

3.0 THE SETTING OF SALISBURY AND WILTON

3.1 Historical Development of the Settlements

Landscape and Location

- 3.1.1 The varied landscape and environmental conditions in and around Salisbury and Wilton have played a fundamental role in the development and character of both settlements. Salisbury and Wilton are clearly dominated by the existence of water, which was one of the key influences in their location. The influence of water has as much been an opportunity and part of the sense of place of Salisbury and Wilton, as it has been a constraint.

Historical Origins

- 3.1.2 The original settlement of **Salisbury**, known as Old Sarum, stood on a steep hill, one mile to the north of the current city centre. Overlooking the River Avon, Old Sarum is an Iron Age hillfort with concentric rings of defences (two rings and a ditch) around a prominent hilltop, and controlled the confluence of five river valleys. A natural stronghold, fortified in pre-historic times, it became the focus for a Roman Road network. The Saxons fortified it further, and the later Saxon Kings had a mint there. However, it was under Norman rule that the fortress flourished, with the foundations of the castle and cathedral still evident. Despite this, life in Old Sarum remained unsettled with endless clashes between the clergy and the royal garrison.
- 3.1.3 From about the 9th century, **Wilton** emerged as a local centre of government, trade and defence. Strategically located on a fertile level plain at the parting of the Wylye and Nadder river valleys, Wilton prospered during the 11th and 12th centuries as an enclave containing premises for royal business, up to a dozen churches and numerous suburbs. Both Wilton and Old Sarum belonged to the Crown, each with its mint and market, co-existing as partners rather than rivals. Due to the 1003 raid and its consequent failure to develop during the middle ages, the Saxon street plan of Wilton remains virtually unchanged⁸.
- 3.1.4 Although Old Sarum had supreme hilltop advantage in times of war, the waterless and windswept settlement proved to be too inhospitable with little space for expansion. As a result, in 1219, Bishop Richard Poore gained permission from both the King and Pope to

⁸ Crital, E. (1962) *The borough of Wilton: A History of the County of Wiltshire: Volume 6*. URL: <http://www.british-history.ac.uk/report.aspx?compid=41761>. Date accessed: 22 October 2007.

abandon what was 'Sarisberie' (the waterless hillfort) and build a new city and cathedral in the valley below, which is now Salisbury.

- 3.1.5 Although Wilton further developed as a busy market town, the building of the new Cathedral and planned city of Salisbury was a great blow to Wilton from 1220 onwards. The new city's market rapidly gained ascendancy and the building of a bridge at Harnham, over the Avon, effectively bypassed Wilton on the trading route. By the 15th Century, Salisbury was a boom town based on production of wool and woollen cloth. The growth of the city's population was linked to its expansion as a trading centre, attracting immigrants from the surrounding countryside, turning it into one of the great industrial centres in England.

18th and 19th Century Expansion

- 3.1.6 Improvements in communications during the 18th and 19th centuries reinforced **Salisbury's** position as a centre of trade and of tourism. Large-scale industries at this time were power generation, brewing and the railways; which arrived in Salisbury in 1847, connecting with the settlement with London. The result, for Salisbury, was a spate of growth, which took it from its original medieval confines to about half-way to its present spatial size. The main areas of development were firstly over the west-facing slope of Milford Hill, and the area between the London Road and Castle Street. Because of the rail, brewing, brickmaking and gas industries to the west of the city, there was another area of residential development around the Wilton and Devizes Roads, and at the western end of Fisherton Street and on the Church Fields.
- 3.1.7 From the mid 17th century **Wilton** underwent a process of rebuilding that has removed nearly all traces of the medieval buildings; however 18th century Wilton suffered both epidemics and fire. For many decades from the mid 19th century the carpet factory prospered and the borough began to introduce new and improved services. By 1859, Wilton was serviced by two railway lines and possessed two stations. The town was thriving in the latter part of the 19th century with many visitors coming to see the new churches, local industries and farming doing reasonably well and the benign influence of Wilton House as an employer and wealth provider for the area⁹.

⁹ Wiltshire County Council (2004) *Wiltshire Community History: Wilton*. URL: <http://www.wiltshire.gov.uk/community/getcom.php?id=246>. Date accessed: 01 November 2007

The 20th Century

- 3.1.8 Although **Wilton's** railway stations later closed, the town continued to expand post-war, with the building of new housing estates for returning soldiers to the north-east and south of the town. In the latter part of the 20th century, tourism became more important to the local economy with Wilton House attracting an increasing number of visitors, thus boosting the local economy through employment, hotels and bed and breakfast, and some additional customers for local shops.
- 3.1.9 **Salisbury** is perhaps the best surviving example of a medieval planned town in England. The Cathedral and Close, the historic chequer pattern and the architectural quality, variety and coherence of the buildings combine to make it a city of outstanding historic interest. At the same time, Salisbury is a busy market town and an international tourist attraction that has been fortunate in surviving modern development pressures relatively unscathed¹⁰. Over the centuries, the medieval urban structure of Salisbury has determined the line and scale of almost every street, but within that framework change has gradually occurred. It is not just one historic past which has survived, but layers of change.

3.2 Environmental Policy Designations

- 3.2.1 Salisbury and Wilton is an area of exceptional importance for wildlife and natural features, with many sites of national or international importance. Environmental designations cover a range of habitats with many different reasons for designation; their implications are shown in **Figure 3.1** and discussed in Section 3.8.
- 3.2.2 The river systems that wind through the area are a particular feature, including the River Avon and its tributaries. The floodplains are considered to be of landscape and ecological importance and the valleys are also of historic importance, particularly where remnants of the water meadow system still exist. The Avon river system is recognised as being of importance to nature conservation, reflected in its numerous designations including as a County Wildlife Site (CWS), a Site of Special Scientific Interest (SSSI), and as a Special Area of Conservation¹¹ (SAC) - a European designation for habitats of rare or endangered species.

¹⁰ Salisbury District Council (2003) *Salisbury District Council Local Plan*.

¹¹ Salisbury District Council (2003) *Salisbury District Council Local Plan*.

- 3.2.3 There are a range of Sites of Special Scientific Interest and County Wildlife Sites within the area, including water meadows, neutral grasslands, species-rich chalk grasslands and ancient woodland; which reflect the region's diverse landscape and underlying geology. Other important wildlife habitats include ancient and semi-natural woodland and unimproved river valley meadows.

3.3 Cultural and Access Policy Designations

- 3.3.1 **Figure 3.1** illustrates cultural and access designations within the Salisbury and Wilton area.
- 3.3.2 The majority of land to the south and west of Salisbury and Wilton are wholly covered by an Area of Outstanding Natural Beauty. In addition to the land within the ANOB, the majority of land to the north and east of Salisbury and Wilton are wholly covered by a locally defined and recognised landscape planning designation (Special Landscape Area) which ensures that only developments with particular regard for the high quality of the landscape will be considered in these areas. Furthermore, the open landscape setting to both settlements are wholly covered by a locally defined and recognised landscape planning designation (Landscape Setting of Salisbury and Wilton) which ensures that any new development assimilated within these areas will not be of detriment to the visual quality of the landscape¹².
- 3.3.3 The area is rich in historical and archaeological features, including barrows, hillforts, field systems and water meadows. Scheduled Ancient Monuments are dispersed throughout the area and represent archaeological sites from Prehistory onwards. Old Sarum is a particularly important and prominent Iron Age earthwork to the north of Salisbury, overlooking the city and River Avon. The settlements are within an Area of Special Archaeological Interest, within which known or potential sites of archaeological interest are protected through Local Plan policy.
- 3.3.4 There are two large historic park and gardens in the area. One to the south of Wilton, including Wilton House and grounds, Wilton Park, Warren Down and Hare Warren; and one south east of Salisbury, including Longford Castle and Longford Park.
- 3.3.5 A network of public rights of way (footpaths, bridleways and byways) cover the setting to both settlements, including routes following ancient trackways, alongside the river valleys,

¹² Salisbury District Council (2003) *Salisbury District Council Local Plan*.

across chalk downland; with numerous links to the core of Salisbury. Two long distance footpaths (Avon Valley Path and Clarendon Way) provide a bridge to the countryside from Salisbury city centre, and link to the southern and eastern landscape setting to the town. In addition, Monarch's Way long distance footpath passes through countryside north of Salisbury.

3.4 Topography and Geology

3.4.1 **Figure 3.2** illustrates the topography of Salisbury and Wilton, and the surrounding area.

3.4.2 The varied landscape within the area is directly related to its underlying geology, which spans approximately 150 million years of geological history, from the upper Jurassic Period to the present day¹³. The environmental conditions in and around Salisbury and Wilton have played a significant role in their historical development. The settlements are clearly dominated by the existence of water, which was one of the key influences in the relocation from Old Sarum, and placement of Wilton within the fertile valleys of the River Wylde and Nadder.

3.4.3 **Figure 3.2** clearly illustrates Salisbury and Wilton contained within a river valley landscape, mostly enclosed in a bowl shaped formation within the chalk downlands. The topography closely reflects the underlying geology, which consists of chalk river valleys, broad chalk river valley floors, chalk escarpments and extensive open, chalk downland. The main rivers (Avon, Ebble, Bourne, Wylde and Nadder) have eroded broad and narrow valleys through the chalk to form the low-lying land and some distinctive water meadows, providing an important foundation and landscape setting to both Salisbury and Wilton historic cores.

3.5 Townscape Character

3.5.1 In response to the river setting, the historical development of Salisbury and Wilton has resulted in a distinct urban grain structure, with reflective townscape character types and distinctive character areas.

¹³ Salisbury District Council (2003) *Salisbury District Council Local Plan*.

- 3.5.2 The townscape character assessment was informed by the Salisbury District Local Plan, and recent studies, such as the ‘*Vision for Salisbury – Area Development Framework*’¹⁴ were also used in assessing the townscape character of both settlements.
- 3.5.3 The alignment of the principal approach roads into and around both settlements (a number of which date back to the Roman and earlier periods) have also been influential in determining the distinctiveness of and boundaries to each townscape character type.
- 3.5.4 **Figure 3.3** illustrates the results of the townscape character assessment, which are described below.

Historic Core

- 3.5.5 Historic cores of Salisbury and Wilton are defined as coherent pre-1800 settlement cores with Saxon or Medieval street patterns; which strongly contribute to the settlement as a whole. Both historic cores sit within designated Conservation Areas and include a wealth and diversity of architectural styles and materials.
- 3.5.6 The urban grain within **Wilton’s** historic core comprises a largely intact Saxon street pattern, which has evolved from the town’s market place. The urban grain within **Salisbury’s** historic core comprises a unique slightly skewed grid pattern; which has evolved in response to the area’s topography for the purposes of feeding the medieval suburbs with drainage channels (since been converted). This combined with the grand scale of the Cathedral Close and largely intact 17th century landscape setting with the focal point of the spire consistently reoccurring in views across the city strongly contributes to a memorable and highly sensitive historic core townscape¹⁵.

Green Space and Green Fingers/Corridors

- 3.5.7 This townscape type includes ‘green fingers/corridors’, which follow the river valleys and significant green spaces or countryside that protrude into and/or through the settlement. Although they vary in landscape character, ‘green fingers/corridors’ provide valuable visual and physical separation between parts of the settlements, and often contribute to accessible green open spaces for urban populations, allowing opportunities for active and passive

¹⁴ Salisbury District Council (2007) *Vision for Salisbury – Area Development Framework*.

¹⁵ Forum Heritage Services and Context 4D (2007) *City of Salisbury Conservation Area Appraisal and Draft Management Plan (DRAFT)*.

recreational opportunities. In places, they have an intrinsic relationship with the historic core and provide invaluable habitat to wildlife. Allotment gardens provide valuable green spaces within the urban fabric of the settlements.

Georgian / Victorian Terraced Housing

- 3.5.8 Georgian and Victorian individual and terraced housing within Salisbury and Wilton is characterised by a variety of architectural styles and details that span the periods from the late 17th century to the mid to late 19th century. The urban grain is characterised by back-to-back terraced houses, very small front gardens and long narrow rear gardens. Within **Salisbury**, the Victorian period is well represented throughout the City Conservation Area, comprising a mixture of high status and modest artisan houses characterised by a repetition of materials, details and simplicity to openings. Common characteristics shared by the Victorian terraces of Salisbury that make a positive contribution to the character and appearance of the city include brick with plaster or stone dressings to windows and doors; single glazed, vertical sliding timber framed sashes; four and six panel timber doors; projecting timber canted oriel windows; and tile and slate roofs. Victorian and Edwardian detailing to elements such as doors, porches, large sash windows and railings add to the historic quality of these houses¹⁶.

Commercial / Industrial / Service Development

- 3.5.9 Although Salisbury and Wilton have developed through to the 16th century as important centres of local industry, culture and trade (e.g. cloth and carpet industries), the economic focus of both settlements has clearly changed in the past century. Since the 1830's, two factors have increased the economic prosperity of Salisbury: the army and the tourist trade. The effect of the military use of the Plain on the city's economy has been increased by the rapid development of road transport, which has also added to the numbers of tourists¹⁷.
- 3.5.10 The recent development of industrial, commercial and service premises within the city of Salisbury are mainly concentrated along Southampton Road, east of the settlement core. However, the further expansion of employment activity at Southampton Road is strongly constrained by environmental factors with the majority of undeveloped land lying to the south of the A36, within the flood plain of the River Avon and in an area of High Ecological

¹⁶ Forum Heritage Services and Context 4D (2007) *City of Salisbury Conservation Area Appraisal and Draft Management Plan (DRAFT)*.

¹⁷ Crittal, E (1962) 'Salisbury: Economic history since 1612', *A History of the County of Wiltshire: Volume 6*, pp. 129-132. URL: <http://www.british-history.ac.uk/report.aspx?compid=41798>. Date accessed: 06 November 2007.

Value. In addition, the land has an important landscape quality, both in views out from Southampton Road, and as a green foreground element in views looking in towards the city, and the Cathedral in particular¹⁸.

- 3.5.11 Other such recent developments include Churchfields Industrial Estate (the largest employment site in South Wiltshire); industrial, commercial and retail premises south of Netherhampton Road and industrial premises east of Warminster Road, on the northern settlement fringes of Wilton.
- 3.5.12 This townscape type is characterised by medium to large-scale, industrial, commercial and retail buildings, often with closed facades, signage, security fencing and extensive areas of hard surfacing.

Pre and Post-war Suburban Housing and Educational Cluster

- 3.5.13 Although housing expansion in Salisbury and Wilton continued steadily through the 19th and early 20th century, the growth of both settlements was most substantial after the Second World War. Although the character of the pre-war and post war housing development differs, this townscape type has been grouped, as the scope for this study does not lend itself to a detailed townscape analysis.
- 3.5.14 These suburban housing areas are generally composed of red brick and rendered semi-detached and detached houses with front and rear gardens. These residential areas are generally low-density with some well-established planting and mature trees, although the character of some post-war suburban development differs in character, including planned estates to the north-east and south of Wilton. Such housing areas in Salisbury and Wilton comprise a range of building types including bungalows, low-rise flats, terraced houses, semi-detached and detached houses. The street pattern is generally curved, with cul-de-sacs. More recent developments include off-street car parking, resulting in slightly smaller rear gardens.
- 3.5.15 Also included in this townscape type is a cluster of educational and residential buildings to the southeast of Salisbury's historic core, including the Friary and Salisbury College. Buildings are characterised by post 1950s low-rise flats / college administration towers up to four storeys.

¹⁸ Salisbury District Council (2003) *Salisbury District Council Local Plan*.

Late 20th Century and Recent / New Residential Development

- 3.5.16 Residential expansion in Salisbury and Wilton since the late 20th century has been associated with large housing developments and estates, often comprising standardised housing layouts and building designs. In some cases, these homogenous areas lack distinctiveness and local identity. Buildings are mainly brick semi-detached and detached houses, with front and rear gardens. The street pattern is generally curved, with cul-de-sacs and roundabouts. Some of the larger housing developments include a central ‘urban green’ and sometimes include community services, such as local shops and a school.

3.6 Landscape Character

- 3.6.1 Salisbury and Wilton have particularly distinctive landscape settings, being contained in a bowl shaped formation within the chalk downlands. The high quality of the surrounding landscape is a constraint on the development of any land on the edge of, or close to, the urban areas, especially where it forms the skyline. The Local Planning Authority considers the landscapes that surround and flow through Salisbury and Wilton to be intrinsic to their character, reflected in its designation as ‘Landscape Setting of Salisbury and Wilton’. Much of the landscape surrounding Salisbury and Wilton (beyond the Landscape Setting) lies within a ‘Special Landscape Area’, indicating its quality and local importance¹⁹.
- 3.6.2 The composition of landscape character types and areas that provide the landscape context for the settlements are shown in **Figure 3.4**, and are described in the district-wide Landscape Character Assessment.

3.7 Visual Assessment

- 3.7.1 Chalk downland largely enclose **Salisbury**, and conceal the extent of the city in many approaches to it. They afford expansive views across the city, highlighting its location at the confluence of the five rivers that converge in and flow through the city. These river valleys, and their associated flood meadows, provide extensive views towards the city and the Cathedral. They also avoid the coalescence of Salisbury with surrounding settlements, and the centre with outlying parts of the city, which have managed to retain their own identity²⁰.

¹⁹ Salisbury District Council (2003) *Salisbury District Council Local Plan*.

²⁰ Salisbury District Council (2003) *Salisbury District Council Local Plan*.

- 3.7.2 The Landscape Setting of Salisbury encompasses the Old Sarum, an Iron Age fortress that was the site of the original settlement of Salisbury. The monument is a memorable and distinctive feature within views along northern and north-western approaches to Salisbury. Views towards the monument are available over a wide area, and most often viewed against an open skyline with a rural foreground character.
- 3.7.3 Similar to Salisbury, **Wilton** is located within the valleys of the River Wylye and Nadder. The settlement is contained by chalk downland, which afford expansive views into and across Wilton, and to the countryside beyond. Trees and woodland form particularly important features within the landscape setting of both Wilton and Salisbury; often forming distinctive wooded skylines.
- 3.7.4 **Figure 3.5** illustrates the results of a visual assessment of both settlements; with particular focus on the interrelationship between the settlement edge and the surrounding landscape. Key viewpoints are shown, including distant and proximal views, both level and elevated. The viewpoints marked are not intended to be exhaustive, but coincide with significant views on approaches to the settlements. Potentially there are a small number of viewpoints from elevated land outside the figure shown, but they are isolated points, and their views are very distant.
- 3.7.5 Key landmarks within Salisbury and Wilton have been identified, which include mainly historic and some modern buildings and structures. They primarily include buildings within the historic core, which would have been important landmarks 150 years ago. The cathedral is by far the most prominent landmark in Salisbury; whose steeple is visible from the wider landscape and strongly contributes to Salisbury's identity and uniqueness. Within Wilton, the Parish Church of St. Mary and St. Nicholas is a prominent landmark, whose bell tower is often visible from the local landscape setting to Wilton.
- 3.7.6 Landmarks identified also include more recent buildings of a modern style, which form recognisable elements of 20th century Salisbury, but which contrast with and often detract from the historic buildings. Although many of the landmarks are highly visible from the local setting, few form highly prominent visual markers in the landscape setting to both settlements, due to landform, vegetation and general urban massing.
- 3.7.7 Key distinctive / memorable features in the landscape setting to Salisbury and Wilton have also been identified; which comprise a mixture of man-made and natural features. The

features marked are not intended to be exhaustive, but generally coincide with memorable views on approaches to the settlements.

3.7.8 The interface between the settlement edge and surrounding landscape as observed in immediate views from routes around Salisbury and Wilton, has also been assessed and grouped into five different types of views; based on landform, foreground landscape character and settlement edge character:

- Level views, with a countryside or river valley foreground, and a generally soft, well-integrated settlement edge;
- Elevated views, with a countryside or river valley foreground, and a generally soft, well-integrated settlement edge;
- Level views, with little / no foreground, and a generally abrupt, harsh and/or poorly integrated settlement edge;
- Elevated views, with little / no foreground, and a generally abrupt, harsh and/or poorly integrated settlement edge;
- Level views, mixed foreground and a mixed urban edge.

3.7.9 Outside the immediate visual setting of Salisbury and Wilton, the wider landscape setting includes countryside with a strongly rural character and river valley ('springline') villages (as shown in **Figure 3.5**); which is important to the context of both settlements and fundamental to people's perception of the settlements as they approach and depart.

3.8 Analysis of Landscape Sensitivities

3.8.1 The particular qualities within the setting of the settlements that are key to their distinctive character, as identified through analysis of the baseline data set out in Section 3.1 to 3.7, are described below. These qualities are considered to be most sensitive/vulnerable to harm through development and other types of land use change and are desirable to safeguard.

Policy and Geographical Context

3.8.2 Features, sites and areas covered by environmental, cultural and access designations (**Figure 3.1**) are important elements that enrich the appearance of the landscape and people's experience of it. They strongly contribute to the character, diversity, biodiversity, history

and general interest of the landscape setting to and special character of Salisbury and Wilton.

- 3.8.3 Designated features, sites and areas are spread fairly evenly throughout the landscape setting of Salisbury and Wilton; with no obvious concentrations that might deem one area's contribution to the setting of the settlement more important than another. An exception to this are the river valleys, especially the Avon and Nadder, which are considered to be of outstanding landscape and ecological importance and broadly correlate to sequences of SSSI and CWS designations.
- 3.8.4 **Figure 3.2** clearly illustrates the topographical setting of Salisbury and Wilton. Section 3.1 of the report describes the historical evolution of both settlements and how they developed within a distinctive river valley setting. Not only were the settlements located at the confluence of numerous trackways, they are at the meeting point of several landscapes, including broad and narrow chalk river valley, broad river valley floor, chalk escarpments, forest heath mosaic and extensive chalk downland. The landscapes which surround and flow through both settlements are considered to be intrinsic to their character, and at times, avoid the coalescence of Salisbury and Wilton with surrounding settlements, and the central core with outlying parts of the settlements, which have managed to retain their own identity e.g. Laverstock. This understanding of the location and evolution of Salisbury and Wilton, and how the settlements used the surrounding landscape in an economic sense, is part of the understanding of the relationship between the settlement and its current landscape setting.

Approaches and Gateways

- 3.8.5 The following section describes the approaches and gateways to Salisbury and Wilton, reflected in **Figure 3.6**. Approaches to and within the urban area provide the viewpoints from which many visitors see the settlements and gain a perception of their scale. Distance and travel time between open countryside and the distinctive cores of Salisbury and Wilton, and the character of the approaches, play an important role in determining people's perception of the character and scale of the settlement.
- 3.8.6 Both the length and character of the approaches (mostly vehicular) were assessed to determine potentially, how people currently perceive the character and scale of Salisbury and Wilton. The approaches were broadly categorised as green/treed/river valley, suburban, commercial or rural / vernacular. The length of the approach is determined by the distance between the urban gateway and the gateway to the distinctive core of Salisbury and Wilton.

- 3.8.7 Three categories of gateways were defined. The ‘First View’ of the settlement is the point along the approach route where the settlement first comes into view. The ‘Urban Gateway’ is the point at which the character of the route becomes built-up and urban. Gateways to the distinctive core of to Salisbury and Wilton are defined as the point at which the traveller feels a sense of arrival.

Green / Treed / River Valley Approaches

- 3.8.8 This type of approach is commonly associated with the following features:

- Route lined with mature tree belts or avenue trees, at times forming a strong sense of enclosure and distinctive approach to the settlement core;
- Prominent views to broad and narrow river valleys, meandering within the valley floor of grazing marsh, pastures and meadows; generally tranquil in character with varying landscape structure created by groves of willows and poplars;
- Occasional views to distinctive and memorable features, cultural and natural, within the landscape setting to Salisbury and Wilton e.g. Old Sarum, wooded skyline views of Grovely Wood;
- Occasional views across river valley floor to vernacular buildings within historic villages on the outskirts of Salisbury and Wilton e.g. Quidhampton, Netherhampton;
- Often the route passes through suburban areas, with some open, partial or glimpsed views to houses within Salisbury and Wilton, contributing to a mixed character of approach in places.

Suburban Approaches

- 3.8.9 This type of approach is commonly associated with the following features:

- Route lined with a mixture of residential building types along the road including terraced houses, flats, semi-detached and detached houses;
- Route lined with a mixture of architectural styles and building materials, reflecting the period of time in which they were built;
- Gateway to historic Salisbury is often where the traveller passes through the ring road and enters the historic core of the city.

Commercial Approaches

3.8.10 This type of approach is commonly associated with the following features:

- Route lined with large-scale late 20th and early 21st century buildings, reflective of both settlement's developments towards technology, innovation and service;
- Often unremarkable and at times unattractive character of approach, with many closed facades and non-distinctive architecture, contributing to a monotonous townscape character.

Rural / Vernacular Approaches

3.8.11 This type of approach is commonly associated with routes predominantly lined with pre-19th century buildings with a strong vernacular style, reflecting the use of traditional, locally sourced materials such as local brick, stone, flint and slate; usually belonging to part of a historic village core (some now part of a conservation area) which was once separate to Salisbury and Wilton.

Green Fingers / Corridors

3.8.12 Green fingers or corridors (refer to **Figure 3.6**) are the widths of countryside or green space, usually with public access, penetrating from the open countryside into the urban fabric. They provide the settings for open approaches into the city, access for pedestrians and cyclists out into the countryside, corridors for wildlife, and an important landscape setting to some edges of the settlements. They can also be distinctive or supportive areas of landscape, as shown in **Figure 3.7** and discussed in the following section.

3.8.13 The River Avon is an especially important green finger/corridor passing through the heart of Salisbury. Part of it, the water meadows, forms an intrinsic element of the city's historic core. This green finger/corridor, amongst others, comprises a number of qualities that form critical elements in defining both historic settlements and their intrinsic setting.

Relationship Between Villages and Salisbury and Wilton

3.8.14 Salisbury and Wilton lie within a rural, river valley landscape with extensive blocks of broadleaved and coniferous woodland, which combine to form a distinctive setting to both settlements. The pattern of villages surrounding Salisbury and Wilton, separated by a

predominantly agricultural landscape, is a fundamental part of the setting and special character of the settlements. With the exception of recent developments clusters such as Odstock Hospital, the villages are commonly located along the river valleys (refer to **Figure 3.6**). Each village possesses qualities that contribute positively to their character and therefore to the setting of both Salisbury and Wilton.

- 3.8.15 A series of linear ‘springline villages’ along the River Ebble, with patterns related to their origins and development, form a distinctive feature within the chalk river valley landscape south of Salisbury and Wilton. Such villages include Nunton, Odstock, Homington and Coombe Bissett. Netherhampton and Quidhampton are also historic linear ‘springline villages’ located along the Nadder River valley floor between Salisbury and Wilton, each with its own historic core and a largely intact water meadow landscape setting. Each settlement possesses its own inherent character, and their vernacular buildings reflect the surrounding landscape in their use of local materials.
- 3.8.16 Villages such as these play an important role in the immediate and wider landscape setting to Salisbury and Wilton. They contribute to people’s experience and perception of the setting to both Salisbury and Wilton, particularly as they approach the settlements from surrounding villages and view Salisbury and Wilton in their landscape setting from key viewpoints. The open and mostly rural landscape separating the villages, and separating those villages from Salisbury and Wilton, play a critical role in preserving the separate identities of these villages; therefore increasing the overall Sensitivities of several parts of Salisbury and Wilton’s landscape setting, in visual terms as well as inherent landscape character.

Townscape and Landscape Role and Function

- 3.8.17 The approach to assessing the role and function that townscape and landscape plays in contributing to the distinctiveness of Salisbury and Wilton and their landscape setting is described in Section 2.0.
- 3.8.18 The results of this analysis are illustrated in **Figure 3.7**. An interesting feature is that areas of connective, supportive and distinctive landscape do not extend north of the Roman Road east of Old Sarum, or as far south to the springline villages along the River Ebble. This is largely because of the downlands that surround Salisbury conceal the extent of the city from the wider landscape and enclose views from Salisbury; which is accentuated in places by robust vegetation. In addition, an apparent feature is the area of land that extends into the

urban area and contributes to the distinctiveness of Wilton and especially Salisbury. These areas afford comprehensive views to both settlements largely due to the framework of landform providing level and elevated vantage points, highlighting their situation at the confluence of five river valleys. Rich in biodiversity, these river valleys and their associated water meadows include landscape components that contribute to a strongly recognisable landscape setting and provide distinctive views towards, as well as a quintessential backdrop to, the historic core of both settlements. These areas, particularly the Harnham Water Meadows, often borrow from or bestow character to the visually cohesive historic core of Wilton and Salisbury.

Visually Cohesive Historic Core

- 3.8.19 The historic cores of both Salisbury and Wilton are compact and visually cohesive, forming a renowned feature of both settlements. Nestled within a river valley setting, each historic core holds an essential visual and physical relationship with the Avon and Nadder river valleys, respectively. This is a defining element of Salisbury and Wilton's townscape, providing a strong sense of place and orientation for the visitor and residents alike. The urban structure of both settlement historic cores has been shaped by their natural setting, forming a distinctive pattern, and serves as the backdrop in terms of access and movement, which has had considerable impact on the legibility and character of both settlements.

Distinctive Townscape / Landscape

- 3.8.20 The areas of distinctive townscape and landscape include key elements that contribute to a strong sense of place and unique landscape setting to Salisbury and Wilton. They combine to form fundamental qualities of the setting and special character of these historic settlements, and strongly contribute to the identity of each settlement. Old Sarum, a pre-historic fortress, forms a highly prominent and distinctive landscape feature within Salisbury. Its monumental location contributes to a memorable approach to the settlement, and stands as a visual reminder of Salisbury's rich history.
- 3.8.21 The 'island' of green space formed by the open land between the Avon and Nadder river valleys, known as the Harham Water Meadows, form an intrinsic landscape setting to the historic core of Salisbury. Rich in biodiversity, the water meadows form an important visual and historic setting to the Cathedral Close, often borrowing from and bestowing character to them. In addition, the upper slopes of the chalk downland form a highly prominent and locally distinctive scenic rim to the settlements, which are most commonly viewed against

an open skyline. Trees and woodland form important features within these elevated areas, often forming distinctive wooded skylines. Other important areas of landscape include historic parks and gardens, which contribute favorably to the character, heritage and landscape setting of Salisbury and especially Wilton.

Supportive Townscape / Landscape

- 3.8.22 The areas of supportive townscape and landscape are key elements that contribute to the distinctiveness of Salisbury and Wilton and their setting. They comprise fundamental qualities that support the setting and special character of both historic settlements.
- 3.8.23 Notable areas of supportive landscape include open spaces along the river valleys, which bolster the sense of place of the settlement and its approaches. Their roles in providing a strongly recognisable foreground to views of the settlement, and in providing green approaches to Salisbury and Wilton, are an important element of the setting and special character of both settlements. The railway runs through and alongside supportive landscape areas, providing an important open approach into the settlements for rail travellers. To the north of Salisbury, the upper chalk downland slopes lining the Avon river, provide elevated vantage points for panoramic long distance views to Old Sarum across a well-contained pastoral valley, towards Salisbury. This area of open, visually cohesive and supportive landscape terminates at the settlement edge, as the river corridor passes through the settlement within a strongly urban context.

Connective Townscape / Landscape

- 3.8.24 Areas of connective townscape / landscape includes much of the modern large-scale suburban development to the north, east and south of Salisbury; as well as to the east and south of Wilton. These areas are not distinctive to the historic cores of either settlements, but act as a relatively modern urban framework to supportive and distinctive parts of the settlements and landscape setting.
- 3.8.25 Connective landscape forms the remainder of the landscape from where the city is visible, or where it forms part of the foreground to more distant isolated viewpoints, with the exception of the weak areas of townscape and landscape.

Weak Townscape / Landscape

3.8.26 Areas and features of weak townscape and landscape are identified in **Figure 3.7**. A positive attribute of both settlements is that these areas are limited, and usually associated with townscape. The most significant areas of weak townscape within Salisbury include Churchfields Industrial Estate, Southampton Road, The Friary and possibly a number of surface car parks. The most significant areas of weak townscape within Wilton include industrial / commercial development along Warminster Road. These are defined by non-descript architectural treatment, the dominance of parking and often a poor pedestrian experience²¹.

Special Qualities to be Safeguarded

3.8.27 Section 3.0 so far has assessed and illustrated factors that contribute to the setting and character of Salisbury and Wilton. This section now takes the process one step further to identify the qualities that should be safeguarded in order to protect the setting and character of both settlements. These are listed below (not in any sequence of importance) and illustrated diagrammatically on **Figure 3.8**.

3.8.28 Special qualities that contribute to the essence of Salisbury and Wilton:

- Definitive relationship between the landform, hydrology and the evolution of both settlements, which provides a unique framework to Salisbury and Wilton;
- Settlements are focused on the historic core;
- A large and visually cohesive historic core, relative to the settlement as a whole;
- Significant areas of distinctive and supportive landscape including river valley, flood meadows and surrounding chalk slopes that provide an intrinsic landscape setting to both settlements and offer key views (currently reflected in its local designations as ‘Landscape Setting of Salisbury and Wilton’ and a ‘Special Landscape Area’);
- Distinctive and memorable approaches to the historic core from first views and urban gateways;
- Trees and woodland form particularly important features within the landscape setting of both Wilton and Salisbury, often forming distinctive wooded skylines;
- A historic core of human scale, easily crossed by foot and by bicycle with good access to ‘green fingers/corridors’, as well as long distance footpaths and bridleways;

²¹ Salisbury District Council (2007) *Vision for Salisbury – Area Development Framework*.

- Designated sites and areas, as well as ancient monuments, enriching the setting of Salisbury and Wilton;
- The distribution, setting, scale, form and inherent character of springline villages surrounding Salisbury and Wilton;
- Upper slopes of the chalk downland that form highly prominent and locally distinctive scenic rim to the settlements, which are most commonly viewed against an open skyline. The ridgeline of the chalk slopes is particularly sensitive, as it is uninterrupted and often viewed against the skyline;
- Sense of tranquillity associated with parts of the chalk downland, offering panoramic views over the escarpment to the historic core of Salisbury and Wilton;
- Historic parks, in addition to their value as open space, contribute favorably to the character, heritage and landscape setting of Salisbury and especially Wilton;
- Allotment gardens, which provide valuable green spaces and community assets that enable people to grow their own produce as part of the long term promotion of sustainability and healthy living.

3.9 Development Capacity Recommendations

General Recommendations for the Setting of Salisbury and Wilton

3.9.1 The following recommendations have been prepared at a strategic scale and relate to the entire landscape setting of Salisbury and Wilton:

- The definitive relationship between the landform, hydrology and the evolution of both settlements is a distinctive feature that should be conserved and enhanced. Measures should be taken to ensure that the contrasts in landform are not masked by inappropriate development or management. In particular, the chalk escarpments that enclose the settlements are visually sensitive, as they are very prominent in views from within Salisbury and Wilton; especially as it is most often viewed against an open sky. Maintain the open undeveloped skyline of the escarpment, by resisting development of new buildings, telecommunications masts, power lines, or any other vertical elements near the ridgeline;
- Ensure that peripheral development does not grow so as to outweigh the dominance of the historic core and areas of distinctive and supportive townscape and landscape. In other words, ensure that any new development respects the scale, setting and form of the

existing settlement and appropriate design and mitigation measures are put in place to accommodate new development without significant adverse effects on the character of the landscape and townscape. Maintain the perception of a compact settlement, contained in a unique bowl shaped formation within the chalk downlands;

- Conserve and enhance the integrity of a number of key views to Salisbury and Wilton, from where their special character and setting can be perceived. Ensure any new development respects the character, quality and scale of these views, particularly those that strongly contribute to distinctive and memorable approaches to the historic core from first views and urban gateways (refer to **Figure 3.6**);
- Conserve and enhance the short and/or distinctive approaches to Salisbury and Wilton, which contribute to a memorable approach and sense of arrival to the settlement core. Resist development that does not respond to the inherent landscape sensitivity of the setting area or take account of both its setting and potential impacts on the surrounding landscape and its approaches. Avoid ribbon development along all routes to the settlements, especially where this would narrow the gap between the settlement and ‘springline villages’;
- A distinctive feature within both settlements is the intrinsic relationship they possess with their river valley setting, including ‘green fingers/corridors’ that provide links between the settlement core and the open countryside. Rural river valley landscapes protrude into the heart of the settlements, in most cases complementing and/or enhancing their character; providing the foreground of many key views to the historic core. The green fingers/corridors need to be conserved and managed to ensure new development will not impose unacceptable adverse effects on the character of the landscape, or the way that it is perceived, and without compromising the values attached to it;
- Conserve the ‘human scale’ of Salisbury and Wilton, and enhance ease of travel within the settlement by foot and bicycle; particularly between the suburbs and the historic core. Ensure peripheral development is easily accessed via coherent, direct, attractive, safe, comfortable and legible footpaths and cycle paths, which link into the existing greenspace (including ‘green fingers/corridors’) and public footpath / cycle path network;
- As discussed in section 3.2 all features, sites and areas covered by environmental, cultural and access designations (**Figure 3.1**) are important elements that enrich the

appearance of the landscape, as well as people's perception and experience of it. Specific conservation, management, enhancement and development control measures need to be developed and employed in these areas, which enrich and strongly contribute to the setting, special character and identity of both settlements;

- As outlined in section 3.2 and 3.8, the rural river valley landscape, including areas of water meadows beside watercourses, combine to form an important visual and historical setting to the urban form of both settlements and surrounding springline villages. These qualities are recognised in local designations (refer section 3.3), and any new development and/or change proposed should be accommodated without having unacceptable adverse effects on the character of these special rural river valley landscapes;
- As outlined in section 3.7 and highlighted in 3.8, it is essential to employ management, enhancement planning policy and development control measures to safeguard and strengthen the diversity of character and pattern of streamline villages within the setting of Salisbury and Wilton. Resist new development that impedes on their physical separation from other settlements, their rural landscape settings and their scale;
- Enhance and celebrate gateways and arrival points to the historic core;
- Ensure all new developments adhere to the set of place-making principles and standards of good urban design as established by CABE and English Partnerships, to ensure a strong identity and sense of place. These include connectivity, development grain, mixed use, quality public realm, legibility, robustness and visual delight (as set out in as the '*Vision for Salisbury – Area Development Framework*'²²).

Area-Specific Recommendations for the Setting of Salisbury and Wilton

- 3.9.2 The following recommendations relate to specific areas within the setting of Salisbury and Wilton as defined in **Figure 3.8** and the classification of townscape and landscape role and function categories shown in **Figure 3.7**.

²² Salisbury District Council (2007) *Vision for Salisbury – Area Development Framework*.

Recommendations for Areas within Distinctive and Supportive Landscapes

3.9.3 Area 1

- Resist extension or intensification of linear ribbon development along the A345 and Stratford Road;
- Conserve the historic rural setting of locally distinctive listed buildings within Stratford Sub Castle. Ensure the sense of setting, scale, form and inherent character of such clusters of buildings is not lost with the location of new development;
- Conserve the historic rural setting of Old Sarum and other ancient monuments that enrich the landscape setting. Resist new development that disrupts key views to and from Old Sarum;
- Conserve key views that strongly contribute to memorable and distinctive approaches to Salisbury. Resist new development that disrupts key views to important landmarks and features within Salisbury and its setting;
- Maintain and enhance community allotment gardens, which provide valuable green spaces and community assets.

3.9.4 Area 2

- Maintain the perception of a compact settlement, contained in a unique ‘bowl’ shaped formation within the chalk downlands. Resist new development that weakens this perception;
- Maintain the sense of tranquillity and conserve key views from the chalk downland over Salisbury and within its river valley setting;
- Conserve the exposed, and in places wooded, chalk escarpment, which form a distinctive and visually prominent backdrop to many views from within Salisbury. Resist new development that disrupts the undeveloped nature of the skyline;
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting.

3.9.5 Area 3

- Conserve the historic rural setting of locally distinctive listed buildings within Laverstock. Ensure the sense of setting, scale, form and inherent character of such clusters of buildings is not lost with the location of new development;

- Conserve key views over the Bourne river valley that strongly contribute to memorable and distinctive approaches to Laverstock and Salisbury;
- Maintain and enhance the green / treed / river valley character of approach via the railway, which contributes to a locally distinctive and memorable approach to and from Salisbury;
- Improve public access to this ‘green finger/corridor’. Opportunities for sensitive, high quality, accessible green infrastructure allowing improved access to the countryside for urban populations e.g. extension of public footpath / cycle path network and connections to other green fingers/corridors.

3.9.6 Area 5

- Conserve the exposed grass, and in places wooded, chalk escarpment, which form a distinctive and visually prominent backdrop to many views from within Salisbury. Resist new development that disrupts the undeveloped nature of the skyline. This is particularly important in northern parts of the area, where the escarpment is prominent in views from a wider landscape;
- Seek opportunities to regenerate and reinstate native woodland habitat to improve woodland structure and habitat diversity and to extend Salisbury’s visually prominent wooded escarpment in southern parts of the area. These areas contribute to a locally distinctive and green / treed character of approach to and from Salisbury via rail and road;
- Conserve key views that strongly contribute to memorable and distinctive approaches to Salisbury by public footpaths and bridleways. Resist new development that disrupts key views to important landmarks and features within Salisbury and its setting;
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting.

3.9.7 Area 6 - West

- Conserve and enhance the locally distinctive character inherently associated with the water meadows, which strongly contribute to the setting and special character of Salisbury and its historic core. Conserve its complexity of channels, hatches, sluices, aqueducts and other water control features on the floodplain (‘ridge and furrow’ appearance);

- Resist any development that detracts from the high level of landscape and ecological value, as well as associated quintessential views within this area.;
- Conserve the historic river valley setting of locally distinctive listed buildings within Salisbury and other memorable landmarks within the landscape setting. Ensure the sense of setting, scale, form and inherent character of such buildings is not lost with the location of new development;
- Improve public access to ‘green finger/corridor’ and links to eastern parts of Area 6. Opportunities for sensitive, high quality, accessible green infrastructure allowing improved access to the countryside for urban populations e.g. extension of public footpath / cycle path network and connections to other green fingers/corridors;
- Conserve key views over the Avon river valley and water meadows that strongly contribute to memorable and distinctive approaches to and from Salisbury and Wilton;
- Maintain Quidhampton and Netherhampton as separate villages. Conserve the historic rural setting of locally distinctive listed buildings within the villages. Ensure the sense of setting, scale, form and inherent character of such clusters of buildings is not lost with the location of new development.

3.9.8 Area 6 - East

- Conserve and enhance the locally distinctive character inherently associated with the water meadows, which strongly contribute to the setting and special character of Salisbury and its historic core. Conserve its complexity of channels, hatches, sluices, aqueducts and other water control features on the floodplain (‘ridge and furrow’ appearance);
- Resist any development that detracts from the high level of cultural value, biodiversity and associated quintessential views within this area;
- Conserve the historic river valley setting of locally distinctive listed buildings within Salisbury and other memorable landmarks within the landscape setting. Ensure the sense of setting, scale, form and inherent character of such buildings is not lost with the location of new development;
- Improve public access to ‘green finger/corridor’ and links to western parts of Area 6. Opportunities for sensitive, high quality, accessible green infrastructure allowing improved access to the countryside for urban populations e.g. extension of public footpath / cycle path network and connections to other green fingers/corridors;
- Conserve key views over the Avon river valley and water meadows that strongly contributes to memorable and distinctive approaches to and from Salisbury;

- Conserve the historic rural setting of the Rectory and locally distinctive listed buildings clustered along Lower Road and Church Road. Ensure the sense of setting, scale, form and inherent character of such buildings is not lost with the location of new development;
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting.

3.9.9 Area 8

- Conserve the exposed grass, and in places well-wooded, chalk escarpment, which form a distinctive and visually prominent backdrop to many views from within Salisbury and its landscape setting. Resist new development that disrupts the undeveloped nature of the skyline. This is particularly important in northern parts of the area, where the escarpment is prominent in views from a wider landscape;
- Conserve key views that strongly contribute to memorable and distinctive approaches to Salisbury by public footpaths (including ancient trackways) and bridleways. Resist new development that disrupts key views to important landmarks and features within Salisbury and its setting;
- Consider the effects of any new development outside this area on views to and from the escarpment;
- Resist new development that would result in any reduction in the area's tranquillity;
- Conserve and enhance locally distinctive approaches via road and public footpaths, comprising a memorable green / treed character. Resist new development that disrupts the character of approach to and from Salisbury;
- Maintain visual and physical separation between Salisbury and springline villages along the River Ebble and ensure the sense of setting, scale, form and inherent character of such villages is not lost with the location of new development. Resist extension of linear/ribbon development along Salisbury Road and Homington Road;
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting.

3.9.10 Area 9

- Conserve the historic rural setting of locally distinctive listed buildings and landscape features (man-made and natural) within Wilton Park. Ensure the sense of setting, scale, form and inherent character of such clusters of buildings, structures and landscape features are not lost with the location of new development;

- Conserve and enhance locally distinctive wooded skylines, which enrich and strongly contribute to the setting, special character and identity of Wilton;
- Conserve key views that strongly contribute to memorable and distinctive approaches to Wilton via public footpaths (including ancient trackways) and bridleways. Resist new development that disrupts key views to important landmarks and features within Wilton and its setting;
- Conserve and enhance locally distinctive approaches comprising a memorable green / treed character. Resist new development that disrupts the character of approach to and from Wilton, particularly along South Road;
- Consider the effects of any new development within this area on views to and from Wilton's historic core;
- Resist new development that would result in any reduction in the area's tranquillity.

3.9.11 Area 10

- Conserve key views over the Nadder and Wylye river valleys that strongly contribute to memorable and distinctive approaches to Wilton;
- Maintain and enhance the green / treed / river valley character of approach via the railway, which contributes to a locally distinctive and memorable approach to and from Salisbury;
- Improve public access to the area, particularly along the river valleys. Opportunities for sensitive, high quality, accessible green infrastructure allowing improved access to the countryside for urban populations e.g. extension of public footpath / cycle path network and connections to other green fingers/corridors;
- Conserve the historic rural setting of locally distinctive listed buildings within Burcombe and South Newton (within outer rural setting). Ensure the sense of setting, scale, form and inherent character of such clusters of buildings is not lost with the location of new development. Resist extension or intensification of linear/resist ribbon development along the Burcombe Road and Warminster Road;
- Resist any new development that would adversely affect the open, undeveloped nature of the upper downland slopes and its skyline;
- Conserve key views that strongly contribute to memorable and distinctive approaches to Salisbury. Resist new development that disrupts key views to important landmarks and features within Wilton and its setting;
- Consider the effects of any new development within this area on views to and from Wilton's historic core;

- Resist new development that would result in any reduction in the area's tranquillity;
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting.

Recommendations for Areas within Connective Landscapes

3.9.12 Area 4

- Ensure that any new development respects the scale, setting and form of the existing settlement and appropriate design and mitigation measures are put in place to accommodate new development without significant adverse effects on key views to the chalk escarpment;
- Ensure that any new development does not detract from or disrupt key views to Salisbury;
- Conserve the historic rural setting of locally distinctive listed buildings within Laverstock and other memorable features within the landscape setting. Ensure the sense of setting, scale, form and inherent character of such buildings is not lost with the location of new development;
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting.

3.9.13 Area 7

- Conserve key views that contribute to memorable and distinctive approaches to Salisbury. Resist new development that disrupts key views to important landmarks and features within Salisbury and its setting;
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting.

3.9.14 Area 11

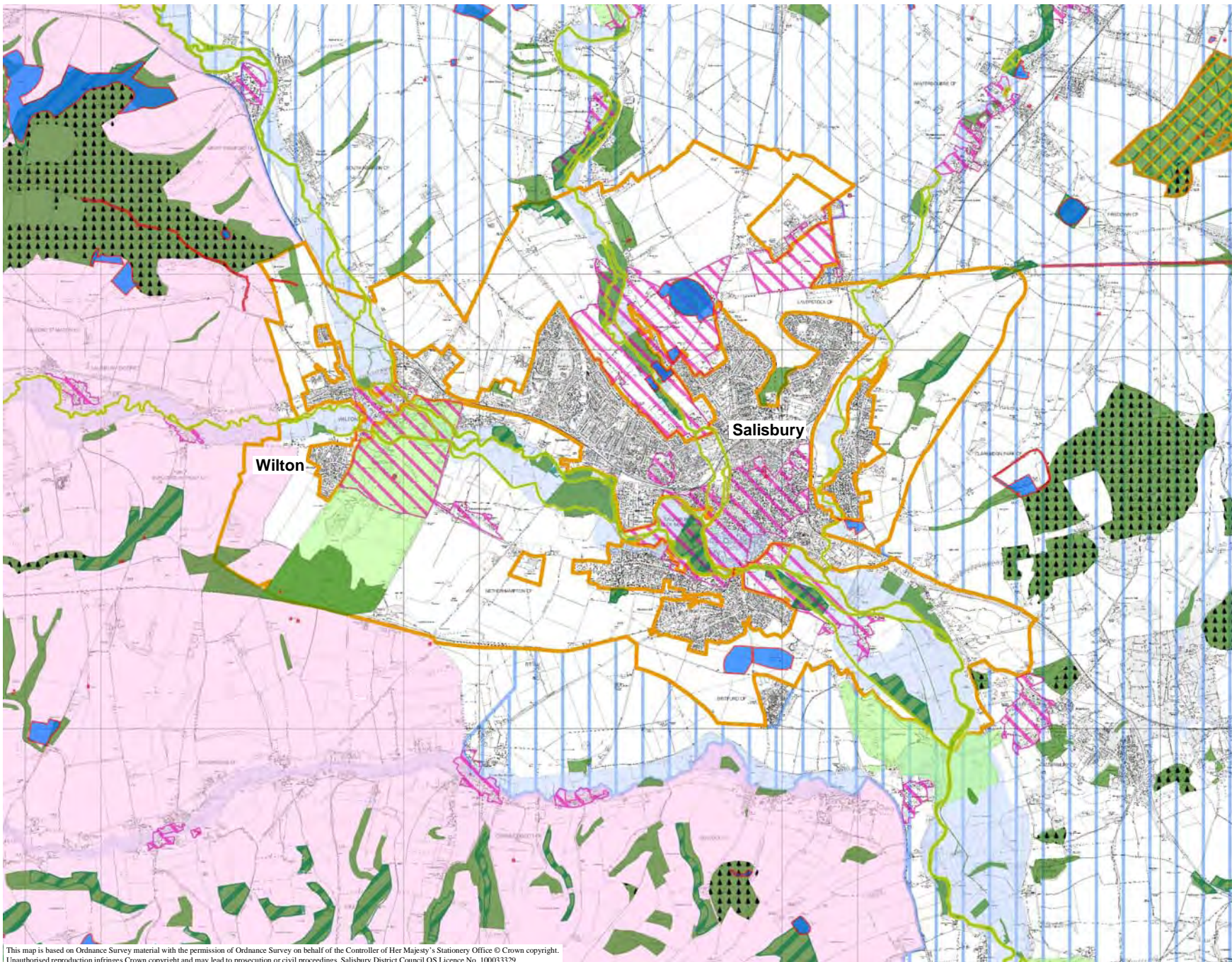
- Potential to soften visually harsh and abrupt settlement edges in this area through additional tree and shrub planting;
- Enhance public access to the area. Opportunities for sensitive, high quality, accessible green infrastructure allowing improved access to the countryside for urban populations

e.g. development of public footpaths / cycle paths with connections to nearby green fingers/corridors;

- Conserve and enhance distinctive approaches comprising a memorable green / treed character. Resist new development that disrupts the character of approach to and from Salisbury and Wilton, particularly along Devizes Road and The Avenue, respectively;
- Consider the effects of any new development within this area on views to and from the chalk escarpment.

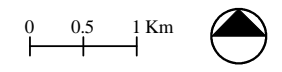
Recommendations for Rural Areas Beyond the Landscape Setting

- 3.9.15 Proposals for development and land use change within the rural areas beyond the landscape setting of the settlement should address the management strategy and objectives for the relevant landscape character areas (see **Figure 3.4**), as set out in the district-wide Landscape Character Assessment.



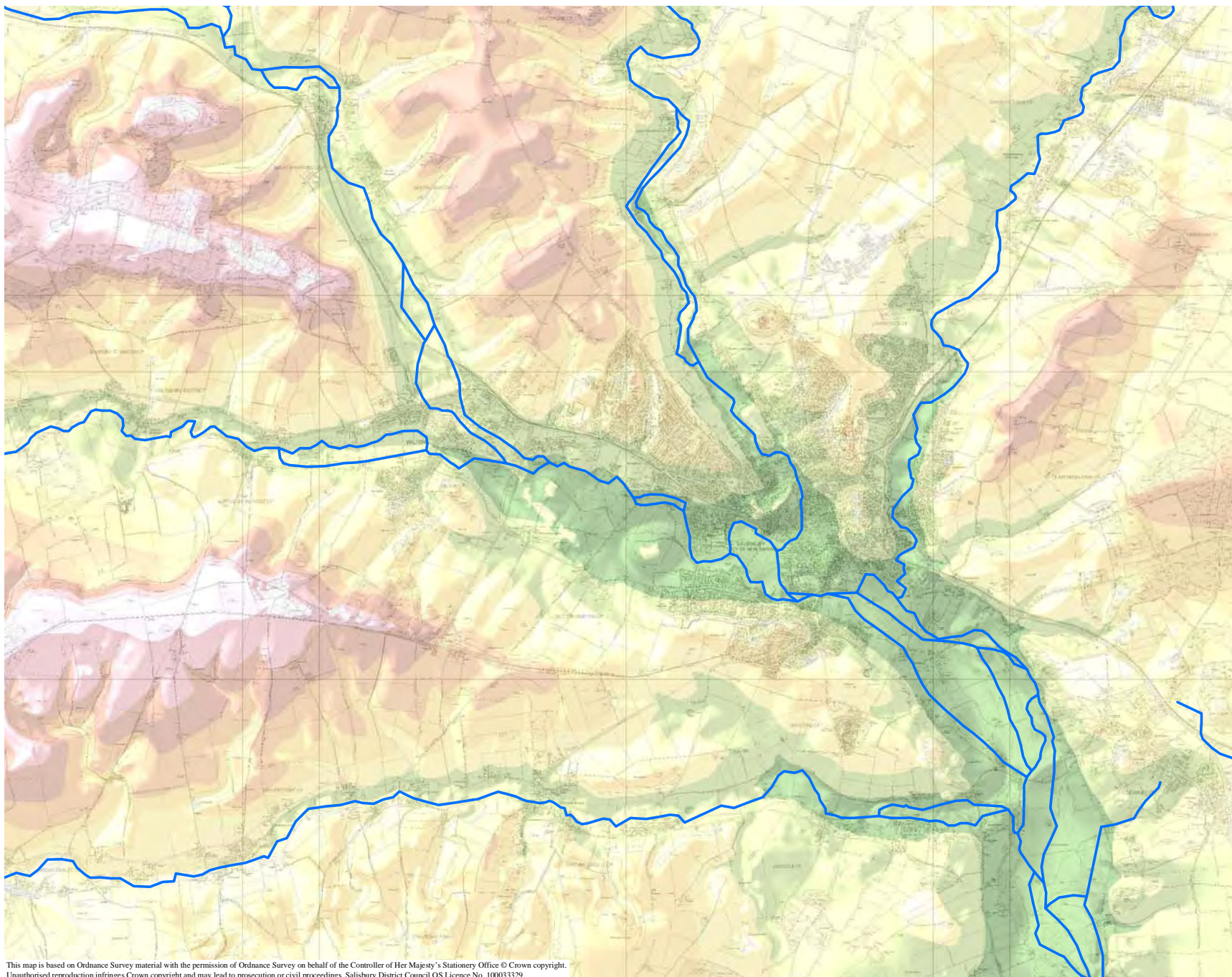
- KEY**
-  Special Areas of Conservation
 -  Special Protection Areas
 -  SSSI
 -  Areas of Outstanding Natural Beauty
 -  Ancient Woodland
 -  County Wildlife Sites
 -  Conservation Areas
 -  Scheduled Ancient Monuments
 -  Registered Historic Parks and Gardens
 -  Special Landscape Areas
 -  Flood Plain
 -  Landscape Setting of Salisbury and Wilton

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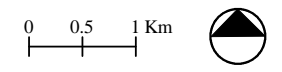
FIGURE 3.1
POLICY DESIGNATIONS



KEY

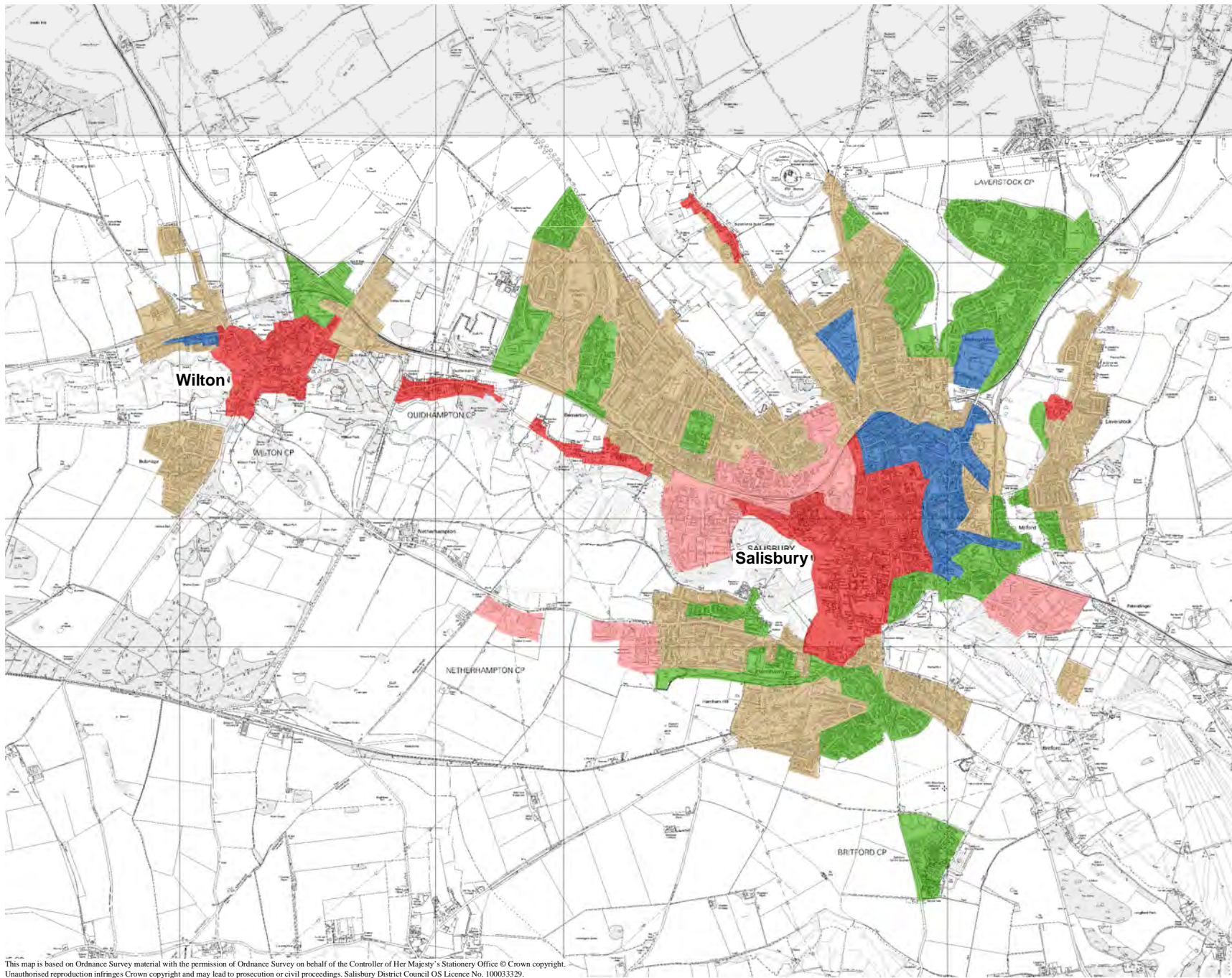
- 30 - 50
- 50 - 70
- 70 - 90
- 90 - 110
- 110 - 130
- 130 - 150
- 150 - 170
- 170 - 190
- Rivers

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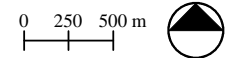
FIGURE 3.2
TOPOGRAPHY



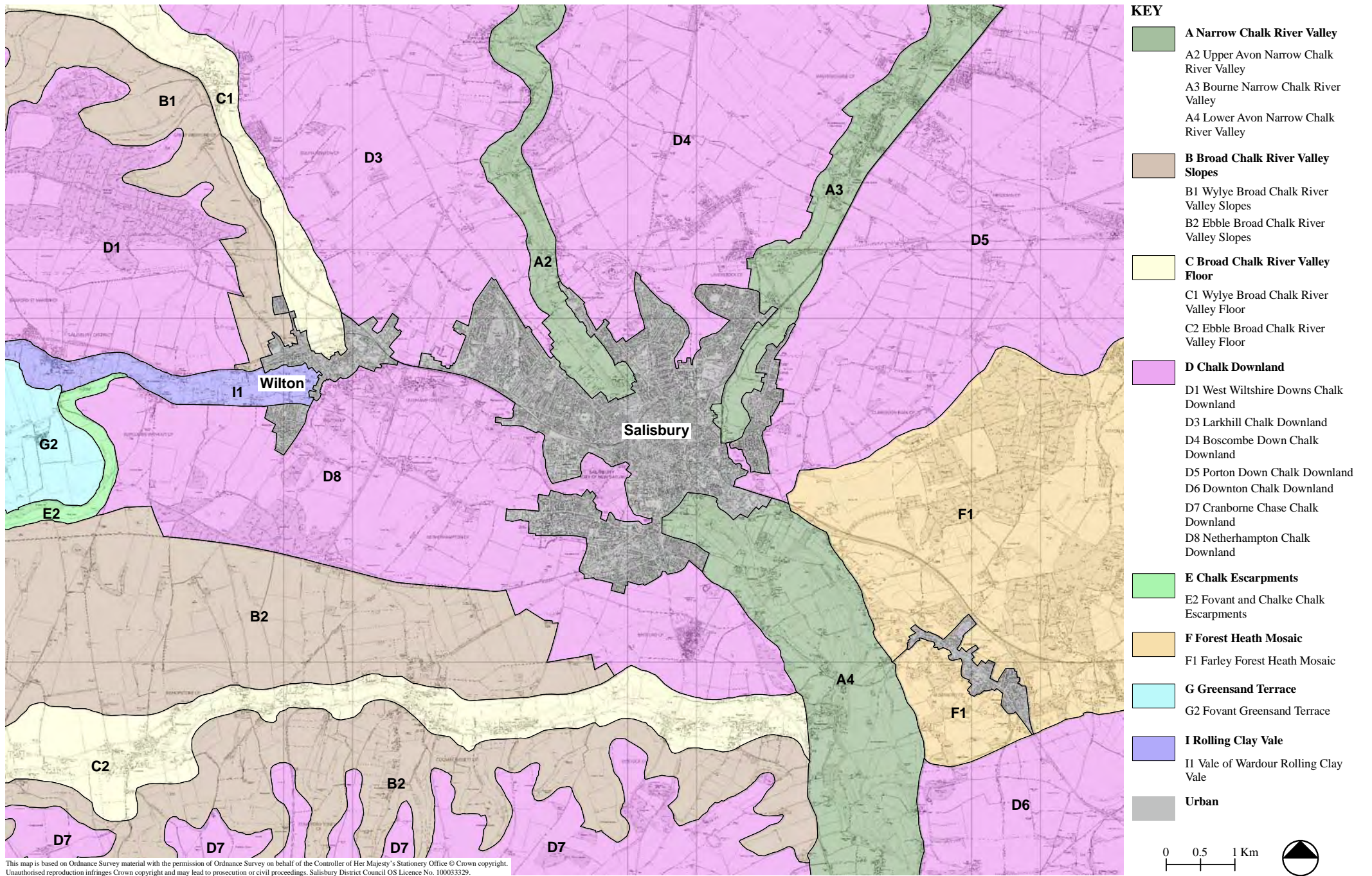
KEY

- Historic Core
- Victorian Expansion (including terraced housing)
- Commercial / Industrial / Service Development
- Pre and Post-War Development (including suburban housing)
- Late 20th Century and Recent / New Residential Development

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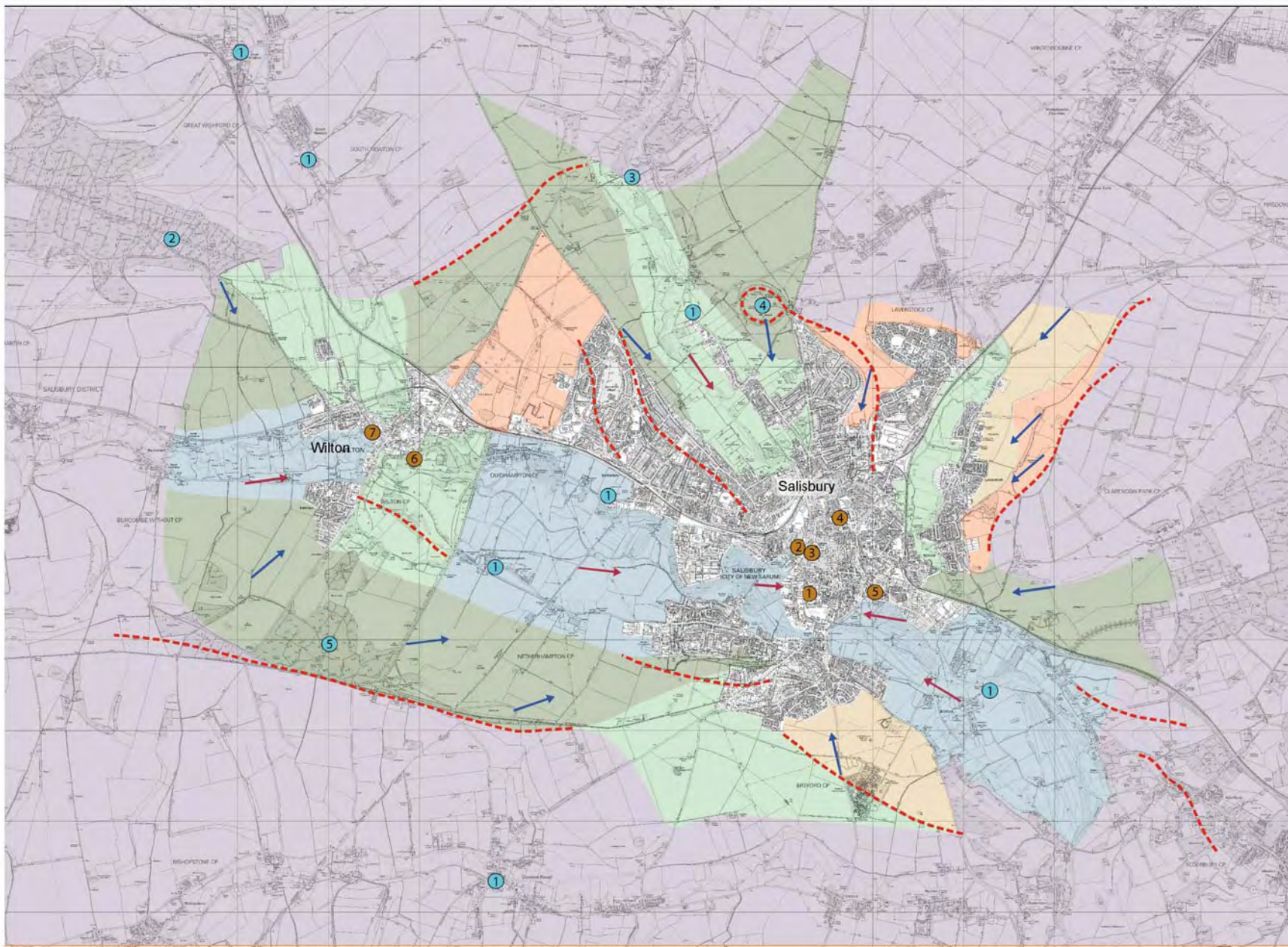
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FIGURE 3.4
 LANDSCAPE CHARACTER



KEY

-  Key elevated panoramic view to Salisbury / Wilton
-  Key low-level view to Salisbury / Wilton
-  Key Salisbury / Wilton landmark
-  Distinctive / Memorable features in the setting of Salisbury / Wilton
-  Ridgelines

TOWNSCAPE / COUNTRYSIDE INTERFACE

elevation, foreground character and built edge character as seen in immediate views from settlement setting

-  Level views, countryside or river valley foreground, generally soft settlement edge
-  Elevated views, countryside or river valley foreground, generally soft settlement edge
-  Level views, little / no foreground, generally harsh, abrupt settlement edge
-  Elevated views, little / no foreground, generally harsh, abrupt settlement edge
-  Level views, mixed foreground, mixed settlement edge
-  Rural setting with necklace villages (including springline villages)

Key Salisbury / Wilton landmarks:

1. Salisbury Cathedral
2. Salisbury United Reformed Church
3. St. Thomas' Church
4. Arts Centre
5. Salisbury College of Technology
6. Wilton House
7. Parish Church of St. Mary and St. Nicholas

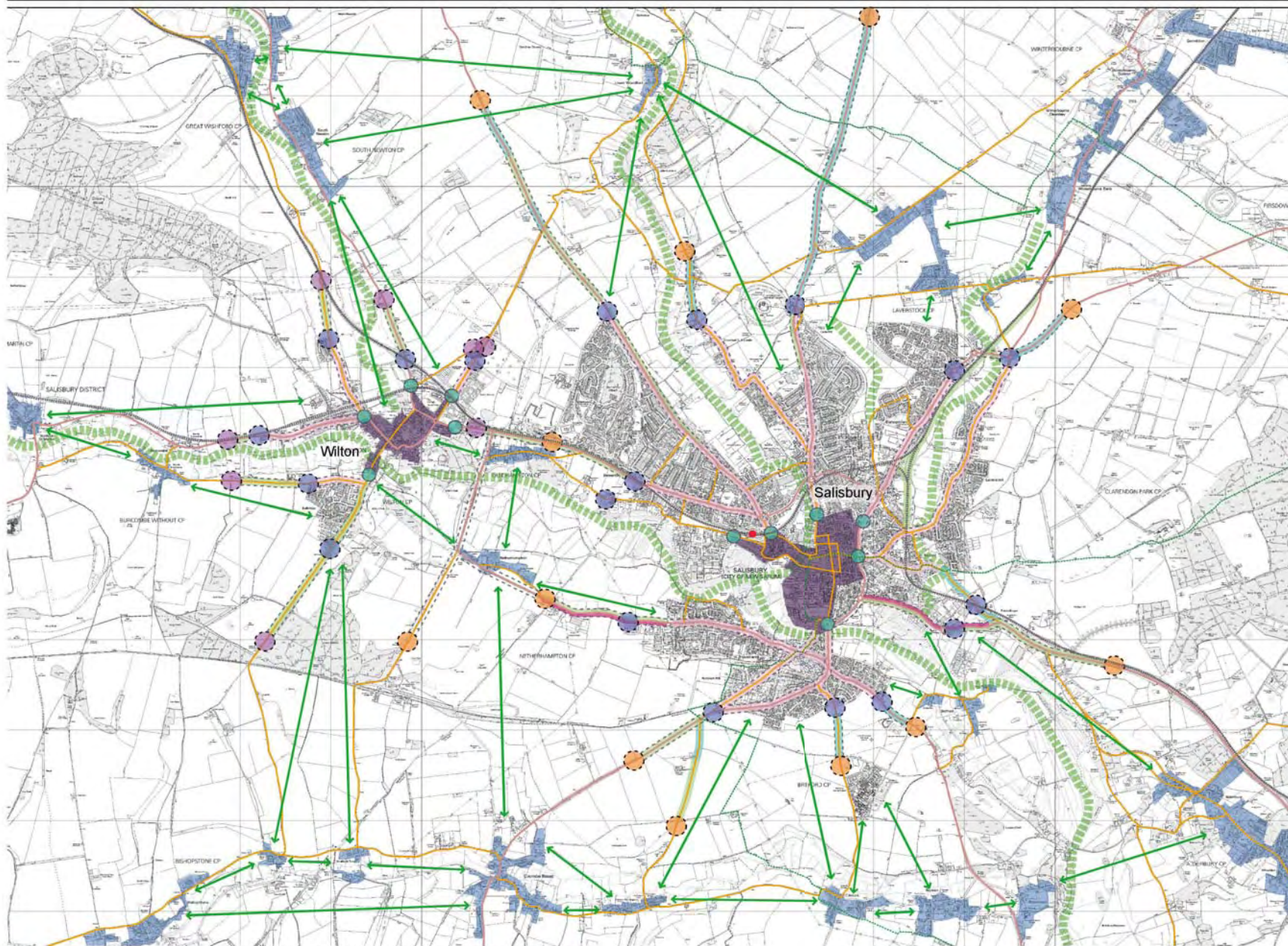
Distinctive / Memorable features in the setting of Salisbury / Wilton:

1. Village churches
2. Grovely Wood
3. Home Farm
4. Old Sarum
5. Warren Wood



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KEY

- First view of Salisbury
- First view of Wilton
- Urban Gateway
- Gateway to distinctive Wilton / Salisbury
- Approaches between first view and distinctive Salisbury / Wilton
- A Road
- Secondary Road
- Railway line and Salisbury Station
- Long distance footpath

CHARACTER OF APPROACHES

- Green / Treed / River valley
- Suburban
- Commercial / Retail
- Rural / Vernacular

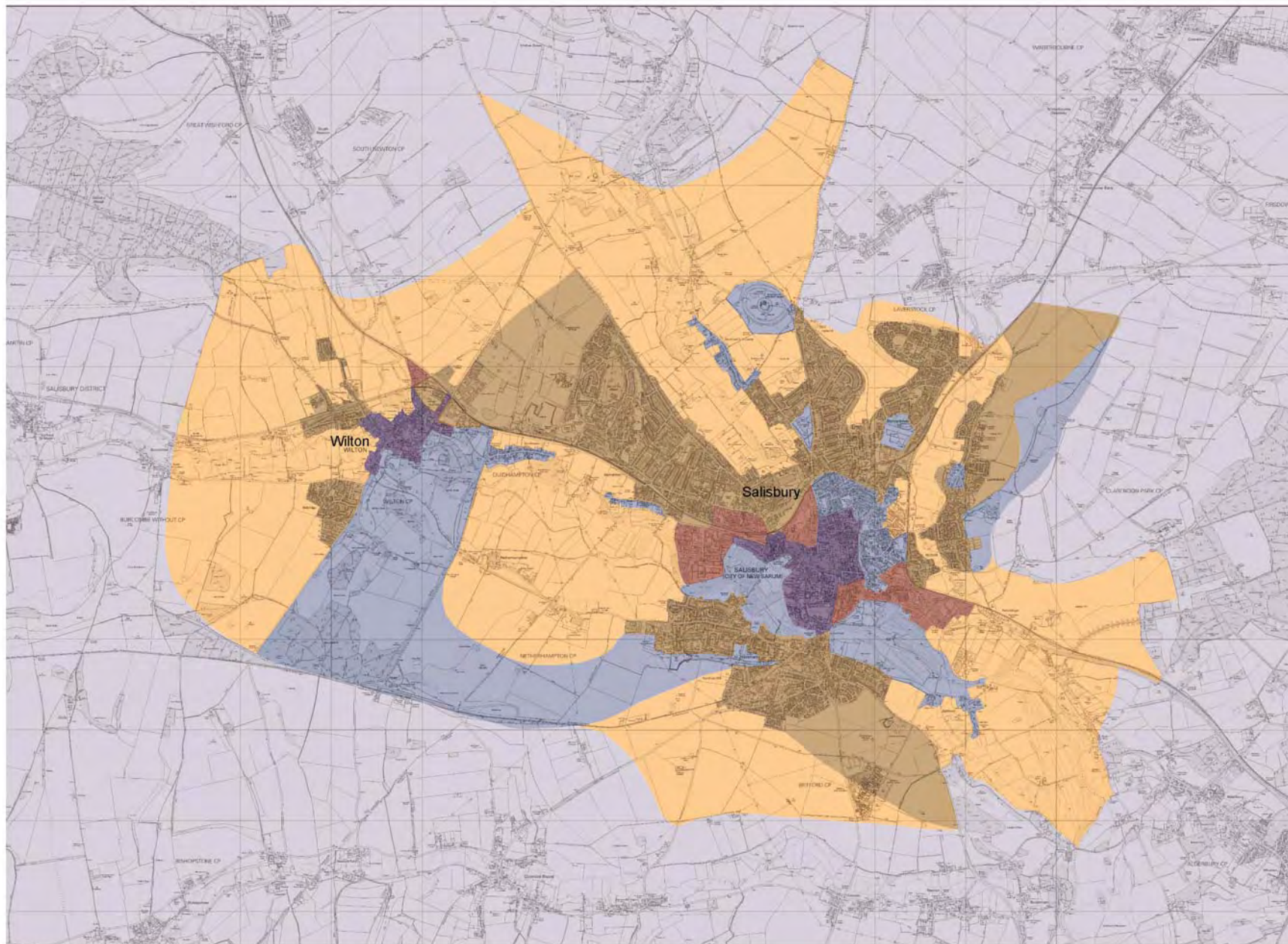
SELECTED FEATURES ON APPROACHES

- Green finger
- Distinctive Salisbury / Wilton
- Necklace villages (including springline villages)
- Open countryside separating necklace villages and these villages and Salisbury / Wilton

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FIGURE 3.6
TOWNSCAPE AND LANDSCAPE
ANALYSIS



KEY

- Visually Cohesive Historic Core**
 This is the compact Saxon or Medieval core. Elements such as historic street pattern, building type, scale, architectural style, detailing and materials all generate a strong sense of story for each settlement.

- Distinctive Townscape / Landscape**
 These are areas defined as specifically recognisable and distinctive to the settlements. They include townscape and landscape components such as quintessential views, the interaction of buildings forming spaces or the setting to local events, landform, setting and backdrops to the settlements, areas of rich biodiversity, historic approach routes and landmarks of distinctive character. These areas, frequently contiguous with the historic cores, often borrow from or bestow character to them.

- Supportive Townscape / Landscape**
 These are areas of townscape / landscape which support the character of the historic cores and areas distinctive to the settlements. They provide the backdrop and ambience, and bolster the sense of place of the settlements and their approaches.

- Connective Townscape / Landscape**
 These are areas of townscape / landscape which are an integral part of the settlements and their environs, but lack individual distinction, or do not play a significant contribution to the setting of the settlements. This classification does not render these areas unimportant, or lacking in their own identity. Rather, they are often areas divorced from or weakly attached to their landscape setting, or from landmarks within the landscape or historic cores. The use of mass-produced building materials, standard suburban layouts, styles and details are also contributing factors in the lack of local identity.

- Weak Townscape / Landscape**
 These are areas or elements that detract from the distinctive and special character of the settlements and their setting. These may include routes, edges, built elements or districts, or degraded landscapes that contribute to an area of weak townscape / landscape.

- Outer Rural Areas**
 These are areas of landscape from which distinctive views of the city are scarce or absent. The function of this landscape is in providing a backdrop to views of the settlements, and in providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape.

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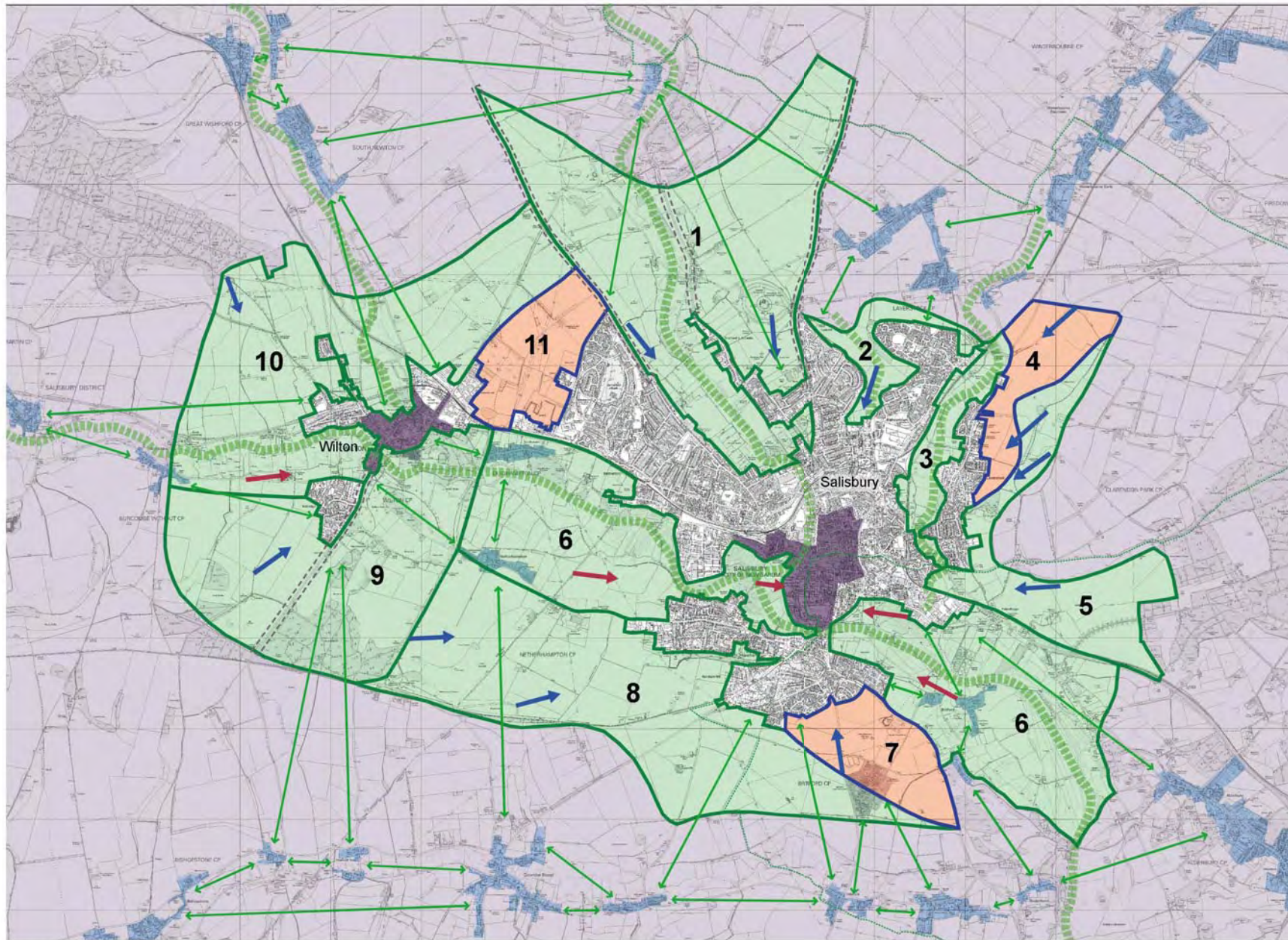
FEBRUARY 2008

SALISBURY DISTRICT SETTLEMENT SETTING ASSESSEMENTS SALISBURY / WILTON

Not to Scale



FIGURE 3.7
 TOWNSCAPE AND LANDSCAPE
 ROLE AND FUNCTION



KEY

- Historic core
- Rural setting with scattered villages
- Necklace villages (including "springline" villages)
- Open countryside separating necklace villages and these villages and Salisbury / Wilton
- Green finger / Corridor
- Distinctive and supportive landscape
- Key elevated panoramic views to Salisbury / Wilton
- Key low-level views to Salisbury / Wilton
- Characteristic approaches to distinctive Salisbury / Wilton
- Long distance footpath
- 5** Peripheral areas with particular qualities to be safeguarded (see Section 3.9 for recommended guidelines)
- Landscape that is not distinctive or supportive. Resist development that expands the influence of these areas and/or threatens the special qualities of Salisbury / Wilton and their setting

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FIGURE 3.8
SPECIAL QUALITIES TO BE SAFEGUARDED