

Old Sarum Policing Hub

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Heritage Impact Assessment

Final Issue

Ridge and Partners LLP

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Tetra Tech Leeds, 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER

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Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
aOD	Ordnance Datum
CIfA	Chartered Institute for Archaeologists
DBA	Desk-Based Assessment
HIA	Heritage Impact Assessment
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
HS	Heritage Statement
HUCA	Historic Urban Character Areas
LiDAR	Laser Imaging, Detection and Ranging
NCAP	National Collection of Aerial Photography
NMP	National Mapping Programme
NPPF	National Planning Policy Framework
OSGB NGR	Ordnance Survey National Grid reference system
WCAS	Wiltshire Council Archaeology Service

1.0 Non-technical summary

This Heritage Impact Assessment (HIA) has been prepared to support the proposed development of the site for the Southern Policing Hub, and associated Custody and Storage facilities (see Appendix A; Figure 1).

The site is located in a rich heritage landscape that includes identified archaeological remains on and around the site, as well as a number of designated heritage assets that include the Iron Age hillfort of Old Sarum, with the later medieval development of the castle and cathedral within the ramparts; evidence of turnpike roads, and the former RAF Old Sarum, an important site for its contribution to understanding the development of military aviation.

The proposed development will introduce a new three-storey building into the landscape, on land that is currently undeveloped, open space between residential and social care developments, and which has mature trees along its currently undeveloped north-western edge.

The site has previously been subject to limited archaeological evaluation in 2005 (Wessex Archaeology, 2013) and new geophysical survey was commissioned in 2025, as part of this current assessment process to better understand potential. Based on the results of both evaluation events, Wiltshire Council Archaeology Service (WCAS) confirmed that further archaeological works were not required to support a planning application and that any further mitigation works could be secured under condition.

This assessment concludes that the proposed development will have only negligible impact on the setting and significance of any conservation area or listed building within 1km of the site, primarily due to a lack of intervisibility. Despite some views being afforded from the site towards the Scheduled Monument of Old Sarum, the development is seen as a continuation of the existing, modern development to the north and north-east of the asset, which is considered to result in only minor change. As a result, the potential effects of the new development will have no more than slight adverse effects on the historic environment; however, this is deemed to have no effect in terms of NPPF classifications and as such, no further mitigation is considered necessary.

2.0 Introduction

This Heritage Impact Assessment (HIA) has been prepared by Lauren Hynes (PCIfA), Senior Archaeological Consultant and Martin Brown (FSA, MCIfA), Head of Archaeology, both Tetra Tech, on behalf of Ridge and Partners LLP, to understand the feasibility of the development of the Southern Policing Hub and to assess the archaeological works already undertaken on the site.

2.1 Aim and objectives

This assessment report has been prepared with reference to the guidelines established by ClfA (2020) Standard and Guidance for Desk-Based Assessment and will comply with the Code of Conduct and other relevant regulations of ClfA (2022, 2020).

The HIA will consider the potential impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. It will:

- Identify recorded cultural heritage sites located within the 1km search area
- Identify potential effects on the settings and significance of those assets;
- Identify potential mitigation strategies, where appropriate, and,
- Make recommendations for further work where required.

The Historic Environment, as defined by NPPF (2026), comprises all surviving remains of interaction between people and places through time; this includes all buried and upstanding archaeological remains, built heritage sites, historic and managed landscapes, and any other features that contribute to the archaeological and historic interest of the area, including their settings.

Cultural heritage within the context of this Heritage Impact Assessment includes designated heritage sites, historic landscapes and features that contribute to the historic interest of the area. Designated historic assets have been considered. This assessment considers the heritage potential within the site itself, the surrounding area and wider local and regional context. This study does not attempt to plot and review every heritage asset, rather, it aims

to examine potential impacts of the development proposals on an identified set of built heritage remains within a prescribed search area.

2.2 Proposed development

The proposed development will include a campus development focussed on the main policing hub building of 3,200m² over three storeys, as well as a single-storey portal frame type storage building occupying around 1,490 m² and surrounding open space to the west side of the site. There will also be associated vehicle parking. All design elements shown are indicative of a potential design approach that may be taken by the PCC and will be developed at Reserved Matters Stage.

A proposed development plan is included in Appendix A.

3.0 Site location and conditions

The application site is located close to Old Sarum, Wiltshire. The overall site is 2.69 hectares and centred on Ordnance Survey National Grid reference system (OSGB NGR) SU 14677 33563 and is characterised by grassland, ranging from approximately 69m above Ordnance Datum (aOD) to 74m aOD. A site location plan can be seen in Figure 1, Appendix A.

The application site is a regular polygon in plan. The site is bound by residential development from the north-west to the north-east with Avonbourne Care Centre, Alabare, the Old Sarum Garden Centre and the Park & Ride facility situated to the south-west. Old Sarum Skate Park is situated directly to the north-west, with further residential development beyond. Overall, the site is within the built form of the Old Sarum part of the Wiltshire Local Plan's mixed-use development area, with close functional links to Salisbury.

The geology of the application site comprises of Newhaven Chalk Formation, a sedimentary bedrock formed between 86.3 and 72.1 million years ago; Seaford Chalk Formation, a sedimentary bedrock formed between 89.9 and 83.6 million years ago and Stockbridge Rock Member- Limestone, a sedimentary bedrock formed between 86.3 and 83.6 million years ago (NERC, 2025). All three bedrocks were formed during the Cretaceous period.

The soil is characterised as shallow lime-rich soils that are over chalk or limestone, which is described as Loamy in texture (Soilscape 3) (Cranfield University, 2025).

4.0 Methodology

An impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice, this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

This report briefly considers the works undertaken to date within the site, as well as identified heritage assets nearby and seeks to determine the need for further archaeological assessment and evaluation, which may lead to further mitigation.

4.1 Sources consulted

A study area of 1km around the application site was examined here in order to assess the nature of the surrounding cultural heritage sites and place the recorded assets within their local context.

As previously mentioned, this technical note will only assess the potential impact on the archaeological and cultural heritage resource by consideration of both works previously undertaken on the site and recorded assets in the immediate environs of the site.

This study has taken into consideration the historical and archaeological background of the area. The sources consulted were:

- National Record of the Historic Environment (NRHE) (formerly the (NMR), and,
- Secondary research including, previously completed archaeological reports for the site, including grey literature and journal articles, as appropriate.

5.0 Planning policy context

5.1 National legislation and guidance

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of Historic England as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework, 2026

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets of local historic value.

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. It has a stated objective for heritage:

The objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource and range from sites and

buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, 20)

Policy HE2 states that in order to conserve the significance of conservation areas (and World Heritage Sites), development plans should: seek to enhance or better reveal the significance of those assets and consider measures needed to safeguard their importance and long-term future, including in design guides, design codes or masterplans, as well as locally-specific policies.

Policy HE4 states heritage assets are an irreplaceable resource and that development proposals which would affect the significance of heritage assets, including any contribution made by their setting should: seek to maintain or secure a use consistent with their conservation; avoid harm to an asset's significance, and that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification.

Policy HE5 requires a clear assessment of the significance of heritage assets (including their settings) likely to be affected by development proposals. Such assets should be identified, described and the impact of the proposal on the significance of the asset should be accurately assessed but assessment should only be *proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance* (HE5.1). However, the *decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals* (HE5.4). Where assets or potential assets of archaeological interest are present, the planning application should include sufficient information to enable the impact of proposals on significance to be assessed: this may include desk-based research and, where necessary, field evaluation (HE5.6). Sub-paragraph 2 set out the considerations necessary in the assessments of the *potential effects of development proposals on the significance of heritage assets (including through effects on their setting)*, which are *positive effect; no effect; harm to the significance of a heritage asset, or total loss of the significance of a heritage asset* (HE5.2: a-d).

Policy HE6 specifically considers designated heritage assets. It states that substantial weight should be given to the asset's conservation, irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance (HE6.1). Setting is not specifically mentioned in Policy HE6 but HE4 has already established setting as a material consideration.

Policy HE9 concerns Conservation Area and stipulates that development proposals should seek to retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible and consider the area's special architectural or historic interest in the design of development (HE9:1). However, it is stated that not all elements of a conservation area will necessarily contribute to its significance (HE9: 2). Finally, proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported (HE9: 3).

Policy HE9 requires the applicant to record and advance understanding of the significance of any asset to be lost in a manner proportionate to its importance and the potential impact upon it. This applies to both built heritage and archaeological remains; nevertheless, the latter should be preserved in situ, where feasible, but otherwise subject to proportionate recording and reporting (HE10: 2).

NPPF is supported by Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019)

Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets second edition (Historic England 2017)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets second edition (Historic England, 2017) provides more detailed advice on how to approach setting assessments and expands upon the NPPF and related guidance in PPG. This 2017 guidance supersedes Good Practice Advice 3 – The Setting of Heritage Assets (1st edition, 2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011). A five-step process is recommended for proportionate setting assessments, of which steps 1-4 have been taken into account in preparing this assessment:

- Step 1: identify which heritage assets and their settings are affected;

- Step 2: assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it; and,
- Step 4: explore the way to maximise enhancement and avoid or minimise harm.

Also of relevance to the proposed development is the following advice:

- The settings of heritage assets change over time. Understanding the history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019)

This guidance was updated in support of the NPPF (2025) and reiterates the importance of assessing heritage assets in a manner appropriate to their significance, and the contribution to its setting, to better understand the potential impact and acceptability of development proposals.

Conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. The neglect and decay of heritage assets is best addressed by ensuring that they have a viable use that is consistent with their conservation.

An important consideration should be whether development proposals adversely affect (harm) a heritage asset's significance. Key elements of the guidance relate to assessing harm as 'substantial' or 'less than substantial' in accordance with NPPF paragraphs 202-204. Critically, it is the degree of harm to the heritage asset's significance rather than the scale of the development that is to be assessed and should be explicitly identified.

The level of substantial harm is stated to be a 'high test'. Whether development proposals cause substantial harm will be a judgment in the decision-taking process, having regard to the circumstances of the case and by applying the relevant NPPF paragraphs. The harm may arise directly from works to the heritage asset, or indirectly from development within its setting. A thorough assessment of the harm that development proposals will have on this setting needs to consider, and be proportionate to, the heritage asset's significance and the

degree to which any changes enhance or detract from that significance, and the ability to appreciate and experience it.

5.2 Local policy and guidance

Wiltshire Local Development Framework: Wiltshire Core Strategy (Adopted January 2015)

Wiltshire have submitted the new Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28th November 2024. In the meantime, the current plan is formed by the Wiltshire Core Strategy (adopted 2015), which incorporates saved policies from former District Local Plans, as well as Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan and Minerals and waste policies.

The Wiltshire Core Strategy has one policy relating to archaeology and heritage:

- CP58: Ensuring the Conservation of the Historic Environment

The full details of the above policy can be found in Appendix C.

6.0 Baseline data

6.1 Historic and archaeological background

The historic and archaeological background to the site is covered in more detail in the Archaeological and Heritage Technical Note, prepared by Tetra Tech in January 2025, and which should be read in conjunction with this Heritage Impact Assessment.

Archaeological works have been undertaken on the site, including geophysical survey by GSB (2003) and subsequent trial trenched evaluation by Wessex Archaeology in 2003 (Wessex Archaeology, 2013). Although trenches dug (Trench 5 and Trench 2) in the proposed development area appeared only to reveal evidence of ploughing, the wider site included the presence of known features within the wider site *including ring/ penannular ditches and a double linear ditch* (Pegasus Planning Group, 2005). Further evaluation in December 2005 (Wessex Archaeology, 2006) included trial trenching within the proposed development site. One trench included a single post pit, and all trenches included evidence of ploughing.

In 2014, a watching brief was conducted ahead of construction of the care centre. No archaeological features, finds or deposits were observed during the monitoring (Dinwiddy, 2014).

In April 2025, Tetra Tech commissioned Wessex Archaeology to undertake geophysical survey of the proposed development area, in order to supplement the information above. The survey identified no anomalies of archaeological origin, with those anomalies identified interpreted as Modern in origin (Wessex Archaeology, 2025).

The site sits within a complex archaeological landscape. The Scheduled Monument of Old Sarum (1015675) (situated 0.97km south-west) dominates the landscape and overlooks the site. The monument includes is a large multivallate Iron Age hillfort, which was exploited in later periods: it was the likely site for the Roman town of Sorviodunum; it appears to have been refortified during the Saxon period and had a Norman motte and bailey castle, a medieval town, cathedral and bishop's palace constructed within the original ramparts. There was also extensive extramural settlement beneath the ramparts of Old Sarum, including remains identified to the west and south-east, and the burgage lands on either side of the Portway between the Avon and Old Sarum, known as Kingsbridge Mead. This western suburb may also occupy the site of Roman Sorviodunum (Langlands, 2024a: 23-

37). Langlands also summarises evidence for the wider western (Langlands, 2024b: 62) and eastern suburbs (Langlands, 2024b: 65-74). The identified eastern suburbs do not appear to have extended to the proposed development site.

The Old Sarum airfield is formed around the former RAF Old Sarum. The site originated in 1917 as Ford Farm but was renamed RAF Old Sarum, following the foundation of the Royal Air Force in 1918. Ford Farm included three pairs of large aircraft hangars and one large aircraft repair hangar. These hangars were General Purpose Sheds, built using the innovative Belfast Truss. Three of these hangars can still be seen at Old Sarum and are listed (1355710), although one (Hangar 3) suffered catastrophic storm damage in 2024 and was subsequently set on fire in suspicious circumstances in April 2025 (BBC, 2025). Old Sarum survived inter-war austerity and was the School of Army Cooperation, where combined operations were developed and promulgated, and which saw the construction of the Camera Obscura (1477924) for training. Growing instability in mainland Europe, as a result of the rise of fascism and Nazism, coupled with the rapid development of air power, led to the RAF Expansion period (1934-1939) and key buildings on the site, including the listed TA Centre (1391603), which was the former Headquarters Building, and Wessex Archaeology's offices (former Medical Centre and Ops Rooms) were constructed during this period; they are typical buildings from this period. RAF Old Sarum ceased operations in 1971, though an Army presence continued at the site until 1979, when the airfield passed into civilian hands (Old Sarum, 2025). The aviation link survives as the airfield continues to operate in a leisure capacity and the Boscombe Down collection of historic aircraft is based in former RAF buildings; however, other, surplus buildings have been converted to myriad other purposes, including a gym, microbrewery and florists. There has also been modern development, notably between the hangars and The Portway, replacing former RAF buildings, as well as a civilian control tower on the edge of the grass airstrip. Despite the changes to the site, its historic integrity and distinct character led to its designation as a Conservation Area.

6.2 Designated heritage assets

Within a 1km study area, there are no World Heritage Sites, Registered Battlefields, nor Registered Parks and Gardens. However, there is one Scheduled Monument; two Conservation Areas, and seven Listed Buildings, one of which is designated at Grade II*

and the remainder at Grade II. Further details of the assets can be found below. No designated assets lie within the site boundary, or immediately adjacent to it.

Scheduled Monument:

Old Sarum (1015675) (situated 0.97km south-west) is a large multivallate hillfort, and a well-preserved example of its type, the prominent position and defensible capability of which has been exploited in later periods, both before and after the Norman Conquest (1066). The hillfort appears to have been refortified during the Saxon period and was the likely site for the Roman town of Sorviodunum but is most obviously modified by the construction within its defensive circuit of the motte and bailey castle. The monument further includes the remains of the medieval town, the ecclesiastical precinct within which lie the cathedral and bishop's palace, and the extra-mural settlements close to both the eastern and western entrances. Old Sarum is a Guardianship Monument, administered and run as a heritage attraction/tourist destination by English Heritage.

Conservation Areas:

Stratford Sub Castle is a Conservation Area situated 0.4km south-west of the proposed development. It has been designated since 1984. The council does not have an appraisal or management plan to provide further details on the reason for designation. It is assumed that the designation primarily relates to the presence of the ruins of the Iron Age Hillfort called Old Sarum (1015675) and the wider rich archaeological landscape within which it sits. Further assets within the immediate landscape of the ruins include the remains of Old Sarum Castle and Cathedral (1248682), as well as further evidence for the Roman town of Sorviodunum and refortification of the site during the Saxon period.

Old Sarum Airfield is a Conservation Area that is situated 0.13km south of the proposed development. It was primarily designated due to its historic origins as a training station for the Royal Flying Corps in 1917 (Atkins, 2006: 5). The site later became the School of Army Cooperation from 1921, and it was developed as a permanent base as part of the RAF Expansion Scheme in the 1930's (ibid). The site is one of three surviving airfields of this type in Britain, giving it national significance (ibid).

Listed Buildings:

3no. Former World War I Aircraft Hangars at Old Sarum Airfield (1355710) are Grade II* Listed Buildings situated 0.42km south-east. Old Sarum retains the most complete group of technical buildings representative of a Training Depot Station of the First World War period. These buildings are designated as a group of one single and two paired aircraft storage hangars that were designed in 1917 and built in 1918. Piers, curtain walls and gantries brickwork, rendered externally, 'Belfast' roof trusses, asphalt covering to roof.

Beehive Cottage (1023822) is a Grade II former toll house (now cottage) dating to the mid-19th century, situated 0.44km south-west. The cottage occupies a prominent position at the junction of the Portway and the A345. The Salisbury - Amesbury toll road - currently the A435 - was completed by c1850. The asset features knapped flint with brick and a Welsh slate roof with brick stack.

Milestone about 300 Metres North of Longhedge Farm (1284849) is a Grade II Listed asset dating to the early 19th century. The asset consists of limestone and reads "To / Salisbury / III miles / To Marlboro / XXIV miles." The milestone is situated approximately 0.93km north from the proposed site.

Longhedge House (1318520) is a Grade II Listed Farmhouse (now dwelling) that dates between the late 18th-early 19th and late 19th century. The asset is located approximately 0.75km north-north-west of the proposed site. It is constructed of flint with brick lacings and dressings with a tiled roof.

Old Sarum Airfield: Workshops Immediately to N of Central Hangar (Hangar 2) (1391602) are Grade II Listed buildings that date to 1918 that are situated 0.39km south-east. The workshops are painted in single-skin brick with internal buttresses; corrugated asbestos-cement roofing on steel trusses.

Old Sarum Airfield: TA Headquarters (1391603) is a Grade II Listed station headquarters, now in use by the Royal Wessex Yeomanry (Army Reserves) that dates between 1935 and 1936. It is located approximately 0.45km east from the proposed development site. The asset was designed by A. Bulloch, who was architectural advisor to the Air Ministry's Directorate of Works and Buildings and constructed according to Drawing No 135/35. The building consists of Flemish bond brick, slate roof covering to pitched area, concrete

structure with asphaltic finish to flat section. It is typical of Expansion Period RAF architecture.

Camera Obscura Building (1477924) is a Grade II Listed Building constructed between 1927 and 1931 for the Air Ministry's School of Army Co-operation at RAF Old Sarum. The asset, situated 0.45km south-east, is a rare example of an interwar military structure, which survives remarkably well.

7.0 Site walkover survey

The site walkover survey and settings assessment visit was undertaken on the afternoon of Friday, 24th January 2025. The visits were undertaken by Martin Brown, FSA, MCIfA, Head of Archaeology at Tetra Tech. Photographs from the site visit can be viewed in Appendix D.

The weather was cold and overcast with high, thick cloud, affording even light. The timing of the survey included dusk, to allow consideration of potential effects lighting at of the proposed development, as well as visual effects.

The site is on a north-west to south-east alignment and forms a four-sided polygon. It is located on the edge of new development on the north side of The Portway and is accessed via Mitre Way. The site is within a mixed-use development area, with functional links to Salisbury. It is bounded to the south and south-west by Mitre Way, including elements of the adjacent, three-storey Avonbourne Care Centre, as well as a belt of mature woodland; to the north-east by residential development that includes both two and three storey development bounds the site, and to the north-west by a drainage swale and skate park, with a belt of mature trees and further residential development beyond. The boundary is delineated off Mitre Way and to the rear of Castle Well Road by machine-dug ditches, with banks created by the arisings, intended to prevent unauthorised access. The interior of the site is rough ground and includes evidence of unofficial leisure use, including remains of a bonfire and fireworks, as well as discarded drinks cans and bottles. No obvious evidence of the historic archaeological works was identified.

From the site, albeit at ground level, it was evident that there was limited intervisibility with Old Sarum, due to the presence of the Care Centre and the tree belt. In addition, there was no intervisibility with the former airfield and its designated buildings, and it is notable that, even from the upper levels of the proposed development, the three-storey development

fronting Castle Well Road and Ramsbury Drive would impede uninterrupted views toward the listed buildings to the north and north-east.

8.0 Heritage potential and impacts

8.1 Scheduled Monuments

Old Sarum (1015675) Dominates the landscape to the north of Salisbury (New Sarum) and controls the southern approaches. Its form is distinctive and a point of reference both physically and temporally in the landscape. In addition, the site affords long views in all directions, save to the west, from both its iron Age and medieval ramparts. This positioning and dominance in the landscape supports its significance through aesthetic value.

The site has a well-documented history from the medieval period onwards and a strong and developing body of archaeological study including antiquarian excavations on the castle and ecclesiastical areas, and recent works on the suburbs.

Old Sarum is a Guardianship Monument, administered and run as a heritage attraction/tourist destination by English Heritage, with a visitors' car park in the eastern part of the hillfort and nearby access to the earthen, Iron Age rampart that affords immediate views across the wider landscape, including toward the airfield, the Portway development, including the Park & Ride, the care centre and the residential development, as well as the proposed development.

The setting of the monument includes its immediate environs, including Sorviodunum and the medieval extra-mural settlements/suburbs (see above). These areas support the historical and evidential values underpinning the significance of Old Sarum as a monument with evidence of use and reuse from the late prehistoric period, and a site that demonstrates medieval ecclesiastical power. Within the wider landscape, the dominance of the site and its visibility from all approaches, underpin the significance of the site in understanding past human activity, power structures and physical and socio-political architecture. It also demonstrates evidence of the developing relationship with the past, from the rise of antiquarianism to the concept of heritage tourism, which includes views of the earthwork, which is managed for aesthetics, as well as conservation.

The proposed development will be located 1.20km north-east of the monument. It will introduce new building into the landscape, and this will result in change; however, the

location of the proposed development is a significant factor in reducing potential adverse effects on the sitting of the monument. The campus will provide in-fill development between the residential development to the north-east, and the care centre, Alabare and the Park & Ride, and not bring suburban development further toward Old Sarum. In addition, the form of the hub building, with three storeys, is not anticipated to have adverse effect as the care centre and a number of residential blocks are already at three storeys and are within the immediate area. In addition, the care centre and modern buildings fronting the Portway from the airfield have already introduced utilitarian-built form into the landscape without adverse effect on the monument.

The proposed development will introduce new lighting into the landscape. This has potential to alter the current situation, particularly if the hub has 24/7 operation, but this is not identified as harm to the asset or its on setting. The existing development has already introduced light into the area, including from the century-old airfield, while the monument is not open to the public after dark and, in addition, dark skies and astronomical alignments are not identified as part of its significance.

8.2 Conservation Areas

Stratford Sub Castle is a Conservation Area (situated 0.4km south-west) that has been designated since 1984. The council does not have an appraisal or management plan to provide further details on the reason for designation, but it includes the Old Sarum monument (1015675) and the wider archaeological landscape within which it sits. Further assets within the immediate landscape of the ruins include the remains of Old Sarum Castle and Cathedral (1248682).

As has been described above, the proposed development is not identified as harm to the Conservation Area or its on setting as a result of minor change to the existing baseline.

Old Sarum Airfield is a Conservation Area (situated 0.13km south) primarily designated due to its historic origins as a training station for the Royal Flying Corps in 1917 (Atkins, 2006: 5). The character of the Conservation Area is defined by the concentration of mid-Twentieth Century structures concerned with military aviation and includes the designated structures, as well as non-designated, former workshops and stores. The Conservation Area also include buildings erected after the end of military flying at the site, but related to aviation, such as the Modern control tower, but excludes more recent commercial and light

industrial buildings that. Importantly, the airfield retains an active, grass air strip, which underpins the understanding and appreciation of the Conservation Area and the historic buildings within it (Wiltshire Council, 2007).

The proposed development is largely screened from the northern boundary of the Conservation Area by existing development on the north of The Portway, as well as the Modern development between The Portway and the airfield buildings, meaning that visual effect will result in no harm to the Conservation Area. In addition, the new building is considered to result in no change to the character of the Conservation Area, nor in the capacity to understand and appreciate it as an example of an RAF station that developed from Great War origins into the Cold War, and one which includes a readily legible assemblage of structures, including those from the Expansion Period. As a result, there is considered no change to the setting of the Old Sarum Airfield Conservation Area.

8.3 Listed Buildings

3no. Former World War I Aircraft Hangars at Old Sarum Airfield (1355710) are Grade II* Listed Buildings situated 0.42km south-east of the proposed development. These assets are mutually supporting in terms of their significance (group value) and their setting; however, their setting is also supported by the other former extant RAF buildings (both designated and not) and the grass airstrip that was an integral part of the airfield. There is no intervisibility with the proposed development due to intervening development, while the proposed development is not anticipated to alter the character of the asset. There is no identified harm to this asset or its setting as a result of the proposed development.

Old Sarum Airfield: Workshops Immediately to N of Central Hangar (Hangar 2) (1391602) are Grade II Listed buildings that date to 1918 that are situated 0.39km south-east of the proposed development. These assets are mutually supporting in terms of their significance (group value) and their setting; however, their setting is also supported by the other former extant RAF buildings (both designated and not) and the grass airstrip that was an integral part of the airfield. There is no intervisibility with the proposed development due to intervening development, while the proposed development is not anticipated to alter the character of the asset. There is no identified harm to this asset or its setting as a result of the proposed development.

Old Sarum Airfield: TA Headquarters (1391603) is a Grade II Listed station headquarters that dates between 1935 and 1936 that is located approximately 0.45km east from the proposed site. The asset is supported in terms of its significance and setting by other historic RAF buildings (both designated and not) and the grass airstrip that was an integral part of the airfield. There is no intervisibility between the asset and the proposed development due to intervening development, and the proposed development is not anticipated to alter the character of the asset. There is no identified harm to this asset or its setting as a result of the proposed development.

Camera Obscura Building (1477924) is a Grade II Listed Building situated 0.45km south-east of the proposed development. The asset is supported in terms of its significance and setting by other historic RAF buildings (both designated and not) and the grass airstrip that was an integral part of the airfield. There is no intervisibility between the asset and the proposed development due to intervening development, most obviously the hangar (1355710). As a result, the proposed development is not anticipated to alter the character of the asset, meaning that there is no identified harm to this asset or its setting as a result of the proposed development.

Beehive Cottage (1023822) is a Grade II former toll house dating to the mid-19th century, situated 0.44km south-west. The cottage occupies a prominent position at the junction of the Portway and the A345, which originated as the Salisbury to Amesbury toll road. As a result, the asset's setting is considered to be the road onto which it faces and which it once controlled. In addition, there is no intervisibility between the asset and the proposed development due to intervening vegetation and trees. There is no identified harm to this asset or its setting as a result of the proposed development.

Milestone about 300 Metres North of Longhedge Farm (1284849) is a Grade II Listed asset dating to the early 19th century. The setting of this asset is considered to be the road that gave it its origin and purpose. There is no identified harm to this asset or its setting as a result of the proposed development.

Longhedge House (1318520) is a Grade II Listed dwelling that is located approximately 0.75km north-north-west of the proposed site. There is no intervisibility between the proposed development and this asset, as a result of terrain, vegetation and intervening development. As a result, there is no identified harm to the setting of this asset as a result of the proposed development.

8.4 Archaeological Remains

The proposed development area has been subject to archaeological evaluation, including geophysical survey by GSB (2003) and subsequent trial trenched evaluation by Wessex Archaeology in 2003 (Wessex Archaeology, 2013). Further evaluation in December 2005 (Wessex Archaeology, 2006) included trial trenching within the proposed development site. In 2014, a watching brief was conducted ahead of construction of the Alabare care centre, but no archaeological features were observed (Dinwiddy, 2014). In April 2025, Tetra Tech commissioned further geophysical survey of the proposed development area. The survey identified no anomalies indicative of archaeological origin, with those anomalies identified interpreted as Modern in origin.

These evaluation exercises have indicated no more than low archaeological potential resulting in only slight adverse effects arising from the proposed development.

9.0 Mitigation recommendations and conclusion

9.1 Scheduled Monument

There is no identified adverse effect on the setting or significance of Old Sarum due to the proposed location of the development acting as a continuation of the existing development between the residential development to the north-east, and the care centre, Alabare and the Park & Ride. As such, the current character of modern development that exists to the north-east of the asset will be retained. No additional mitigation is advised.

9.2 Conservation Area

There is no identified adverse effect on the character, setting or significance of either the Old Sarum Airfield or the Straford-sub-Castle conservation areas. No additional mitigation is advised.

9.3 Listed Buildings

There is no identified adverse effect on any of the listed buildings identified within the search area around the proposed development. As a result, no requirement for additional mitigation has been identified.

9.4 Archaeological Remains

The Assistant County Archaeologist (WCAS) has confirmed as part of the Police and Crime Commissioner's informal pre-application consultation that he is satisfied that no further archaeological assessments or surveys need to be undertaken to support a future planning application, especially if an outline application is proposed. He has also indicated that any further archaeological investigation, if deemed appropriate, may be secured post-consent under a suitably worded condition. This advice has been based on the results of the low archaeological potential of the proposed development area, as indicated by the results of the 2025 geophysical survey and the previous exploratory investigations within the site.

9.5 Summary

The proposed development is located in an area that includes designated and non-designated assets within the historic environment; however, the proposed development is deemed to have no effect on designated assets, in terms of NPPF classifications, while any archaeological impacts on non-designated assets may be addressed under a suitably worded condition (See Archaeological Technical Summary).

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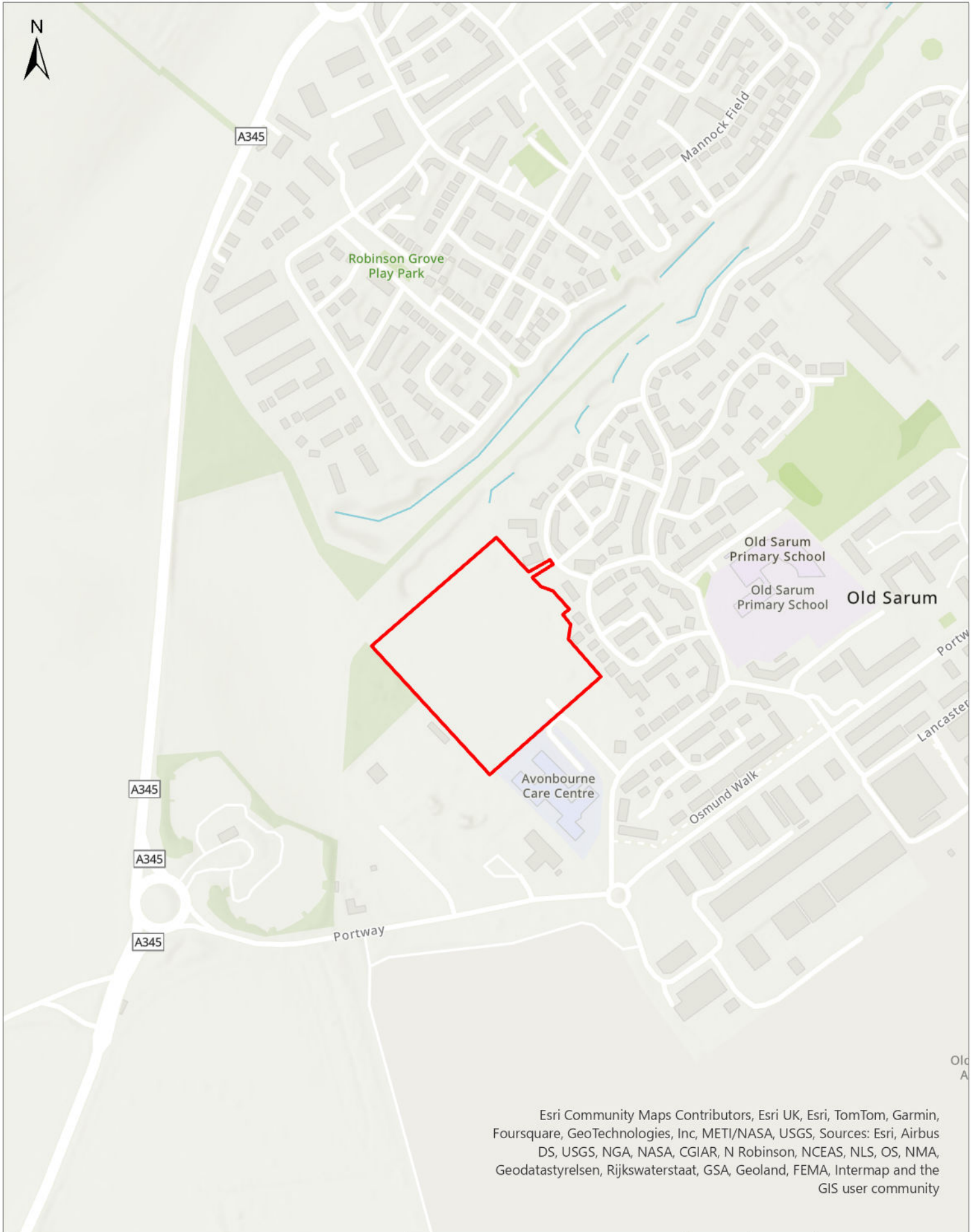
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Appendices

Appendix A – Site location & proposed development plans



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

02550100150200250

Metres

3 Sovereign Square
Sovereign Street
Leeds
West Yorkshire
LS1 4ER

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623

Tt

TETRA TECH

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Ridge and Partners LLP

Project:

Old Sarum, Wiltshire

LH
Created:

MB
Checked:

December 2024
Date:

V1
Version:

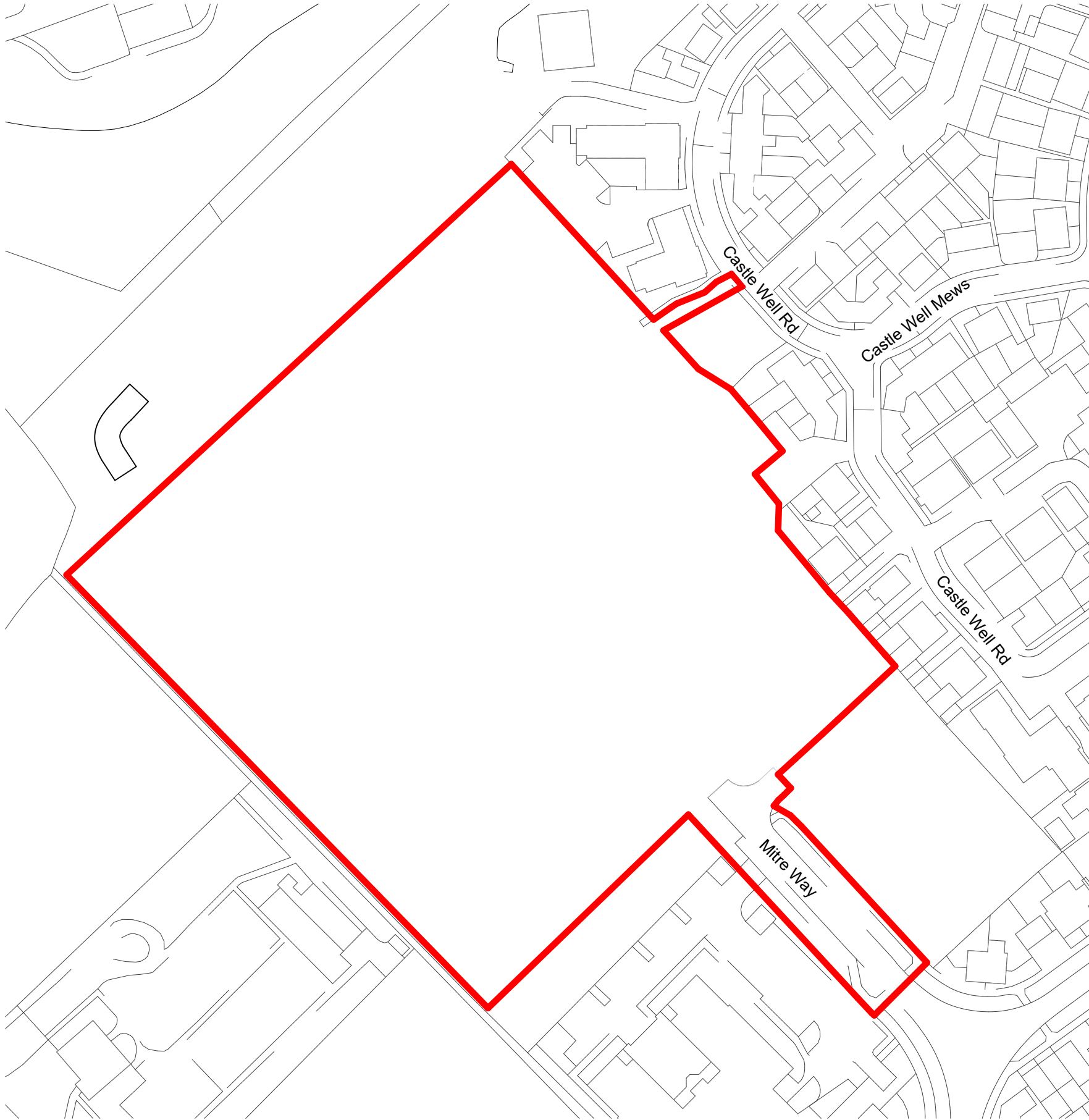
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Project No:
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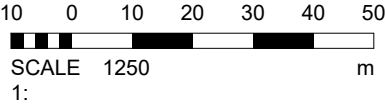
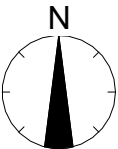
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Site Location Plan

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KEY

RED LINE BOUNDARY



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P02	Draft Planning Issue - Co-ordination Updates	16/06/2026	EP	EM
P01	Draft Planning Issue	04/06/2026	EP	EM
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

RIDGE

RIDGE PROJECT No: 5021146

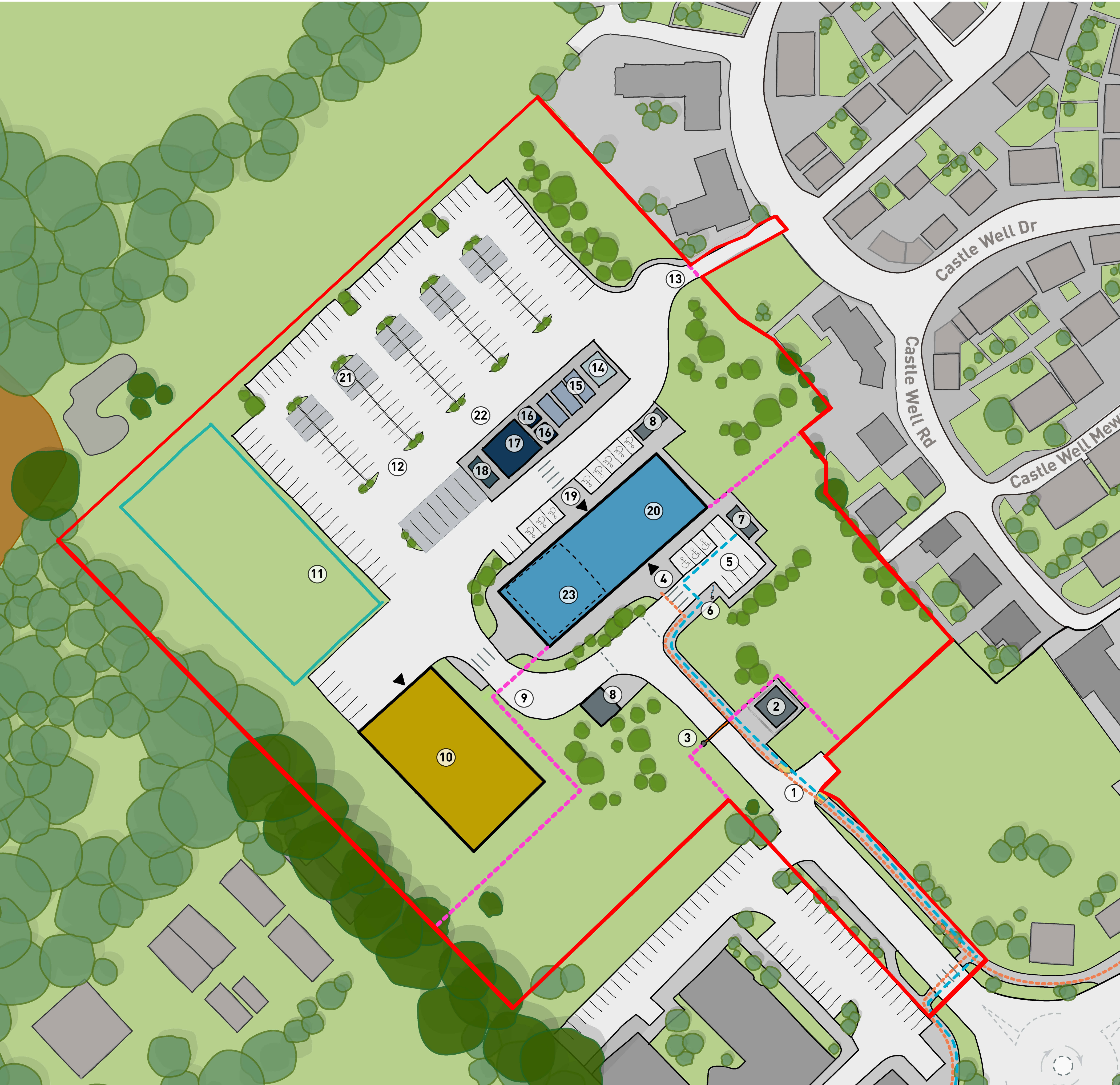
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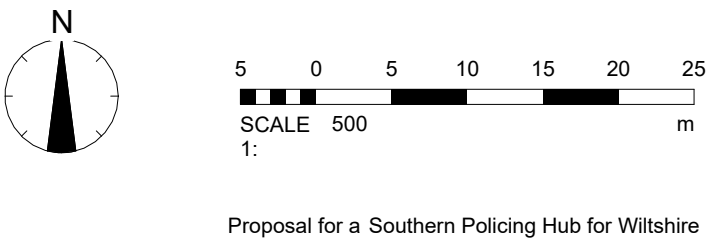
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Old Sarum Police Hub

TITLE:
SITE LOCATION PLAN

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SCALE:	As indicated @ A3			DATE:	16/06/2026
STATUS:	DESCRIPTION:				
S3	Suitable for Review and Comment				
MODEL REFERENCE: 5032745-RDG-XX-XX-M3-A-000001					
PROJECT - ORIGIN - FUNC - SPATIAL - FORM - DIS - NUMBER					REV:
RDG - XX - ST - D - A - 010002					P02



ILLUSTRATIVE SITE PLAN
1 : 500



Proposal for a Southern Policing Hub for Wiltshire Police

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P07	Final Planning Issue	10/08/2026	EP	EM
P06	Draft Planning Issue - Co-ordination Updates	16/06/2026	EP	EM
P05	Draft Planning Issue	04/06/2026	EP	EM
P04	Illustrative Site Plan Updates - Issue	19/05/2026	EP	EM
P03	Public Consultation Visuals - Issue	14/05/2026	EP	EM
P02	Site Plan Draft - Comment Updates	29/04/2026	EP	EM
P01	Initial Site Plan Draft	22/04/2026	EP	EM

REV	DESCRIPTION	DATE	BY	CHKD
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ORIGINATOR:

RIDGE

RIDGE PROJECT No: 5032745

CLIENT:
Wiltshire Police

IN ASSOCIATION WITH:

PROJECT:
Proposed Southern Policing Hub, Mitre Way, Old Sarum, Salisbury

TITLE:
ILLUSTRATIVE SITE PLAN

DRAWN BY:	EP	CHECKED BY:	EM	APPROVED BY:	EM
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SCALE:	As indicated @ A1	DATE:	02/07/2026
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STATUS:	DESCRIPTION
S5	FOR REVIEW AND ACCEPTANCE

MODEL REFERENCE: 5032745-RDG-XX-XX-M3-A-000001

PROJECTNUMBER - ORIGIN - FUNC - SPATIAL - FORM - DIS - NUMBER	REV:
5032745 - RDG - XX - ST - D - A - 950001	P07

Appendix B – Assessment methodology

Historic Environment Impact Assessment Methodology

Tetra Tech's evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment, as well as complimentary good practice guidance including Historic England's Conservation Principles (Evidential, Historical, Aesthetic and Communal).

Value

The table below provides guidance on the assessment of significance for all types of heritage assets, including archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site, such as battlefields, parks and gardens. The table considers both designated and non-designated heritage assets.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or assets that can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
National/ High	Scheduled Monuments, or assets of national quality and importance or assets that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).

Value	Examples
Regional/ Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Grade II Listed Buildings of modest preservation or integrity. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens and Registered Battlefields of poorer preservation or integrity. Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Local/ Low	Undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Impact

The magnitude of the potential impact is assessed for each site or feature independently of its significance. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Impact	Typical Criteria Descriptors
Substantial	Impacts will act to damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative). The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive).
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative). Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive).
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative). Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive).
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Any embedded mitigation is considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described in the impact assessment will be considered stated before and after additional mitigation has been taken into account.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

For the purposes of this Heritage Impact Assessment, substantial negative impacts are considered to amount to 'substantial harm' to designated heritage assets in National Planning Policy Framework (NPPF) terms. Moderate-slight negative impacts to designated heritage assets are considered to be 'less than substantial harm' in NPPF terms. Negligible negative impacts/no change are not considered to amount to any material harm to designated heritage assets.

Determining Significance of Effect on Cultural Heritage Sites (Highways Agency (2007) Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Table 11.3)

Sensitivity of Receptor	Magnitude				
	Major	Moderate	Minor	Negligible	No change
Very High	Very Large	Large / Very Large	Moderate / Large	Slight	Neutral
High	Large / Very Large	Moderate / Large	Moderate / Slight	Slight	Neutral
Medium	Moderate / Large	Moderate	Slight	Neutral / Slight	Neutral
Low	Slight / Moderate	Slight	Neutral / Slight	Neutral / Slight	Neutral
Negligible	Slight	Neutral / Slight	Neutral / Slight	Neutral	Neutral

National Planning Policy Framework (2026) Policy HE5.2

Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- Have no effect on the significance of a heritage asset; or
- Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- Cause the total loss of the significance of a heritage asset.

These impacts may be assessed using the tables set out above to valorise the asset and determine magnitude of effect.

Appendix C – Planning policies

Wiltshire Core Strategy

Core Policy 58 – Ensuring the conservation of the historic environment

Policy

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.

Appendix D – Photographic record



Photograph 1: View north-east toward the site (arrowed, centre-left) from the rampart, with the airfield (large sheds toward the right edge of frame). The visual effect of other three-storey buildings and existing development, as well as the trees on the south-western boundary of the site is evident.



Photograph 2: View toward site (arrowed) from the entrance to Old Sarum.



Photograph 4: View north-east toward the site (indicated) from the entrance to the Old Sarum castle motte.



Photograph 5: View toward Old Sarum from the rear of the Avonbourne Care Centre, with the site to the right, and the treeline extending to form the south-western site boundary.



Photograph 6: View south-west toward Old Sarum, showing the treeline forming the south-western boundary of the site, with further vegetation and development beyond.



Photograph 7: View north-east from within the site, showing the ground conditions and the three-storey houses and residential blocks blocking views between the proposed development and the Old Sarum Airfield Conservation Area and individual listed buildings within the site.



Photograph 8: View north from the proposed development site toward Longhedge House, demonstrating lack of intervisibility and any potential effects on setting.



Photograph 9: View toward the site, south-east along Lancaster Road from within the Old Sarum Airfield Conservation Area and with the listed workshops (1391602) on the left side of the road.



Photograph 10: View west toward the proposed development area from the northern boundary of the airfield Conservation Area, with the listed workshops (1391602) behind, showing modern development disrupting intervisibility.



Photograph 11: View east toward the site from the listed camera obscura (1477924) with the listed World War One hangar (1355710) blocking views.