of bats within a structure may mean that it should be retained, this should not be assumed to mean that a re-use for the building will be necessary or acceptable.

6.5.6 **The EM Valley and the Proof Yard** are affected by a number of important issues, for example land contamination, the AONB, wildlife value, the need to re-establish services on the site, and the poor condition of many of the buildings. These factors combine to re-enforce the limited scope for the re-use of buildings in these areas but provide an opportunity to enhance their landscape and nature conservation value within the AONB. The protection of the environment will be given priority.

6.5.7 The re-use of buildings within the EM Valley and Proof Yard will therefore be appropriate in only very limited circumstances with the factors identified in paragraphs 6.5.4 and 6.5.5 taking on added significance.

6.5.8 The District Council will require a comprehensive proposal for these areas. In the main, it is expected that only buildings which are important to the maintenance of the bat population should be retained in these locations. Proposals for the re-use of other buildings will be treated on their merits with the factors detailed in this brief taken into account along with relevant Local Plan policies.

6.5.9 Potential users will be expected to justify the need for accommodation in this location as opposed to within a settlement or on a nearby employment site and incorporate landscaping, planting and other measures to mitigate against adverse impacts on the surrounding environment. The use of buildings for agriculture will

be considered sympathetically where it is demonstrated that this will remove the need for a new agricultural building to be built.

6.5.10 Elsewhere, the buildings on the Headquarters North and South sites offer greater potential for re-use.

6.5.11 **Headquarters North Site.** This site contains the majority of the buildings within the RAF Chilmark complex and thus offers the best opportunity for alternative uses. The Council wishes to promote development which will satisfy the need to provide jobs for residents of the local area, whilst meeting the strong conservation values of the site.

6.5.12 **Headquarters South Site.** The one building on this site has potential for re-use. However, this site also includes the main entrances to the caves which presents a significant health and safety requirement.

7.0 Acceptable Re-Uses

7.1 Subject to the comments made above and to the submission of an appropriate scheme, the District Council considers that the following uses would be acceptable on the Headquarters North and South sites:

- B1 employment use (office/light industrial/high tech)
- Education Centre
- Environment Centre
- Leisure

A mix of these uses within the site would also be acceptable.

7.2 The EM Valley and Proof Yard will primarily be used for environmental conservation and wildlife purposes. The re-use of existing buildings in these areas will be strictly controlled.

7.3 **B1 Employment Use.** It is considered that existing buildings, particularly on the Headquarters North and South sites, could be adapted to serve small scale B1 employment uses. The re-use of buildings for storage will generally not be

permitted unless this is ancillary to, and associated with, the employment activity on the sites or on nearby sites.

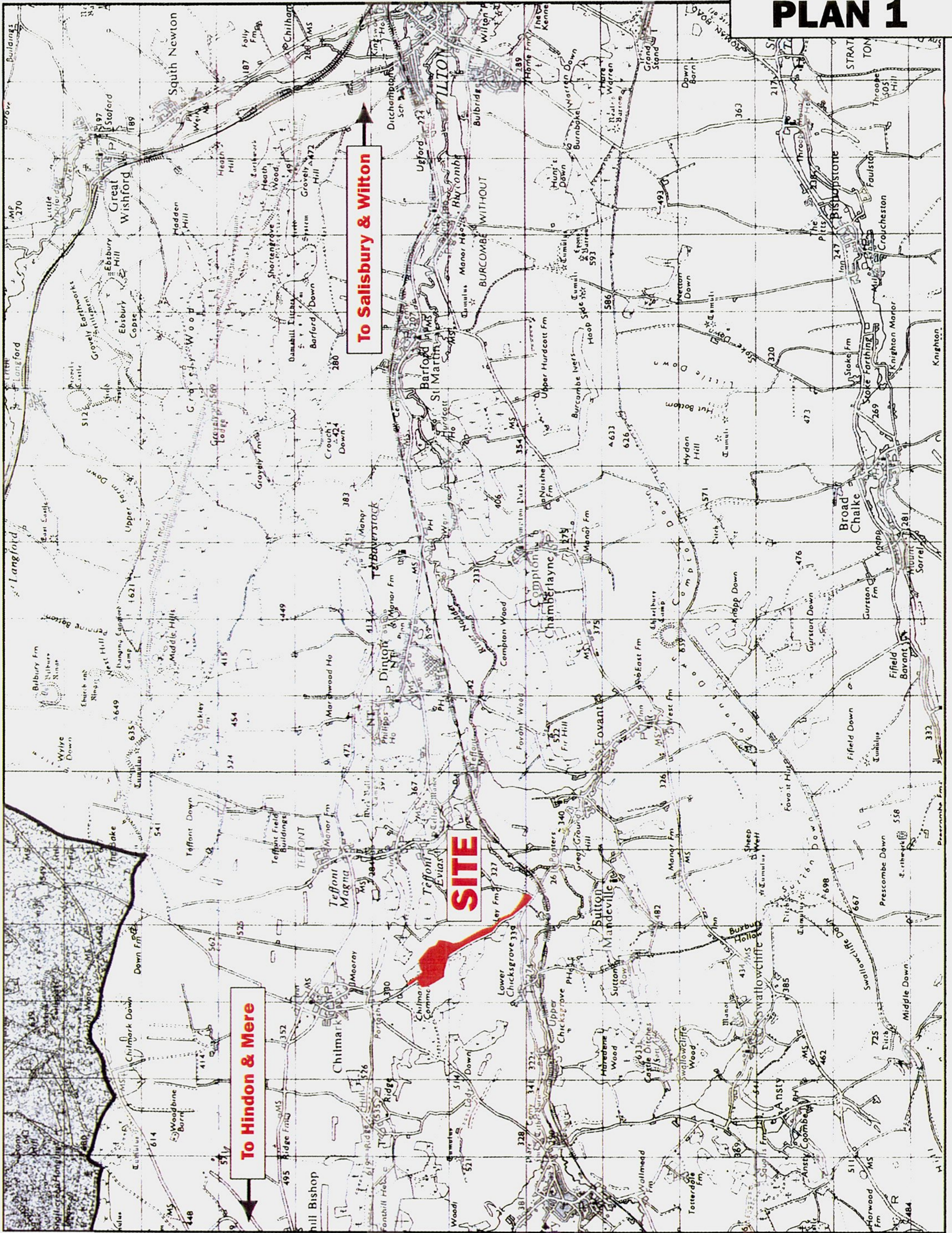
- 7.4 **Education Centre.** The Northern Headquarters site may be of interest to education providers as a natural resource centre, which would accommodate teaching space and overnight accommodation also within the existing buildings. The main office building, and the former officers' mess, in particular, may be attractive to this type of user.
- 7.5 **Environment Centre.** In association, or separate to the Education Centre, the Council considers this type of facility would be also appropriate. The centre could complement the education centre, in that it may increase revenue. Both types of use would utilise the remainder of the site, rather than concentrate solely on the Headquarters North and South sites which the employment use would do. The Council is, however, conscious of the dangers within the remainder of RAF Chilmark, particularly in terms of public access.
- 7.6 **Leisure.** Leisure activities would also be an acceptable form of re-use of the existing buildings. The Council considers that the site offers only limited opportunity for the commercial sector of this market and therefore this form of development should be linked with schemes which promote the educational and environmental value of the site.
- 7.7 **Public Access.** Whilst it would advantageous for new links to be created through RAF Chilmark to connect with the existing public rights of way network in the area, public access needs to be controlled within certain parts of the site, for example the caves and former mines area, where disturbance to bats and health and safety issues are paramount. The opportunities to create new links are therefore considered limited, and are concentrated along EM Valley. New access should be limited to the provision of paths suitable for walkers, cyclists and horse riders only, and should be managed in such a way as to prohibit visitors wandering off the paths. The entrance to the existing bridleway which lies along the northern boundary of EM Valley should be improved. Plan 6 identifies the existing Rights of Way.

- 7.8 **Security Fencing.** It is considered that the existing security fencing is unsightly and inappropriate within the AONB, and should be removed. New fencing will be required where it is necessary in the interests of public safety and as a result of any proposed use. New fencing should be of an appearance which is not detrimental to the AONB.
- 7.9 **Entrance to Caves.** RAF Chilmark is presently subject to a high level of security operated by the MoD. If this level of security disappears, it is considered essential that public access to the caves is not permitted due to safety reasons and, also, due to the potential threat to the bats resident within them. The Council will therefore expect the long term security and safety aspects of the caves and mines to be thoroughly considered and a scheme of implementation approved and undertaken before any changes of use are permitted on the sites.
- 7.10 **Interpretation.** It may also be appropriate, particularly in the EM Valley to include interpretation facilities for visitors, for example in respect of the bat population, and previous uses of the site. There may also be features which of interest which could be retained whilst not detracting from the AONB. This does not extend to those buildings which are not considered suitable for retention. Such measures will be approved by English Nature.
- 8.0 Implementation.**
- 8.1 The Council is aware that a number of these matters, for example the securing of the cave entrances, and the maintenance of the habitats, are not normally subject to planning control. However, given the uniqueness of the site, the Council will expect any future occupiers of the site to maintain, at least, the land and control operation in such a manner as to ensure the long term future of the site.
- 8.2 The Council is currently in discussion with the MoD to investigate the possibility of entering into a Unilateral Undertaking to achieve this aim, however, the MoD have indicated that this would not be acceptable.
- 8.3 If this is not achieved, the Council will seek to enter into such an agreement with future purchasers of the site, or will expect developers to enter into a Section 106 legal agreement in connection with any subsequent planning permissions for the re-use of the site and the management of its ecological and geological value.

- 8.4 Although it has no actual control in this area, the District Council wishes that the complete site remain in one ownership or that all proposals include a comprehensive management scheme which may be achieved through a s106 Agreement. The Council would also welcome the setting up of a trust which would manage the site through leasing those existing buildings that are suitable for re-use and utilising any surplus income for the funding of environmental works. This issue is covered in more detail in the EDAW feasibility study of March 1999.

9. Conclusions and Summary of Main Points

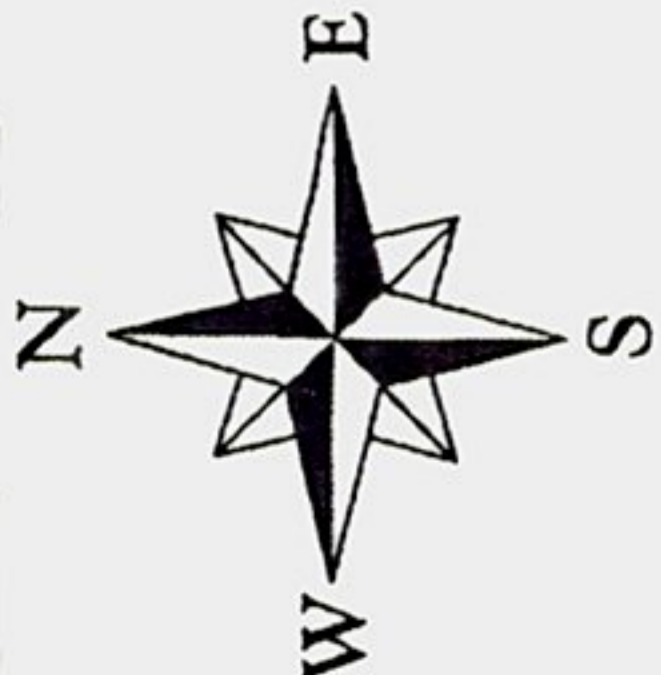
- 9.1 The nature and environmental importance of the site are paramount and should be protected and where possible enhanced by proposals. A holistic view of the site and its various components will therefore be necessary and the District Council may seek to ensure this through a Section 106 Agreement.
- 9.2 Potential exists for a combination of employment, leisure, environmental and educational uses on the site. The re-use of the site as a whole and of individual buildings should not lead to an unacceptable increase in the level of vehicular movements in the vicinity.
- 9.3 The greatest potential for the re-use of existing buildings exists on the Northern and Southern headquarters sites. Elsewhere, re-use will be strictly controlled and limited mainly to those buildings inhabited by bats.
- 9.4 The principal use of the Proof Yard and EM Valley sites should be as an important wildlife habitat.
- 9.5 No new development will be permitted except for small scale extensions required to enable the re-use of appropriate buildings.
- 9.6 Public access on the site should be extended through links to existing public rights of way whilst at the same time ensuring public safety and the protection of wildlife and their habitats.



To Salisbury & Wilton

To Hindon & Mere

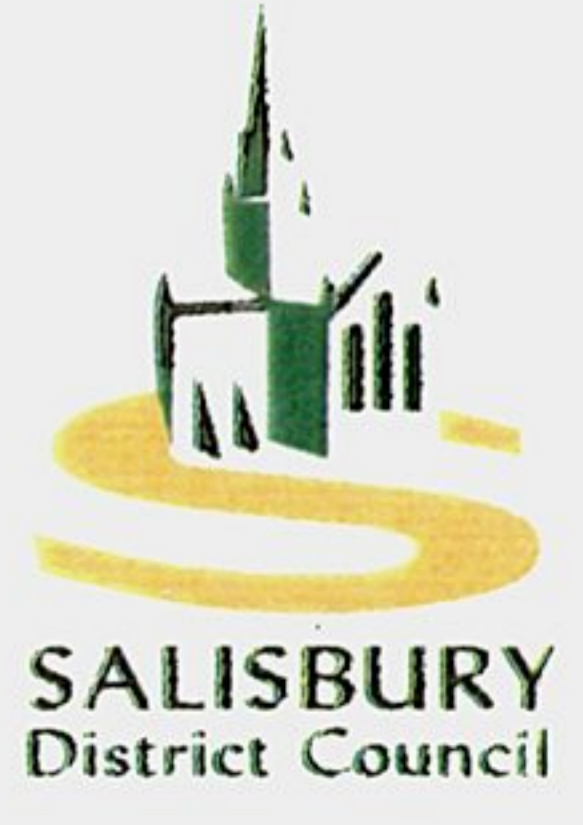
SITE



Former RAF Chilmark

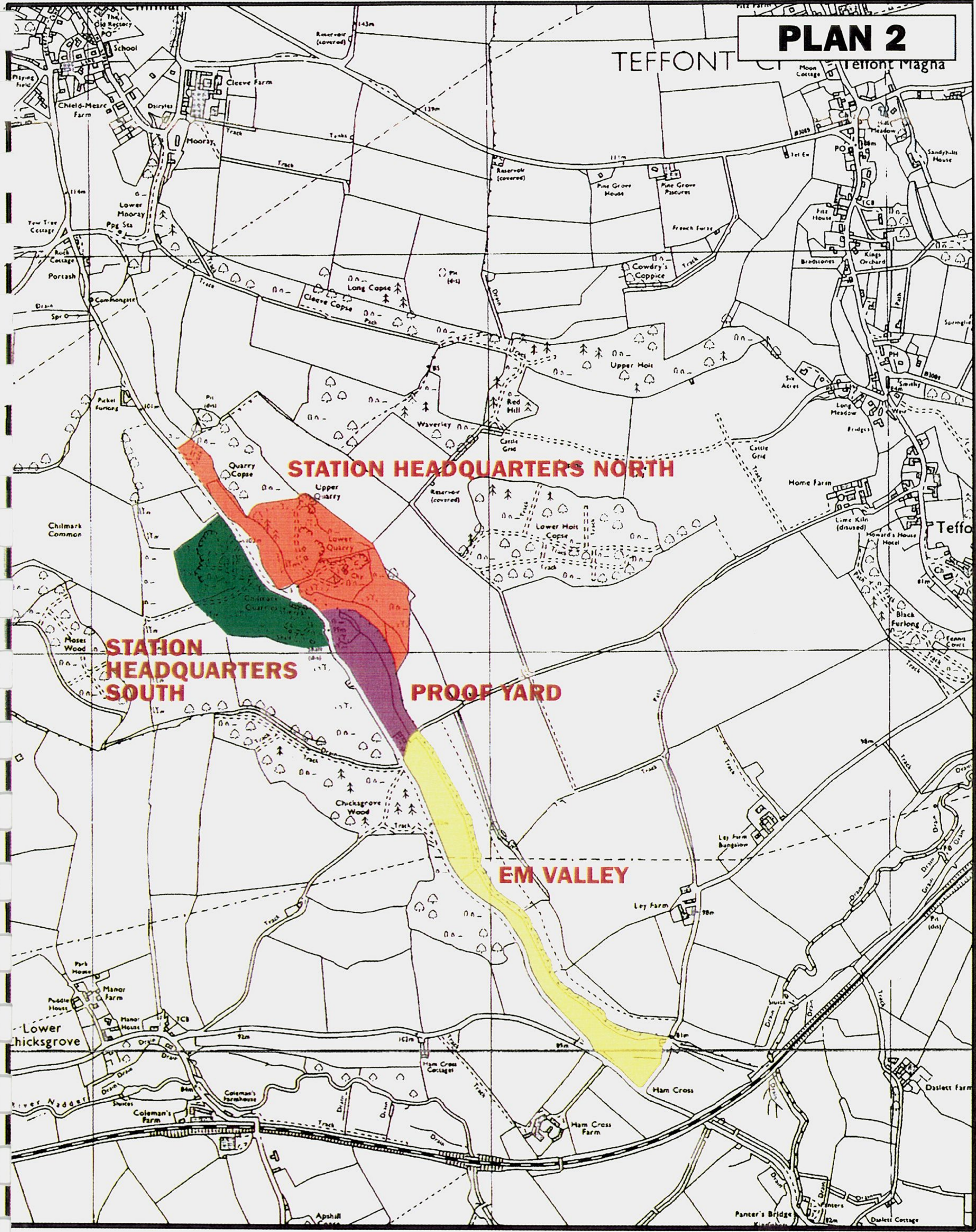
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SALISBURY
District Council

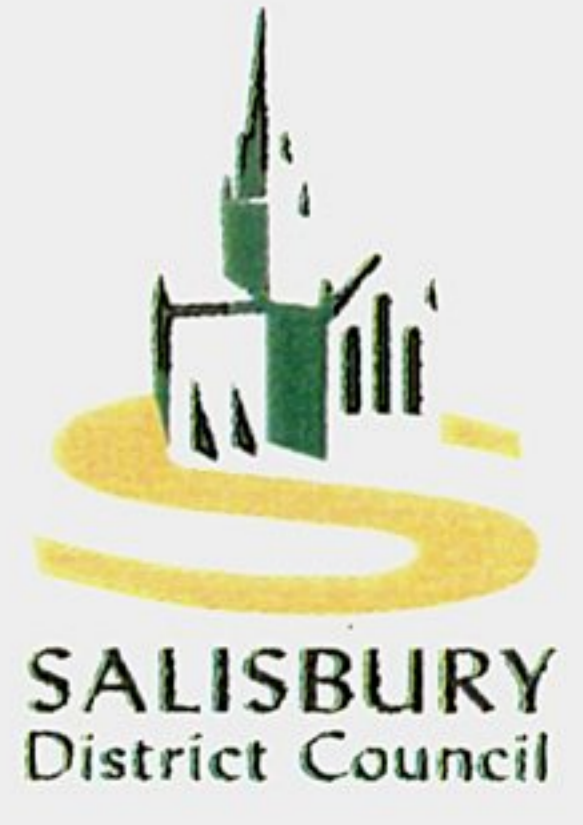
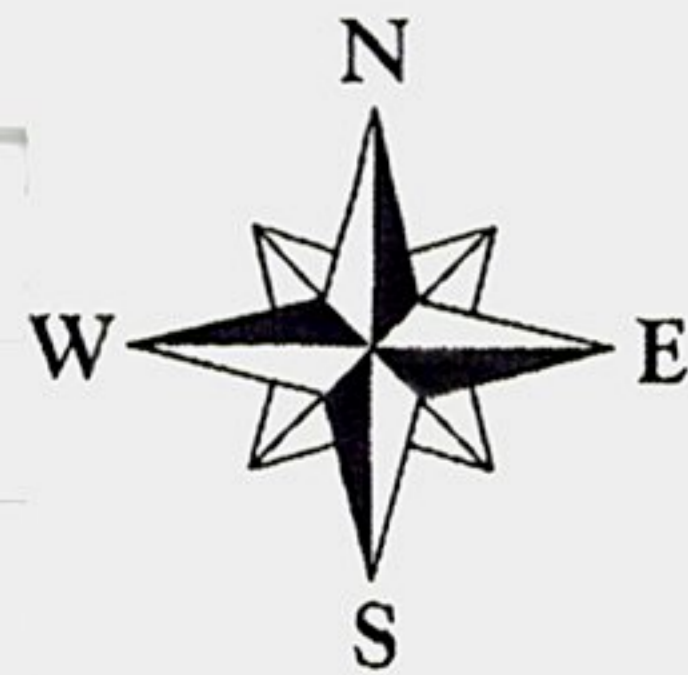
PLAN 2

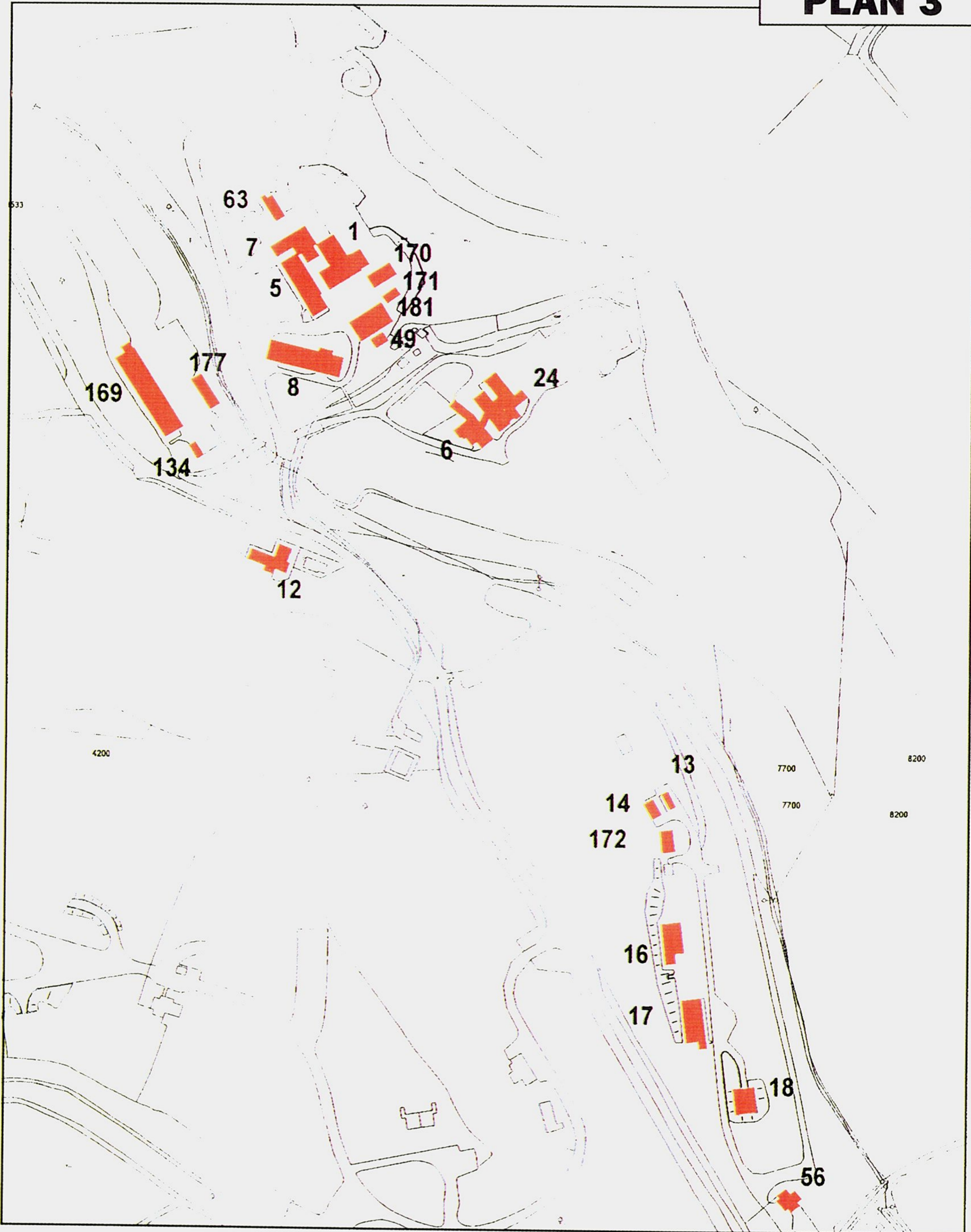


RAF Chilmark

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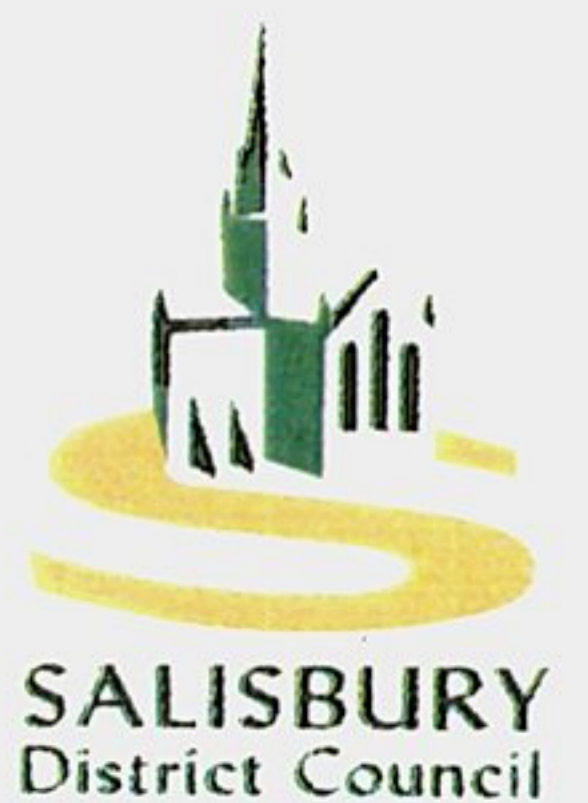
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HQ North, South & Proof Yard

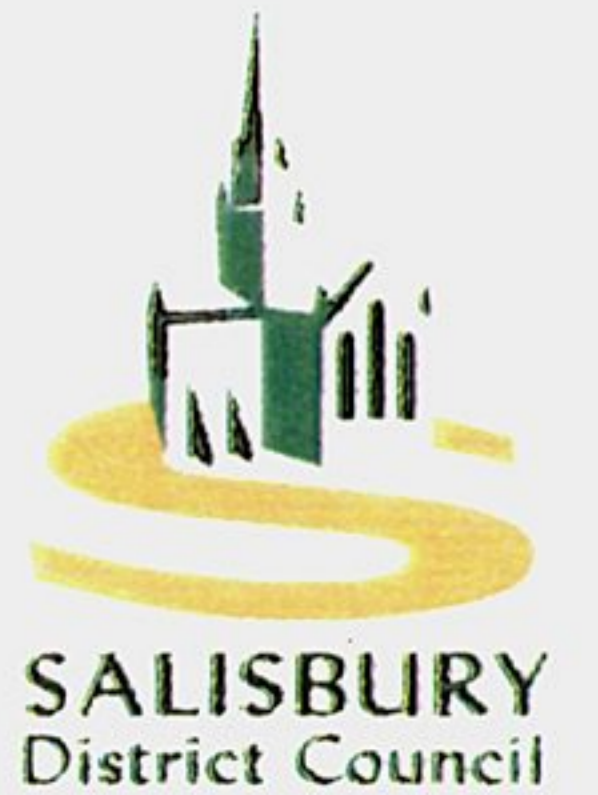
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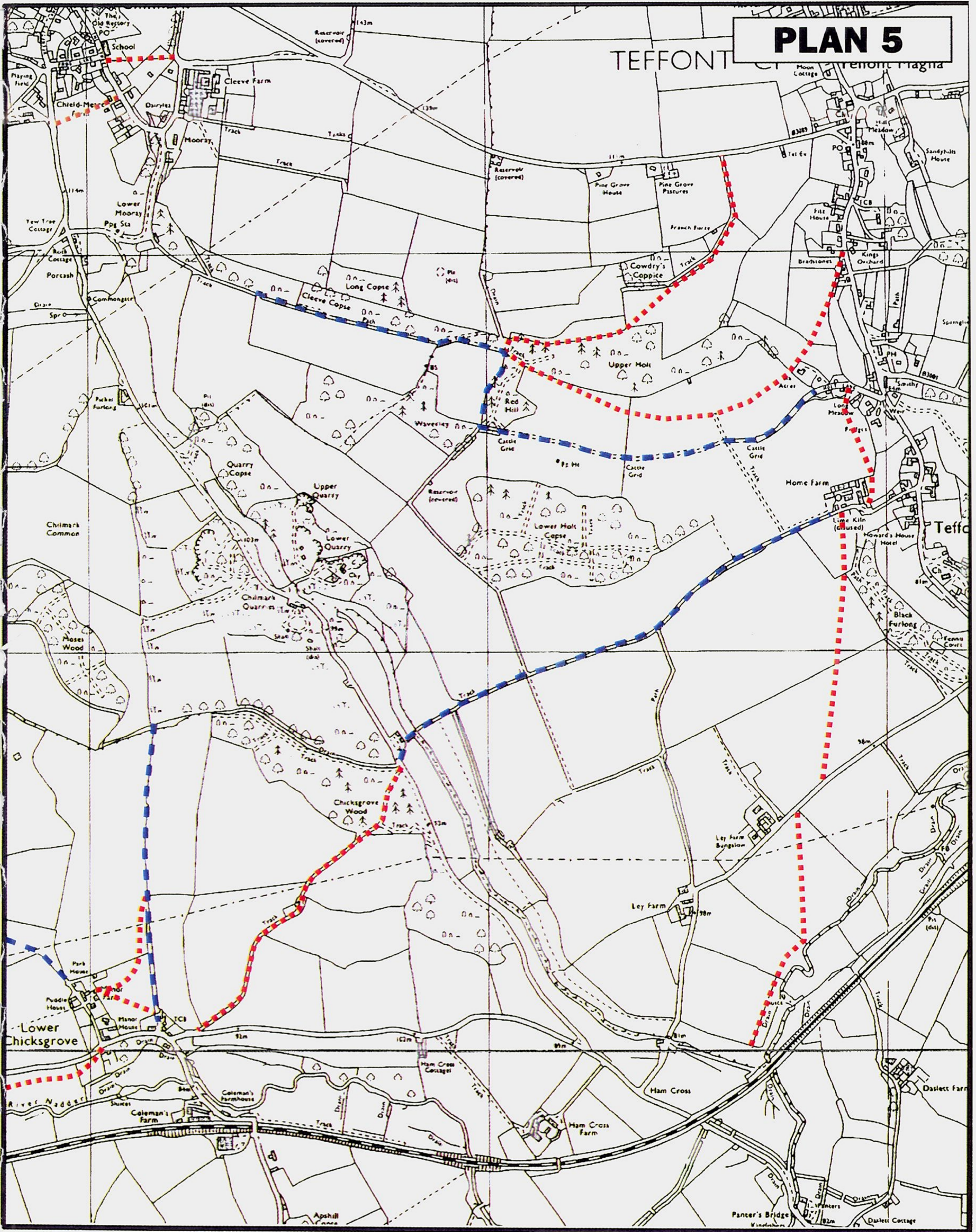


EM Valley

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PLAN 5

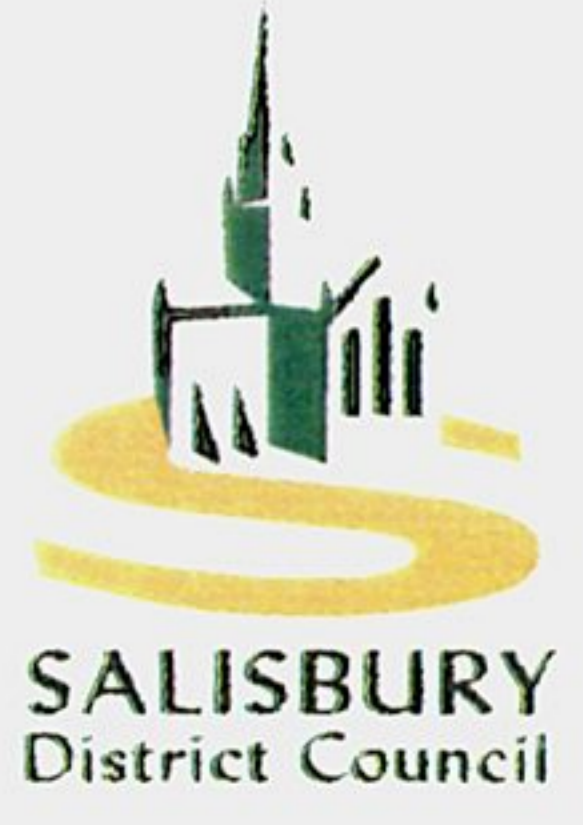


Rights of Way

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- BRIDLEWAY
- FOOTPATH



APPENDIX 1

RAF CHILMARK RE-USE STUDY – EXECUTIVE SUMMARY

EDAW was appointed to undertake the RAF Chilmark Re-use Study in October 1998 by a client group comprised of Wiltshire County Council, Salisbury District Council, the Rural Development Commission, MoD and English Nature. The EDAW team included ABROS, providing funding advice, and the Robert Stebbings Consultancy advising on bat issues.

Brief

The main requirements of the brief were to:

- review previous studies on the sites and identify options for re-use;
- analyse the viability of the options; and
- suggest a Strategy for implementing the results of the study.

The project has relied upon the extensive previous studies prepared for the site and information has been up-dated to reflect subsequent changes. The successful re-use of the site will involve a wide range of interests. In preparing the Study we have sought the involvement of a wide range of individuals and organisations through the Liaison Group.

The Site – Potential and Problems

The study has reconfirmed the potential of the site that is still within the single ownership of the MoD. Chilmark Quarries have a ten-year lease to extract stone that expires in 2006. The site has significant re-use potential that essentially derives from the stock of re-usable buildings on the Headquarters Site North and its unique ecological interest. The site is one of the most important sites for bats in Europe. Bats inhabit the extensive caves under the site and some buildings on the surface. They gather food from the local area where the MoD management regime has been beneficial.

There are a number of important considerations detracting from this potential. They will become increasing liabilities if not properly addressed. The site has been contaminated and MoD is completing a clean-up programme, only in the Proof Yard is the Land Quality Statement unfinished. Derelict buildings are a major liability because of health & safety considerations and their appearance. The caves are the most significant concern on grounds of structural instability. Entrances require grilling to prevent unauthorised public access and disturbance to the bat population.

Base Position

Following a review of the extensive existing studies the consultant team have identified a base position that any re-use solution should include. The main elements are:

- conservation of the SSSI status of the site;
- protection of the bat population;
- maintenance and enhancement of health and safety protection measures on the site, including installing grills at the cave entrances;
- demolition of all unnecessary buildings by MoD at the earliest opportunity, subject to survey and approval by the Robert Stebbings Consultancy;
- preferred disposal as a single site;
- access for special interest groups to observe the bat population; and
- conformity with existing planning policy, which will be reflected in the Development Brief being prepared by Salisbury District Council.

This base case position needs to be made explicit before any part of the disposal procedure begins.

Re-use Options

Three broad re-use options were considered, characterised as:

1. Nature Conservation
2. Commercial Leisure
3. Business Use

The Nature Conservation option was rejected because no reliable sources of funding could be identified to re-use the site for solely ecological purposes. The Commercial Leisure Option was rejected because no user could be identified after extensive market research. The consultant team recommends that the **Business Use option** is pursued which satisfies all the base case conditions. The common land use framework for any development of the site is set out below.

- All development is to be concentrated on the Headquarters Site North with business uses in the employment buildings.
- EM Valley and the Proof Yard are to remain managed for agricultural uses or to return to nature conservation uses subject to a management agreement. The fencing could be removed once buildings are demolished. The management of landscaping throughout the site will establish a quality setting for development.
- MT Yard offers the potential to be developed early in the process and as a possible separate unit.

This option does not preclude further nature conservation facilities, for example a research and visitor centre, in the longer term. There is also the opportunity to provide some small-scale leisure uses, ancillary to other uses on the site.

Delivery

The consultant team is convinced that the public sector should continue to be the major stakeholder in the project in order to secure the conservation interest and to funding. In delivery terms, therefore, we suggest a contract to appoint an estate management partner on a fixed-term concession, possibly with the benefit of a lease over the area, to manage the estate in the medium term. The freehold of the site might be placed in a Trust with the income accruing for the benefit of wildlife conservation. The owners of the freehold of the land might enter into an arrangement whereby the surplus income (after operating costs) can be applied to fund conservation activities across the wider site.

The MoD might need to pay for a proportion of the refurbishment and grilling works prior to granting a lease to the third party operator of the conservation activities. We would suggest that refurbishment works be undertaken, and then the land and buildings gifted to a Trust which would then grant a fixed-term operating agreement to a third party organisation for the estate. The operator would pay a minimum annual sum to the trust, and the trust would participate in income once the operator achieved a pre-agreed income threshold. The value of setting up a development trust is in:

- the outputs – trusts can often achieve results in difficult circumstances and meet local desires.
- the operations – as well as carrying out physical improvements, trusts can reinforce the social links in an area and help develop local skills.

Trusts aspire to a number of basic principles:

- concern with the long-term regeneration of an area;
- seek to be financially self-sufficient;
- aim to create assets in the community and make a profit; and
- they work in partnership between private and public sector.

The activities of development trusts are frequently charitable, and many trusts apply for charitable status. This provides some tax advantage, a public identity, and also enables the trust to apply to charitable foundations for funding.

Responsibilities

Wiltshire County Council should remain the main promoter of the initiative and provide the project management to carry it forward. This report demonstrates that the site could be attractive to investors, if additional funding is provided. In order to deliver the site as a credible development opportunity, and to enable funding to be sought, the Client Group should be allocated key responsibilities.

Wiltshire County Council

- Promoter
- Project manager

Salisbury District Council

- Potential co-promoter and co-funder

- *Part-funder*
- *Assemble public sector finance*
- *Positive development control*

*Rural Development
Commission*

- *Source of grant funding*
- *Source of expertise*
- *Potential to fund infrastructure*

English Nature

- *Advise on long term management of nature conservation interest*
- *Prepare management plan*

MoD

- *Leave site in a marketable condition*
- *Undertake demolition of selected buildings*
- *Complete decontamination works and issue necessary Land Quality Statements*
- *Transfer land holdings to the Trust*
- *Undertake grilling of caves*

Funding

The consultant team recommend that the client group pursue the following funding sources:

- LIFE Funding, the call for submission is due in September 1999;
- possible bid for Heritage Lottery Funding;
- RDC Partnership Fund for some infrastructure funding;
- RDC Redundant Building Grant; and
- other available RDC/RDA grants.

Grasping the Opportunity

We believe that RAF Chilmark provides a clear opportunity for a Development Trust to be established that will take be able to development the site to provide both local employment and secure the conservation interest. RDC funding can be targeted to achieve the economic development objectives while LIFE funding provides a clear source to develop the nature conservation interest in conjunction with other sites in South West England. A project that delivers jobs and sustainable conservation will not only meet local objectives but also serve as a demonstration project with much wider significance. The willingness of MoD to adopt more radical land disposal mechanisms is crucial to the success of this project.

APPENDIX 2

SALISBURY DISTRICT LOCAL PLAN – RELEVANT POLICIES

The following policies are taken from the replacement Draft for Deposit Local Plan. Policies marked ‘*’ have been amended by the Proposed Changes (February 1999) with the amended version shown.

General Policies

***G1** In accordance with the principles of sustainable development, priority will be given to ensuring that development proposals:

- (i) achieve an overall pattern of land uses which reduce the need to travel and support increased use of public transport, cycling and walking;
- (ii) promote the vitality and viability of local communities;
- (iii) conserve both the natural environment and cultural heritage of the District; and
- (iv) make effective use of land in urban areas, particularly on previously developed sites.

G2 New development will be considered against the following criteria:

- (i) a satisfactory means of access, turning space within the site where appropriate, and adequate space for car parking in line with guidance published by the Local Planning Authority in Appendix V of the Local Plan;
- (ii) avoidance of placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure;
- (iii) a minimum loss of disturbance to forestry land and the best and most versatile agricultural land, and avoid the severance of holdings;
- (iv) respect for existing beneficial landscape, ecological, archaeological or architectural features and include measures for the enhancement of such features and the landscaping of the site where appropriate;
- (v) avoidance of the loss of important open areas, a gap in a frontage or natural or built features (such as trees, hedges or other habitats, wall, fences and banks), which it is desirable to retain;

- (vi) avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers;
- (vii) avoidance of locations which are liable to environmental problems due to their proximity to incompatible development;
- (viii) avoidance of detriment to public health or pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, effluent or vibration; and
- (ix) incorporation of energy efficient design through building design, layout and orientation.

***G3** Development will not be permitted which would increase the requirement for water unless adequate resources already exist, or will be provided in time to serve the development, and without detriment to existing abstractions, water environment, both quality and quantity, fisheries, amenity or to nature conservation.

G4 Development will not be permitted if:

- (i) it would be at risk itself from flooding;
- (ii) it would increase the risk of flooding:
 - a) by reducing the capacity of, or increasing flows within, a flood plain; or
 - b) through the discharge of additional surface water; or
 - c) by harming flood defences.

Ministry of Defence Land

***G9** Where as a direct consequence of a proposed development, additional infrastructure or facilities are required within a development site, the Local Planning Authority will seek to negotiate with the developer to secure an appropriate level of provision. Equally, contributions to off-site infrastructure, facilities or measures to assist public transport, cyclists or pedestrians will also be sought where needed.

Planning permission will be refused for any proposal that does not make satisfactory provision for infrastructure or facilities which are necessary for the development to go ahead.

Design Policies

D15 Adequate access to and into buildings for those people with impaired mobility and for parents with young children will be expected to be incorporated into the design and layout of:

- (i) public buildings and buildings used for employment and education purposes;
- (ii) car parks;
- (iii) shopping streets and other routes such as footpaths; and
- (iv) open spaces/development to enhance the enjoyment of the natural environment.

Employment Policies

Countryside

E20 Except within the New Forest Heritage Area, proposals for the change of use of buildings in the countryside for employment purposes will be permitted subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the buildings are of permanent and substantial construction;
- (iii) the form, bulk and general design of the buildings are in keeping with their surroundings;
- (iv) the proposal will not prejudice the vitality of a nearby town or village;
- (v) the proposal will not have an adverse affect on the character of the surrounding countryside; and
- (vi) the environment of any nearby dwellings will not be adversely affected.

Conservation Policies

Environmental Enhancement

CN19 The Local Planning Authority will encourage schemes of environmental improvement as part of development schemes and, for its own part, will establish a rolling programme of environmental enhancement measures to be implemented in the District as financial and technical resources permit.

The Rural Environment

C1 The District Council will endeavour to protect, restore and improve the natural beauty and amenity of the District.

C2 Development in the Countryside will be strictly limited and will not be permitted unless it would benefit the local economy and maintain or enhance the environment.

Landscape Conservation

***C4** Within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty development will not be permitted if it would harm the natural beauty of the landscape. Major **industrial or commercial** development proposals will not be permitted unless there is a proven national need and no suitable site is available outside the AONB.

C5 Within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty small scale development proposals will only be permitted where they are in accordance with the policies of this local plan and provided that:

- (i) the siting and scale of development are sympathetic with the landscape of the AONB in general and of the particular locality; and
- (ii) standards of landscaping and design are high, using materials which are appropriate to the locality and reflect the character of the area.

Regard should also be had to the social and economic well-being of the area.

C10 In order to maintain the quality and variety of the countryside new development which would result in the loss of trees, hedges or other features that contribute

to the character of the landscape will only be permitted where provision is made for replacement planting and the creation of new landscape features.

- C11** Using the limited powers available to it such as imposing Tree Preservation Orders and planning conditions, and commenting on felling licence applications and forestry/woodland grant applications, the Local Planning Authority will seek to prevent the loss of woodland of landscape, historical or nature conservation value and to encourage the planting of indigenous tree species appropriate to the area. Tree planting proposals which are detrimental to the landscape or nature conservation value of downland or river valley meadows will not be supported.

Nature Conservation

- C12** Development affecting a Site of Special Scientific Interest will not be permitted unless it can be subject to conditions which would prevent damaging impacts on wildlife habitats or important physical features, or if the importance of the development is sufficient to override nature conservation interests and the national policy to safeguard the national network of such sites.

Designated or potential sites of international importance will be afforded the same protection as SSSIs. In addition, development likely to have a significant effect on such sites will only be allowed only where there is no alternative and if there are imperative reasons of overriding public interest. Where such a site hosts a priority habitat, as listed in the EC Habitats Directive, development should only proceed if required for reasons of human health and public safety or where there would be beneficial consequences of primary importance to nature conservation. The ability to find replacement value for any environmental loss will also be a consideration.

- C13** Development which would have a significant detrimental effect on an Area of High Ecological Value, or other non-statutory site of wildlife or geological importance, will only be permitted where the importance of the development outweighs the local nature conservation interests present.

Where permission is granted, conditions will be used to ensure that harm to wildlife or geological interests is minimised and to secure replacement value for any lost habitats or features. This will be particularly important where the habitat or species is subject to a Biodiversity Action Plan.

C14 Development affecting species protected by law will not be permitted unless it can be subject to conditions which would prevent damaging impacts, whether direct or indirect. Where development is permitted, conditions will be used to ensure that, as far as possible, conditions for the species are enhanced, particularly where that species is subject to a Biodiversity Action Plan.

C15 Proposals for development which are acceptable under other policies in this local plan should retain and enhance as far as possible any existing value of the site as a wildlife habitat. Sympathetic siting of development, suitable planting and seeding, and appropriate site management will be required.

C16 Features of geological or geomorphological importance will be protected and measures sought to secure their conservation and enhancement.

Change of Use and Conversion of Buildings

C24** The change of use of buildings in the ***open countryside to alternative uses will be permitted, subject to the following criteria;

- (i) the existing building is not the result of a temporary planning permission
- (ii) the building is not made of flimsy prefabricated materials and is constructed in a permanent manner which enables its conversion without substantial reconstruction;
- (iii) the building is not visually intrusive or inappropriate to its setting and can be adapted without harming that setting;
- (iv) the building is capable of adaptation without detriment to its external appearance;
- (v) the proposed use respects the appearance and any special characteristics of the building;
- (vi) the proposal does not involve additional development or require future extensions which would not be permitted under the policies of this local plan;

- (vii) the proposal will not prejudice the vitality of a nearby town or village; and

Where the proposal is for a mixed business/residential use, the residential element will be expected to be ancillary to the business use. The Council will seek the removal of prefabricated buildings wherever possible.

C26 The change of use of large houses in the countryside to flats, hotels, restaurants, public houses, offices to institutional uses, will be permitted provided that:

- (i) the house is of architectural or historic interest and is worthy of retention;
- (ii) it can be demonstrated that the conversion will be achieved without detriment to the character of the building; and
- (iii) the proposals incorporate the retention of surrounding grounds, including arrangements for their future maintenance, so that the landscape setting of the building is preserved in the longer term.

Where extensions or new buildings in the grounds are involved, these will only be permitted if there is no adverse impact on the character of the building or its surroundings.

Extensions to Buildings

C27 Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Transport

TR14 Proposals to improve and extend the footpath, cycleway and bridleway network will be permitted provided they:

- (i) are integrated with existing routes;
- (ii) take into account the needs of agriculture;
- (iii) are located and designed to reduce opportunities for criminal behaviour;
- (iv) have regard to the needs of people with impaired mobility; and
- (v) have regard to the needs of other users of the route and network.

TR15 Secure bicycle parking spaces will be sought in new developments in a manner acceptable to the Local Planning Authority and in accordance with the guidelines given in Appendix VI.

Sport and Recreation

R17 In the countryside, proposals for new outdoor recreation facilities will be subject to the following considerations:

- (i) where the proposal involves the Area of Outstanding Natural Beauty, a Site of Special Scientific Interest, an Area of High Ecological Value, an Area of Archaeological Significance or the Landscape Settings of Salisbury and Wilton, such development will be permitted only if there would be no adverse impact on these designated areas;
- (ii) elsewhere in the plan area, outdoor recreation facilities will be allowed provided there will be no significant adverse impact on the surrounding landscape or nature conservation value of the area, there is a satisfactory means of access, the local highway network is adequate, and appropriate services can be made available;
- (iii) the proposal is not dependent upon the construction of large buildings or other large structures; and
- (iv) there is no adverse impact on the amenities of residents or other recreational users.

Golf Courses

R18 Golf course developments, and golf driving ranges, will not be permitted within the Salisbury River Avon System, Special Area of Conservation or a Site of Special Scientific Interest.

Within the Area of Outstanding Natural Beauty, the Landscape Settings of Salisbury and Wilton, an Area of High Ecological Value, a Scheduled Ancient Monument, an Area of Archaeological Significance, a park or garden listed as being of Special Historic Interest, or any other historic park or garden, golf course developments, together with associated buildings and facilities, including golf driving ranges, will only be permitted if they would have no adverse effect on the area in question, and the criteria set out below are satisfied.

Elsewhere, golf course development will be permitted, subject to the following criteria:

- (i) would not detract from the character of the landscape or the nature conservation value of the area;
- (ii) the local highway network is adequate and a satisfactory means of access can be achieved;
- (iii) an adequate water supply can be secured without unacceptable effects on existing abstraction river flows or water quality;
- (iv) the viability of a farm unit is not adversely affected; and
- (v) the proposal will not result in the irreversible loss of grade 1,2 or 3a agricultural land.

The land and buildings associated with golf course proposals will be expected to return to agricultural use in the event of the cessation of their use for golf.

Public Rights of Way

R21 The Local Planning Authority will encourage the improvement and increased use of the public rights of way network. Proposals to close or divert existing rights of way will not be permitted unless an alternative route is available which is as attractive and is not significantly longer than the original route. Wherever possible, local extensions and improvements to rights of way will be sought as part of development proposals.

R22 The Local Planning Authority will, where it is considered appropriate, seek the expansion of public access to the countryside through the creation of new paths and publicly accessible areas and extensions to existing facilities.

Tourism

Tourist Attractions and Facilities

- T2** In the countryside, outside the New Forest, proposals for the development of new tourist attractions or the improvement of existing ones, will be considered against the following criteria:
- (i) where a proposal affects a Site of Special Scientific Interest, an Area of High Ecological Value, a Scheduled Ancient Monument or an Area of Special Archaeological Significance, the development will be permitted only if there will be no adverse impact on the designated area;
 - (ii) within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty or the Landscape Settings of Salisbury and Wilton, proposals will be permitted only where they are small in scale and would be compatible with the special landscape quality of the area;
 - (iii) otherwise proposals will be allowed provided they do not entail the erection of large buildings or structures.

Tourist Accommodation

- T6** Proposals for the change of use of buildings to hotel, guest house, bed and breakfast or self-catering accommodation will be permitted, subject to there being no adverse effect on the amenities of dwellings in the area.

Extensions should be subordinate to the existing buildings and not detract from their appearance or the quality of their surroundings.

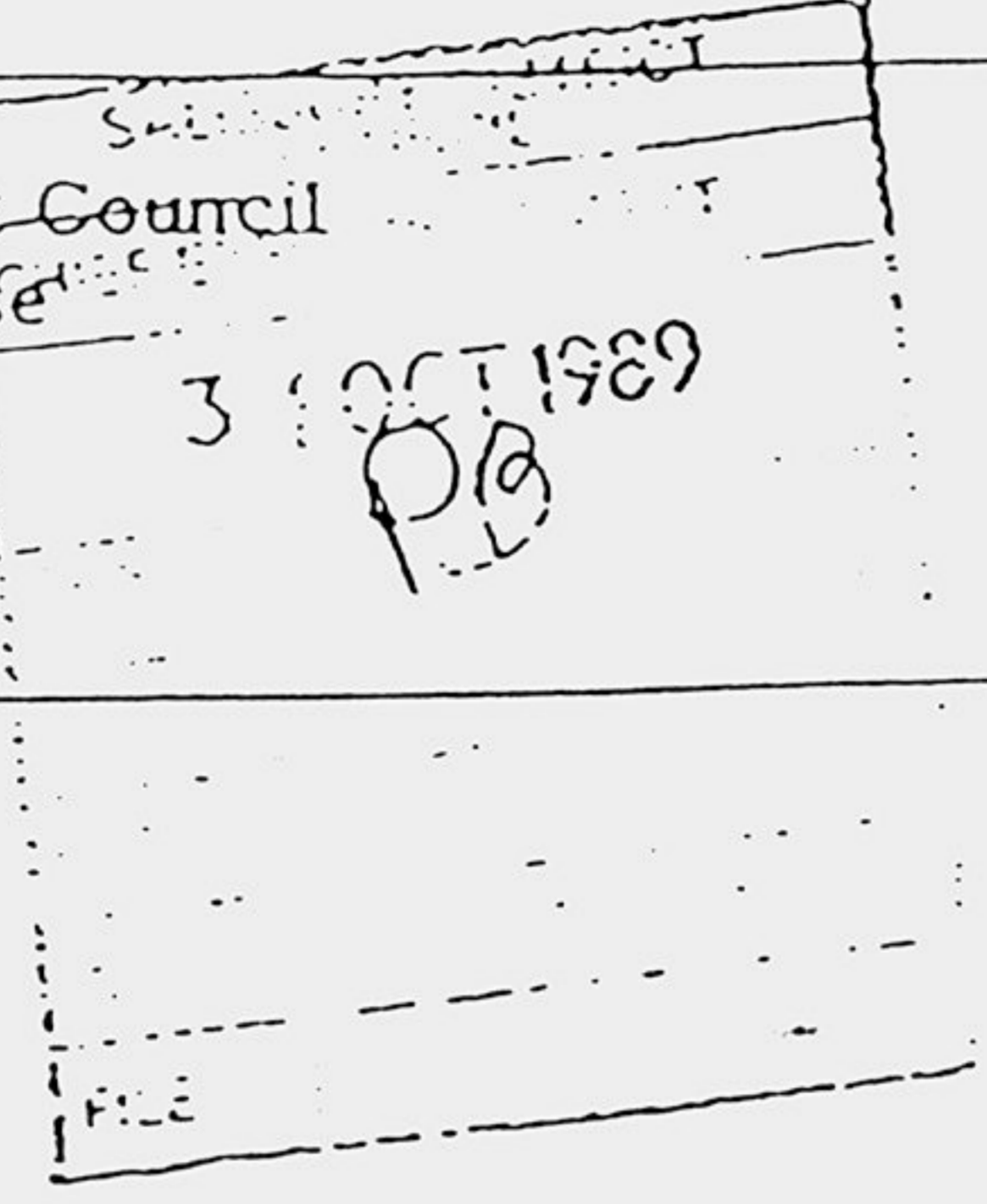
- T8** Within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, the establishment of large scale sites for touring caravans and tents will not be permitted. Permission for small scale sites will be granted where it can be demonstrated that the site is adequately screened and the development would not have an adverse effect on the quality of the landscape. Compliance with criteria listed in policy T9 will also be required.

T9 Elsewhere in the plan area, the establishment of new sites for touring caravans and tents will be allowed within, or adjacent to, settlements or adjacent to the main holiday routes, subject to the following criteria:

- (i) sites are well screened from vantage points, highways and residential development and trees and other landscaping materials are planted among the caravan and tent plots as well as around the edges of the site;
- (ii) the proposals would not adversely affect land of nature conservation value;
- (iii) there is no direct access from trunk roads or from primary routes where access to a secondary road is feasible; and
- (iv) the use of the site would not be detrimental to the amenities of the residents of the area and would not conflict with neighbouring land uses.

Foxhold House, Crookham Common, Newbury, Berks. RG15 8EL
Telephone Headley (0635 23) 8881

Chief Executive Salisbury District Council The Council House Bourne Hill SALISBURY Wilts SP1 3UZ	Your reference Our reference P3 JS 93 2 Date 26 October 1989
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Dear Sir/Madam

THE WILDLIFE AND COUNTRYSIDE ACT 1981 AS AMENDED:

CHILMARK QUARRIES SSSI, WILTS

The Nature Conservancy Council hereby notify you pursuant to section 28(1) of the Wildlife and Countryside Act 1981 that they are of the opinion that the area of land delineated by the solid black line on the map attached to this letter is of special interest.

All except the land delineated by hatching on the map was previously notified under section 23 of the National Parks and Access to the Countryside Act 1949. You will observe from your records that the boundary given on the attached map excludes some land previously notified under the 1949 Act. The NCC is of the opinion that this land is no longer of special interest and hereby withdraws the notification from the excluded area.

Any representations or objections to the notification in respect of that part of the land which had not previously been notified under section 23 of the National Parks and Access to the Countryside Act 1949 ie the land delineated by hatching on the map may be made in writing to the NCC at the above address by 26 February 1990

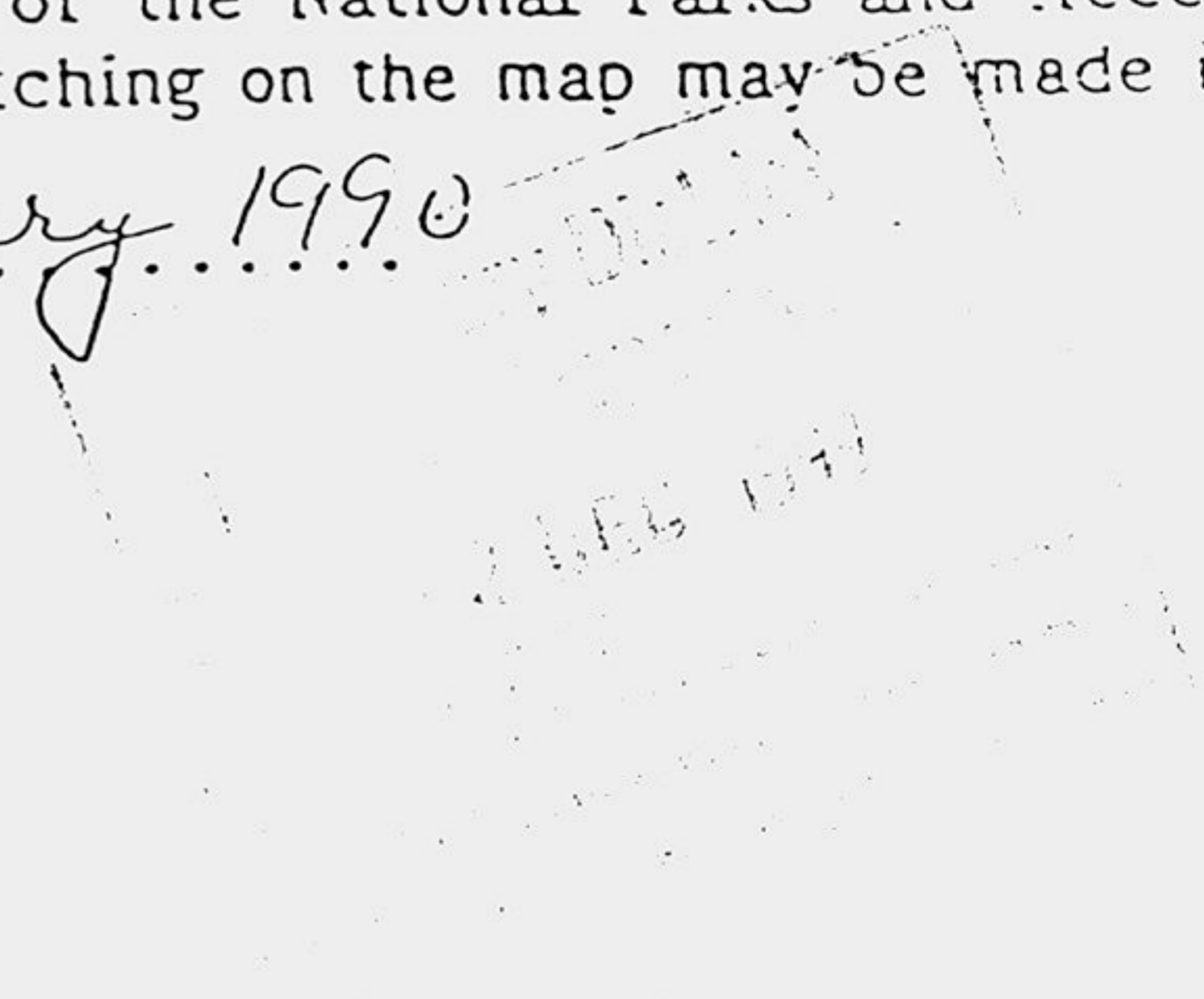
Please acknowledge receipt of this letter.

Yours faithfully

PD

P Schofield
Regional Officer (South)

Enc: map



COUNTY: WILTSHIRE

SITE NAME: CHILMARK QUARRIES

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981

Local Planning Authorities: Salisbury District Council, Wiltshire County Council

National Grid Reference: ST 975312 and 973312

Ordnance Survey Sheet 1:50,000: 184 1:10,000: ST 93 SE

Date Notified (Under 1949 Act): 1977 Date of Last Revision:

Date Notified (Under 1981 Act): 1989 Date of Last Revision:

Area: 10.13 ha (25.03 acres)

Other Information: Within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

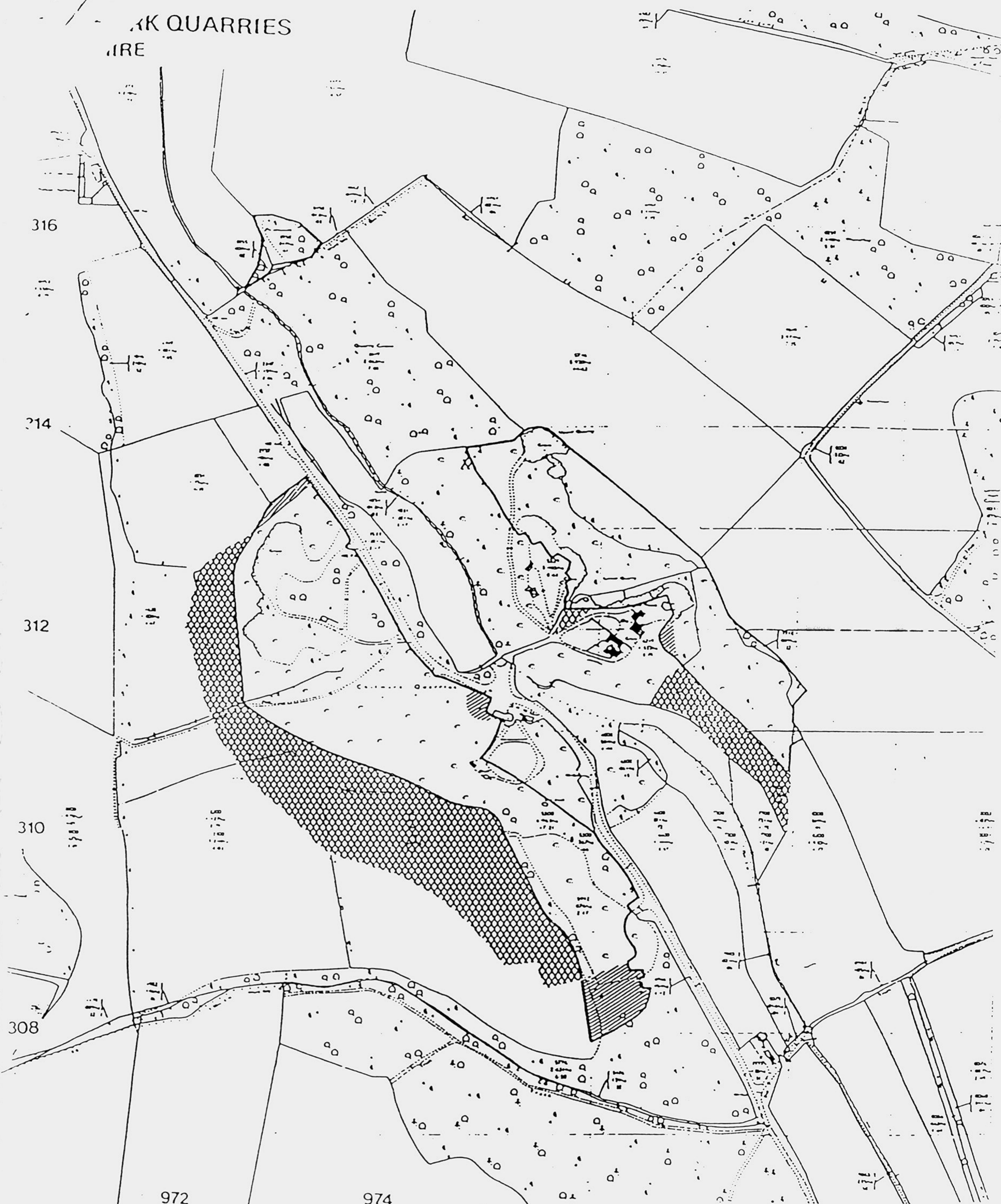
Description and Reasons for Notification:

Chilmark Quarries is a site of both geological and biological special interest.

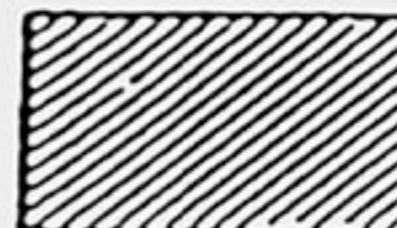

Geologically, it is of great importance for the exposures which the quarries provide through a sequence of rocks of late Jurassic age, some 135 million years old. The quarries have been studied by geologists for over a hundred years and have yielded abundant and well-preserved fossils. The rocks seen here belong to the upper part of the Portland Beds and the lower part of the overlying Purbeck Beds, and allow detailed studies to be made of the major changes in environmental conditions which were occurring in southern England during late Jurassic times. Chilmark Quarries provide the only significant major exposures of these rocks away from the Dorset coast. The Portland Beds consist of a series of marine limestones, including a unit known as the Chilmark Oolites which occurs only in the area of the Chilmark ravine. They are followed by the basal Purbeck Beds which were laid down under non-marine conditions, and which include fossil soil beds, fossil coniferous trees in positions of growth and characteristic thin-bedded limestones.

Biologically, the site derives its importance from the large wintering bat roosts which the extensive system of undisturbed caves and their associated steady temperatures are able to support. Such roosts comprise a diversity of species including Greater and Lesser Horseshoe (Rhinolophus ferrumequinum and R. hipposideros), Daubenton's (Myotis daubentonii), Natterer's (M. nattereri), Brandt's (M. brandti) and Bechstein's (M. bechsteini). Bechstein's bat is very rare in Great Britain and Chilmark Quarries represents the largest wintering roost of this species in the country. An average winter population total (for all species) of approximately 150 bats has been recorded since 1981.

AK QUARRIES
IRE



NATURE CONSERVANCY COUNCIL
Site boundary thus ———
Scale 1:5000
0 METRES 200
0 YARDS 200
Grid North
Based on the Ordnance Survey 1:10 000 map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved 1989 1

 Land not previously notified under Section 23 of the National Parks and Access to the Countryside Act 1949.
 Land no longer of special interest

976 978

CHILMARK QUARRIES SITE OF SPECIAL SCIENTIFIC INTEREST, WILTSHIRE

OPERATIONS LIKELY TO DAMAGE THE SPECIAL INTEREST

<u>Standard Ref No</u>	<u>Type of Operation</u>
6	Application of pesticides, including herbicides (weedkillers) in or near bat cave entrances.
7	Dumping, spreading or discharge of any materials.
8	Burning or incineration of materials in or near bat cave entrances.
9	The release into the site of any wild, feral or domestic mammal, reptile, amphibian, bird or invertebrate.
10	The killing or removal of any wild mammal, reptile, amphibian, bird or invertebrate, including pest control.
11	The destruction, displacement, removal or cutting of any plant or plant remains, including tree, shrub, herb, dead or decaying wood, moss, lichen, fungus and leaf mould.
12	The introduction of or changes in tree or woodland management including afforestation, planting, clear and selective felling, thinning, modification of the stand or underwood, changes in species composition.
15	Infilling of pits or other excavations.
20	Extraction of minerals.
21	Construction, removal or destruction of roads, tracks, walls, fences, hard-stands, banks, ditches or other earthworks, or the laying, maintenance or removal of pipelines and cables, above or below ground.
22	Storage of materials against the faces of the old quarries, at cave entrances and within caves.
23	Erection of permanent or temporary structures, or the undertaking of engineering works.
24	Modification of natural or man-made features (including cave entrances), clearance of loose rock, scree and battering, buttressing or grading rock faces or infilling of pits and quarries.
25	Removal of geological specimens, including rock samples, minerals and fossils.
26	Use of vehicles or craft likely to damage or disturb features of interest.
27	Recreational or other activities likely to damage features of interest.
28	The introduction of or changes in game management and hunting practice.

APPENDIX 4

Requirements of English Nature to Maintain the Conservation Value of the Site.

- There should be no felling of timber or clearance of shrub other than as agreed with English Nature.
- There should be no reduction of or damage to existing grassland areas
- There should be no damage to existing grassland areas through cultivation, fertiliser or chemical application
- There should be no modification to water courses
- The existing mineral permission will be reviewed under the provisions of the Habitats Regulations and any proposals to expand the permission will need Appropriate Assessment.
- Except for mowing of grassland and essential or emergency maintenance, all vehicles should keep to roads and hard standings
- Security grilles should be fitted to all known caves and voids to prevent access from unlicensed (for bats) personnel
- Domestic cats and dogs should not be allowed on the site
- No new buildings should be erected without an Appropriate Assessment
- Existing buildings should be checked for the presence of bats before maintenance, demolition or reuse and adequate provision made if they are encountered
- Any liquid waste should be stored in existing facilities (subject to Environment Agency approval) before being disposed of off site
- Solid waste should be stored in defined areas (subject to Environment Agency and District Council approval) and be disposed of off site regularly
- Subject to the constraints and other factors set out above, site use should be restricted to light industrial, non hazardous storage, offices and limited educational type accommodation
- A professional bat expert should be consulted to help set limits over lighting levels and noise and gas emissions in specific areas
- A speleologist should be consulted over all proposed activities to assess the risk of cave contamination by waste or toxic products
- Protective bunds should be erected around liquid storage facilities
- The number of personnel working on site should be restricted
- There should be no burning on site
- There should be no shooting on site
- Barbed wire should not be used on the site
- Hours of working should be restricted to weekdays only between 07:30 and 19:30
- The site to be run as a whole preferably by an Environmental Trust using professional estate members. The Trust Constitution to be drawn up and include a specific reference to the Habitat Regulations, particularly No. 6, which would require it to act as if it were a Competent Authority within the meaning of the Regulations. If a Trust is not established, then the site must be run by/managed by a Competent Authority or by a body that is required to act as one would.

APPENDIX 5

Requirements of the Environment Agency

Site Investigation: Following a review to ascertain historical uses of the site, and hence probable contaminants, an extensive site investigation should be carried out incorporating carefully drilled investigation boreholes and trial pits to study groundwater levels, groundwater quality and the nature of the contamination. Site investigations may be reduced in scale or targeted where the results of any previous investigations are available. Water quality analysis should be conducted relevant to the contamination anticipated from the previous use of the site. Leaching tests should be conducted using methodologies approved by the Environment Agency to assess the potential of the contaminated land for groundwater pollution from leaching. Hydrogeological and hydrological studies should be carried out on a wide scale to ascertain drainage flow patterns. The water quality, uses and ecological status of the receiving waters should also be ascertained. The studies should be designed to enable an impact assessment to be undertaken to predict effects on underlying groundwater, nearby surface water systems and any target receptors such as abstraction boreholes in the area. On site ecology should also be studied since contaminated sites may develop a unique flora.

Monitoring programmes should be established that are relevant to the predicted impacts and the remedial and mitigation works. It may be necessary to install permanent groundwater monitoring boreholes to detect changes to, and the movement of, contamination.

Site Preparation and Development: Methods of stripping and preparing the site should be chosen that minimise the risk of disturbing containment of the contaminated land. Where surface soils may carry contamination, wheel washing facilities should be installed and utilised for all vehicles leaving the site. Dewatering operations should not be undertaken without prior consultation with the Environment Agency. Waters with a high pollution potential may need to be discharged to sewer, provided that an appropriate consent has been granted by the sewerage undertaker. Tankering off site may also be an option.

The construction and use of balancing lagoons may reduce the impacts of runoff or leachate from a site, particularly following heavy rainfall. The containment of horizontal underground flow may be achieved by the insertion of cut-off walls and/or the installation of leachate collection systems.

Foundations: Piling and other foundation methods may puncture impermeable layers containing contamination, thus providing a route for leachate to enter ground or surface waters and some techniques may enhance the downward migration of contaminants.

Mitigation Measures:

Site Decontamination: Mitigation options will be case specific, depending upon the nature of the contamination and the intended use of the land once redeveloped. The Environment Agency supports a 'suitable for use' approach to the remediation of contaminated land.

The use of microbial degradation may present a risk' albeit short term, to groundwater quality unless adequate precautions are taken, such as lining of the site. Removal of the contaminated ground for disposal elsewhere may be a viable option, but this can be a problem of transferring a problem elsewhere. Disposal by this method will be subject to the regulations that apply to 'controlled wastes'. It may be both possible and pragmatic to redevelop the land with the contamination in situ, incorporating various measures to contain or encapsulate the contaminants.

APPENDIX 6

Schedule Of Buildings

Building Number	Description	<u>Gross Floor Area (sqm)</u>
HQ NORTH SITE		
1	Part single-storey brick and tile, part vehicle workshops with five metal roller shutter doors	424.62
5	Brick and tile offices	313.76
7	Brick and tile offices	230.48
8	Two-storey brick and tile former administrative officers	799.66
49	Brick and tile ex-toilet block and office	33.33
63	Brick and tile workshop	69.94
170	Brick and tile vehicle workshops with metal roller shutter doors	91.77
171	Brick and tile oil store	25.21
181	Brick and tile vehicle workshops, roller shutter doors	210.79
MT Yard		
134	Brick and tile workshop	29.14
169	Brick and tile workshop with 12 metal roller shutter doors	531.62
177	Brick and tile Gate House	98.65
HQ SOUTH SITE		
12	Brick and tile plant building	25.36
EM VALLEY		
57	Brick and tile locomotive shed	161.38
58	Brick and tile wash house	47.98
60	Steel frame and corrugated asbestos main transfer station	2,781.00
66	Steel frame and corrugated asbestos west truck transfer station	330.48
67	Steel frame and corrugated asbestos east truck transfer station	330.48
76	Brick and tile Gate House	114.25

PROOF YARD

13	Brick and tile expense store (part access only)	30.43
14	Brick and tile offices	46.31
16	Brick and tile offices and workshops	178.97
17	Brick and tile offices and toilets	206.98
18	Brick and tile working room, anti-blast protection	129.89
48	Brick some tiled some flat roof, blast walls explosive dismantling stores	374.08
56	Brick part stone and tile Gate House (north of bridleway)	96.1
172	Brick and tile office, kitchen and toilet (no access)	69.18



A. The main office building on the Headquarters North site.



B. Single storey buildings within the Headquarters North site.



C. Workshops on the HQ North site.



D. Workshops on the MT Yard site, below the HQ North site.



E. The Headquarters South building.



F. Access to the area is via narrow lanes, with passing places.



G. The transfer station in EM Valley is in poor condition structurally.