

Appendix 8 Development Constraints

The regulatory and policy constraints on development in the parish include:

1. **Flood Risk Zones** around the River Bourne as shown in Fig 1 below, reproduced from the Government website <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=415988&northing=130926&placeOrPostcode=laversock> .
2. **Sites of Special Scientific Interest (SSSIs)** at Cockey Down and along the length of the River Bourne (also part of the River Avon river system Special Area of Conservation ([UK0013016](#))) as shown in Fig 2 below, which includes the associated Impact Risk Zones which can be accessed interactively on the Natural England interactive mapping <https://naturalengland-defra.opendata.arcgis.com/maps/edit?content=Defra%3A%3Asssi-impact-risk-zones-england> . The red “contour” lines on the mapping indicate the extent of three impact risk zones drawn progressively outward from each SSSI boundary, each of which carries a requirement for proposals for particular types of development to be notified to Natural England for an assessment of the likely impact on the SSSI.
3. **Odour exclusion zone.** There is a potential 200m “odour exclusion zone” around the Hurdcot sewage treatment works. This follows the West Wilts Local Plan policy U5 which was carried over into the Wiltshire Core Strategy 2015. It is, however, subject to review in the emerging Local Plan and can be overturned if Wessex Water agree that odour issues will not arise. The potential area covered is indicated in Fig. 3 below.
4. **Land graded as “Best and Most Versatile”.** Although there are no general Limitations on the development of agricultural land, government guidelines indicate that lower graded land or brownfield sites should be preferred for development relative to land graded as “Best and Most Versatile” (BMV). BMV covers grades 1, 2 and 3a in the Natural England grading system, while 3b, 4 and 5 are progressively lower grades. A fuller explanation of the grading system and government planning guidelines for agricultural land can be found on their website <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land> which states “You must consult Natural England for development proposals not included in local plans or neighbourhood plans that are likely to cause the loss of 20 hectares or more of BMV land” . Fig 4 below is extracted from the South West Region generalised pattern of land classification mapping at 1:250000 scale published by Natural England <http://publications.naturalengland.org.uk/category/5954148537204736> . This is indicative rather than definitive mapping at the detailed level and does not distinguish sub grades 3a and 3b. Detailed mapping does not appear to be publicly available for the majority of our parish. However, it can be seen from Fig 4 that Very Good, grade 2, land runs along the western edge of the River Bourne water meadows, which are classified as grade 4, and to the south of Milford. All other land is classified as grade 3, Good to Moderate, but its proximity to grade 2 land would suggest some would be BMV grade 3a.
5. **Conservation Area.** The historic Old Sarum WW1 grass airfield is designated as a Conservation Area. Its extent is shown in Figure 5, reproduced from the *Wiltshire Cabinet Paper December 2020 Appendix 2 Salisbury Settlement Statement* (Green Infrastructure map on page 27 (labelled fig 8) which is part of the draft Local Plan presented at that meeting. <https://cms.wiltshire.gov.uk/documents/s183525/Appendix%20%20Salisbury%20Settlement%20Statement.pdf>
6. **Scheduled Monuments.** Figure 5 shows Scheduled Monuments in the north and south of the parish. These are, respectively, a tumulus and the extensive remains of mediaeval pottery kilns in the Milford area.

7. **Strategic Nature Area.** Figure 5 also includes a large Strategic Nature Area (SNA) spanning the western boundary of the parish. This was originally shown in a supporting document for the WC Core Strategy titled Topic Paper 5 <http://pages.wiltshire.gov.uk/wiltshire-core-strategy-topic-paper-5-natural-environment-feb-2012.pdf> which included the south west Nature Map produced by Biodiversity South West. This shows a network of SNAs which go beyond the protection of special sites such as SSSIs and identify opportunities for habitat restoration and creation to withstand the challenges of climate change and species loss. Crucially the Nature Map defines, using a robust methodology, a set of ecologically functional tracts of land which are large enough, close enough together, and of the right quality to provide for the needs of our native species and the habitats they occupy, in the long term. The impact on these SNAs of any proposed development needs to be carefully considered and opportunities for conservation and enhancement regularly reviewed.
8. **County Wildlife Sites.** Figure 6 shows the location of County Wildlife Sites (CWSs) on the Laverstock/Cockey/Ford Down ridge adjacent to the Cockey Down SSSI. This is taken from the Wiltshire Council mapping webpage: <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=ba756f8dac28433797e3f3ad30b56313> on the WSBRC layer (WSBRC = Wiltshire and Swindon Biological Records Centre). CWSs are areas of land important for their wildlife and can be on public and private land. CWS recognition is non-statutory, but is recognition of a site's high value for biodiversity. They vary in size and shape from small meadows, green lanes, ponds and hedges through to much larger areas of ancient woodlands, species rich grassland, heathland and commons.

Figure 1 Flood Risk Zones

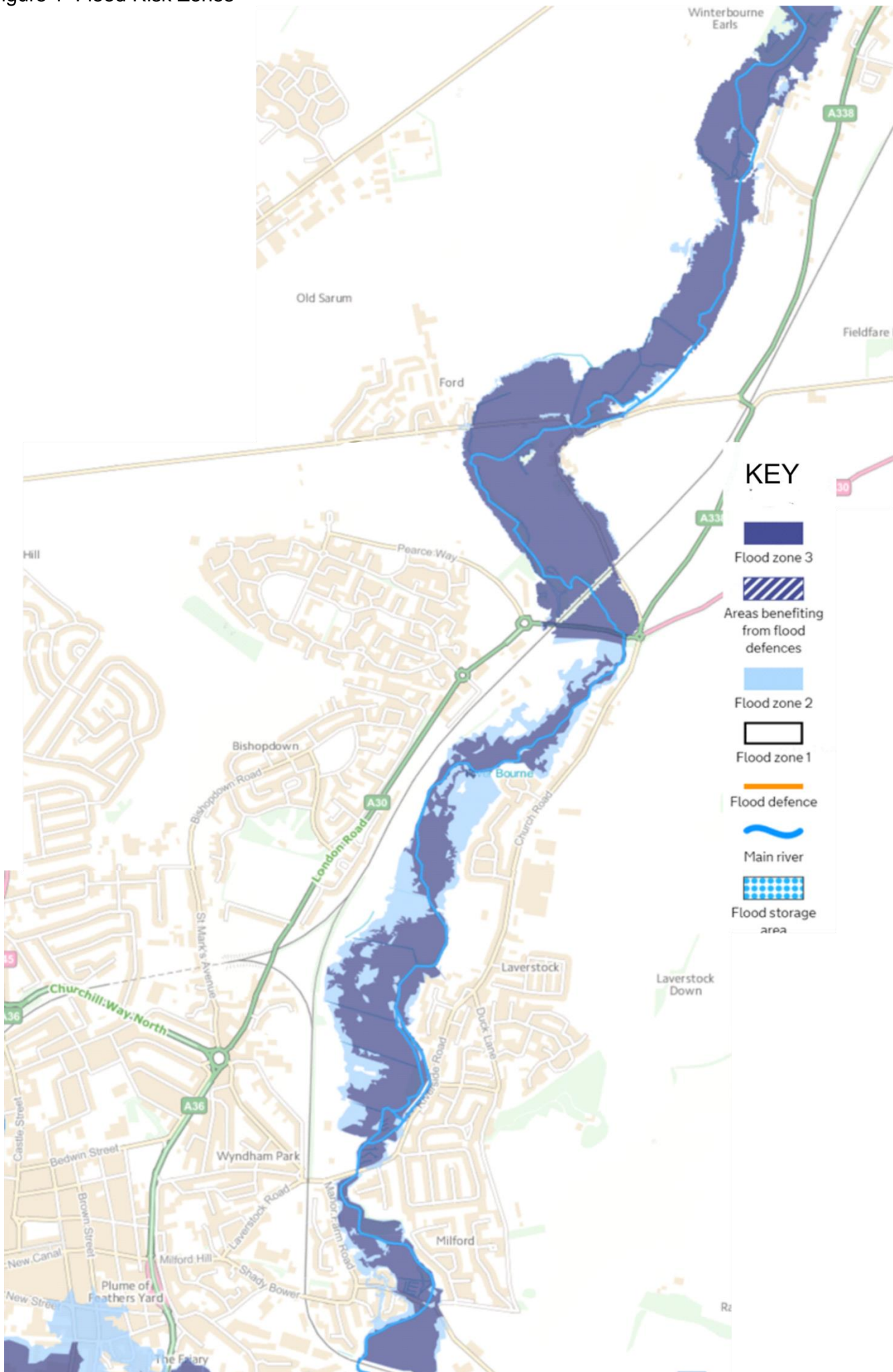


Figure 2 River Bourne and Cockey Down SSSIs showing Impact Risk Zones

Cockey Down shown:  River Bourne flows north to south as marked

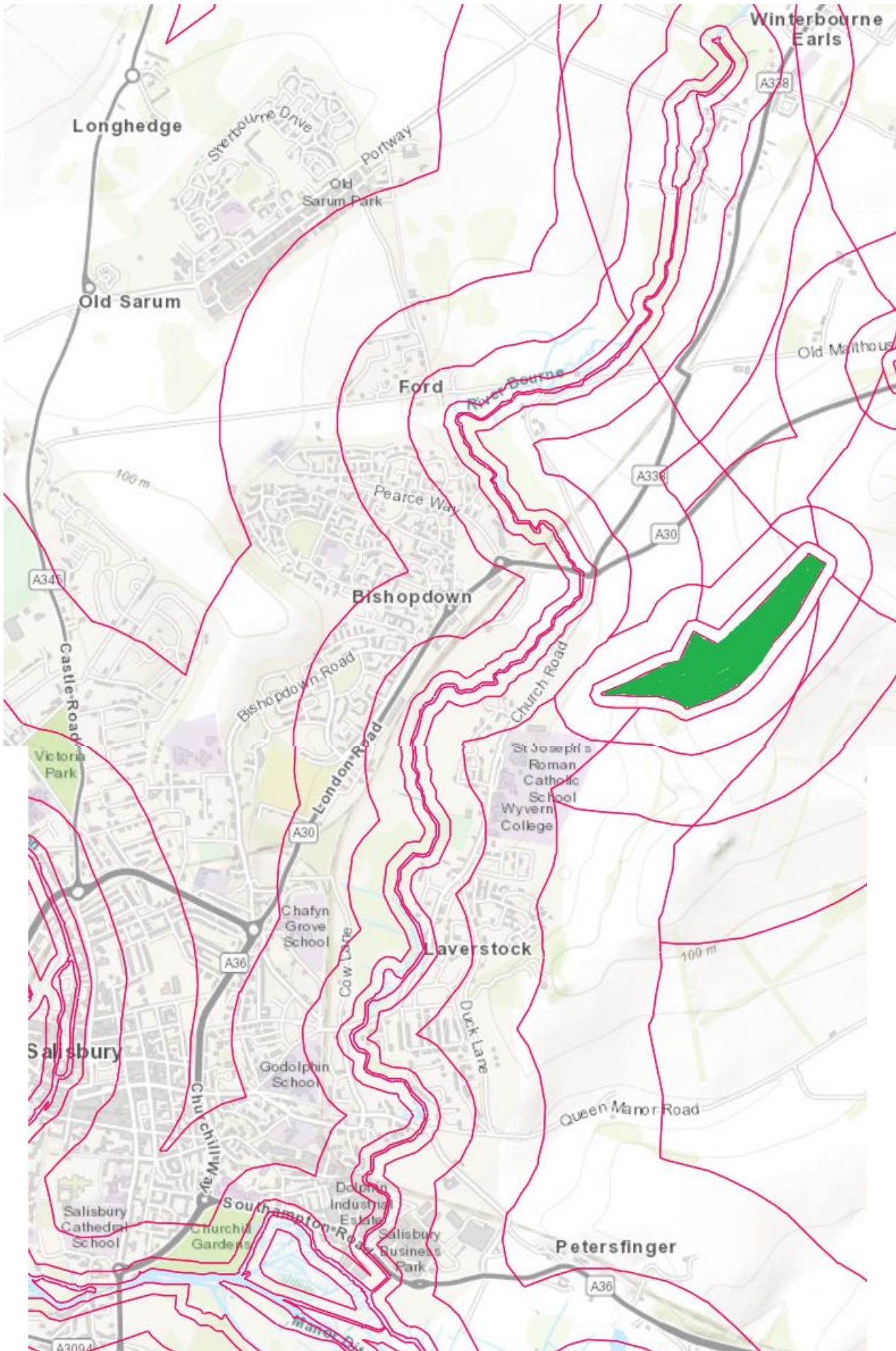


Figure 4 Generalised Pattern of Land Classification Grades

<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

<u>Non-Agricultural Land</u>	
	Other land primarily in non-agricultural use
	Land predominantly in urban use



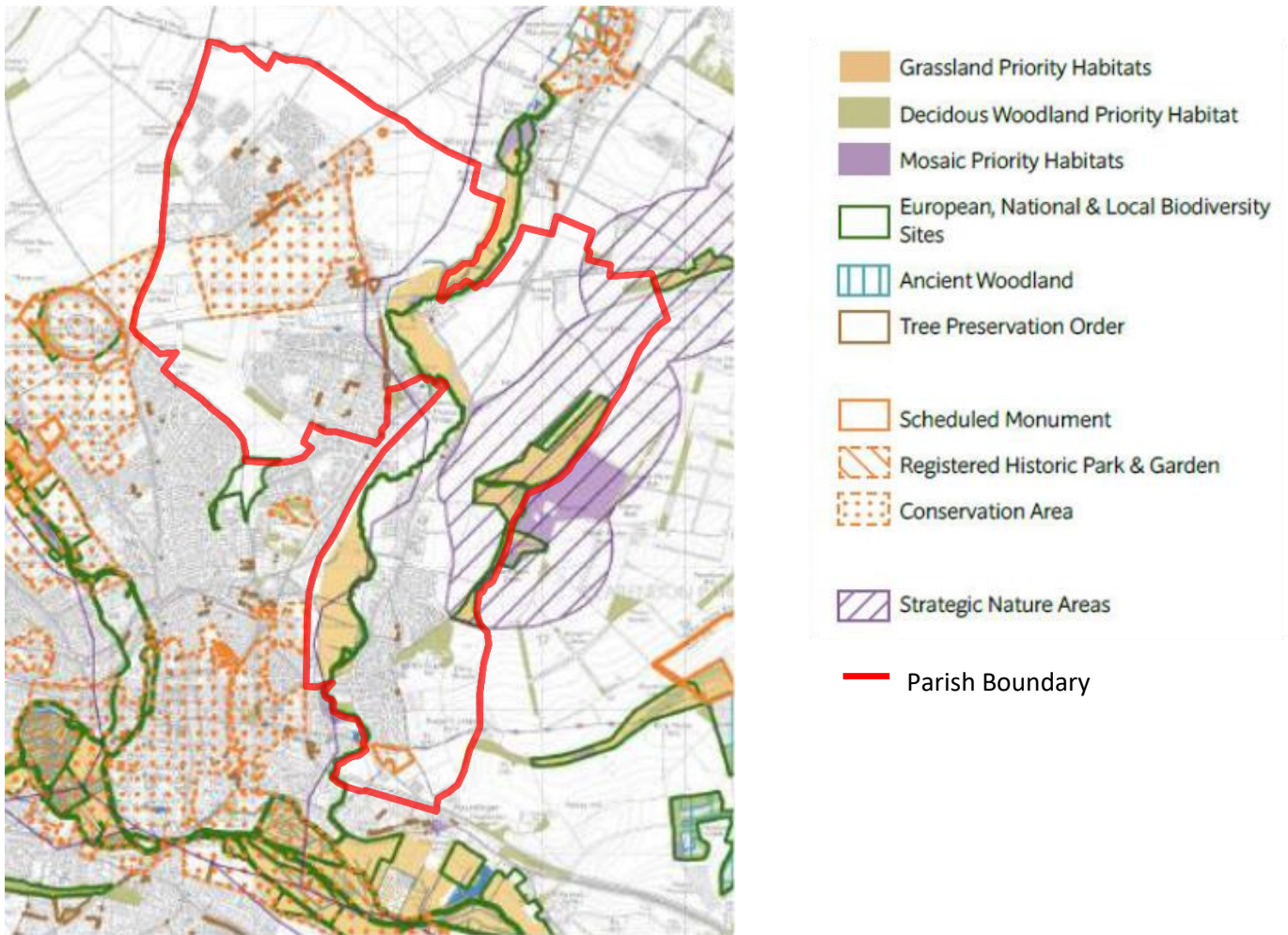


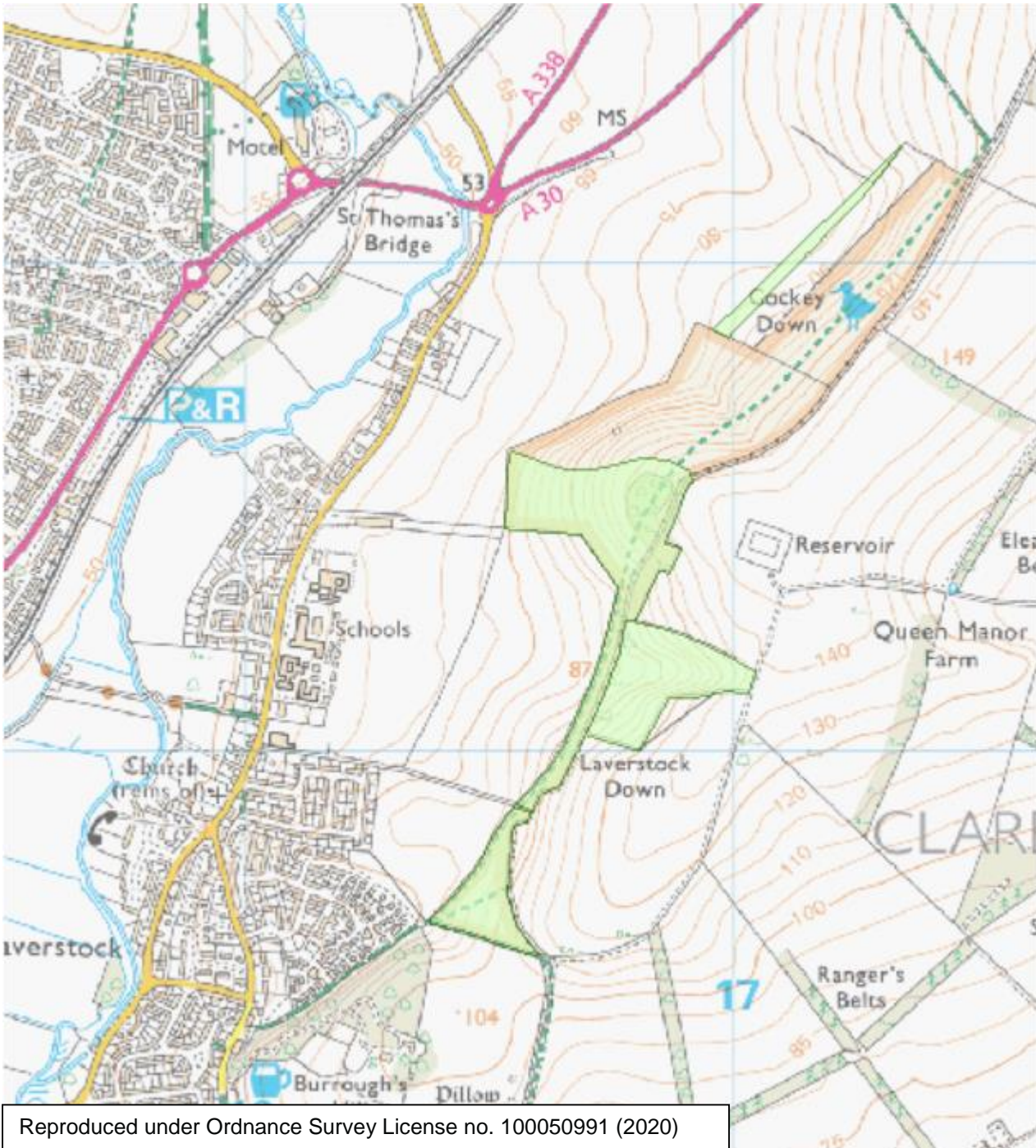
Figure 5 Biodiversity and Heritage Constraints

Text in source document:

Figure 8 Map showing Salisbury Green and Blue Infrastructure Assets in relation to Biodiversity and Heritage

(These are draft plans from the emerging Green and Blue Infrastructure Strategy and may change)

Figure 6 County Wildlife Sites: coloured pale green



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