



**Wiltshire & Swindon Aggregate Minerals Site  
Allocations Local Plan**

**Post-Examination Hearings Stage**

**Sustainability Appraisal Report: Addendum**

**(Incorporating Habitats Regulations  
Assessment Update)**

**November 2012**

Centre for Sustainability (C4S) *in association with*  
Enfusion



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## **1 Introduction**

The Wiltshire and Swindon Proposed Submission Draft Aggregate Minerals Site Allocations Development Plan Document (now Local Plan following changes to the planning system following the introduction of the National Planning Policy Framework herein after referred to as the 'Plan'), was published for public consultation between 30th January 2012 and 12th March 2012. It was accompanied by a Sustainability Appraisal (SA) Report (incorporating Strategic Environmental Assessment (SEA)) and a Habitats Regulations Assessment (HRA) Screening Report, both produced by consultants C4S at TRL Ltd, with support of their partners Enfusion. An Addendum to the SA Report was produced in July 2012 to assess minor modifications that were made to the Plan between the Pre-Submission and Submission stages.

The Councils have since submitted the Aggregate Minerals Site Allocations plan to the Secretary of State with the hearing sessions on the 'soundness' of the plan having taken place between 23<sup>rd</sup> and 25<sup>th</sup> October 2012. Following the hearing sessions the Councils are publishing a consolidated schedule of modifications for a six week consultation period between Monday 12<sup>th</sup> November and Thursday 27<sup>th</sup> December 2012 to give interested parties the opportunity to comment on proposed modifications to the Plan before the Inspector completes his report. The schedules are outlined in Section 2 along with a brief description.

This SA Report Addendum outlines these changes and considers how they affect the findings of the Pre-Submission SA Report (January 2012), including the July 2012 Addendum, and the HRA Screening Report (January 2012). This addendum should be read in conjunction with those previous reports for a full account of how the Sustainability Appraisal and HRA have influenced the process to date.

## **2 Proposed Modifications to the Plan**

The additional proposed modifications to the Aggregate Minerals Site Allocations Local Plan are set out in two schedules. These are summarised in Sections 2.1 and 2.2, with the full schedules included in Appendices A and B.

These additional schedules add to the Schedule of Minor Modifications that was proposed when the Plan was submitted to the Secretary of State in July 2012. The schedules are presented as a 'timeline of events', with some of the proposed modifications in the later schedules providing amendments to previously proposed modifications.

In addition to the new proposed modifications presented and assessed in this SA Addendum, at the request of the Inspector at the hearing sessions, four of the proposed minor modifications that had been proposed between the Pre-Submission and Submission stages and assessed in the SA Report Addendum of July 2012 have been reclassified as Main modifications for this consultation. The modifications themselves have not changed, just their classification, and so there is no requirement to update the July 2012 sustainability appraisal. The four modifications (references PM12, PM13, PM14 and PM16) all relate to zones of sensitivity at Cox's Farm.

### **2.1 Additional Proposed Modifications prior to Hearing Sessions**

The schedule of Additional Proposed Modifications (APMs) to the plan arose following dialogue with representors prior to the Examination hearing sessions and requests for changes resulting from the list of main matters and questions presented by the Inspector prior to the hearings.

The schedule includes six 'Main Modifications' to the Plan as follows:

- The introduction of a new policy on the presumption in favour of sustainable development (APM1);
- Four main modifications associated with Blackburn Farm as follows:
  - Update to the Inset Map (APM8);
  - Introduction of a stand-off zone to protect historic landscape (APM10); Archaeology (APM11); and the Historic Built Environment (APM12); and
- Saving Policy 35 of the previous Minerals Local Plan

The modifications relating to Blackburn Farm, that were agreed with English Heritage and reflected through APM8, 10, 11 and 12, were originally presented as minor modifications through the hearing sessions. However, through the hearing sessions the Inspector subsequently requested they be considered as Main modifications during this consultation.

In addition there are 14 proposed 'Minor Modifications'. Full details are included in Appendix A.

## **2.2 Suggested Modifications arising through the Hearing Sessions**

The schedule of Hearing Session Proposed Modifications to the plan includes further additional proposed modifications arising from the hearing sessions (which ran from 23rd October – 25th October 2012). As described above these proposed modifications change the text of certain Additional Proposed Modifications.

This schedule includes 11 proposed 'Main Modifications', including updated Inset Maps for Cox's Farm and North Farm, and 8 proposed 'Minor Modifications'. Full details are included in Appendix B, with the proposed modifications being presented in separate tables for each Examination hearing session.

## **3 Implications of Modifications for the SA**

The aim of this stage of the SA/SEA process was to determine whether there were likely to be any significant sustainability effects arising from the proposed modifications to the Aggregate Minerals Site Allocations Local Plan.

In order to do this it was necessary to identify whether any of the proposed modifications to the plan could result in changes to the original findings of the sustainability appraisal, as documented in the SA Report (January 2012) and as updated by the SA Report Addendum (July 2012), either through new significant sustainability effects being identified, or through originally identified significant effects no longer being considered likely.

### **3.1 Methodology**

Given that the majority of the proposed modifications were anticipated to be minor in nature, it would not have been proportionate to undertake a detailed assessment of all of the changes against the SA Framework. Therefore, a screening process was undertaken which considered the nature of each of the proposed modifications and determined whether it would be likely to result in a significant sustainability effect that would require an additional stage of sustainability appraisal to be undertaken.

The screening used three levels of categorisation for the potential implications of each of the proposed modifications on the original sustainability appraisal as follows:

- No update to SA required;
- Implications (either positive or negative) for SA objectives but no update to SA findings required; or
- Modification requires an additional assessment.

NB: any new policies automatically trigger the need for an additional assessment so that they are subject to the same level of assessment as all the policies that were included earlier in the development of the Plan.

### **3.2 Screening of Proposed Modifications**

The findings of the screening process are detailed in Appendix A and Appendix B and summarised below.

#### Additional Proposed Modifications (APM)

A detailed assessment was undertaken on new Policy MSA1. The assessment (see Appendix C) did not identify any significant effects against the SA objectives. Generally the overall effects of this policy when considered against the SA Framework are uncertain, as much depends on how policy MSA1 would be interpreted by the Planning Authority in relation to policies of the wider minerals Development Framework, or by the Planning Inspector or higher authority in the event of an appeal or court hearing.

None of the other additional proposed modifications (APMs), or combinations of modifications, were considered as being likely to result in significant effects on sustainability – or changes to previously identified significant effects. However some modifications were identified as being likely to help progress certain SA objectives.

These are summarised as follows:

#### *Blackburr Farm*

- The addition of a standoff zone to the south east of the site to protect the archaeological features located underground and to be used to bolster screening in order to protect the setting of St Mary's Church (APM8, APM10, APM11 and APM12) has positive implications for SA7 (Landscape) and SA8 (Cultural Heritage); and
- Strengthening the wording in the restoration objective in relation to footpaths (APM9) has positive implications for SA2 (Health) and SA7 (Landscape), the latter being in relation to access to the countryside.

#### Proposed Modifications arising through the Hearing Sessions (HSPM)

None of the proposed modifications arising through the Hearing Sessions (HSPMs), or combinations of modifications, were considered as being likely to result in significant effects on sustainability – or changes to previously identified significant effects. However some modifications were identified as being likely to help progress certain SA objectives.

These are summarised as follows:

#### *Cox's Farm*

- The additional text on screening (HSPM18) has positive implications for SA7 (Landscape) and SA8 (Cultural Heritage).

#### *Land east of Calcutt*

- Additional text added to the restoration objective that relates to avoiding the risk of bird strike (HSPM23) has positive implications for SA5 (Biodiversity).

*Land at Cotswold Community*

- Additional text added to the restoration objective that relates to avoiding the risk of bird strike (HSPM25) has positive implications for SA5 (Biodiversity); and
- Additional text relating to the method of working this site (HSPM26) has positive implications for SA Objective 2 (Communities).

*Land near Compton Bassett*

- Additional wording in the restoration objective in relation to Protected Rights of Way (HSPM27) has positive implications for SA2 (Health) and SA7 (Landscape), the latter being in relation to access to the countryside.

*Extensions to Brickworth Quarry*

- Additional text relating to the protection and retention of soils that contain the potential seed bank for re-establishing typical Ancient Woodland species post-restoration (HSPM28) has positive implications for SA Objectives 5 (Biodiversity) and 6 (Land Use), the latter including a sub-objective relating to soils; and
- Amending the preferred restoration objective to remove references to agricultural grazing so as to restore the site to lowland mixed deciduous woodland (Priority Habitat) in its entirety (HSPM29) has positive implications for SA Objective 5 (Biodiversity).

### **3.3 Cumulative Effects**

The SA Report (January 2012) identified the potential for cumulative effects to arise from implementing the Plan against a range of SA/SEA topics. Mitigation measures were identified that would help to reduce the potential for adverse effects. Some of these measures related to existing policies in operation in Wiltshire and Swindon (e.g. Minerals Development Control DPD policies) whilst other measures were made as recommendations in the SA Report.

The additional proposed modifications to the Plan, both pre-Hearing and resulting from the Hearing (as detailed in Appendices A and B), will help to address some site specific issues but will not necessarily contribute towards plan-wide cumulative effects.

## **4 Habitats Regulations Assessment**

Each of the proposed modifications has been considered in relation to its potential to alter the findings of the HRA screening process that was undertaken during the development of the Local Plan, as reported in the HRA Screening Report (January 2012). The results of this additional round of screening are detailed in the tables included in Appendices A and B.

None of the additional proposed modifications were identified as having any implications for the original conclusions of the HRA, i.e. that extraction of aggregate minerals at the sites included in the Local Plan will not have likely significant effects on the European sites, either alone or in combination with other plans and projects.

## **5 Conclusion**

None of the additional proposed modifications to the Local Plan significantly alter the findings of the SA Report. However there are a range of proposed modifications, as identified in Section 3 that will help advance progress towards the achievement of several of the SA Objectives. No additional proposed modifications were identified which if implemented would result in a movement away from achieving one or more SA objectives. In addition there are no implications for the original conclusions of the HRA screening process.





## Appendix A: Schedule of Additional Proposed Modifications

### Key to tables

Schedule of suggested Minor and **Main** modifications arising through the hearing sessions. Text in ***bold/italics/underlined*** relates to proposed modifications to the wording in the plan. The Proposed Main Modifications are marked in **RED** text.

### Additional Proposed Main Modification

Comment reference	Summary of request for modification	Pre-submission draft document reference	Modification and location within document	Implications for SA or HRA
<b>General comment/modifications</b>				
<b>Introduction – Wiltshire and Swindon’s Mineral Resource Zones</b>				
APM1 (also see HSPM2)	Through the recent Wiltshire and Swindon Waste Site Allocations examination, it is clear that a template policy will be needed in order to address the presumption in favour of sustainable development position enshrined within the NPPF. The councils are therefore mindful to propose the following policy text for inclusion in the Plan if deemed necessary by the Inspector.	Introduction - Paragraph 1.8	<p>It is proposed to remove the following text from original paragraph 1.8 and replace with the modified text as detailed below:  <b><u>(Title) Compliance with the National Planning Policy Framework (NPPF)</u></b></p> <p>In principle the councils will be supportive of appropriate applications for minerals development within the locations set out in this document, however this should not be viewed as a guarantee that development will be permitted in all cases. <del>Conversely, proposals for minerals development on sites not included within this document, or in areas that lie outside of the identified Minerals Resource Zones, will still be considered on their own merits if they demonstrate that they are in keeping with national policy and the policies of the development plan.</del></p> <p><b><u>In compliance with the requirements of the NPPF (paragraph 15) and to adhere to the presumption in favour of sustainable development, proposals for mineral development on sites not included within this document or in areas that lie outside of the identified Minerals Resource Zones will still be considered on their own merits, if they demonstrate that they are in keeping with</u></b></p>	<p>SA - new assessment required for this new policy.</p> <p>See Appendix C.</p> <p>No implications for HRA.</p>

			<p><u><b>national policy and the policies of the development plan (see policy MSA 1).</b></u> (footnote)</p> <p><u><b>Footnote text: In line with policies MCS1 and MCS1(A) of the Wiltshire and Swindon Minerals Core Strategy DPD (Adopted June 2009).</b></u></p> <p><u><b>Policy MSA 1:</b></u>  <u><b>When considering proposals for minerals development the councils will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Each council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</b></u></p> <p><u><b>Planning applications that accord with the policies in this Local Plan (or policies in other adopted Local Plans of the councils) will be approved without delay, unless material considerations indicate otherwise.</b></u></p> <p><u><b>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:</b></u></p> <ul style="list-style-type: none"> <li>• <u><b>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;</b></u></li> <li><u><b>or</b></u></li> <li>• <u><b>Specific policies in the NPPF indicate that development should be restricted.'</b></u></li> </ul>	
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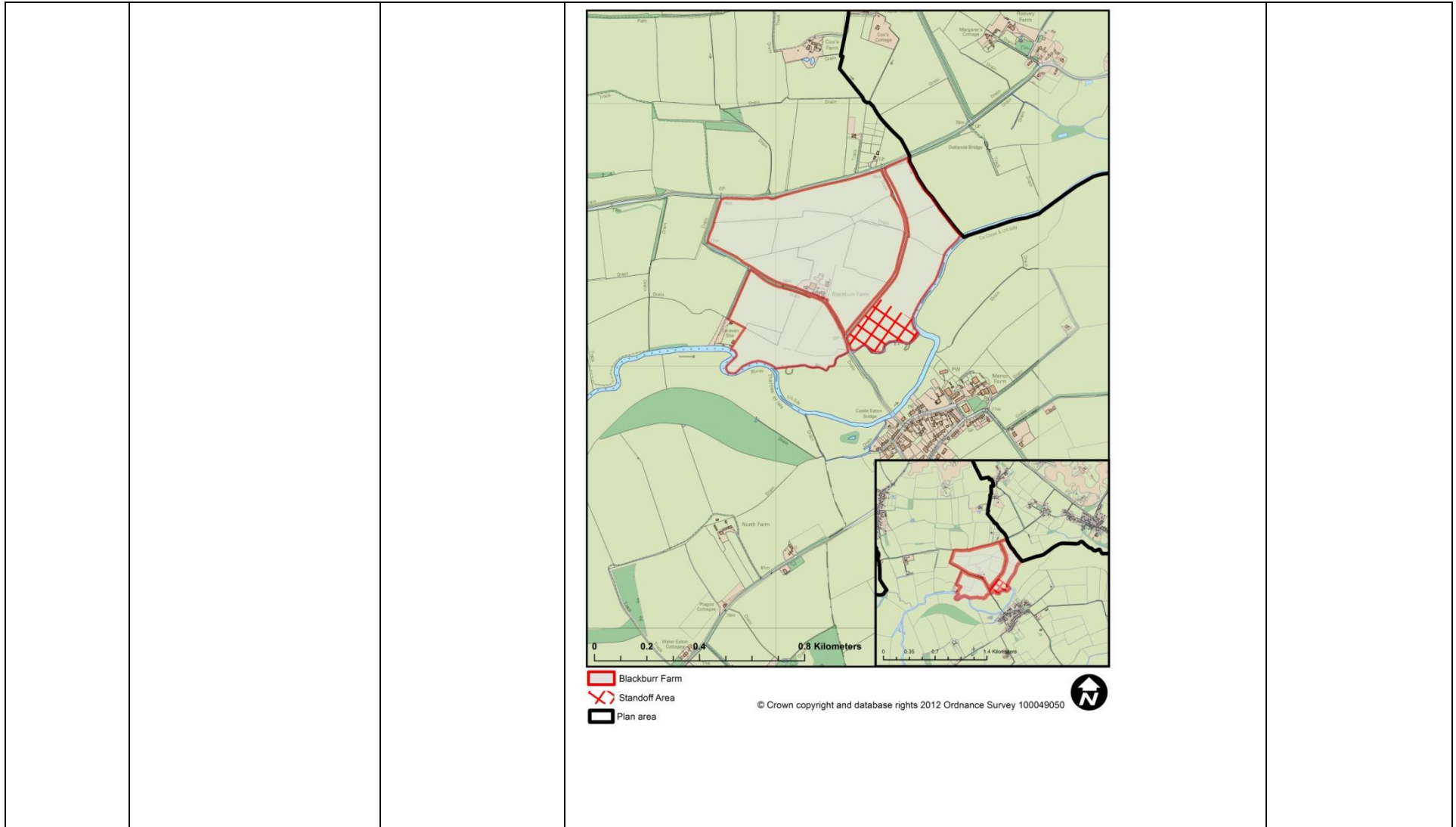
## Additional Proposed Minor Modifications

Comment reference	Summary of request for modification	Pre-submission draft document reference	Modification and location within document	Implications for SA or HRA
<b>General comment/modifications</b>				
<b>Executive Summary</b>				
APM2	List of sites: The capacity of the Extensions to Brickworth Quarry should read 1.94 million tonnes.	Executive summary bullet points – 7 <sup>th</sup> bullet point	<p>The councils accept that this suggested change should be made in order to improve the accuracy of the Plan</p> <ul style="list-style-type: none"> <li>• Cox's Farm (2.4 million tonnes)</li> <li>• Blackburr Farm (0.81 million tonnes)</li> <li>• North Farm (0.3 million tonnes)</li> <li>• Land east of Calcutt (2.2 million tonnes)</li> <li>• Land at Cotswold Community (2.76 million tonnes)</li> <li>• Land near Compton Bassett (0.45 million tonnes)</li> <li>• Extensions to Brickworth Quarry (1.9<u>4</u> million tonnes)</li> </ul>	<p>Minor amendment to text.</p> <p>No implications for SA or HRA.</p>
<b>Introduction - Wiltshire and Swindon's Mineral Resource Zones</b>				
APM3	Wiltshire and Swindon Mineral Resource Zones: Would it be useful to start the discussion with a paragraph on the Upper Thames Valley area and its significance?	Paragraph 1.4	<p>The councils agree that for clarity and consistency, additional text relating to the Upper Thames Valley area and its relative significance should be added.</p> <p>This text could be introduced before paragraph 1.4 in the Plan (followed by consequential formatting amendments). Proposed wording could be added as set out below in numerous paragraph numbers or as one paragraph to read:</p> <p><b><u>'1.4 The Upper Thames Valley Mineral Resource Zone (MRZ) crosses the northern boundary of Wiltshire and Swindon. The sand and gravel resource extends northwards into Gloucestershire and eastwards into Oxfordshire. The</u></b></p>	<p>Text to provide context.</p> <p>No implications for SA or HRA.</p>

			<p><b><u>Resource Zone has long-standing, strategic significance for Wiltshire, Swindon, Gloucestershire and Oxfordshire as it has been the traditional supply source of construction aggregates into local markets for the last 80 years. In terms of local supply, the area has consistently contributed approximately 70% - 80% of total sand and gravel production from Wiltshire and Swindon.</u></b></p> <p><b><u>1.5 From the evidence gathered by the councils through monitoring, a significant proportion of the sharp sand and gravel from the Upper Thames Valley can be assumed to supply aggregate for concreting uses serving the construction markets of Swindon, Chippenham, Bath, Bristol, Cheltenham, Gloucester and also Oxford. The remainder is likely to be used for screened and graded gravels; and bulk fill for construction projects.</u></b></p> <p><b><u>1.6 It is reasonable to assume that only a limited percentage of mineral (up to 20%) will travel more than 40km to reach markets and it should be noted that those urban areas on the outer limits of the 40km catchment are likely to be served by quarries from other counties, such as the Mendip quarries in East Somerset.</u></b></p> <p><b><u>1.7 Past decades have seen a gradual increase (peaking in 2003) in production of sharp sand and gravel from the Wiltshire section of the Upper Thames Valley. However, since this peak there has been a steady decline in production, in part, due to economic circumstances. However, the evidence suggests that intensive extraction has left a significantly diminished resource, thereby substantially reducing the options for future minerals development in Wiltshire and Swindon.'</u></b></p>	
APM4	Local forecast figure (also Para 1.11): Is the evidence and justification actually set out in this document? Would it be	Paragraph 1.11	If, in order to improve the overall clarity of the Plan and deemed necessary, the councils would be prepared to make reference to this information. This could be achieved through the insertion of an appropriately worded footnote within original paragraph 1.11. It would also be appropriate to add a footnote at the end of original paragraph 1.26 to	Minor change to text.  No implications for SA or HRA.

	helpful to have a footnote referring to the related part of the evidence base?		<p>point to the evidence and justification.</p> <p>Paragraph 1.11 (now 1.15) 'This is based on supporting evidence <b><u>(footnote)</u></b> that illustrates a continued, long term decline in production within historically worked locations of the plan area.'</p> <p>Paragraph 1.26 (now 1.30) – 'For Wiltshire and Swindon, this would equate to a local forecast rate of 1.2 million tonnes per annum and would still provide a sufficient supply of mineral in times of increased or reduced production <b><u>(footnote)</u></b>.'</p> <p>Proposed footnote text to read:</p> <p><b><u>'Wiltshire and Swindon Minerals and Waste Evidence Base Part C: Minerals – Local Aggregate Assessment.'</u></b></p>	
APM5	Para 1.26: Need to refer to the National Planning Policy Framework (NPPF) requirement to use a rolling average of 10 years' sales data and other relevant local information. (NPPF Para 145)	Paragraph 1.26	<p>The councils agree that this element of the new national policy framework should be made more explicit. The councils propose to make the following amendment to (now) paragraph 1.27 (consequential amendments to paragraph numbers will also need to be made throughout the document):</p> <p><del>'The Mineral Products Association has stated that its members would generally support a forecasting methodology whereby local authorities base their provision rate on the average of the past 10 year's production. <b><u>In accordance with national policy, the councils have effectively based planned provision requirements on the average of the past 10 year's production.</u></b>'</del></p>	<p>Minor change to text.</p> <p>No implications for SA or HRA.</p>
<b>The Upper Thames Valley - context</b>				
APM6	Para 2.4. Provision indicated in Table 2.1: NB – <i>Helps</i> meet locally derived forecast rather than meets.	Paragraph 2.4	<p>The councils agree that, in the interests of clarity, the text at paragraph 2.4 should be amended in line with the suggestion. As a result, the text would now read:</p> <p>'Table 2.1 indicates that adequate provision of sand and gravel can be delivered through the proposed allocated sites in the Upper Thames Valley to <b><u>help</u></b> meet a locally derived forecast figure of 1.2 million tonnes...' 'The table outlines what the Upper Thames Valley area needs to contribute in order to <b><u>help</u></b> meet this locally derived figure.'</p>	<p>Minor change to text.</p> <p>No implications for SA or HRA.</p>

<b>Cox's Farm</b>				
<b>Inset Map</b>				
APM7	Cox's Farm inset map regarding zone of sensitivity	Inset Map 1: Cox's Farm	<p>The councils are happy to incorporate the Zone of Sensitivity on Inset Map 1 (in response to a locally sensitive issue) as a departure to the general approach taken for other Inset Maps in the Plan, if it is deemed appropriate to do so by the Inspector through the hearing sessions and if the boundaries of the zone can be agreed.</p> <p>Following discussion and meetings with Mr Saleem Shamash of Marston Meysey (<i>MIN/33</i> – Dialogue following proposed submission consultation) the councils provided a revised version of Inset Map 1 incorporating the Zone of Sensitivity. The councils are happy to incorporate the zone boundaries as depicted through their revised version of the Inset Map (<i>MIN/33</i>) to offer security to the residents of Marston Meysey. However, if, following discussions through the hearing sessions, it is determined that the zone should not be depicted on Inset Map 1 or if the boundaries need to be altered the councils are happy to amend this proposed modification where necessary.</p>	<p>Mapping of zones of sensitivity that have already been subject to SA and HRA.</p> <p>No implications for SA or HRA.</p>
<b>Blackburr Farm</b>				
<b>Inset map</b>				
APM8	Following discussions with English Heritage a change to Inset Map 2: Blackburr Farm is required to implement a standoff zone to the south east corner of the site in order to protect the archaeological features located underground and to be used to bolster screening in order to protect the setting of St Mary's Church.		Following agreement with English Heritage regarding the need for, and location of, a standoff zone to the south east of the site, an amended version of Inset Map 2 is proposed.	<p>Positive implications for SA Objective 8 (Cultural Heritage) but no update to SA findings required.</p> <p>No implications for HRA.</p>



<b>Preferred Restoration Objective</b>				
APM9	Has appropriate account been taking of matters including footpaths?	Preferred Restoration Objective of table 2.3 Blackburr Farm	<p>If deemed necessary, the councils are willing to incorporate wording into the Preferred Restoration objective section of the site profile table in order to ensure that appropriate emphasis is given to protect/enhance the footpath running across the site. Wording could be introduced into the restoration section to protect/enhance footpaths.</p> <p>Proposed wording to be inserted into the Preferred Restoration objective section of the Blackburr Farm site profile table:</p> <p><b><u>'In addition, there should be no net loss or degradation of the PRow network in the area, these features should, where possible, be maintained during working and enhanced during restoration.'</u></b></p>	<p>Positive implications for SA Objectives 2 (Health) and 7 (Landscape) but no update to SA findings required.</p> <p>No implications for HRA.</p>
<b>Landscape and visual</b>				
APM10	Following discussions with English Heritage a change to the site profile (table 2.3) of Blackburr Farm is required to implement a standoff zone to the south east corner of the site in order to protect the archaeological features located underground and to be used to bolster screening in order to protect the setting of St Mary's Church.	Table 2.3: Blackburr Farm site profile table – Landscape and visual	<p>Following agreement with English Heritage over the wording of this section it is proposed to introduce the following text into the landscape and visual section of the site profile table:</p> <p>'Small field systems and hedgerows to the north allow the site to accommodate change - however, the loss of hedgerows and habitat resource would be a negative outcome and would alter the landscape character of the area, resulting in a temporary loss of biodiversity and sense of place. Significant strengthening of screening to the south will be required to avoid visual impact associated with views from St Marys Church and Castle Eaton. <b><u>No minerals extraction (including associated activity) shall take place within the 'stand-off' area marked on Inset Map 2 due to its historic landscape importance and sensitivity. Within this area the existing open arable/pastoral character should be retained. Strategic screening of the site should be achieved through the planting of native species along the 'stand-off' area boundaries to strengthen existing hedgerows.</u></b></p> <p>Further significant screening will be required to limit the visual impact of quarrying activity on the Second Chance Touring Park to the west and Blackburr Farm towards the centre of the site.'</p>	<p>Positive implications for SA Objectives 7 (Landscape) and 8 (Cultural Heritage) but no update to SA findings required.</p> <p>No implications for HRA.</p>



<b>Archaeology</b>				
APM11	Following discussions with English Heritage a change to the site profile (table 2.3) of Blackburr Farm is required to implement a standoff zone to the south east corner of the site in order to protect the archaeological features located underground and to be used to bolster screening in order to protect the setting of St Mary's Church.	Table 2.3: Blackburr Farm site profile table – Archaeology	<p>Following agreement with English Heritage over the wording of this section it is proposed to introduce the following text to the bottom of the archaeology section below PM20 to give detail about the need for a stand-off area to protect the archaeological features in the south eastern section of the site:</p> <p><b><u>'Evidence of the remains of an undated settlement in the south east corner of the site, in addition to the significance of the historic landscape and built environment, has contributed to the identification of a 'stand-off' area (as illustrated on Inset Map 2) to ensure those archaeology features of such importance are preserved in situ.'</u></b></p>	<p>Positive implications for SA Objective 8 (Cultural Heritage) but no update to SA findings required.</p> <p>No implications for HRA.</p>
<b>Historic Built Environment</b>				
APM12	Following discussions with English Heritage a change to the site profile (table 2.3) of Blackburr Farm is required to implement a standoff zone to the south east corner of the site in order to protect the archaeological features located underground and to be used to bolster screening in order to protect the setting of St Mary's Church.	Table 2.3: Blackburr Farm site profile table – Historic Built Environment	<p>Following agreement with English Heritage over the wording of this section it is proposed to introduce the following text in place of the existing text to give detail about the need for a stand-off area to protect the adjacent heritage assets:</p> <p><del>'The site is in proximity to Castle Eaton conservation area and the setting of St Marys Church (Grade 1 Listed). The open character of the site to the south leaves Castle Eaton and St Marys Church vulnerable to visual impact. This will need to be overcome by significantly strengthening and planting screening to the south of the site.'</del></p> <p><b><u>The site is adjacent to the Castle Eaton Conservation Area and St Marys Church (Grade 1 Listed). The adjacent open low lying area in the south eastern part of the site contributes to an appreciation of the significance of these heritage assets. Therefore, if not appropriately and sensitively designed, minerals development on this site would cause substantial harm to these heritage assets.</u></b></p>	<p>Positive implications for SA Objective 8 (Cultural Heritage) but no update to SA findings required.</p> <p>No implications for HRA.</p>

			<p><u><i>In response to this important issue and following dialogue with English Heritage, a 'stand-off' area has been identified (as marked on Inset Map 2) to protect the setting and heritage significance of St Mary's Church. No minerals extraction (including associated activity) shall take place within this 'stand-off' area and the existing open arable/pastoral character should be retained. Strategic screening of the site should be achieved through the planting of native species along its boundaries to strengthen existing hedgerows.</i></u></p> <p><u><i>Any subsequent planning application relating to the development of this site will have to appropriately address the need to safeguard the cultural and historic assets identified and adhere to the requirements of the necessary 'stand-off' area.</i></u></p> <p><u><i>Due to the national importance of St Marys Church, English Heritage should be consulted on any future application.'</i></u></p>	
<b>Monitoring</b>				
APM13	Table 5.2 - % of permissions outside allocated sites: Is it appropriate to have a target of 0%? Aren't suitable sites allowed under Para 1.8? Shouldn't suitable additional sites be encouraged to make up any shortfall / provide flexibility?		<p>The councils would accept that the point made is valid and entirely reasonable. As a result, it is suggested that the first indicator in table 5.2 be replaced with the following:</p> <p><b><u>'Number of permissions granted outside of those allocated sites in the Plan'</u></b></p> <p><b><u>'target N/A'</u></b></p> <p>It is suggested that the threshold for investigation accompanying the above indicator read:</p> <p><b><u>'5 applications received within 5 years for minerals sites outside of those allocated sites in the Plan'</u></b></p>	Amended indicator. No implications for SA or HRA.

<b>Appendix 1 – Glossary of terms</b>				
APM14	Some terms have been used in the wider evidence base supporting the Plan and not in the Plan itself. Suggest to remove references to terms not used in Plan.	Glossary of terms	Remove those terms not referenced in the Plan. The councils are happy to amend the glossary – such matters would be considered to be minor amendments to the document and changes can be agreed through the hearing sessions.	No implications for SA or HRA.
APM15	Define the 'best and most versatile' agricultural land.	Glossary of terms	It is agreed that a definition of the 'best and most versatile' agricultural land be added to the Glossary of terms. The councils propose using the definition provided in the NPPF and Natural England Technical Information Note TIN049 - Agricultural Land Classification: protecting the best and most versatile agricultural land through the following text:  <b><u>'Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification. This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals.'</u></b>	No implications for SA or HRA.
APM16	Replace CLG with DCLG	Glossary of terms	Agreed, alter CLG to read ' <b>DCLG</b> ' and add ' <b>Department for</b> Communities and Local Government'	No implications for SA or HRA.
APM17	Provide a definition of the 'development plan'	Glossary of terms	Agreed, insert a definition of the 'development plan' in line with the definition provided in the NPPF to read:  <b><u>'This includes adopted Local Plans and neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)'</u></b>	No implications for SA or HRA.
APM18	Linked to AMP17 provide a definition of the Local Plan	Glossary of terms	Insert the following wording:  <b><u>'Local Plan: The plan for the future development of the local area.'</u></b>	No implications for SA or HRA.

			<b><u>drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.'</u></b>			
APM19	Refer to the Practice Guide accompanying former MPS 1 rather than MPS 1 itself	Glossary of terms	The councils are happy to amend the glossary – such matters would be considered to be minor amendments to the document and changes can be agreed through the hearing sessions.	No implications for SA or HRA.		
<b>Appendix 2 (Proposed)</b>						
APM20	Saved Minerals Local Plan Policy 35		<p>The councils did not include a schedule of Saved Policies to be replaced by the Plan and acknowledge that this is something that should have been explained in the document. However, as described in the councils’ response to question 10 of Key Issue/Matter 2 it would be prudent, under the current circumstances, to retain Saved Policy 35 of the Minerals Local Plan until the point that a decision has been made on the Down Ampney application. This could be addressed in the first review of the Plan. The councils therefore propose to include a schedule as an appendix to the submitted Plan that includes the following text:</p> <p><b><u>'Appendix 2: Policies of the Minerals Local Plan to be continued to be saved</u></b></p> <table border="1" data-bbox="929 1069 1572 1230"> <tr> <td><b><u>Minerals Local Plan policy</u></b></td> <td><b><u>To be saved or replaced by the Aggregate Minerals Site Allocations Plan?</u></b></td> </tr> </table>	<b><u>Minerals Local Plan policy</u></b>	<b><u>To be saved or replaced by the Aggregate Minerals Site Allocations Plan?</u></b>	No implications for SA or HRA.
<b><u>Minerals Local Plan policy</u></b>	<b><u>To be saved or replaced by the Aggregate Minerals Site Allocations Plan?</u></b>					

			<b><u>Policy 35</u></b>	<b><u>To be saved until the first review of the Aggregate Minerals Site Allocations Plan.'</u></b>		
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## Appendix B: Proposed Modifications arising through the Hearing Sessions

Schedule of suggested Minor and **Main** modifications arising through the hearing sessions. The Proposed Main Modifications are marked in **RED** text.

### Hearing Session 1 Proposed Modifications

Original Plan Ref	Pre-hearing Track changes plan ref	Hearing session ref	Change	Justification	Implications for SA or HRA
<b>General</b>					
Introduction: Paragraph 1.1	Introduction: Paragraph 1.1	HSPM1  Matter 1	New text to be added to the end of para 1.1 – and consequential amendments to be made to the paragraph numbering thereafter.  ‘...wider development plan for the two areas <b><i>including the residual saved policies of the Wiltshire and Swindon Minerals Local Plan, 2001. The position in terms of existing ‘saved’ policies (namely Policies 35, 49 and Annex 1 of the Wiltshire and Swindon Minerals Local Plan) is dealt with in Appendix 2 to this plan.</i></b>  <b><i>The principle issue for the councils involves adopted Minerals Local Plan saved policy 35 and the residual Preferred Areas that are the subject of a planning application at Down Ampney. The councils intend to carry forward policy 35 to provide certainty to the application process and also to justify the information set out in table 1.1 column B of this plan in terms of the overall future provision requirements for sand and gravel.</i></b> ’	For purposes of clarity and to appropriately reference the position of the Minerals Local Plan saved policies within the context of the Development Plan.	No implications for SA or HRA.
Not applicable	Paragraph 1.12 (APM1)	HSPM2  Matter 1	Move the entirety of the text listed as APM1 to the end of the introduction following on from original paragraph reference 1.11.	To improve the overall clarity of the document for the purpose of the reader.	No implications for SA or HRA.

Table 1.1	Table 1.1	HSPM3  Matter 1	Add footnote to the word 'allocations' within column B of Table 1.1. Footnote to read:  <b><u>'...the allocations element of column B relates to the residual Preferred Areas allocated under saved policy 35 of the Minerals Local Plan (2001). These sites are currently the subject of a planning application and are considered by the councils to form part of the provision requirement over the plan period to 2026.'</u></b>	To provide further explanation of the relationship between table 1.1 and Appendix 2 in terms of the councils' overall provision to meet forecast demand in line with the Local Aggregate Assessment.	No implications for SA or HRA.
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### Hearing Session 2 Proposed Modifications

Original Plan Ref	Pre-hearing track changes plan ref	Hearing session ref	Change	Justification	Implications for SA or HRA
<b>General</b>					
Executive Summary:  Paragraph 4 3 <sup>rd</sup> Sentence	Executive Summary:  Paragraph 4 3 <sup>rd</sup> Sentence	HSPM4  Matter 2	Add the following text to paragraph 4, 3 <sup>rd</sup> sentence of the Executive Summary.  'This document... <b><u>and the supporting evidence base (add footnote)</u></b> sets the evidence and <b><u>out</u></b> justification for...1.2 million tonnes per annum.'  New footnote text to read: <b><u>'Including Wiltshire and Swindon Minerals and Waste Evidence Base Part C – Local Aggregate Assessment.'</u></b>	To improve the clarity of the document and its relationship to the supporting evidence base in terms of the councils' approach to sand and gravel provision over the plan period.	No implications for SA or HRA.
Paragraph 1.11	Paragraph 1.15	HSPM5  Matter 2	Paragraph 1.15 (pre hearing track changes version), amend text at sentence 2 to reflect the change above (HSPM4).  'Against this economic backdrop, this document <b><u>and supporting</u></b> <del>sets out</del> evidence <b><u>provides the councils'</u></b> <del>and</del> justification for a reduced rate for sand and gravel provision...'	To improve the clarity of the document and its relationship to the supporting evidence base in terms of the councils' approach to sand and gravel provision over the plan period.	No implications for SA or HRA.

Paragraph 1.29	Paragraph 1.33	HSPM6  Matter 2	Add additional text to pre hearing track changes version para 1.33. Amended text to read:  '....should be treated flexibly. <b><u>In the interests of protecting commercial confidentiality in the plan area and to accord with policy MCS1 of the Minerals Core Strategy.</u></b> <del>the</del> councils do not...purposes of landbank maintenance. <b><u>In line with government guidance on the Managed Aggregate Supply System, the plan is principally seeking to maintain existing patterns of supply from current mineral working areas. In part this is due to the fact that soft sand type product has been known to be produced from traditional sharp sand and gravel producing quarries in the plan area.</u></b> '	To explain and amplify the councils' position in relation to landbank position in line with the policy framework of the adopted Minerals Core Strategy.	No implications for SA or HRA.
Table 2.1, 3.1 and 4.1	Table 2.1, 3.1 and 4.1	HSPM7  Matter 2	Remove tables 2.1, 3.1 and 4.1 on the basis that they simply repeat the information in table 1.1 and also to reduce confusion regarding the councils' approach to overall provision.	This information is displayed in table 1.1 and splitting this information into separate tables for the Upper Thames Valley, Calne and South East of Salisbury areas offers no additional value to the plan and could lead to confusion over how the councils propose to meet the demand for sand and gravel from existing mineral working areas.	No implications for SA or HRA.
Paragraph 2.4	Paragraph 2.4	HSPM8  Matter 2	Sentence 2 of paragraph 2.4.  Remove references to table 2.1 and replace with 1.1. Amended text to read:  'Table <del>2.1</del> <b><u>1.1</u></b> indicates that adequate provision of sand and gravel...'	This information is displayed in table 1.1 and splitting this information into separate tables for the Upper Thames Valley, Calne and South East of Salisbury areas offers no additional value to the plan and could lead to confusion over how the councils propose to meet the demand	No implications for SA or HRA.

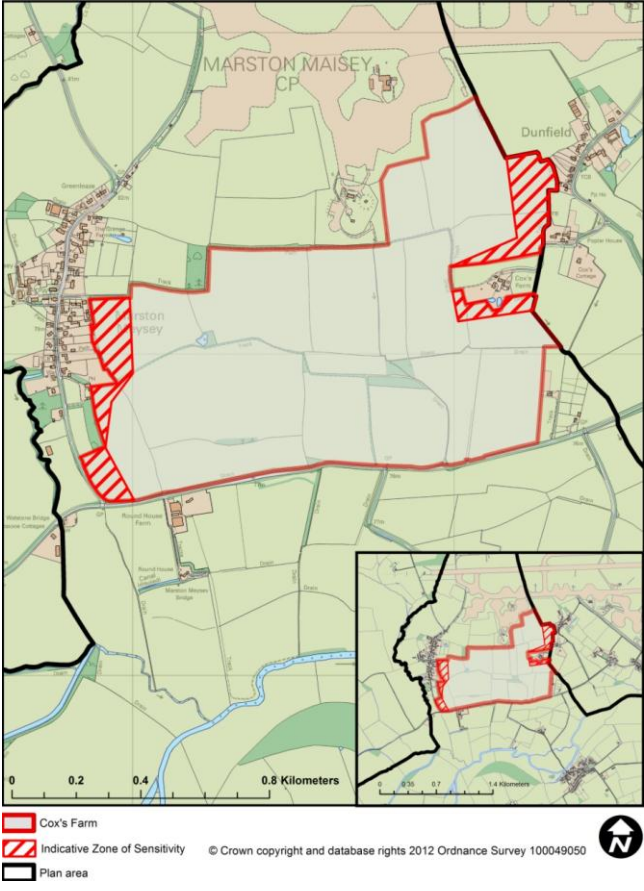


				for sand and gravel from existing mineral working areas.	
Paragraph 3.3	Paragraph 3.3	HSPM9  Matter 2	Sentence 1 of paragraph 3.3.  Remove references to table 3.1 and replace with 1.1. Amended text to read:  'Table <del>3.1</del> <b>1.1</b> indicates that adequate provision of sand and gravel...'	This information is displayed in table 1.1 and splitting this information into separate tables for the Upper Thames Valley, Calne and South East of Salisbury areas offers no additional value to the plan and could lead to confusion over how the councils propose to meet the demand for sand and gravel from existing mineral working areas.	No implications for SA or HRA.
Paragraph 3.4	Paragraph 3.4	HSPM10  Matter 2	Paragraph 3.4, first sentence.  Consequential change applied for consistency with the Inspector's requested change to paragraph 4.5.  'There is one site option required in the <b><i>The councils have concluded that the requirement of the Calne Area</i></b> to contribute towards the maintenance of supply ... (at current extraction rates) <b><i>can be met by one site option.</i></b> '	In the interests of consistency with the Inspectors' suggested change to paragraph 4.5 as referenced to the list of questions for Matter 2.	No implications for SA or HRA.
Paragraph 4.4	Paragraph 4.4	HSPM11  Matter 2	Sentence 1 of paragraph 4.4.  Remove references to table 4.1 and replace with 1.1. Amend the text to read as follows:  'Table <del>4.1</del> <b>1.1</b> indicates that adequate provision of sand and gravel...'	This information is displayed in table 1.1 and splitting this information into separate tables for the Upper Thames Valley, Calne and South East of Salisbury areas offers no additional value to the plan and could lead to confusion over how the councils propose to meet the demand	No implications for SA or HRA.

				for sand and gravel from existing mineral working areas.	
Paragraph 4.5	Paragraph 4.5	HSPM12  Matter 2	Sentence 1 of paragraph 4.5.  Change as requested by the Inspector. Amend the text to read as follows: ' <del>There is one site option required in</del> <b><i>The councils have concluded that the requirement of</i></b> the South East of Salisbury Area to maintain supply to 2026 and potentially beyond (at current extraction rates) <b><i>can be met by one site option.</i></b> '	For consistency and at the request of the Inspector.	No implications for SA or HRA.

### Hearing Session 4 Proposed Modifications (presented in plan order)

Original Plan Ref	Pre-hearing track changes plan ref	Hearing session ref	Change	Justification	
<b>Cox's Farm</b>					
Inset Map 1: Cox's Farm	Inset Map 1: Cox's Farm	HSPM13  Matter 4	Inset Map 1: Cox's Farm.  To illustrate the 'zone of sensitivity' as referred to in the site profile text and as requested by Saleem Shamash.	In the interests of improving the clarity and interpretation of the plan.	Mapping of zones of sensitivity that have already been subject to SA and HRA.  No implications for SA or HRA.

					
<p>Site profile table 2.2: Preferred restoration objective</p>	<p>PM12</p>	<p>HSPM14  Matter 4</p>	<p>Site profile table 2.2: Preferred restoration objective.</p> <p>Amend the text to read as follows:</p> <p>'The 'Zone of Sensitivity' (<b><i>see Inset Map 1</i></b>) should also be integrated into the wider restoration scheme...'</p>	<p>In the interests of improving the clarity and interpretation of the plan.</p>	<p>No implications for SA or HRA.</p>

Site profile table 2.2: Human health and amenity	PM13	HSPM15  Matter 4	Site profile table 2.2: Human health and amenity.  First sentence of PM13 amend the text to read as follows:  'To protect the historic character and residential amenity of Marston Meysey, <b><i>Dunfield and Cox's Farm (see Inset Map 1)</i></b> ...'	In the interests of improving the clarity and interpretation of the plan.	No implications for SA or HRA.
Site profile table 2.2: Landscape and visual	Site profile table 2.2: Landscape and visual	HSPM16  Matter 4	Site profile table 2.2: Landscape and visual.  Second sentence of section amend the text to read as follows:  'further detailed assessment...will be required to identify and develop a scheme of working to protect the historic landscape setting of Marston Meysey village, <b><i>Dunfield and Cox's Farm.</i></b>	In the interests of improving the clarity and interpretation of the plan.	No implications for SA or HRA.
Site profile table 2.2: Landscape and visual	PM14	HSPM17  Matter 4	Site profile table 2.2: Landscape and visual.  First sentence of PM14 amend the text to read as follows:  'A 'Zone of Sensitivity' ( <b><i>see Inset Map 1</i></b> )...'	In the interests of improving the clarity and interpretation of the plan.	No implications for SA or HRA.
Site profile table 2.2: Historic built environment	Site profile table 2.2: Historic built environment	HSPM18  Matter 4	Site profile table 2.2: Historic built environment.  First sentence of section amend the text to read as follows:  'Mitigation will need to offer...screening to the west <b><i>and east</i></b> of the site in order to protect the setting of <b><i>Cox's Farm and</i></b> the Marston Meysey <b><i>and Dunfield</i></b> Conservation Areas.'	In the interests of improving the clarity and interpretation of the plan.	Positive implications for SA Objectives 7 (Landscape) and 8 (Cultural Heritage) but no update to SA findings required.  No implications for HRA.
Site profile table 2.2: Historic	PM16	HSPM19	Site profile table 2.2:  Historic built environment.	In the interests of improving the clarity and interpretation	No implications for SA or HRA.

built environment		Matter 4	First sentence of PM16 amend the text to read as follows: 'A 'Zone of Sensitivity' ( <u><i>see Inset Map 1</i></u> )...'	of the plan.	
<b>Blackburr Farm</b>					
Site profile table 2.3: Blackburr Farm	Site profile table 2.3: Blackburr Farm	HSPM20 Matter 4	Site profile table 2.3: Blackburr Farm.  General amendments to be made. All references to Second Chance Touring Park to read:  'Second Chance Touring <b><i>and Residential</i></b> Park'	For precision.	No implications for SA or HRA.
Site profile table 2.3: Site description	Site profile table 2.3: Site description	HSPM21 Matter 4	Site profile table 2.3: Site description.  Add text to the end of the site description section to reference the fact that there is an oil pipeline running through the site. Appropriate investigation will be required at the planning application stage.  <b><i><u>An oil pipeline runs through part of the site and this will need to be fully investigated and protected through any subsequent planning application process.</u></i></b>	In the interests of improving the clarity and precision of the plan.	No implications for SA or HRA.
<b>North Farm</b>					
Inset Map 3: North Farm	Inset Map 3: North Farm	HSPM22 Matter 4	Inset Map 3: North Farm.  Remove land under the ownership of Mr Prior and Ms Martin.	For precision.	No implications for SA or HRA.

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<b>Land east of Calcutt</b>					
Site profile table 2.5: Preferred restoration	Site profile table 2.5: Preferred restoration	HSPM23 Matter 4	<p>Site profile table 2.5: Preferred restoration objective.</p> <p>Add text to the end of the section to read as follows:  <b><i>'To avoid the risk of birdstrike (associated with RAF</i></b></p>	To recognise, and reflect, the important issue of birdstrike risk associated with minerals restoration.	Positive implications for SA Objective 5 (Biodiversity) but no update to SA

objective	objective		<b><u>Fairford) the restoration scheme will need to be designed so as not to attract large and flocking species of birds.'</u></b>		findings required. No implications for HRA.
<b>Land at Cotswold Community</b>					
Site profile table 2.6: Site description	Site profile table 2.6: Site description	HSPM24 Matter 4	Site profile table 2.6: Site description. Remove the following text: <del>'The estimated yield for the site has been calculated to incorporate the use of additional mineral reserves located beneath the footprint of the former Cotswold Community School and the non-scheduled section of the eastern part of the site.'</del>	In the interests of improving the clarity and precision of the plan.	No implications for SA or HRA.
Site profile table 2.6: Preferred restoration objective	Site profile table 2.6: Preferred restoration objective	HSPM25 Matter 4	Site profile table 2.6: Preferred restoration objective. Amend the fourth sentence of the first paragraph to read as follows: <del>'However, unlike the other promoted site options, RAF Fairford have no significant concerns with the risk of birdstrike in this location</del> <b><u>To avoid the risk of birdstrike (associated with RAF Fairford) the restoration scheme will need to be designed so as not to attract large and flocking species of birds.'</u></b>	To recognise, and reflect, the important issue of birdstrike risk associated with minerals restoration.	Positive implications for SA Objective 5 (Biodiversity) but no update to SA findings required.  No implications for HRA.
Site profile table 2.6: Traffic and Transportation	Site profile table 2.6: Traffic and Transportation	HSPM26 Matter 4	Site profile table 2.6: Traffic and Transportation. Add text to the beginning of the section to read as follows: <b><u>The preferred strategy for working this site will involve utilising existing infrastructure associated with the adjoining quarry to the north.'</u></b>	To provide more certainty and clarity regarding the method of working this site.	Positive implications for SA Objective 2 (Communities) but no update to SA findings required.  No implications for HRA.
<b>Land near Compton Bassett</b>					
Site Profile table 3.2: Preferred	Site Profile table 3.2: Preferred	HSPM27	Site Profile table 3.2: Preferred restoration objective. Amend the text of the 3 <sup>rd</sup> paragraph in this section to read:	To address concerns raised through representation.	Positive implications for SA Objectives 7

restoration objective	restoration objective	Matter 4	<b><i>'The bridleway running through the site; and more generally, the PRoW network surrounding the site should also be protected and enhanced.'</i></b>		(Landscape) and 8 (Cultural Heritage) but no update to SA findings required.  No implications for HRA.
<b>Extensions to Brickworth Quarry</b>					
Site Profile table 4.2: Site description	Site Profile table 4.2: Site description	HSPM28  Matter 4	<p>Site profile table 4.2: Site description</p> <p>To be amended to qualify the references to Ancient Woodland and moreover the status and condition of the woodland areas to justify the councils' allocation of the site.</p> <p>Insert additional text following the 3<sup>rd</sup> sentence of the first paragraph to read as follows:</p> <p><b><i>'Some of the allocated land is also classified as Ancient Woodland / County Wildlife Site. <u>However, the site is currently in agri-forestry use and planted with conifers under a woodland management scheme and so the trees on site cannot technically be considered ancient. The vitally important aspect of this site, and the basic prerequisite that will have to be secured before the sites (Areas A and B on Inset Map 7) can be worked for minerals is the need to robustly protect and retain the soils (structure and quality) as they contain the potential seed bank for re-establishing typical Ancient Woodland species post-restoration.'</u></i></b></p>	At the request and recommendation of the Inspector in order to add clarity to the situation regarding the designation of this area.	<p>Positive implications for SA Objectives 5 (Biodiversity) and 6 (Land Use) but no update to SA findings required.</p> <p>No implications for HRA.</p>
Site Profile table 4.2: Preferred restoration objective	Site Profile table 4.2: Preferred restoration objective	HSPM29	<p>Site Profile table 4.2: Preferred restoration objective</p> <p>At the request of Natural England, remove references to agricultural grazing so as to restore the site to lowland mixed deciduous woodland (Priority Habitat) in its entirety. Amended text to read:</p> <p><b><i>'Restoration to lowland mixed deciduous woodland...is a priority</i></b></p>	At the request of Natural England and as recommended by the Inspector.	<p>Positive implications for SA Objective 5 (Biodiversity) but no update to SA findings required.</p>



			for this site. whilst agricultural grazing could also be delivered in places.'		No implications for HRA.
<b>Appendix 1</b>					
Appendix 1: Glossary of terms	Appendix 1: Glossary of terms	HSPM30 Matter 4	Appendix 1: Glossary. Add reference to 'Sensitive Receptor' into the Glossary of terms table above SFRA reference.  Proposed text to read: <b><u>'Sensitive Receptor</u></b> <b><u>A description of those aspects of the local environment likely to be significantly affected by development, including, in particular, population (local residents), fauna, flora, soil, water, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors.'</u></b>	In the interests of improving the clarity of the plan.	No implications for SA or HRA.
<b>Appendix 2</b>					
Not applicable	APM20 Appendix 2	HSPM31	As part of Appendix 2: Minerals Local Plan – saved policy 35 add the following text:  <b><u>'Annex 1 is replaced by the adopted Wiltshire and Swindon Minerals Policy Framework. As such, those residual preferred areas listed in Policy 35 (currently the subject of a planning application) will be considered against the current adopted policy framework.</u></b>  <b><u>Regarding policy 49, the decision by Lafarge Cement UK to cease mineral extraction (chalk and clay) at Westbury essentially renders the policy redundant.'</u></b>	For purposes of clarity and to appropriately reference the position of the Minerals Local Plan saved policies within the context of the Development Plan.	No implications for SA or HRA.

## Appendix C: Additional Assessment

Proposed Change Reference: APM1 - New policy added as follows:

### **Policy MSA1: Presumption in favour of sustainable development**

**When considering proposals for minerals development the councils will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Each council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**Planning applications that accord with the policies in this Local Plan (or policies in other adopted Local Plans of the councils) will be approved without delay, unless material considerations indicate otherwise.**

**Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:**

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or**
- **Specific policies in the NPPF indicate that development should be restricted.**

### **Assessment**

This policy largely reflects national policy (paragraph 14 of the National Planning Policy Framework (NPPF)) and therefore its inclusion in the Plan is unlikely to result in effects, or changes to effects, that would not already be present under a 'business as usual' (without the Plan) scenario. Nevertheless, the inclusion of the policy does express how the Plan intends to guide future site allocations in terms of the presumption in favour of sustainable development contained in the NPPF.

In certain cases, the policy requires for developments to be granted permission unless material considerations indicate otherwise, or where any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. This policy may therefore require the Councils to take a more proactive and pro-development approach, which has the potential to lead to approvals of development that may in the absence of the policy have been rejected on the grounds of sustainability constraints, with associated adverse effects (albeit non-significant effects) across a range of the environmental and social SA objectives. The policy may however increase the positive economic effects of the Plan by providing a more proactive approach to site allocations.

It should however be noted that in determining new planning applications for minerals extraction in line with policy MSA1 it will always be necessary to have consideration of the policies of the wider Minerals Development Framework and the robustness of these policies.

The overall effects of this policy when considered against the SA Framework are uncertain, as much depends on how policy MSA1 would be interpreted by the Planning Authority in relation to policies of the wider minerals Development Framework, or by the Planning Inspector or higher authority in the event of an appeal or court hearing.

The approach taken in the policy for 'Planning applications that accord with the policies in this Local Plan (or policies in other adopted Local Plans of the councils) will be approved without delay, unless material considerations indicate otherwise' may result in the speeding up of the approval process for individual developments.

The following table summarises the assessment of Policy MSA1 against the objectives in the SA framework. This framework has been used throughout the development of the new Minerals Local Plan.

	SA Objective (abridged)												
	1. Vibrant Communities	2. Health and Well-Being	3. Vibrant Economy	4. Sustainable Transport	5. Biodiversity / Geodiversity	6. Land Use	7. Landscape / Townscape	8. Cultural Heritage	9. Water Quantity	10. Resource Use	11. Minimise Pollution	12. Greenhouse Gas Emissions	13. Climate Change Adaptation
<b>Assessment score</b>	?	?	<b>G</b>	?	?	<b>B</b>	?	?	?	<b>B</b>	?	<b>B</b>	<b>B</b>

Assessment Key

The following key provides an explanation of the symbols used to summarise the assessment of Policy MSA1.

<b>Green (G)</b>	Option actively encouraged in its current form as it would resolve an existing issue / maximise opportunities. (Where these are considered to be significant it is reported in the text).
<b>White (?)</b>	Option would have an uncertain effect.
<b>Blue (B)</b>	Option would have a neutral effect.
<b>Orange (O)</b>	Option would need some changes in order to have a positive effect on issues identified.
<b>Red (R)</b>	The option would exacerbate existing problems and cannot be suitably mitigated. Consider exclusion of option. (Considered to be significant).