

Land at Old Sarum, Salisbury, Wiltshire
Historic Environment Desk-Based Assessment
December 2020

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Report

Historic Environment Desk-Based Assessment

Site

Land at Old Sarum, Salisbury, Wiltshire

Clients

Persimmon Homes (Wessex) Ltd

Date

December 2020

Planning Authority

Wiltshire Council

Site Centred At

SU 15031 33758

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Old Sarum, Salisbury, Wiltshire, which is proposed for residential development (Fig. 1). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

The study site is part of a larger area that was subject to an extensive programme of archaeological evaluation as part of a previous planning application. This programme of work fully evaluated the study site. Given the level of archaeological information available for the study site, it has been possible to use this to provide a reliable assessment of the archaeological potential for the study site. The current area under investigation (the study site) conforms to Areas 1 and 3 of the former evaluation.

Area 1 of the study site (Areas A & F) was tested by only a single evaluation trench, Trench 41 during the 2006 evaluation. This contained no archaeological remains (WA 2006). However, in addition, none of the surrounding trenches contained any archaeological features of interest, with remains limited to tree boles and similar features (Trenches 14, 28, 29, 40, 46 and 47 from the 2006 evaluation, and Trench 11 from the 2004 initial evaluation) (WA 2004 and 2006). Furthermore, the evaluation work undertaken to the east of Area 1 on the former MoD playing fields found no evidence of archaeological remains.

Area 3 of the study site (Area G) is a small area that was partially tested by Trench 92 of the 2006 evaluation, which contained no archaeological remains. Furthermore, this area remained in agricultural use until it was built on in 2016/17. Any limited potential that may have been present in this area will have now been removed and it is clear that this area has a low potential to contain buried archaeological remains of interest.

On this basis it is considered that the study site has a low potential to contain buried remains of archaeological interest.

The proposed development would result in the loss of the archaeological remains present within the study site. However the study site has been shown to have low potential to contain buried remains of archaeological interest. It is therefore considered that the study site requires no further archaeological investigation; the available evidence has provided a model of the archaeological baseline which is sufficient to inform the principle of the development of the study site.

As is noted above, the proposed development would not change the setting of any of the built heritage assets in the surrounding area, due to the presence of modern intervening development, which would completely screen the proposed development. As such the proposed development would not harm the significance of these heritage assets.

1.0 Introduction

- 1.1 This historic environment baseline assessment considers land at Old Sarum, Salisbury, Wiltshire (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Persimmon Homes (Wessex) Ltd. The site (hereafter referred to as the 'study site') comprises a parcel of land directly to the south west of Roger Way and north east of Salisbury Football club (Fig.1). The study site is centred on grid reference SU 15031 33758.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 and 3).

Location, Topography and Geology

- 1.5 The study site is located to the east of East Street and west of Chicklade Road, at the north-eastern edge of Hindon. Area 1 of the study site (areas A & F) is south west of Roger Way and north east of Salisbury Football club, at the northern edge of Old Sarum (Figure 1). Area 3 of the study site (Area G) lies to the north of Portway and south of Crosier Close. The topography of the study site is relatively level, with an average height above ordnance datum (aOD) of 72m.
- 1.6 The solid geology of the study site comprises chalk of the Seaford Chalk Formation. Superficial deposits of clay, silt, sand and gravel are recorded in the south of the study site (BGS online geology viewer, accessed November 2020).

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 2.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

- 2.3 Section 66(1) states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 2.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.7 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.9 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.10 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

- 2.11 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.12 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- "Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."*
- 2.14 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.15 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.16 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.17 Paragraph 18a-013 concludes:
- "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*
- 2.18 The key test in NPPF Paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."*
- 2.19 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits (note that the reference to the NPPF paragraph 8 has been corrected to reflect the updated NPPF in July 2018):

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."

- 2.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.21 Planning policy within Wiltshire Council is provided by the adopted 2015 Core Strategy and saved policies from the Salisbury District Council Local Plan 2011. The 2015 Core Strategy has the following policy relevant to this assessment:

Core Policy 58 - Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

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

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

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

- 2.22 The Salisbury District Local plan 2011 has the following saved policies relevant to this assessment:

CN3

Proposed development, including extensions or other alterations, which would in any manner affect the character or setting of a listed building will be permitted only if the following criteria are met:

- (i) new work respects the character of the existing building in terms of scale, design and materials;*
- (ii) sympathetic natural materials, matching the original, are used in repair or replacement work;*
- (iii) the historic form and structural integrity of the building is retained; and*
- (iv) architectural or historic features, including internal features, are retained unaltered.*

CN5

Development within or outside of the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building concerned.

CN11

Special care will be taken when considering new development to ensure that views from and into Conservation Areas are safeguarded and views which do not contribute to their character are improved where opportunities arise.

CN20

Development that would adversely affect a Scheduled Ancient Monument or other nationally important archaeological features, or their settings will not be permitted.

CN21

Where an application for development may affect a known or potential site of archaeological interest, as defined on the Plan as an Area of Special Archaeological Interest, the Local planning Authority will request an archaeological evaluation to be carried out before the planning application is determined.

CN22

The Local Planning Authority will also seek the preservation of archaeological remains that are of regional and local importance, whether they are currently known or discovered during the lifetime of the Plan and there will be a preference to preserve them in situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted. Where development is permitted and preservation in situ is not appropriate or possible, the Council will require suitable investigation and recording to take place. These measures will be sought by means of legal agreement or the use of conditions.

CN23

Within the historic settlements of Salisbury, Amesbury, Downton, Hindon, Mere, Old Sarum, Shrewton, Tilshead and Wilton, the Local Planning Authority will seek to establish, prior to determining planning applications, the archaeological implications of all development, will wish to be informed of all requirements for archaeological work, and will continue to seek the provision of adequate facilities for archaeological site investigation, particularly by use of agreements where appropriate, or by conditions on planning approvals where necessary.

- 2.23 The above policies carry weight in accordance with Annex 1 of the NPPF.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.25 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.26 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.27 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.28 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Heritage Baseline

Archaeological Heritage Assets

- 3.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Historic Environment Record (HER) Data held by the Wiltshire Council;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping.
- 3.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 3.3 Chapter 4 will assess the nature of any effects to those heritage assets by the proposed development.
- Previous archaeological investigations and review of historic environment data*
- 3.4 The study site has been subject to a comprehensive archaeological evaluation as part of the outline planning application in 2006. This work comprised a geophysical survey, assessment of aerial photography followed by a programme of archaeological trial trenching in two phases (one in 2004 and one in 2006) across the study site.
- 3.5 Plate 1, below, shows the study site overlain onto a plan of the evaluation trenches and the results of the geophysical survey. The current area under investigation conforms to Area 1 and Area 3 below;

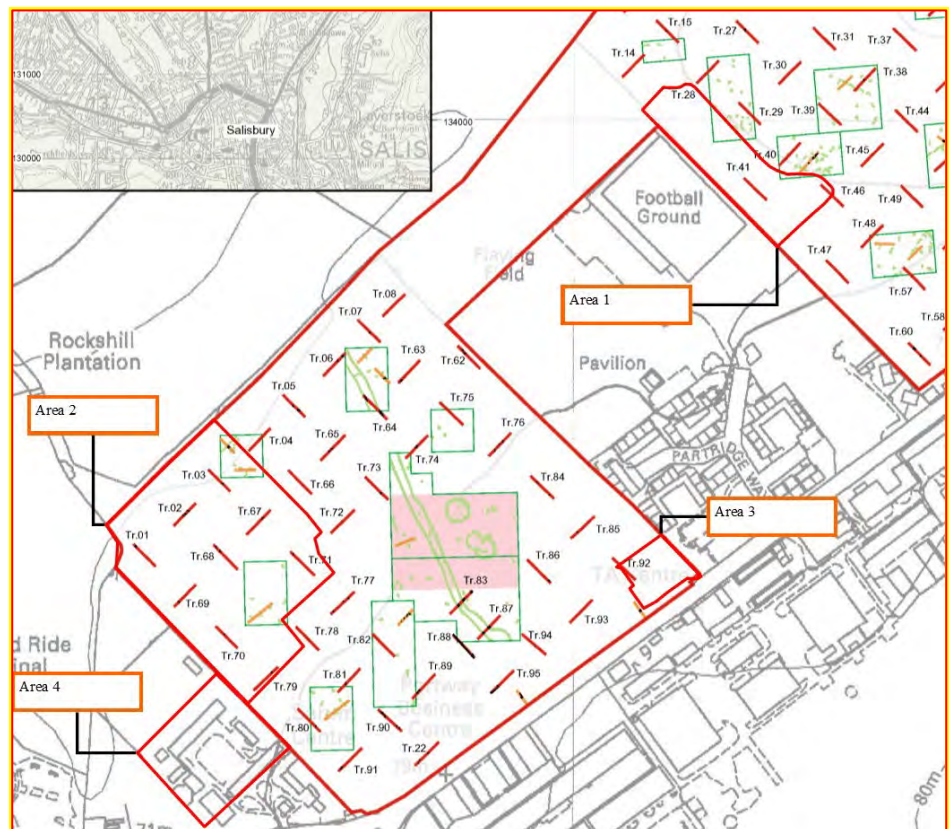


Plate 1 – Plan showing the study site (Area 1 and 3) overlain onto the trench layout plan

- 3.6 The report on the results of the trial trenching provides the following summary of the results of the investigation (WA 2006):

Wessex Archaeology was commissioned by Persimmon Special Projects Western to undertake an archaeological evaluation trenching programme on land located at Old Sarum,

Salisbury, Wiltshire, NGR 414852 133657. The evaluation was conducted in order to inform the development of detailed archaeological mitigation strategies for implementation during the future development of the Site.

A total of 95 trial trenches were opened, of which 17 contained archaeological features. Work was undertaken between the 5th and 23rd of December 2005.

The evaluation has added additional evidence regarding the archaeological potential of the Site to that previously recorded through aerial photographic, geophysical and initial trial trenching works. Archaeological features were scarce, and where recorded were predominately adjacent to areas previously designated for excavation and preservation in-situ.

Bronze Age utilisation of the landscape was recorded through the investigation of the Wessex Linear ditches visible traversing the Site in aerial photographs. An isolated pit probably associated with the Bronze Age funerary landscape features previously identified in the eastern corner of the Site currently designated for preservation in-situ contained a deliberately placed Collared Urn. The decorative technique found on the urn fragment was identified as unusual for the area and adds further weight to the potential importance of this group of features.

Early-Middle Iron Age activity was found concentrated on high ground in the northeast of the Site on a slope opposing the Bronze Age barrow concentration located in the eastern corner of the Site. A heavily truncated north-west to south-east aligned gully forming a clearly defined terminal and it is thought this feature may represent part of a small enclosure or field system.

Small quantities of residual Romano-British pottery suggest a back ground presence in the area throughout this period which is probably associated with the adjacent Romano-British road, however no actual features dating to this period were recorded during the evaluation. Medieval landscape features were recorded in the form of field drainage ditches running along the western Site boundary.

Both the artefactual and environmental evidence suggests that the Site is unlikely to have been intensively occupied at any time, with the main foci of activity limited to the previously recorded barrow cemetery and Wessex Linear monument.

3.7 As can be seen from the above, the key archaeological evidence found by the investigation comprises the remains of Bronze Age burials and barrows located to the approximately 120m north of Area 3 (HER MWI11117) as well as c.250m to the southeast (HER MWI10956) and 250m to the east of Area 1 of the study site (MWI10948), which are shown in Figure 3.

3.8 In addition to the 2006 evaluation of the wider area, there was also a trial trenched evaluation of land at the former MoD playing fields, in land north of Partridge Way and now occupied by residential development along Grouse Road. This investigation consisted of 18 trial trenches and no archaeological remains were encountered (WA 2013).

Map regression

3.9 The 1812 Map of Old Sarum (Fig.5) shows the study site as two rural land parcels with no development evident.

3.10 The study site remains similarly undeveloped by 1840 and the Tithe Map for Laverstock and Stratford (Fig.6).

3.11 By the time of the OS map of 1887 both areas of the study site are shown as rural fields north of Portway (Fig.7)

3.12 There are no significant changes to the study site by 1901 and the OS map of that date (Fig.8).

3.13 By 1926 we see the construction of buildings south of Portway and the construction of a hospital to the west of the study site. A sewage works is now in place directly to the south of Area 1 of the study site (Fig.9).

3.14 There is further development between the two areas of the study site by 1939 but the buildings south of Portway are not depicted (Fig.10)

- 3.15 The land between Area 1 and 3 becomes progressively built up by 1961 (Fig.11).
- 3.16 By 1981 buildings are shown once more south of Portway (Fig.12).
- 3.17 The 2000 and 2006 OS maps shows the construction of the Football Ground to the south of Area 1 of the study site (Fig.13, Fig.14)
- 3.18 Significant residential development has taken place around both areas of the study site by 2019 (Fig.15)

Summary of Archaeological Potential and Assessment of Significance

- 3.19 Given the level of archaeological information available for the study site, it is possible to use this to provide an assessment of the archaeological potential of the study site.

Area 1 (Areas A&F)

- 3.20 Area 1 of the study site was tested by only a single evaluation trench, Trench 41 during the 2006 evaluation. This contained no archaeological remains (WA 2006). However, in addition, none of the surrounding trenches contained any archaeological features of interest, with remains limited to tree boles and similar features (Trenches 14, 28, 29, 40, 46 and 47 from the 2006 evaluation, and Trench 11 from the 2004 initial evaluation) (WA 2004 and 2006). Furthermore, the evaluation work undertaken to the east of Area 1 on the former MoD playing fields found no evidence of archaeological remains. On this basis it is considered that Area 1 of the study site has a low potential to contain buried remains of archaeological interest.

Area 3 (Area G)

- 3.21 This small area was partially tested by Trench 92 of the 2006 evaluation, which contained no archaeological remains. Furthermore, this area remained in agricultural use until it was built on in 2016/17. Any limited potential that may have been present in this area will have now been removed and it is clear that this area has a low potential to contain buried archaeological remains of interest.

Built Heritage Assets

- 3.22 This assessment will consider the potential effects of development within the study site on the significance of designated heritage assets, including through effects to their settings. This will include any heritage assets within the study site, and those in the surrounding area, whose setting may be affected.
- 3.23 Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets (HE 2017). The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas and heritage assets. A basic search radius of 1km from the study site boundary was used to establish which heritage assets required assessment for impacts, which is usually sufficient to ensure all assets which require consideration are properly assessed.
- 3.24 Not all designated heritage assets within this radius will require full assessment for impacts; where a designated heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and/or well screened, from the study site. Also, not all assets will require the same level of assessment. As set out in paragraph 189 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question. This chapter assesses the heritage baseline present in and around the study site, while chapter 4 assesses the potential impacts of the proposed development on that heritage baseline. The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 2.
- 3.25 A number of the built heritage assets are present in the surrounding area around the study site. These include:
- NHLE 1355710 – 3 Former World War I Aircraft Hangars at Old Sarum Airfield, grade II*
 - NHLE 1391602 – Old Sarum Airfield: Workshops Immediately To N of Central Hangar (Hangar 2), Grade II.
 - NHLE 1391603 – Old Sarum Airfield: TA Headquarters, Grade II.
 - NHLE 1023822 – Beehive Cottage, Grade II.
 - Old Sarum Conservation Area (CA).
 - Stratford Sub-Castle Conservation Area (CA).
 - NHLE 1005688 – 'Ende Burgh' long barrow, SAM.
 - NHLE 1015675 – Old Sarum, SAM
 - NHLE 1248682 – Remains of Old Sarum Castle and Cathedral, grade I
- 3.26 However, all of the areas of the study site are situated behind areas that have already been developed along the frontage of Portway. Given that the proposed development is of residential scale, it would not protrude above the existing development and as such would not materially change the setting of any of the built heritage assets in the vicinity. As such it would not harm their significance and no further assessment is required.

4.0 Proposed Development and Potential Impact on Heritage Assets

The Proposed Development

- 4.1 The study site is proposed for a residential development. Full details of the scheme were not available at the time of writing and so the following assessment of impact is based on a generalised impact typical of the sort of proposed development.
- 4.2 Details of the proposed development are provided under a separate cover.

Potential Physical Archaeological Impacts and Mitigation Measures

- 4.3 Given the level of archaeological information available for the study site, it is possible to use this to provide an assessment of the archaeological potential of the study site.
- 4.4 Area 1 of the study site was tested by only a single evaluation trench, Trench 41 during the 2006 evaluation. This contained no archaeological remains (WA 2006). However, in addition, none of the surrounding trenches contained any archaeological features of interest, with remains limited to tree boles and similar features (Trenches 14, 28, 29, 40, 46 and 47 from the 2006 evaluation, and Trench 11 from the 2004 initial evaluation) (WA 2004 and 2006). Furthermore, the evaluation work undertaken to the east of Area 1 on the former MoD playing fields found no evidence of archaeological remains.
- 4.5 Area 3 of the study site is a small area that was partially tested by Trench 92 of the 2006 evaluation, which contained no archaeological remains. Furthermore, this area remained in agricultural use until it was built on in 2016/17. Any limited potential that may have been present in this area will have now been removed and it is clear that this area has a low potential to contain buried archaeological remains of interest.
- 4.6 On this basis it is considered that the study site has a low potential to contain buried remains of archaeological interest.
- 4.7 The proposed development would result in the loss of the archaeological remains present within the study site. However the study site has been shown to have low potential to contain buried remains of archaeological interest. It is therefore considered that the study site requires no further archaeological investigation.

Potential Built Heritage and Setting Impacts

- 4.8 As is noted above, the proposed development would not change the setting of any of the built heritage assets in the surrounding area, due to the presence of modern intervening development, which would completely screen the proposed development. As such the proposed development would not harm the significance of these heritage assets.

5.0 Summary and Conclusions

- 5.1 This historic environment desk-based assessment considers land at Old Sarum, Salisbury, Wiltshire, which is proposed for residential development (Fig. 1).
- 5.2 The study site is part of a larger area that was subject to an extensive programme of archaeological evaluation as part of a previous planning application. This programme of work fully evaluated the study site. Given the level of archaeological information available for the study site, it has been possible to use this to provide a reliable assessment of the archaeological potential for the study site. The current area under investigation (the study site) conforms to Areas 1 and 3 of the former evaluation.
- 5.3 Area 1 of the study site (Areas A & F) was tested by only a single evaluation trench, Trench 41 during the 2006 evaluation. This contained no archaeological remains (WA 2006). However, in addition, none of the surrounding trenches contained any archaeological features of interest, with remains limited to tree boles and similar features (Trenches 14, 28, 29, 40, 46 and 47 from the 2006 evaluation, and Trench 11 from the 2004 initial evaluation) (WA 2004 and 2006). Furthermore, the evaluation work undertaken to the east of Area 1 on the former MoD playing fields found no evidence of archaeological remains.
- 5.4 Area 3 of the study site (Area G) is a small area that was partially tested by Trench 92 of the 2006 evaluation, which contained no archaeological remains. Furthermore, this area remained in agricultural use until it was built on in 2016/17. Any limited potential that may have been present in this area will have now been removed and it is clear that this area has a low potential to contain buried archaeological remains of interest.
- 5.5 On this basis it is considered that the study site has a low potential to contain buried remains of archaeological interest.
- 5.6 The proposed development would result in the loss of the archaeological remains present within the study site. However the study site has been shown to have low potential to contain buried remains of archaeological interest. It is therefore considered that the study site requires no further archaeological investigation; the available evidence has provided a model of the archaeological baseline which is sufficient to inform the principle of the development of the study site.
- 5.7 As is noted above, the proposed development would not change the setting of any of the built heritage assets in the surrounding area, due to the presence of modern intervening development, which would completely screen the proposed development. As such the proposed development would not harm the significance of these heritage assets.

Sources

General

British Library
The National Archives
Wiltshire Historic Environment Record

Cartographic

1725 Map of the Manor of Lavistock and Ford surveyed for Peter Bathurst
1807 Ordnance Surveyors Drawing Ref: OSD 76
1812 Map of Old Sarum
1840 Tithe Map for Laverstock and Stratford under the Old Castle
Ordnance Survey 1:2,500 series 1887 to 1994
Ordnance Survey 1:10,560/10,000 series 1887 to 2019

Websites

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British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
Historic England National Heritage List for England - <https://www.historicengland.org.uk/listing/the-list/>
Heritage Gateway - www.heritagegateway.org.uk
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Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets
Wessex Archaeology 2004. Land at Old Sarum, Salisbury, Wiltshire. Interim Archaeological Evaluation Report.
Wessex Archaeology 2006. Land at Old Sarum, Salisbury, Wiltshire. Archaeological Evaluation Report.
Wessex Archaeology 2013. MoD Playing Fields, Old Sarum, Salisbury, Wiltshire. Archaeological Evaluation Report.
Williams, A. and Martin, G. H. 2003 Domesday Book: A Complete Translation



Legend

 Site Boundary

1:10,000 at A4

0 250m

Title:

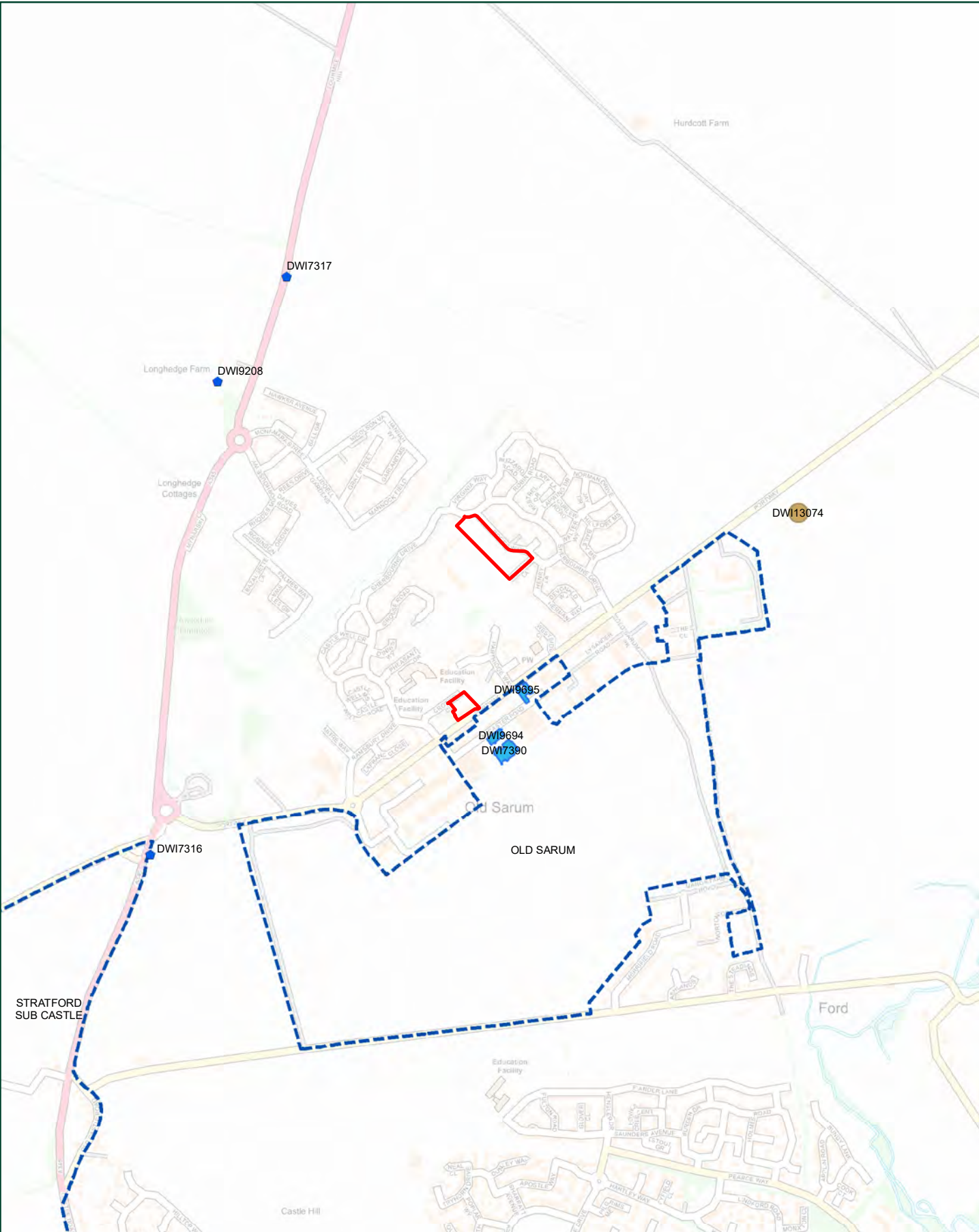
Fig. 1: Site Location

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



- Legend**
- Site Boundary
 - Listed Building Point
 - Listed Building Polygon
 - Scheduled Monument
 - Conservation Area

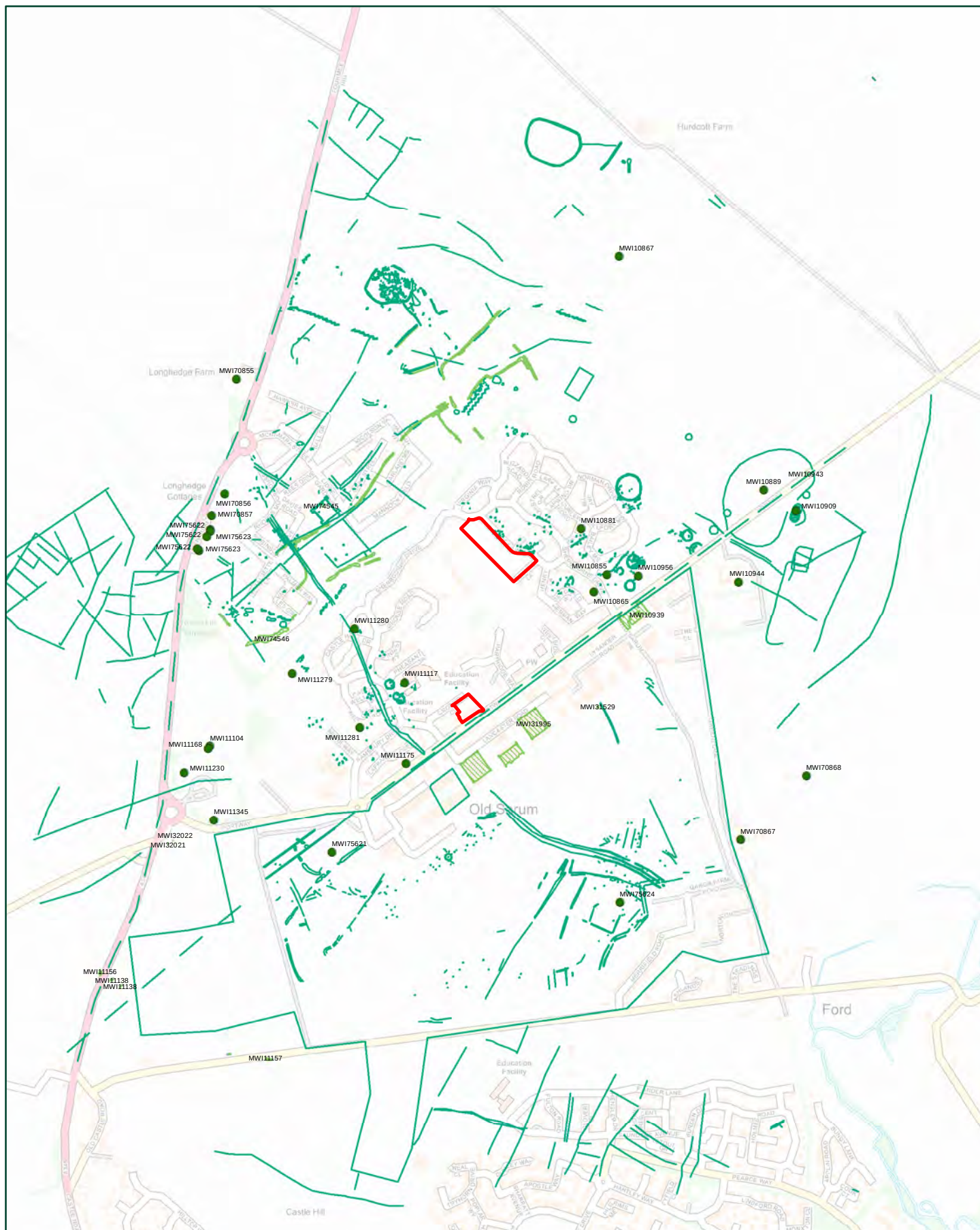
1:12,500 at A4



Title:
Fig. 2: NHLE Data – Designated Heritage Assets
Address:
Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

- Site Boundary
- Monument (polygon)
- Monument (point)
- Monument (line)

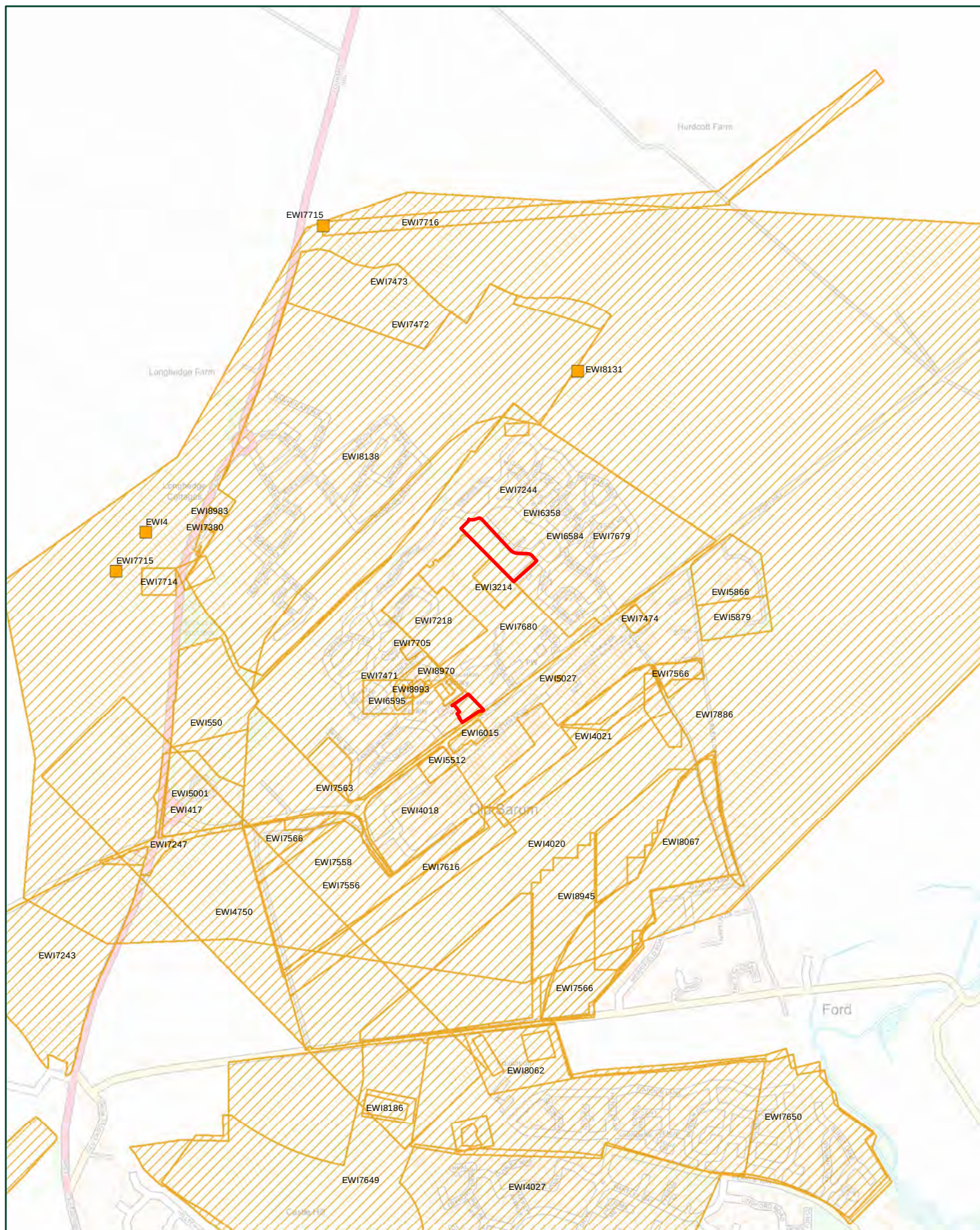
1:12,500 at A4

0 400m

Title:
Fig. 3: HER Data plot - Monuments
Address:
Land at Old Sarum, Salisbury, Wiltshire



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Legend

- Site Boundary
- Event (polygon)
- Event (point)

1:12,500 at A4

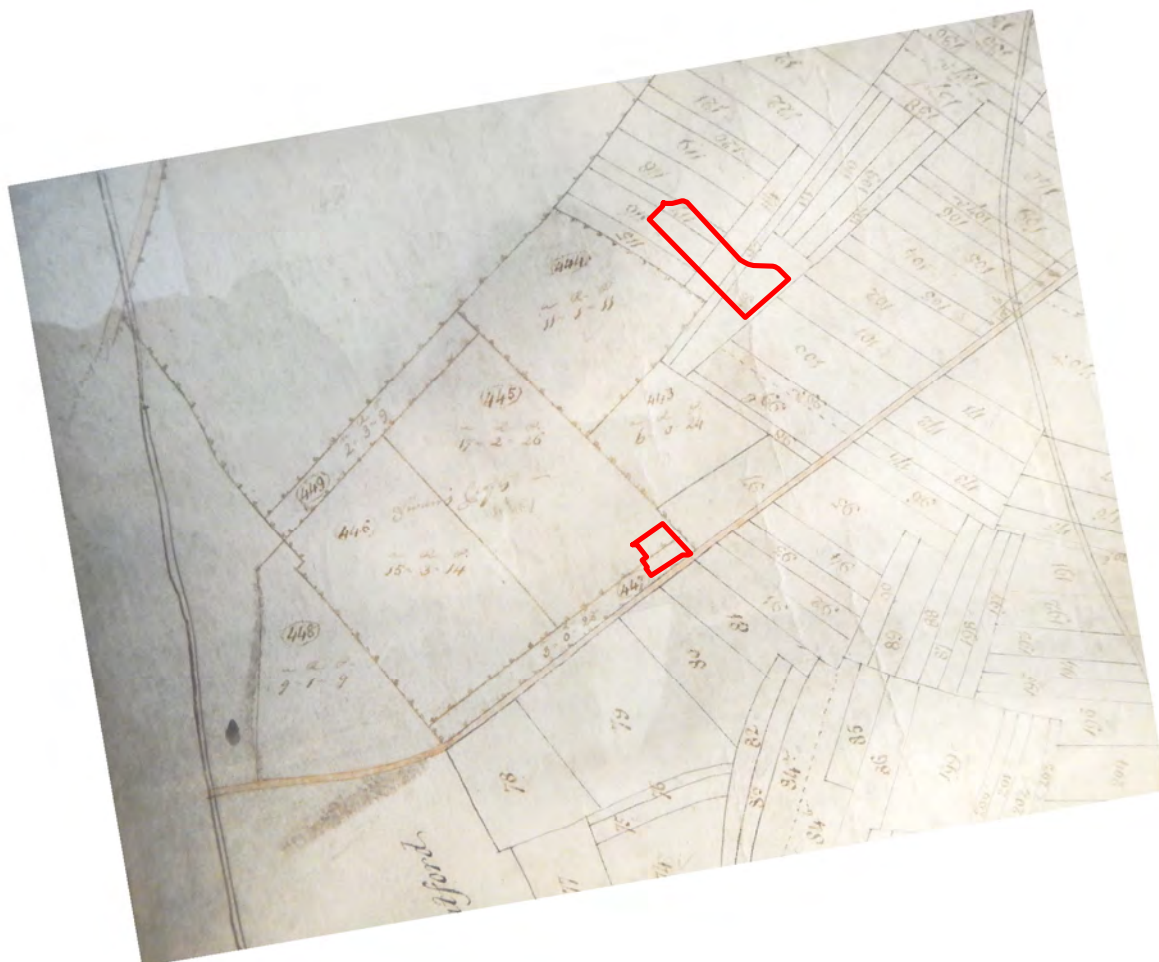
0 400m

Title:
Fig. 4: HER Data plot - Events

Address:
Land at Old Sarum, Salisbury, Wiltshire



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Legend

 Site Boundary

1:10,000 at A4

0 250m



Title:

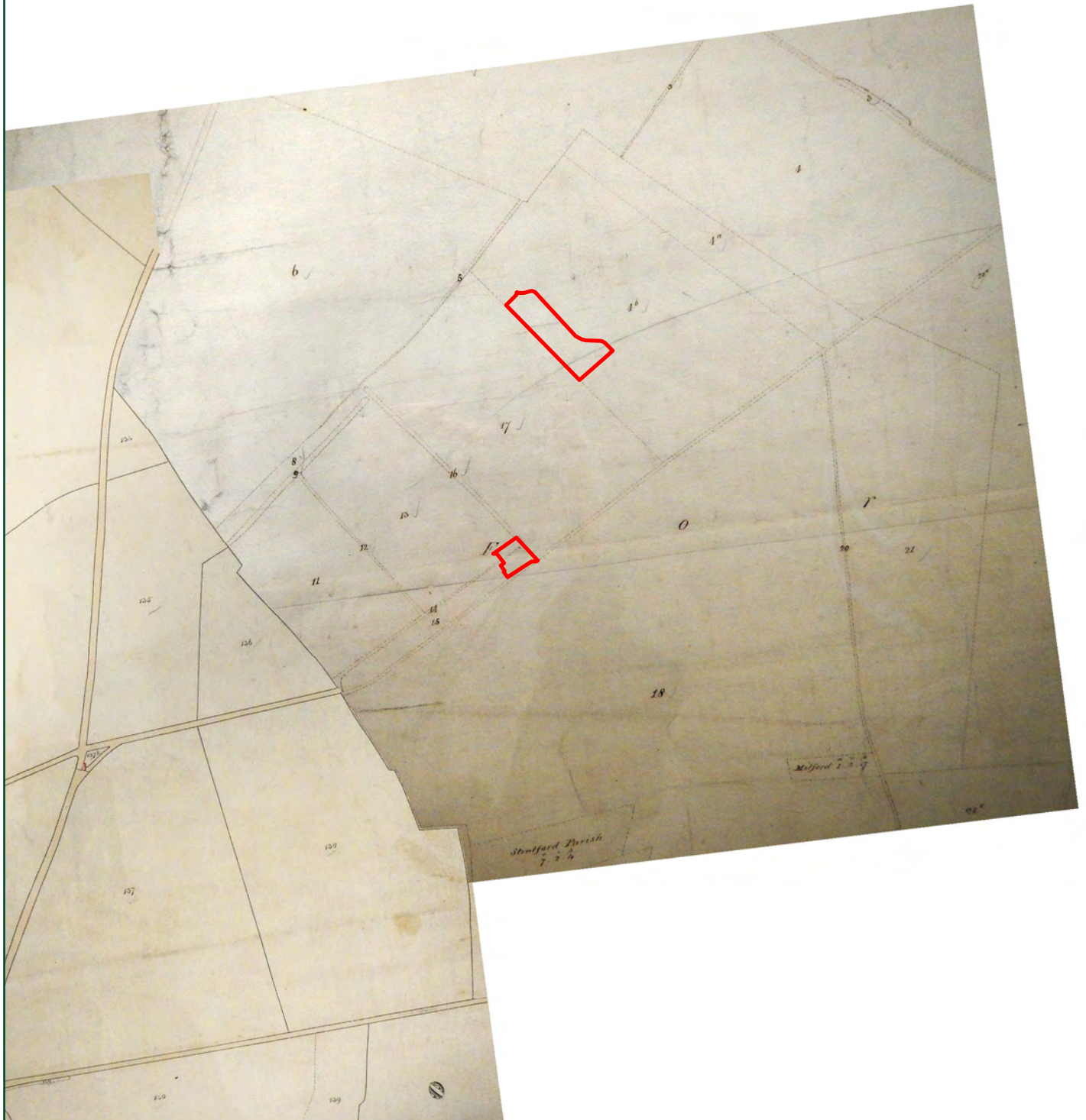
Fig. 5: 1812 Map of Old Sarum

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

 Site Boundary

1:10,000 at A4

0 250m



Title:

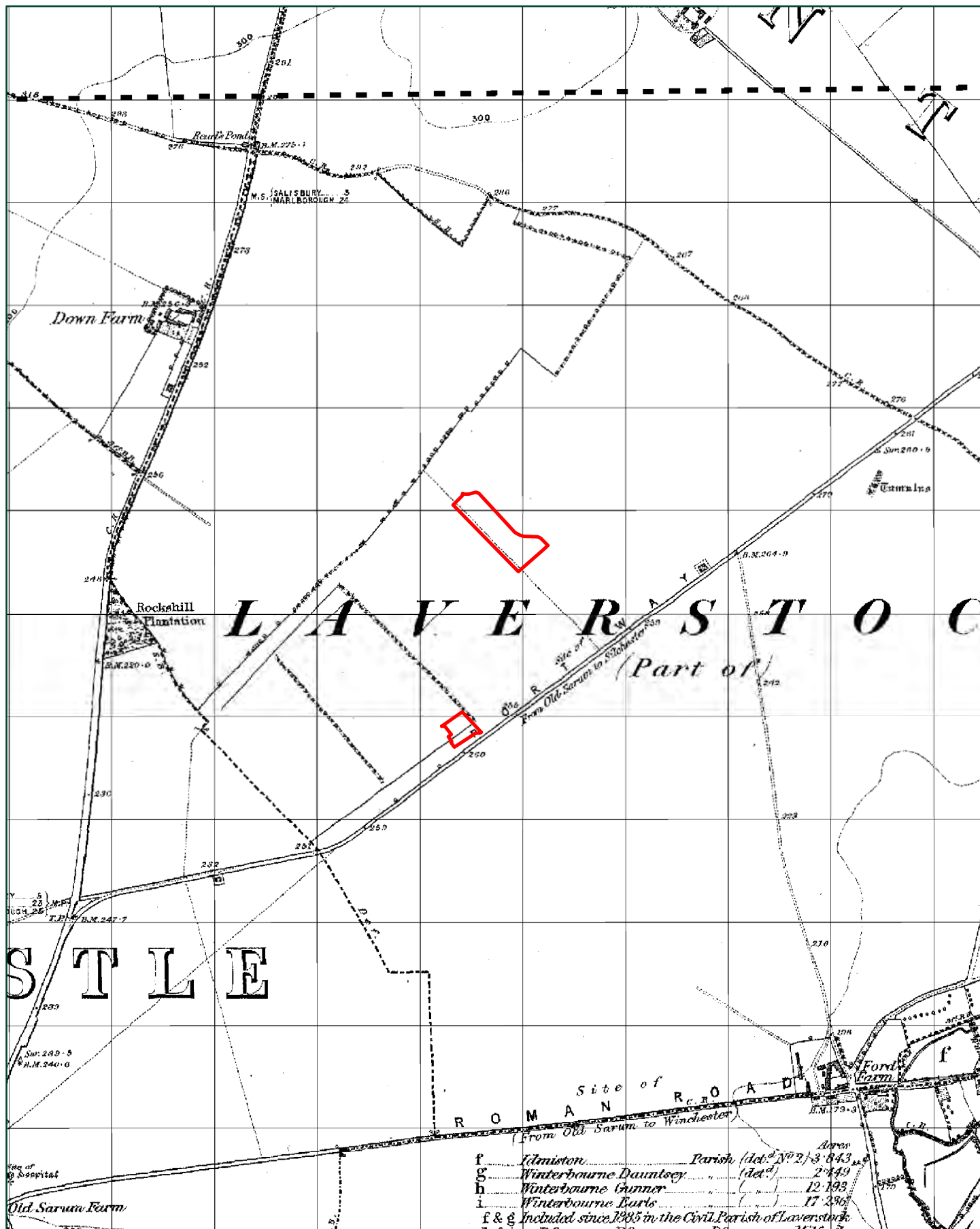
Fig. 6: 1840 Tithe Map for Laverstock and Stratford under the Old Castle

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

 Site Boundary

1:10,000 at A4

0 250m



Title:

Fig. 7: 1887 OS Map 1:10,560

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

0 250m

Title:

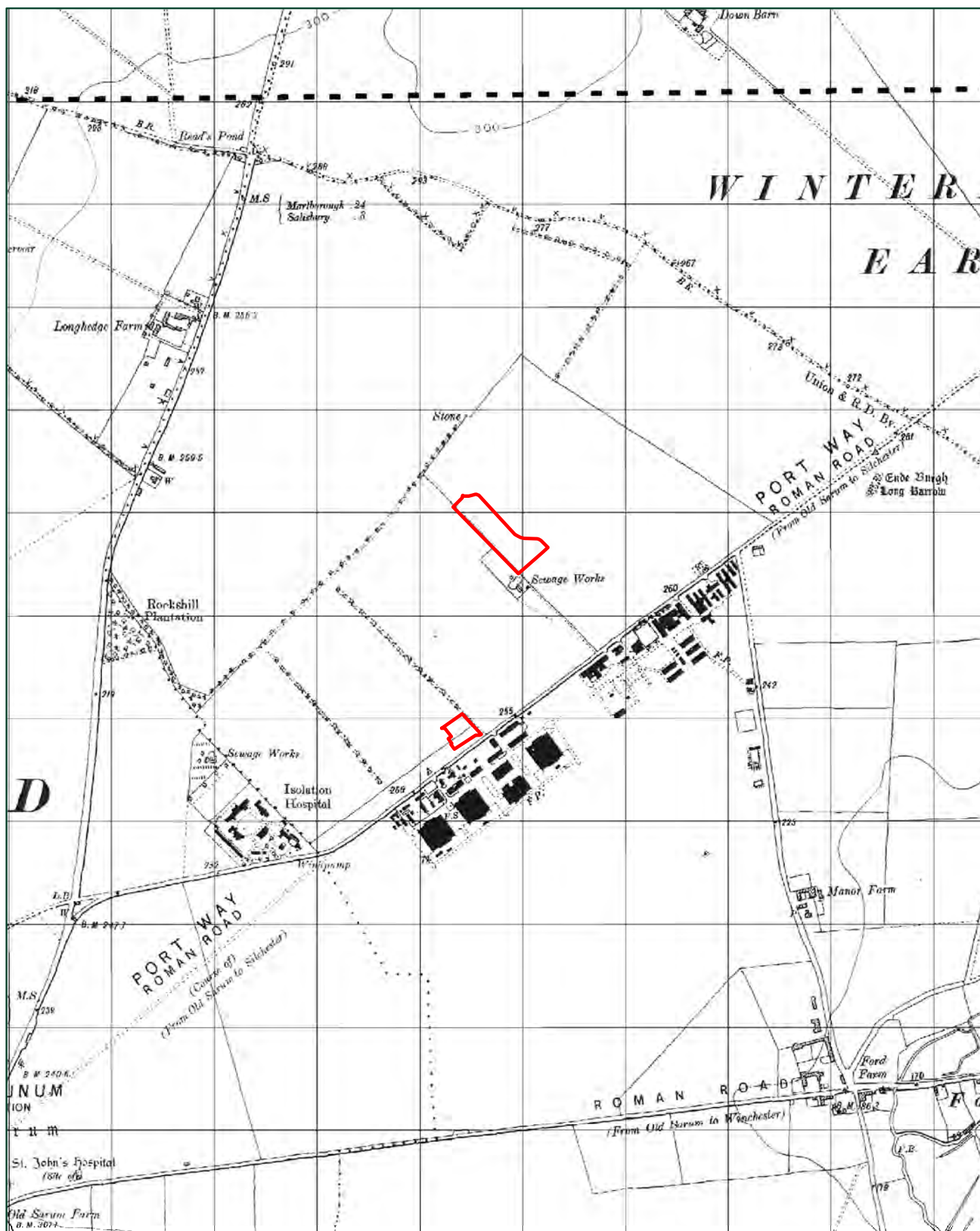
Fig. 8: 1901 OS Map 1:10,560

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

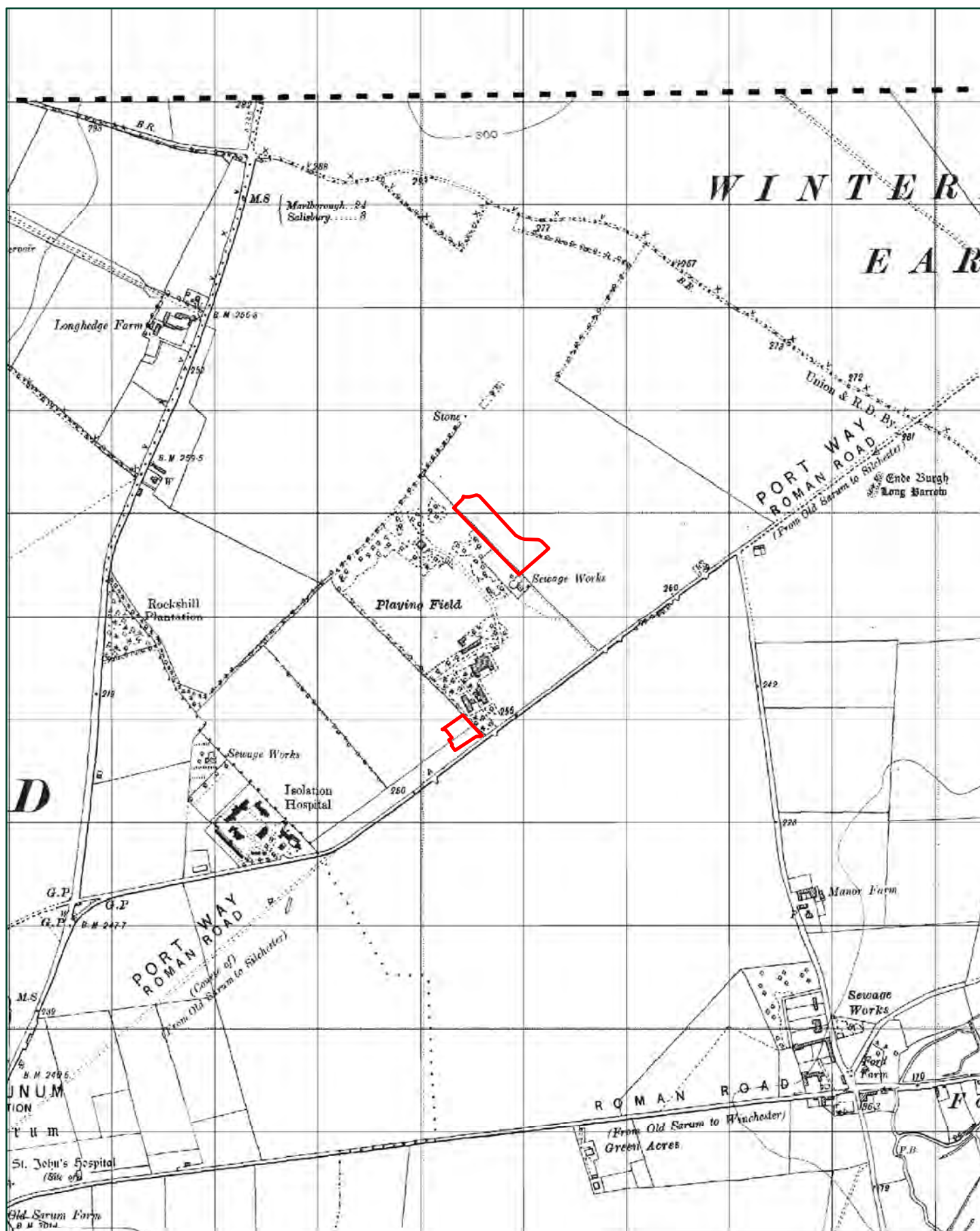
0 250m

Title:
Fig. 9: 1926 OS Map 1:10,560

Address:
Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

0 250m

Title:

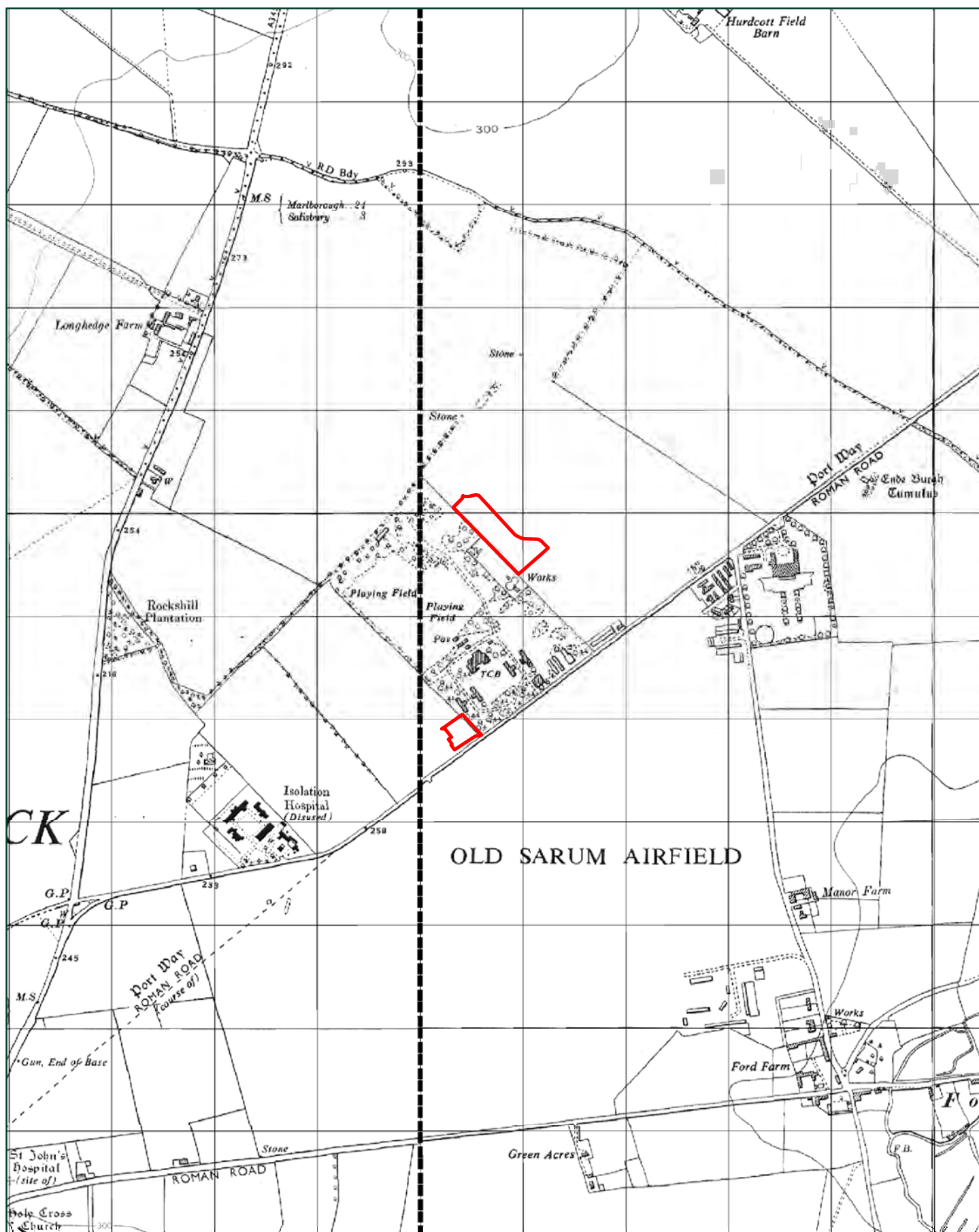
Fig. 10: 1939 OS Map 1:10,560

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

0 250m

Title:

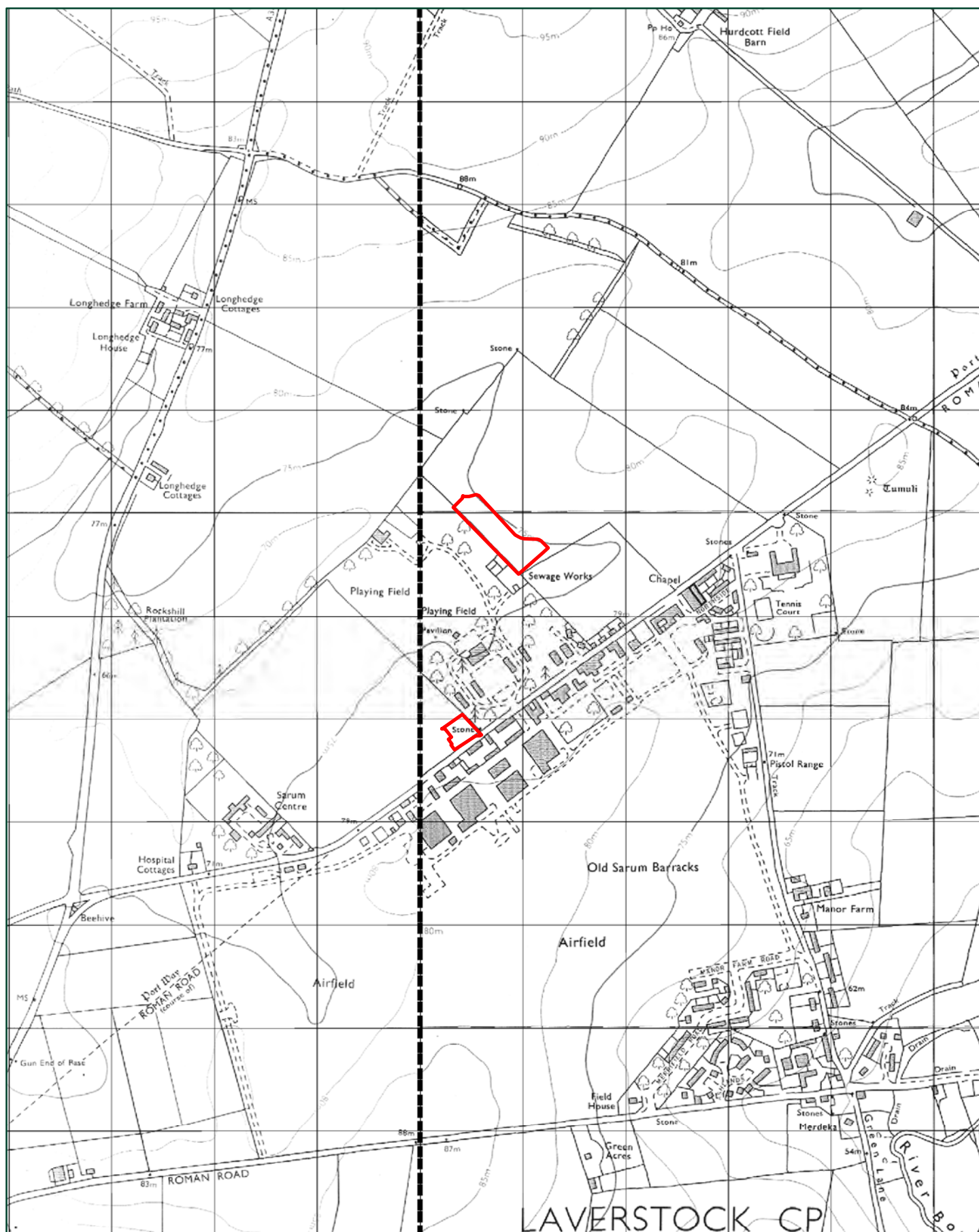
Fig. 11: 1961-63 OS Map 1:10,000

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

0 250m

Title:

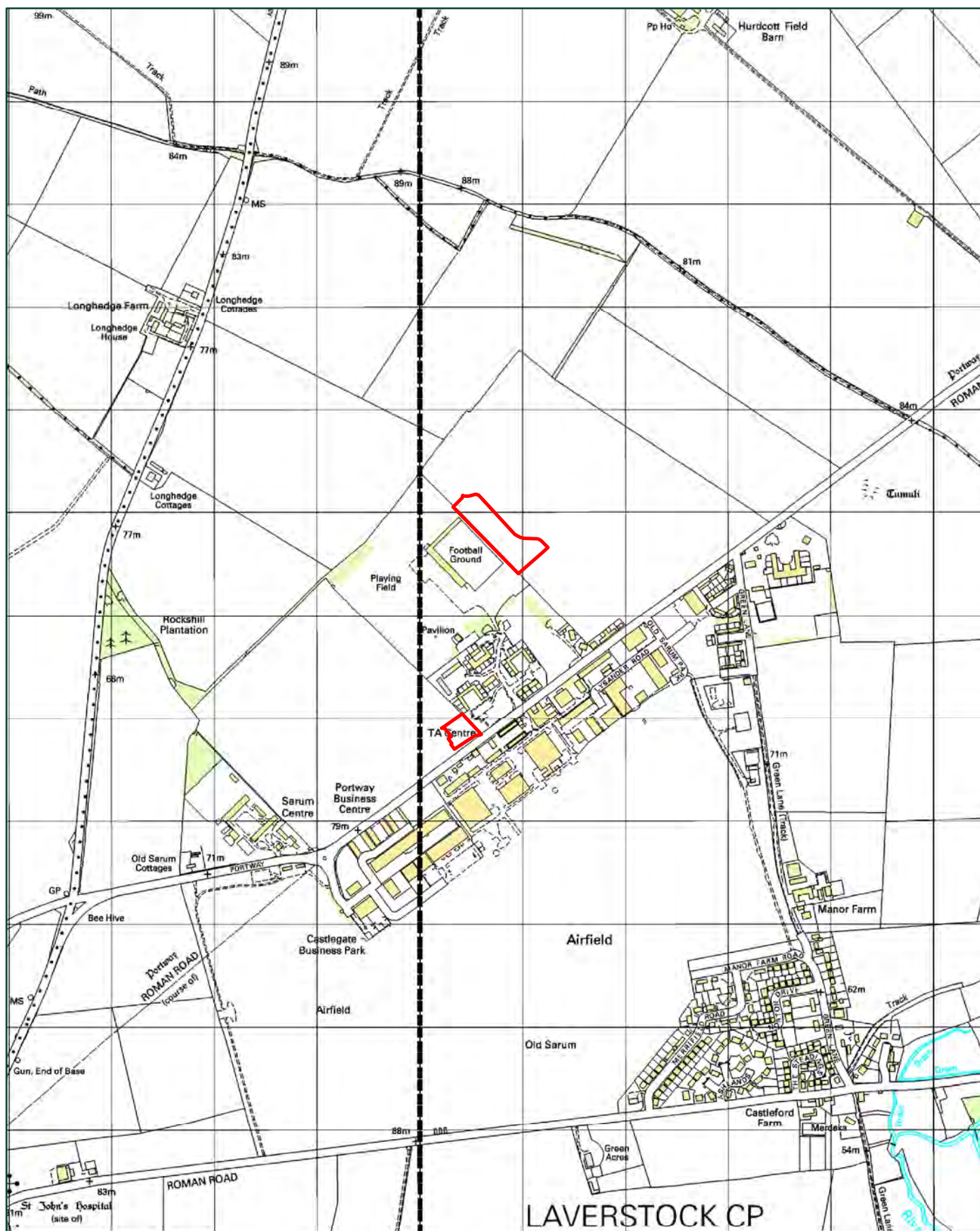
Fig. 12: 1981-83 OS Map 1:10,000

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

0 250m

Title:

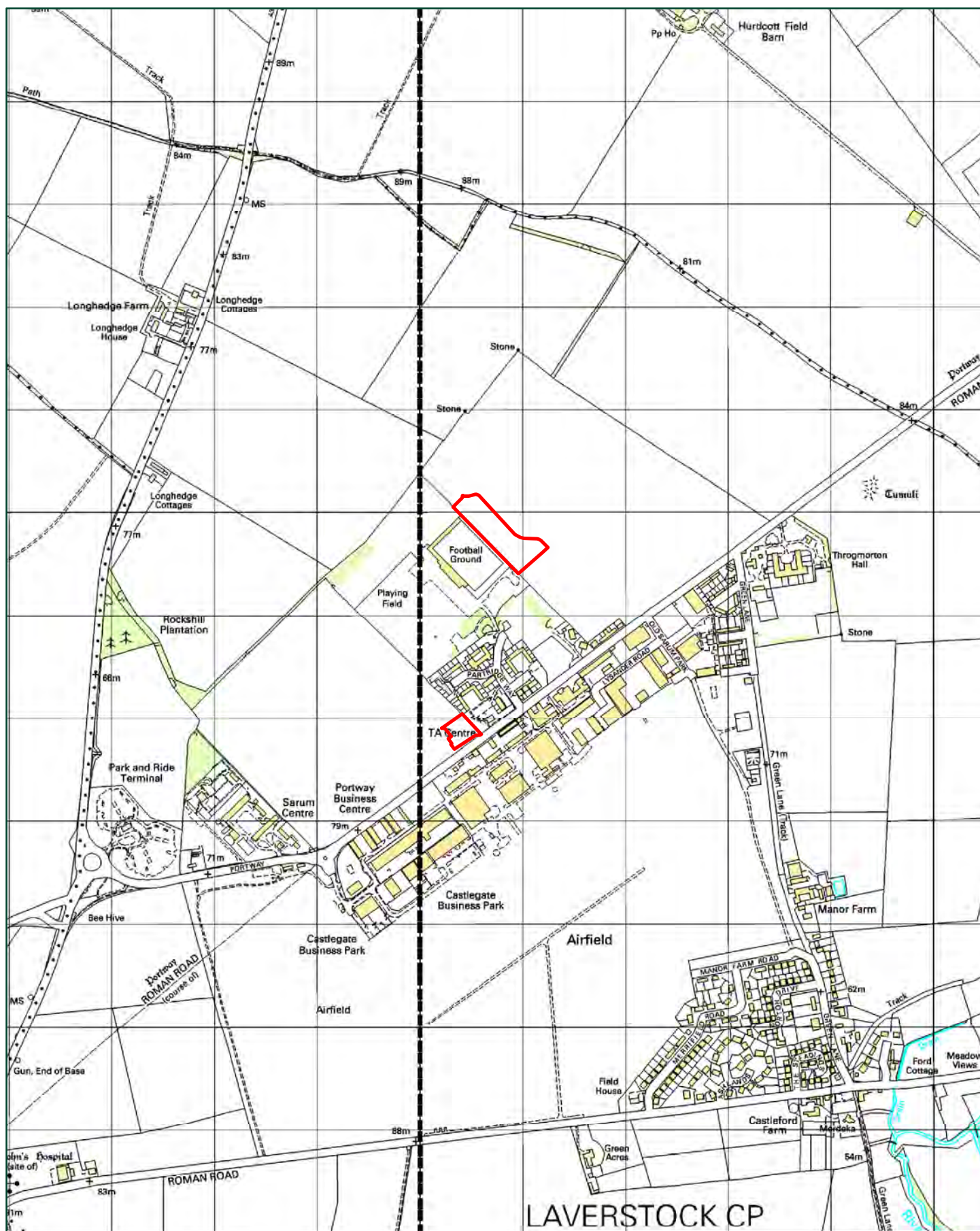
Fig. 13: 2000 OS Map 1:10,000

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

0 250m

Title:

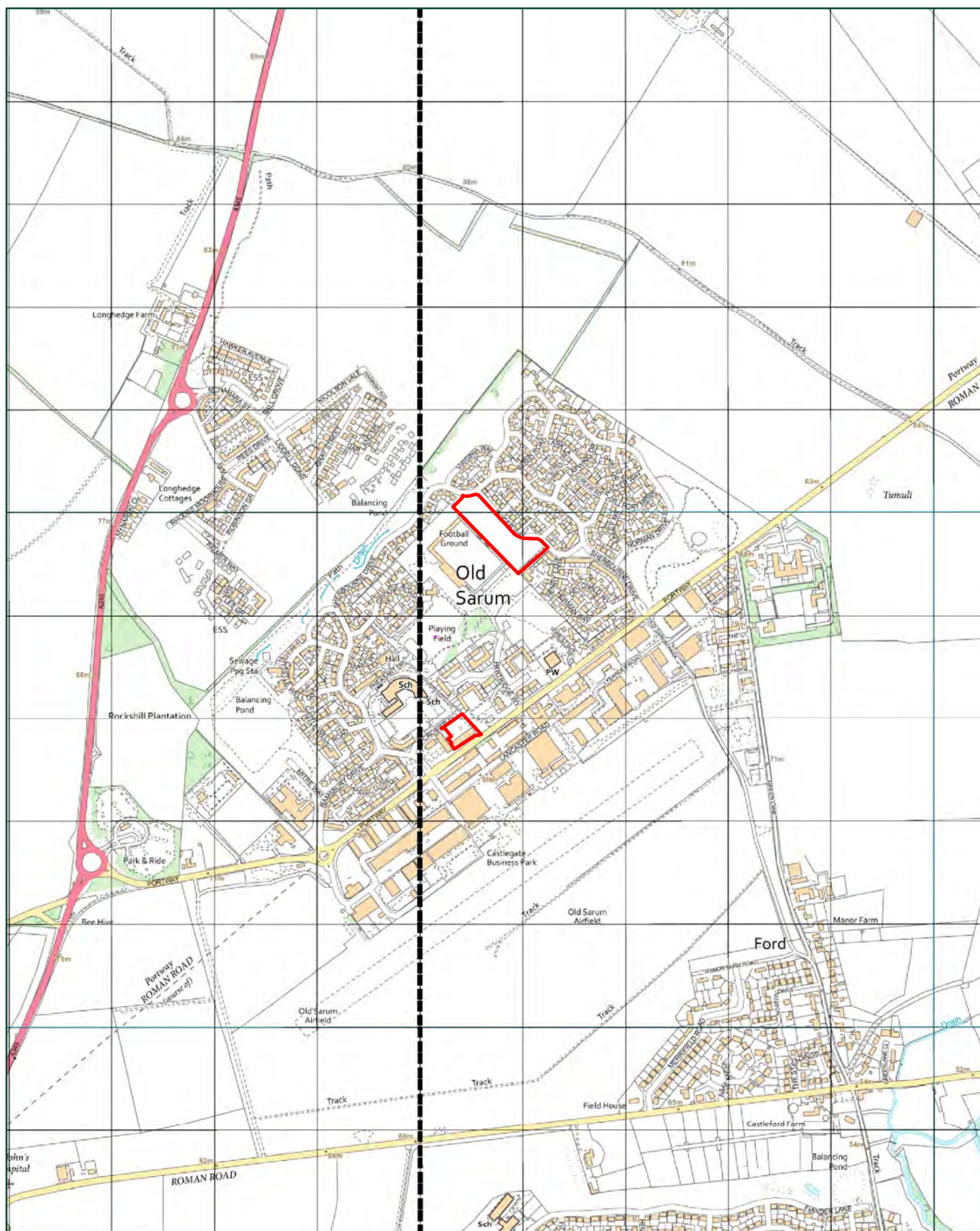
Fig. 14: 2006 OS Map 1:10,000

Address:

Land at Old Sarum, Salisbury, Wiltshire



orion.



Legend

Site Boundary

1:10,000 at A4

0 250m



Title:
Fig. 15: 2019 OS Map 1:10,000

Address:
Land at Old Sarum, Salisbury, Wiltshire



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