

APPENDIX 6 : ARCHAEOLOGICAL ASSESSMENT THE ENVIRONMENTAL DIMENSION PARTNERSHIP (EDP), SEPTEMBER 2019



**Land North of
Junction 3 of the
M54, Shropshire**

**Archaeological
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Bradford Rural
Estates Limited**

September 2019
Report Reference
edp4371_r006c

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	Report Ref: edp4371_r006			
	Author	Formatted	Peer Review	Proofed by/Date
006_DRAFT	ES	NG	RJ	-
006a_FINAL DRAFT	ES	NG	-	-
006b_FINAL DRAFT	ES	NG	RJ	-
006c	ES	-	RJ	HF 110919

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Non-technical Summary

- S1 This Archaeological Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Bradford Rural Estates Limited, at Land North of Junction 3 of the M54, Shropshire. It has been produced as part of the evidence base being collated to inform the promotion of the Site through the Shropshire Council Local Plan Review (LPR) 2016 – 2036. It also provides preliminary advice on the opportunities and constraints posed by emerging development proposals. An assessment of built heritage assets, including listed buildings and Conservation Areas (CA) is made separately and is not covered within this Archaeological Assessment.
- S2 The Site contains three scheduled monuments, where there would be a presumption in favour of their physical preservation *in situ* and against development. These have been excluded from development proposals and there is considerable opportunity for their enhancement through design and interpretation measures.
- S3 An assessment has also been made of designated archaeological assets within the Site's wider Zone of Influence (Zoi), although the potential for any harm to the significance of these assets as a result of development proposals is very low and could effectively be avoided through development design.
- S4 There are a number of previously recorded non-designated heritage assets within the Site including later Prehistoric and/or Roman enclosures identified as cropmarks, the ruins of Tong Castle and associated assets, potential mill sites and the remains of historic forges. Archaeological remains within the Site can be managed through the design of any development such that sensitive sites are preserved within proposals or excavated and recorded in advance of development where this is appropriate. There is no reason to believe or expect that, other than designated heritage assets, the Site will contain archaeological remains of such significance that these would require preservation *in situ*.
- S5 Development of the nature presented in emerging proposals could therefore, be undertaken in accordance with both National and Local Planning Policy. This Archaeological Assessment should provide sufficient information to inform the LPR and determine any further action that is likely to be required in the event of any planning application. Archaeological field evaluation, potentially comprising both non-intrusive survey (such as geophysical survey) and intrusive evaluation through trial trenching, is likely to be required in light of, and to inform, any specific development proposals and any further mitigation required. However, in the event of an outline application, it would be appropriate for such works to be conditioned on any planning permission.

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Section 1

Introduction

- 1.1 This Archaeological Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Bradford Rural Estates Limited. It presents the results of an Archaeological Assessment of Land North of Junction 3 of the M54, Shropshire (hereafter referred to as 'the Site'). It has been produced as part of the evidence base being collated to inform the promotion of the Site through the Shropshire Council LPR 2016 - 2036. It also provides preliminary advice on the opportunities and constraints posed by emerging development proposals. An assessment of built heritage assets, including listed buildings and CA, is made separately and is not covered within this Archaeological Assessment.
- 1.2 The first aim of this Archaeological Assessment is to consider the available historical and archaeological resources for the Site and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework ((NPPF), DCLG 2019) and Local Planning Policy.
- 1.3 The second aim of this Archaeological Assessment is to identify and assess the constraints and opportunities posed by designated (non-built) heritage assets both within the Site and the surrounding area and provide preliminary advice as to the appropriate response of any proposed development to these assets.
- 1.4 In accordance with good practice, guidance and desk-based sources have been augmented through the completion of site visits and a walkover survey, undertaken in August 2019.
- 1.5 Following this introduction, **Section 2** in this Archaeological Assessment sets out the methodology employed in the assessment. Existing legislation and planning policy, of relevance to the historic environment in the context of the proposed development of the Site is presented in **Section 3**, and baseline information is given in **Section 4**. **Section 5** provides overall conclusions and the appropriate response to the archaeological issues identified.

Location, Boundaries, Land Use, Topography and Geology

- 1.6 The Site is located to the north of Junction 3 of the M54, centred approximately at Ordnance Survey Grid Reference (OSGR) SJ 786 091 (**Plan EDP H1**). It encompasses approximately 700 hectares (ha). Telford town centre lies approximately 4km to the west.
- 1.7 Land within the Site consists of a mix of predominantly arable land with some grassland, woodland and hedgerows. The River Warfe flows through the centre of the Site, running broadly north to south. It is bound to the north by the A5, Watling Street and to the south by the M54. To the east is further agricultural land, Norton Mere and surrounding

woodland with Weston Park beyond. Lizard Wood and further agricultural land lie to the west.

- 1.8 The British Geological Survey¹ records that the underlying solid geology within the Site is varying types of sandstone, Wildmore Sandstone Member, Chester Formation Sandstone and Helsby Sandstone. No superficial deposits are noted within the east of the Site. The majority of the remaining site has a layer of Till, Devensian and Glaciofluvial deposits both comprising of sand and gravel.

Proposed Development

- 1.9 Current proposals include for a strategic employment site of around 50ha, accompanied by around 3,000 homes and a local centre to provide services, facilities and infrastructure, as part of a planned settlement. Emerging development proposals are shown on the Illustrative Master Plan (**Appendix EDP 1**).

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Section 2 Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

Current Legislation

- 2.2 The relevant legislation concerning the treatment of scheduled monuments is the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979). This act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments, although this is considered as a policy matter in Paragraph 194 of the NPPF.
- 2.3 The balancing exercise to be performed between the harm arising from a proposal and the benefits which would accrue from its implementation is then subsequently presented in Paragraphs 195 and 196 of the NPPF.

National Planning Policy

- 2.4 The revised NPPF was published in July 2018, and further revised in February 2019. Section 16 sets out the government's approach to the conservation and management of the historic environment through the planning process. The opening paragraph, 184, recognises that heritage assets are an irreplaceable resource and 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.

- 2.5 Paragraph 189 concerns planning applications, stating that:

"In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, Local Planning Authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 2.6 Paragraph 193 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

- 2.7 Paragraph 194 considers the level of harmful effects on designated heritage assets and states that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b. *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

- 2.8 With regard to the decision-making process, Paragraphs 195 and 196 are of relevance. Paragraph 195 states that:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *The nature of the heritage asset prevents all reasonable uses of the site;*
- b. *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *The harm or loss is outweighed by the benefit of bringing the site back into use."*

- 2.9 Paragraph 196 states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

- 2.10 The threshold between substantial and less than substantial harm has been clarified in the courts. Whilst the judgement relates specifically to the impact of development proposals on a listed building, Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847* remain of relevance here in the way they outline the assessment of 'harm' for heritage assets:

"What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced."

- 2.11 In other words, for the 'harm' to be 'substantial' and therefore, require consideration against the more stringent requirements of Paragraph 195 of the NPPF compared with Paragraph 196, the proposal would need to result in the asset's significance either being "vitrated altogether or very much reduced". Quite evidently, this represents a very high threshold to be reached.

- 2.12 With regard to non-designated heritage assets, Paragraph 197 states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

- 2.13 Finally, Paragraphs 186, 200 and 201 of the NPPF are of relevance in this instance, with the first identifying the following:

"When considering the designation of Conservation Areas, Local Planning Authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."

- 2.14 Paragraph 200 subsequently advises that:

"Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

2.15 Paragraph 201 then concludes by stating that:

"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."

Local Planning Policy

2.16 The development plan for the Site comprises Shropshire Council Core Strategy (2011) and Shropshire Council Site Allocations and Management of Development Plan ('SAMDev Plan' - 2015).

2.17 Shropshire Council Core Strategy includes Policy CS2: Shrewsbury – Development Strategy, which states:

"A comprehensive and co-ordinated approach will be pursued to the planning and development of Shrewsbury. The approach, encapsulated by the Shrewsbury Vision, integrates elements of housing, economic, transport, community and environmental policy, and will enable the town to achieve a significant level of housing and economic growth linked with infrastructure improvements, whilst protecting and enhancing the town's role, character and the unique qualities of its historic built and natural environment:

- *Shrewsbury will provide the primary focus for development for Shropshire, providing approximately 25% of its additional housing for the period 2006 - 2026 (approximately 6,500 dwellings - 325 dwellings per annum) and 90 hectares of employment land;*
- *Shrewsbury will develop its role as Shropshire's primary retail, office and commercial centre, and the vitality and viability of the town centre will be promoted, protected and enhanced. The Riverside and West End areas of the town centre will be redevelopment priorities...*
- *... In recognition of the special character of the town and its particular environmental challenges, the development of the town will have regard to:*
 - *The Shrewsbury Integrated Transport Strategy as advanced through the Shropshire Local Transport Plan, and the proposed Shrewsbury North West Relief Road;*

- *Flood risk management, based on the Shropshire Strategic Flood Risk Assessment, that protects and enhances the corridor of the River Severn and its tributaries and enables development appropriate to the flood risk; and*
- *The promotion, conservation and enhancement of the town's natural and historic features, heritage assets, green corridors and spaces, and environmental quality, including the corridors of the River Severn and its tributaries, the town centre and the registered battlefield."*

2.18 Core Strategy Policy CS6: Sustainable Design and Development Principles aims:

"To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness, and which mitigates and adapts to climate change. This will be achieved by:

- *Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD; and*
- *Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car-based travel to be reduced.*

And ensuring that all development:

- *Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;*
- *Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate; Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities;*
- *Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;*

- *Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water; and*
- *Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8...*

2.19 Core Strategy Policy CS17: *Environmental Networks* states:

"Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

- *Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;*
- *Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets...;*
- *Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites; and*
- *Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated."*

2.20 Shropshire Council SAMDev Plan contains Policy MD13: *The Historic Environment*, which states:

"In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

- *Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings;*
- *Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate;*
- *Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss*

of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required; and

- *Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition."*

2.21 SAMDev Plan also includes Policy MD2: Sustainable Design, which states:

"Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

- *Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans; and*
- *Contribute to and respect locally distinctive or valued character and existing amenity value by:*
 - *Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement;*
 - *Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion;*
 - *Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and*
 - *Enhancing, incorporating or recreating natural assets in accordance with MD12.*
- *Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;*
- *Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Local Flood Risk Management Strategy; and*

- *Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including:*
 - *Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets...".*

2.22 The plans and policies listed above have all been considered in the preparation of this assessment.

Section 3 Methodology

Archaeological Assessment Methodology

- 3.1 This Archaeological Assessment has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- The National Heritage List for England (NHLE) curated by Historic England;
 - Information held by the Shropshire Historic Environment Record (HER) on known archaeological sites, monuments, findspots and historic landscape character data;
 - Maps and documents held by Shropshire Archives;
 - Aerial photographs held by the Historic England Archive (HEA); and
 - Previous archaeological works.
- 3.3 This assessment also draws on a number of reports on current and previous archaeological work within the Site, which are discussed in **Section 4**.
- 3.4 This report provides a synthesis of relevant information for the Site derived from a search area extending up to 1km from its boundary (hereafter referred to as the 'study area') to allow for additional contextual information regarding its archaeological interest or potential to be gathered.
- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.
- 3.6 In addition, the report also considers the nature and significance of any effects arising beyond the boundary of the application site, i.e. through potential changes to the settings of designated heritage assets, as defined in Annex 2 of the NPPF.

- 3.7 In that regard, the Site walkover (completed August 2019) also considered, where appropriate, the contribution (if any) made by the land within the Site to the settings of designated heritage assets situated within its wider Zol.
- 3.8 The report concludes with (1) an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines, and (2) an assessment of the likely effects of any development within the Site upon designated (non-built) heritage assets, whether direct or indirect.
- 3.9 The Archaeological Assessment process has given due consideration to Historic England guidance as set out in *Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets* (HE, 2017).

Setting Assessment Methodology

- 3.10 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.11 In simple terms, setting is defined as 'the surroundings in which a heritage asset is experienced'. It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.
- 3.12 Historic England guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE, 2019).
- 3.13 In that regard, 'significance' is defined in Annex 2 of the NPPF as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic*".
- 3.14 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.15 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.
- 3.16 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in '*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*' published by Historic England in 2017. This guidance (HE, 2017) observes that: "*The NPPF makes it clear that*

the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve.'

3.17 And that: *"Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral".*

3.18 The guidance states that the importance of setting *"...lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."*

3.19 It goes on to note:

"All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."

3.20 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that: *"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated".* It continues by adding that: *"Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive..."*.

3.21 On a practical level, the Historic England guidance (2017) identifies an approach to assessing setting in relation to development management which is based on a five-step procedure: i.e.:

- Identify which heritage assets and their settings are affected;
- 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;
- Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- Explore ways to maximise enhancement and avoid or minimise harm; and
- Make and document the decision and monitor outcomes.

3.22 As far as Step 2 is concerned, the guidance makes the following observations:

"The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset's intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noises, smells, etc to significance; and*
- *The way views allow the significance of the asset to be appreciated."*

3.23 Thereafter, the guidance notes that *"This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below."*

3.24 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting'; i.e.:

"In general...the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence."*

3.25 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of site surveys, which were undertaken in August 2019 and concentrated on the following three main areas:

- Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected;
- Defining the contribution made to their *significance* by their setting; and
- Assessing the likely impact upon their *significance* as a result of the form of development proposed being implemented.

3.26 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, this was determined in the first instance through desk-assessment; then verified during the subsequent field visits.

3.27 In light of the above, the heritage setting assessment at **Section 5** of this Archaeological Assessment has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

Section 4 Existing Information

Introduction

- 4.1 There are three scheduled monuments within the Site. These are:
- *Roman camps SW of Stoneyford Cottages (1006249)* in the north of the Site, to the south of the A5, which follows the route of Watling Street Roman road (00099);
 - *Site of medieval college (1006243)*, directly south of the churchyard to St Bartholomew's Church, Tong; and
 - *Castle Hill motte and bailey castle (1019202)*, which lies some 110m south of Offoxey Road.
- 4.2 These monuments are described in more detail below, drawing on the List Entry description.
- 4.3 The *Churchyard cross, St Bartholomew's Church* is also scheduled (**1016190**), although lies in an area excluded from the Site.
- 4.4 A further scheduled monument *Roman fort 300m east of Drayton Lodge Farm (1020283)*, lies some 565m to the north-west of the Site. This provides further evidence of the general potential of land in the vicinity of Watling Street for archaeological remains of a Roman date.
- 4.5 There are seven listed buildings within the Site and a further five in areas excluded from it. Further listed buildings lie at the margins of the Site, many of which are encompassed by Tong Conservation Area, a large part of which falls within the Site. Within the study area, the Grade II* registered park and garden of *Weston Park* lies c.500m to the east of the Site, *Weston-under-lizard CA* lies 500m to the east of the Site and *Sherrifhales CA*, lies some 940m to the north-west of the Site. The listed buildings and other built heritage assets are considered separately in the built heritage assessment. However, whilst this assessment does not include any assessment of effects on built heritage assets, these are discussed in the chronological account below, in the context of the development of the Site and the historical background of the surrounding area; and particularly in respect of the remains of Tong Castle.
- 4.6 Shropshire HER records some 70 records within the Site. These range from prehistoric cropmark enclosures to 19th century dwellings. Within the study area there are a further 173 records.
- 4.7 Designated heritage assets are identified by their seven-digit List Entry numbers shown in **(bold in brackets)**. HER entries are identified in the text using their HER 'PrefRef'

numbers, also shown in (**bold in brackets**). The HER also records archaeological events - fieldwork, etc. for which 'EvUID' register numbers are used, also shown in (brackets).

- 4.8 An overview of designated and other recorded heritage assets within the study area is shown on **Plan EDP H1**. Not all HER entries shown on the plan are referenced in the text.
- 4.9 **Plans EDP H2 to EDP H4** reproduce extracts from historic maps.

Scheduled Monuments

- 4.10 An account of the baseline conditions of scheduled monuments within the Site and study area is given below. Further assessment of the potential constraints and opportunities posed from the proposed development of the Site is given in **Section 5**.

Roman Camps SW of Stoneyford Cottage (1006249)

- 4.11 Roman camps are rectangular or sub-rectangular enclosures, constructed and used by Roman soldiers either when out on campaign or as practice camps; the latter being particularly temporary. They were bounded by a single earthen rampart and outer ditch and in plan are always straight-sided with rounded corners, as is the case here. Around 140 such camps have been identified Nationally.
- 4.12 This monument lies in the north of the Site, on a very slight spur to the south of Watling Street Roman road, on the western bank of a tributary to the River Worfe. It lies over five fields, under arable cultivation and is not publicly accessible.
- 4.13 According to the List Entry descriptor, the monument "*Includes two superimposed Roman Camps... the smaller camp lies within and shares the northern corner of the larger camp and both are to the south of the Roman Watling Street*". The monument was first identified as rectangular crop and soil marks on aerial photographs, defined by single ditches. The camps are visible on oblique aerial photographs held at the HEA, although, are not as clear as may be supposed and are not generally visible on vertical photographs. The HEA photographs are not reproduced here owing to copyright, although parts of the south and east ditches of the larger camp are visible on an aerial view from historical imagery on Google Earth of 2010, which is shown at **Image EDP H1**.
- 4.14 The two camps have been proven by trial excavation, reported in 1973 (ESA1365), which identified a V-shaped ditch up to 1.5m wide and 0.7m deep (where tested). The larger camp measures approximately 460m long by 340m wide (thus covering around 15.3ha) and is aligned according to topography rather than running parallel to Watling Street. The smaller camp lies within and shares the northern corner and part of the north-west and north-eastern sides of the larger camp. It measures approximately 200m long by 130m wide (2.5ha). It is thought that the clearer definition and relative closeness to the road of the smaller camp implies this is the more recent of the two.

- 4.15 The List Entry description suggests that despite cultivation and some localised quarrying, the two Roman camps survive comparatively well and will contain archaeological and environmental evidence relating to their construction, longevity, relative chronologies, inter-relationship with the Roman road, military, strategic and political significance and overall landscape context. It also records that the very slightest of surface undulations are discernible on the ground, although this is based on commentary from an old county record and therefore pre-dates the Monuments Protection Programme (MPP², announced in 1986); this observation is likely to be over 30 years old. Certainly, no surface remains were seen during the Site walkover and it is likely that substantial further damage has been caused during this time as a result of ploughing. Nevertheless, given the evidence from the trial excavation, the Site will undoubtedly hold significant archaeological interest.
- 4.16 The setting of the monument, the contribution that this makes to the heritage significance of the monument, and the opportunities and constraints that this poses for any development of the Site, are further discussed in **Section 5**.

Castle Hill Motte and Bailey Castle (1019202)

- 4.17 The scheduled monument encompasses the earthwork and buried remains of a motte and bailey castle known as Castle Hill, which lies adjacent the River Wolfe on the south side of Tong Norton. The occupation of the castle was relatively short-lived. Whilst documentary sources are not always clear whether they refer to this castle or Tong Castle at the southern edge of the Site on the route of the M54 Motorway (**1359**, discussed below), this is probably the castle mentioned in a charter dated 1185 - 1190 and a reference to 'Olde Castle' in a document dated 1320 indicates that the castle may have been abandoned by that time. It is, therefore, likely to date from the late 12th to early 14th century.
- 4.18 The scheduled monument List Entry description states that the motte, or mound, has been formed from a natural steep-sided knoll of outcropping red sandstone, although it is likely the knoll has been artificially enhanced to increase its defensiveness. It further states: "*This kidney shaped mound measures approximately 40m by 55m at its base, 28m by 33m (maximum dimensions) across the top and is between 5m and 2.5m high*". The triangular bailey lies to the south of the mound and is terraced into a slope on the east of the River Wolfe.
- 4.19 The monument and its surroundings are under pasture, although land to the east of the River Worfe is under arable cultivation. It is not publicly accessible. The castle lies in a fairly low-lying position, surrounded by trees on its east, west and south sides, such that the casual viewer would not be aware of it unless either within the monument or viewing it from the field adjacent to the north (**Image EDP H2**). The situation of the monument is shown on **Image EDP H3**.

² The Monuments Protection Programme (MPP) was established by English Heritage (now Historic England) in 1986 to undertake a comprehensive review and evaluation of England's archaeological resource. It was designed to collect information which will enhance the conservation, management and appreciation of the archaeological heritage. One of its principal aims was to identify monuments and sites whose national importance and conservation needs justified some form of statutory protective designation (usually scheduling).

- 4.20 Views from the monument to the north, over the adjacent field, are curtailed by buildings in Tong Norton along Uffoxey Road, and planting within the rear garden plots to these. Outward views from the monument are otherwise effectively screened by surrounding trees and vegetation. The meadow to the south of the monument, between the River Wolfe and Friar's Lane, allows long-range framed views towards the contemporary St Bartholomew's Church (**Image EDP H4**).
- 4.21 At the time of the Site visit, a number of areas of erosion were visible on the monument (example **Image EDP H5**), presumably both as a result of the grazing of cattle, where poaching from hooves was clearly visible and from burrowing animals.
- 4.22 The setting of the monument, the contribution that this makes to the heritage significance of the monument, and the opportunities and constraints that this poses for any development of the Site, are further discussed in **Section 5**.

Site of Medieval College, Tong (1006243)

- 4.23 The term 'college' is used to describe communities of secular clergy who shared a degree of common life like that of a monastic order, although less strictly controlled. Medieval colleges are comparatively rare, with some 300 known nationally.
- 4.24 The college of secular priests was founded at the Church of St Bartholomew by Dame Isobel Pembridge in AD1410 as a chantry college to pray for the souls of the Dame and her three husbands. It was a non-monastic community which included a warden, four chaplains, two clerks and 13 alms people. The college was finally dissolved in 1546.
- 4.25 The buildings were largely intact until 1757, having been reused as a cloth factory. They were described at this time as being roughly square in plan and having had lead roofs; these had been replaced with thatch. The college was being dismantled by 1763 and the remaining upstanding parts were removed by George Durant during the 19th century. The remains of the associated alms houses, formerly the infirmary to the college (1073), which lie to the west of the church, still stand and are Grade II listed (**1176560; Image EDP H6**). These are not within the scheduled monument.
- 4.26 A survey in 1911 and a more recent survey and partial excavation in 1982 confirmed the square plan of the college, with an interior quadrangle surrounded by buildings on all four sides. The 1982 investigation also established that occupation and building work had predated the 1410 establishment of the college.
- 4.27 The scheduled monument thus encompasses the remains of buried structures, and archaeological deposits with very slight visible earthwork remains, although in practice these are not readily apparent to the viewer. Other features have been picked up as crop and soil marks on aerial photographs, and as parch marks on the ground during prolonged dry spells.
- 4.28 The monument lies within pasture to the south of the church and extends under the A41 Newport Road. The situation of the monument in relation to nearby assets is shown on

Image EDP H7. It is not directly publicly accessible, although the majority of the monument can be viewed from within the churchyard to the north (**Image EDP H8**), or from the A41. Interpretation boards to the north of the church also give brief histories of the college, infirmary and Tong Castle. Trees along the A41 filter views from this group of assets to the west, although a striking view is available over the monument from the *Former North Gates, gatepiers and flanking walls, Tong Castle*, which are listed Grade II (**1053608; 13884**) towards Church Pool (**Image EDP H9**), as further discussed below.

- 4.29 The setting of the monument, the contribution that this makes to the heritage significance of the monument, and the opportunities and constraints that this poses for any development of the Site, are further discussed in **Section 5**.

Churchward Cross, St Bartholomew's Church (1016190)

- 4.30 The monument lies in the south-east of the Site, although in an area excluded from it within the churchyard, directly to the south of the church. The cross is also Grade II*listed (**1176556**). The List Entry description describes this as a good example of a 15th century cross which has been remodelled to incorporate an 18th century sundial; itself last recorded *in situ* in 1975 (**1817**).
- 4.31 The primary architectural interest of the monument is best experienced from within the churchyard and elements of the setting of the asset that contribute to its significance are defined by this immediate situation. The constant noise from the adjacent A41 detracts from this experience. Provided that the immediate situation of the asset is retained it is not considered that harm is likely to occur from the proposed development; currently the Illustrative Master Plan indicates retained agricultural use of land in this area. This asset is therefore not considered further.

Roman Fort 300m East of Drayton Lodge Farm (1020283)

- 4.32 This monument is situated c.565m to the north-west of the Site. The monument was initially interpreted as a medieval site, however, the multi-ditched enclosure was identified by aerial photographs and it is thought that by the size of the fort it was built to accommodate an auxiliary unit of 500 infantry and that the fort dates to the earliest stages of the Roman military advance into the western midlands of England; the Claudian military advance into this area about AD 47, thus predating Watling Street, which was constructed around AD 50.
- 4.33 The monument comprises below-ground remains within fields under arable cultivation. It is not publicly accessible. Its setting makes little contribution to its heritage significance. There is no physical, functional or visual connection between the monument and land within the Site, from which it is separated by both local topography, Lizard Wood, and the plantation north of Nanny Murphys Lane. Currently the Illustrative Master Plan indicates that the portion of the Site considered for the purposes of this assessment to the north of the monument and closest to it will not be included in the development. It is therefore, not considered that harm is likely to occur from the proposed development and this asset is not considered further.

Non-designated Heritage Assets

- 4.34 Non-designated heritage assets and finds and features of interest recorded within the Site and within the study area on the HER are discussed as part of the chronological account below.

Palaeolithic – Bronze Age (c.500,000 BC – c.800 BC)

- 4.35 The Palaeolithic in Britain comprises the period from the first known 'human' occupation to the end of the last glacial period (known as the Devensian) to 10,500 years ago.
- 4.36 There is one record dating from the Palaeolithic which relates to a findspot in Tong, in 1906, of a stone, partially shaped into an axe head (1815). This was found in association with a spindle whorl, which was given a general prehistoric date.
- 4.37 Human groups returned to Britain at the beginning of the Mesolithic as the climate became warmer, the ice sheets permanently retreated, and the habitat changed. Britain became an island covered with forests populated by groups of sophisticated hunters-gatherers who used spears, harpoons and arrows that incorporated very small sharp blades known as microliths.
- 4.38 No specific entries dating to the Mesolithic are recorded in the HER within the Site or study area.
- 4.39 During the Neolithic, people began to settle and develop horticulture and agriculture. With this increasing sedentism, many innovations were introduced including monument building, new stone tool-making technologies, the use of pottery and most importantly, the domestication of plants and animals. This changing way of life led to a remodelling of the landscape as people cleared woodland to create more settled farming communities.
- 4.40 There are no specifically Neolithic sites within the Site, although a rectilinear crop mark (**31174**), discussed further below, is recorded within the general date range of Early Neolithic to Roman; although if prehistoric is likely to date to towards the latter of this period and it may be later still. A Neolithic stone Axe (**1299**) is recorded within the study area. At the edge of the study area a crop mark enclosure (**34461**) bears a superficial similarity to a Neolithic mortuary enclosure, although is apparently well outside the normal size range for such a monument.
- 4.41 Sedentism continued into the Bronze Age, with increased forest clearance and the introduction of metalworking, new forms of pottery and changes in funerary practices and monumental building styles. Scattered farming communities formed chiefdoms based around a largely pastoral agricultural economy.
- 4.42 The only record of Bronze Age activity within the Site relates to a single findspot of a socketed axe (**2912**) which was found on a spoil heap after earthmoving during the construction of the M54. These findspots give tantalising glimpses into the potential for

earlier prehistoric activity in the area, although do not necessarily indicate associated archaeological remains.

Iron Age and Roman (c.800 BC – AD 410)

- 4.43 The Iron Age was a period of great change, most of which is thought to have been the result of the increasing trade and other contact between Britain and the Roman world. Generally, harvests improved with the use of new varieties of barley and wheat, and the increased farming of peas, beans, flax and other crops. Groups lived in relatively varied types of settlements, such as hillforts, and open and enclosed settlements. The development of settlement, agriculture and trade continued in the Roman period, with the Romans introducing a range of innovations and changes in culture that are far more visible in the archaeological record than for those periods immediately preceding and succeeding it. There was a greater variety of pottery, coins and metal goods, as well as new building materials among communities which embraced 'Romanisation'.
- 4.44 Cropmarks of a pit alignment of unknown date, on an approximate north-east to south-west axis, are recorded on the HER. This has been identified over three sections: in the central part of the site (**2318**; **28802**, **Image EDP H10**); and to the east of the A41 (**28716**, **Image EDP H11**). Part of this (**2318**) was considered as part of the MPP in 1990 - 1991 and given a 'Medium' score as one of fifty pit alignment boundaries. These could conceivably be part of the same, possibly discontinuous boundary. Although undated, such features are generally regarded as being prehistoric boundaries³ and are likely to be Iron Age in date. Another similar feature, on an approximate north-west to south-east alignment (**2319**), is recorded on the HER to the north of the Site.
- 4.45 Analysis of aerial photographs consulted as part of this assessment suggest that the pit alignments identified on the HER appear to fit into a wider pattern of enclosure (**Image EDP H11**), as transcribed on **Plan EDP H1**. The boundary recorded as pit alignment (**28716**) clearly continues to the north-east and appears to be associated with a number of other linear boundaries, some of which run approximately at right angles to it, none of which are shown on historic map sources and therefore, appear to pre-date the post medieval enclosure. One of these extends outside the Site to the south (**Image EDP H12**). It is not unusual for pit alignments to be incorporated into later, linear, boundaries, as recent excavation of a site in Leicestershire has established, where an early Iron Age pit alignment was incorporated into a later Iron Age linear boundary (Cotswold Archaeology, forthcoming). It is therefore, altogether possible that some of the linear boundaries may have originated as pit alignments.
- 4.46 A small additional section of pit alignments, not previously recorded, has also been identified to the west of Havannah Farm, immediately west of the A41, at c.NGR 379100, 309000 (**Image EDP H12**); this is also transcribed on **Plan EDP H1**.
- 4.47 A number of cropmark enclosures, noted from aerial photographs, are recorded within the Site on the HER. These are variously ascribed Iron Age and Roman dates, although where these have not been evaluated (which is normally the case), they could be of either

³ English Heritage, 2011, *Introductions to Heritage Assets: Prehistoric Linear Boundary Earthworks*

period, or indeed contain activity spanning these periods. They may represent stock enclosures or a domestic function, and examples of both of these are likely.

- 4.48 An Iron Age or Roman rectangular enclosure (**01393**) is also recorded as a cropmark in the north-east of the site, east of the A41. This is a square, or sub-square enclosure, confirmed by oblique aerial photographs at the HEA. A further rectilinear enclosure (**31174, Image EDP H13**) is recorded as a cropmark adjacent to the River Worfe north of Lizard Mill which could be of a similar date; although could be associated with the nearby post-medieval mill site (**08525**). A possible Iron Age enclosure (**2498**) is also recorded within the south of the site, south of Church Pool. This was investigated during construction and found to contain a hearth with medieval pottery of the 11th or 12th century, although contemporary accounts suggest that the enclosure was thought to be earlier.
- 4.49 Within the north of the Site are the remains of two Roman marching camps (**1111**), which is also scheduled as *Roman camps SW of Stoneyford Cottage* (**1006249**) and has been discussed above. Otherwise, the only definitively Roman site within the Site is an enclosure (**2499**), first identified as a cropmark, although subsequently investigated as part of the construction of the M54 Motorway. A small part of the enclosure lies within the Site, which mostly extends to the south.
- 4.50 The A5, which forms the northern boundary to the Site, follows the route of Watling Street (99) Roman road, which ran from Wroxeter to the west of the Site. Running contiguous with the Site's northern boundary, Watling Street is the course of the current A5. There have been numerous excavations carried out along the course of Watling Street and it survives in varying forms from cobbled surfaces to ditches, with rare paved sections. A second potential Roman road, Pave Lane (**1387**), has been postulated as running north from Watling Street.
- 4.51 Within the study area, there is a second Roman enclosure (**1074**), which is also scheduled monument *Roman fort 300m east of Drayton Lodge Farm* (**1020283**) and is discussed above.
- 4.52 The evidence therefore, presents a picture of a settled landscape within the Site during the Iron Age and Roman periods, most likely comprising dispersed small farmstead settlements, with some associated field enclosures. Superimposed on this is the relatively early Roman military campaign into the area, with the subsequent laying out of Watling Street and the associated forts in the north of the Site.

Early Medieval, Medieval (AD 410 – 1485) and Post-medieval (1485 - 1901)

- 4.53 Following the conclusion of Roman rule in the early 5th century, much of England's population reverted to fragmentary, smaller settlement groups. Consequently, archaeological evidence for the early medieval, or Saxon, period is generally more scarce than preceding and subsequent periods. Political boundary changes were fairly common; these are not well recorded.

- 4.54 In addition to the two scheduled monuments of *Castle Hill Motte and Bailey Castle* (**1019202**) and the *Site of Medieval College, Tong* (**1006243**) discussed previously, there are a number of medieval assets and features of interest, or those which have their origins in the medieval period, within the site. Principal amongst these are the medieval and later Tong Castle (**1359**), at the southern edge of the Site, an account of the development of which is given below.

Tong Castle and Related Assets

- 4.55 The medieval and later Tong Castle (**1359**) was a small stone castle, in the southern margins of the Site, at the southern end of Church Pool (**1827**), with its remains divided and partially obscured, by the M54 Motorway. The original castle, by Sir Harry Vernon c.1500, was purchased and demolished by George Durant the Elder in c.1764. Durant had amassed a fortune in the West Indies serving as Paymaster to the forces in the Cuban Expedition in 1762. This allowed him to commission Lancelot 'Capability' Brown, who was working locally at Weston Park (**20742**) and made several trips supplying Durant with various plans and elevations relating to the rebuilding of the castle (**20667**). Between 1764 and Durant's death Tong Castle was rebuilt, and major alterations made to the surrounding park. There are three recorded areas of parkland associated with Tong Castle. The earliest is Tong Deer Park (**1848**), which is physically separate from the castle, lying wholly outside the Site to the east. This may have medieval origins. The extent of this park is defined according to the map of Tong and Tong Norton of 1739, which shows the park pale and field names of interest within the park, although by this date the park had been laid out as arable and pasture (**Plan EDP H2**).
- 4.56 The pre-1765 parkland (**8522**) is also indicated on the map of 1739, where this extended to the east of the contemporary Tong Castle, encompassing (within the Site) roughly the triangle of land defined by Church Pool, Tong village and the M54. At this date, the serpentine lakes were not present, although streams and water-meadows mark their later position. Names recorded on the map suggest the presence of a possible medieval rabbit warren at the southern margins of the Site (**8521**). The HER records the former alignments of tree avenues shown on this map (**8523**).
- 4.57 Within the area defined by the pre-1765 parkland to Tong Castle the HER records a rectangular enclosure (**2498**), just to the north of the M54, which was partially investigated in advance of motorway construction. Within the enclosure various brick and stone features were observed and a hearth or oven was excavated. This proved to be of 11th or 12th century date, although it is suggested that the enclosure is earlier, possibly Iron Age. This enclosure is clearly visible on aerial photographs consulted as part of this assessment and is shown extending too far to the north on the HER.
- 4.58 The 18th century Tong Castle Park (**7551**) was established between the rebuilding of Tong Castle as a gothic building in 1765 and the death of its owner George Durant in 1780. Durant replaced the formal landscapes, the avenues and wilderness, with an open landscaped park according to designs by 'Capability' Brown. This included the embellishment of Church Pool (**1827**) and its extension up to Tong. A small pool survives on the course of the River Wolfe north of Newport Road and may be the remnants of the

extension of Church Pool (**Image EDP H14**). The creation of the new park also included the creation of Castle Wood and South Pool (outside the Site). Castle Wood can be made out on modern aerial photographs, although has been subsumed into a modern plantation extending between this and Church Pool. A ditch, which appears to relate to the boundary of Castle Wood as shown on early OS editions, was noted during the Site visit within modern plantation woodland to the east of the castle in the south of the Site.

- 4.59 In c.1775 more pools were created north of Church Pool, Castle Hill Pool, with the more extensive Norton Mere to the north. An artificial channel or ornamental canal called 'the Cut' carried water on a looping course for a mile to supply a large new sheet of water, Lodge Lake (drained in 1949), which extended between Vauxhall Farm, in the south-west of the Site to Tong Lodge, outside the Site to the south of the M54. The ornamental canal, and to a certain extent the location of Lodge Lake, can still be partly traced in field boundaries, including a hollow segment (**Image EDP H15**) and as cropmarks on aerial photographs (**Image EDP H16**). To the east of Tong, the HER records a tree covered ornamental mound (**1813**), which is likely to be associated with the ornamental canal.
- 4.60 It is presumably as part of these works that the northern driveway to Tong Castle was constructed, to the south of Church Pool and entering Tong to the south of the church. This survives as a trackway as far as the A41, as well as a small section by the *Former North Gates, gatepiers and flanking walls, Tong Castle*, which are listed Grade II (**1053608; 13884**) at the northern end of the driveway (**Image EDP H9**).
- 4.61 When Durant died in 1780 his son George Durant II added eccentric structures. The HER states that "*...his eccentric character is indicated by the quaint buildings, monument with hieroglyphics, and inscriptions alike to deceased friends, eternity, and favourite animals, which were then to be found on every part of the demesne...*" (Stamper, 1996; cited in the HER record). Upon the death of George Durant II in 1844 the estate was passed to his grandson George Charles Selwyn, who in 1855, sold the castle and the surrounding portion of the estate to the earl of Bradford. Tong remains a part of the Bradford Estate today. A headstone for Durant (**17653**), which is listed Grade II, lies within the churchyard; it is unclear as to which Durant this applies as the date inscribed is 1823.
- 4.62 The castle became increasingly derelict in the later 19th century (**Image EDP H17**), although during the first half of the 20th century it became unstable and the majority of it was demolished in 1954. Early aerial photographs held at Historic England Archives, and photographs at Shropshire Archives (**Image EDP H18**), show the castle prior to its demolition. There are also photographs of the demolition itself.
- 4.63 The construction of the M54 through the site of the castle leaves standing remains in two parts, both of which are listed Grade II. The northern part (**1176571**) lies within the Site, and the southern part (**1176612**) to the south of the M54. That part within the Site comprises the remains of the 14th century castle and the later Gothic Castle of 1765. The upstanding fragmentary remains of the stables and outbuildings, including barrel vaulted cellars and part of a newel staircase, are in sandstone and red brick, situated on natural

rock. At the time of the construction of the M54 these were quite open⁴, but they are now considerably overgrown by trees and scrub, such that from the east one can be standing on top of the castle and be unaware that it is there; although from the west the remains, as described, are quite apparent, if considerably overgrown (**Image EDP H19**).

- 4.64 The HER records that very little physical evidence of the park survives, although shows the extent of the park to the south and west of the Church of St Bartholomew, as far as Neachley Lane in the west and from Stanton Road in the north, encompassing Castle Wood (now mostly outside the Site) to the south, and to the minor watercourse that marks the parish boundary with Donington. As described above, the main elements of the park that do survive are Church Pool (**Image EDP H20** and **Image EDP H21**) the remains of the northern driveway to the 18th century Tong Castle, the fragmentary remains of the ornamental canal, Castle Wood and its ditched boundary.

Other Medieval Assets

- 4.65 The Site of Lizard Grange (**1727**) lies in the north-east of the Site, in an area excluded from development. It is thought to represent the proposed site for the grange associated with Lilleshall Abbey in the 13th century, which lies to the east of the Site. The current Lizard Grange, which dates to the 18th century, is Grade II listed.
- 4.66 Other medieval granges have identified within the study including Ruckley Grange (**1814**); Neachley Grange (**1818**), which is reportedly the grange for Whiteladies Abbey, and Burlington Grange (**2928**), which is part of the Lilleshall Estate.
- 4.67 Other medieval assets within the Site include former built features of which there are no known remains: The site of a dovecote of medieval to post-medieval date first recorded in 1291 (**1826**) is located to the west of the Church of St Bartholomew. The Site of a medieval bridge (**1819**), which was destroyed during the construction of the Tong bypass, is located to the north-west of the church. The HER also records a findspot of a 14th century seal matrix (**4640**) to the west of the church and it was later reported that medieval coins have also been found in the same field.
- 4.68 A number of areas of former ridge and furrow cultivation are evident on aerial photographs consulted as part of this assessment. In particular, an extensive area of ridge and furrow and the wider field system is legible in the south-west of the site on aerial photographs of 1984, although this has been entirely superseded by later field enclosures and survives only as below ground remains.

Other Post-medieval Assets

- 4.69 The improved productivity in farming, established in the medieval period, continued in the post-medieval period as farms became more diverse in the mix of grazing and arable land, and the use of new crops and rotations. Improvements were also made through technological changes, including feeds and fertilizers. The majority of the records within the HER for the post-medieval period onwards refer to buildings including farms and

⁴ <http://www.discoveringtong.org/castleindex.htm>

farmsteads within the Site and study area and evidence the agricultural intensification of the area, although some industry is also evidenced.

- 4.70 The most noteworthy post-medieval assets within the Site are the remains of two post medieval forges in the eponymous Forge Plantation, as well as mill sites at Lizard Mill. The pond bay and ironworks of Lizard (or Upper) Forge (**1823**), lie within the northern part of Forge Plantation. Documentary sources cite the building of the second charcoal blast furnace at Shifnal in 1564, with an associated forge on the Lizard. Lizard Forge was making wrought iron at the beginning of the 18th century and the forge was working into the 19th century. Forge Pool has been drained, but the HER records that the pond bay survives intact however, it is highly obscured by vegetation and could not be accessed at the time of the Site visit.
- 4.71 Further south, on the same watercourse, are the remains of a large iron works and pond bay at Tong Forge (**1822**), also known as Norton, or Lower Forge; which is first mentioned in parish books of 1671. The southern end of the forge lies in an area excluded from the Site, although earthwork remains and quarrying are clearly visible from the public bridleway that runs to the south of the asset. It is likely that most of the structural remains associated with the forge lie in the area excluded from the Site. Brookview Cottage (**17665**), to the south of Tong Forge and excluded from the Site, dates from the 17th century. This is listed Grade II (**1176717**).
- 4.72 A possible mill (**08525**) is shown on the River Worfe to the north-west of Lizardmill Farm on the map of Tong and Tong Norton of 1739, although this could be a farm. Another possible site for the mill is indicated directly to the west of Lizardmill Farm (**08526**). The associated mill race is also recorded (**28800**). A third alternative mill site (**15687**) has also been identified between the two locations. A mill race (**28800**) is recorded to the north of this and the HER records that this passes through brick-built arches and is channelled between the walls of the modern brickworks, although these could not be identified at the time of the Site visit.
- 4.73 A water meadow is also recorded at Lizard Grange Farm (**03795**), in the north of the Site. In 1980 this was one of the few water meadows left in Shropshire where the irrigation ditches were still well defined. However, the water meadow has been under arable cultivation since 1999 and no trace of the meadow was visible at the time of the Site visit.
- 4.74 The Site intersects with the former Norton Heath (**8528**) and Tong Heath (**8531**), whose 19th century extents are shown on the map of Tong and Tong Norton of 1739 (**Plan EDP H2**), to the north and south-west of the Site respectively. Part of Tong Heath was subsumed into the 18th century castle park (**7551**). It is assumed that no 'remains' of the heath have survived its later enclosure and agricultural use. Another area of heathland, Tong Knowl (**8529**) is recorded to the east of the Site.
- 4.75 The HER also records the routes of roads and tracks shown on the 1739 map (**8524**), as shown on **Plan EDP H2**. Some of these are clearly preserved in current boundaries, and others are partly preserved, whereas others bear no relation to any apparent surviving

features. Notable among these are the line of hedgerows north of Stanton Road which bisects the western part of the Site, and the line of the road and trackway known as Hubbal Lane, extending eastwards from Tong to Tong Hill Farm and onwards to Hubbal Grange.

- 4.76 The HER records the probable site of a 19th century windmill (**7292**) in the centre-north of the Site, based on a symbol shown on Baugh's county map of 1808. No traces are noted on the ground and this is not shown on early OS editions.
- 4.77 Church Farm (**41741**), in Tong to the north of the church, dates from the 17th to 19th century. The farmstead has several contemporary structures, including the farmhouse (**13890**), two cowhouses (**41746**, **41744**), stables (**19815**, **19815**), one of which has been converted into a cottage (**41748**), a shelter shed (**41743**), a loose box (**41742**) and a threshing barn (**41745**).
- 4.78 A number of ostensibly 19th century farmsteads lies within the Site. Most of these result from the Parliamentary enclosure of the land, although some have earlier origins:
- *Woodside Farm* (**26233**) lies in the northern part of the Site, west of the River Worfe. This is of a 19th Century Dispersed type;
 - *Lizard Grange* (**26232**) lies in the northern part of the Site, adjacent to the A41. This is in origin an 18th century farmstead, displaying as a Regular Courtyard type. The farmhouse is listed Grade II (**1053605**);
 - *Lizard Mill Farm* (**26118**) lies in the centre-north of the Site. This is an early 19th century farmstead of Regular Courtyard type with multiple yards. The Site of an earlier post medieval pre-cursor to the farm, *Lizardmill Farm* (**08527**), lies adjacent;
 - *Lizard Wood Farm* (**26117**) lies to the west of the above. This is an early 19th century farm of a Regular Courtyard L-Plan;
 - *Lizard Farm* (**26119**) in the west of the Site, which is an early 19th century farm of a Regular Courtyard F-Plan;
 - *Tong Farm* (**41247**), or Tong Norton Farm, lies just within the centre-northern part of the Site, to the south of Offoxey Road. The Grade II listed Byre (**1176703**) suggests 17th century origins to the farmstead; and
 - *Vauxhall Farm* (**26255**) lies in the south-western part of the Site. This is of 19th century Full Regular Courtyard type, although the associated buildings, two of which are listed Grade II, suggest 17th century origins.

Undated

- 4.79 Within the Site and study area there are several undated records on the HER. These all relate to crop marks which have been identified by aerial photographs.

- 4.80 In the north of the Site there are two records of 'unintelligible cropmarks' (**2364, 8682**). One of these includes an area to the north-east of Woodside Farm, although the HER notes that fieldwork in this location identified no archaeological features of interest. No potential archaeological features have been identified in these areas from sources consulted as part of this assessment.
- 4.81 In the centre of the Site, records relating to cropmarks of pit alignments (**2318, 28802, 28716**) are not ascribed a date, although they are likely to be of Iron Age date, as discussed above.
- 4.82 In the south of the Site, two circular cropmarks have been identified in the field north of Tong Castle and Church Pool and are clear on recent aerial photographs (**Image EDP H22**). The more southern of these (**34671**) is more circular and measures some 33m diameter. The more northern (**34672**) is slightly elliptical, measuring some 30m by 25m. The HER suggests that these features might be associated with clumps of trees, associated with the 18th/19th century parkland at Tong Castle (**7551**).
- 4.83 Further undated cropmarks, including a curvilinear enclosure east of Kilsall Hall (**31153**) have been recorded outside the Site.

Previous Archaeological Investigation

- 4.84 The HER records a number of 'Events' (items of archaeological investigation) on the route of the M54. The motorway was built in the late 1970s and 1980s, prior to the implementation of Planning Policy Guidance (PPG) Note 16, which incorporated archaeological work into the planning process therefore, investigation was generally undertaken as 'salvage' archaeology, without a programme of archaeological evaluation. Most of this work was undertaken by Tong Archaeological Group. Events of interest within or adjacent to the Site include:
- Excavation of the Roman enclosure (**2499**), which intersects the south of the Site, undertaken in 1980 (ESA2581);
 - Excavations of Tong Castle between 1976 and 1981 (ESA1916), which were reported on through numerous reports on the different aspects of the castle, including the building material, the clay pipes, the below-ground remains of former building and the former defences of the original castle;
 - Excavation, dismantling and reconstruction of the ice house to Tong Castle, undertaken between 1980 and 1983 (ESA3287), which was subsequently reconstructed at the Avoncroft Museum in Bromsgrove; and
 - Excavation of the enclosure (2498) south of Church Pool, undertaken in 1980 (ESA2579).
- 4.85 As discussed above, some intrusive investigation (ESA1365) was undertaken of the scheduled monument *Roman camps SW of Stoneyford Cottages* (**1006249**) in the north

of the Site. A number of field observations of the monument are also recorded (ESA1366-1369 inclusive).

- 4.86 A survey in 1911 and a more recent survey and partial excavation in 1982 (ESA1225) of the Site of the medieval College at Tong (**1006243**) confirmed the square plan of the college, with an interior quadrangle surrounded by buildings on all four sides. The 1982 investigation also established that occupation and building work had predated the 1410 establishment of the college.
- 4.87 The majority of archaeological 'events' recorded within the Site relate to field visits, most of which were made by the Ordnance Survey in the 1950s and 1970s, although with some by English Heritage and others by Shropshire County Council. These appear to have generally been visits targeted on known or suspected archaeological assets, presumably to verify and/or check condition.
- 4.88 Most of the north and east of the Site was also part of a survey of Shifnal parish (ESA8818) comprising a desk-based assessment and field survey.

Cartographic Sources

- 4.89 A range of historic maps were consulted as part of the assessment, and an account of the development of the Site, as shown on these, is given below.
- 4.90 "A mapp of Lizard Grange in the Parish and Lordship of Tongue" of 1722 shows land in the north-east of the Site. The layout is essentially the same as that shown on the map below, although as field names are given, an image of this is included as **Image EDP H23**. An area of the southern portion of the map is retained as "The Heath" and many of the names reference the former status of land, suggesting relatively recent enclosure, such as "Intack" and "Pickmoor".
- 4.91 The earliest detailed map to cover the majority of the Site is the map of Tong and Tong Norton of 1739 (**Plan EDP H2**), which shows the southern part of the Site in detail and field enclosures of "Lyziard Grange" in the north-eastern part of the Site. Large areas of the Site had already been enclosed and in the majority of the area shown, boundaries are remarkably similar to the situation shown on later maps, from which derives the current field layout. Nevertheless, outside Tong and Tong Norton, the map does not show any farmsteads; other than those in the location of Lizardmill Farm (**08527; 26118**) and to the north of this in the vicinity of the cropmark enclosure (**31174**), although the Site is shown divided between Norton West Farm, Tong North Farm, Norton Heath and Tong Heath the latter of which was already partly enclosed. The areas of heath land and principal routeways shown on the map are also shown on **Plan EDP H1** and are further discussed above.
- 4.92 A map of Tong parish of 1759 (not reproduced here) shows very little change to the above.

- 4.93 The Tithe maps of Tong (**1838**), Shifnal (**1840**) and Weston Under Lizard (**1840**) cover the Site (**Plan EDP H3**), although that for Weston Under Lizard covers only the very north-eastern part of the Site. The tithable land in Tong, and therefore the coverage, is also minimal, although the map of Shifnal provides coverage for most areas of the Site outside the 1739 map. The layout of the Site is remarkably similar to its present layout, with current farmsteads shown.
- 4.94 The OS First Edition of 1887-9 (not reproduced here, owing to copyright issues) shows very few changes to land within the site, although the route of the current A41 had been re-routed to its current course. The map shows the extent and layout of the 18th century park to Tong Castle, while this differs slightly from the extent shown on the HER. Church Pool is shown extending north as far as Castle Hill at Tong Norton, and other elements of the park discussed above, such as the ornamental canal and Lodge Lake are also shown.
- 4.95 The OS Second Edition of 1903 (**Plan EDP H4**) shows minimal changes to the OS First Edition, although the park to Tong Castle is shown as having reduced to the field immediately north of Church Pool (as far as the ornamental canal) and land to the south.
- 4.96 Subsequent editions show very few changes, other than some internal boundary loss and, latterly, the construction of the M54 Motorway and ensuing changes to Tong Castle and park, as discussed above.

Aerial Photographs

- 4.97 A total of 328 vertical and 48 oblique aerial photographs, covering the Site and its immediate environs, were identified within the collection maintained by the HEA in Swindon (search ref: 120858).
- 4.98 The available images span the period from May 1946 to September 2005 and add detail to the land use and development sequence shown on those historic maps available at the Shropshire Archives.
- 4.99 A number of heritage assets recorded on the HER are shown on oblique aerial photographs at the HEA, although no additional features were noted on vertical aerial photographs that are not visible from other sources, particularly from Google Earth imagery and specifically imagery from 2018, which has resulted in a number of cropmark features being added to the HER.
- 4.100 Cropmarks which appear to show pit alignments have been noted in the HER (**2318; 28802, Image EDP H10; 28716, Image EDP H11**) either side of the A41, although a number of other cropmarks have been identified as part of this assessment, including a small additional section of pit alignment to the west of Havannah Farm, not previously recorded, as well as possible former field boundaries, some of which are on similar alignment to the pit alignments, as discussed above.

- 4.101 Further evidence of features associated with the 18th century Tong Castle park is discussed at relevant points in the assessment.

Site Walkover

- 4.102 The Site was visited in August 2019 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains of significance.
- 4.103 At the time of the visit, much of the Site had recently been harvested, with some newly ploughed fields, particularly in the north of the Site. This enabled good visibility of the natural topography and the identification of any potential earthworks. However, no surface remains of any of the cropmark sites noted in the baseline above were identified.
- 4.104 A number of observations were made during the Site visit on the scheduled monuments within the Site, the remains of Tong Castle (**1176571**) and its associated parkland; and the remains of Tong Forge (**1822**). These are reported at relevant parts in the assessment.
- 4.105 Outside these areas, and the settlements of Tong and Tong Norton, the majority of land within the Site encompasses large arable fields, with hedged boundaries. These result from planned post-medieval enclosure and subsequent enlargement; and are associated with largely 19th century farmsteads.

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Section 5 Assessment and Conclusions

- 5.1 An archaeological desk-based assessment has been undertaken of land within the Site, drawing on available records and documentary sources for the Site and surrounding area. Built heritage assets are covered by a separate assessment, although are mentioned here where appropriate.
- 5.2 In accordance with Paragraph 196 of the NPPF (see Paragraph 2.6), this section identifies those (non-built) heritage assets that may be affected by development within the Site.

Designated Heritage Assets

- 5.3 There are three scheduled monuments within the Site, with a further monument, *Churchyard cross, St Bartholomew's Church (1016190)*, in an area excluded from the Site in Tong.
- 5.4 The scheduled monuments within the Site would represent an 'in principle' constraint to development in these areas, owing to a presumption in favour of its preservation and any physical impact on the fabric of the scheduled monuments would require Scheduled Monument Consent. Development would thus need to be excluded from the scheduled area and the requirement for any buffer to this established through consultation with Historic England and other stakeholders.
- 5.5 Any development in the vicinity of the monuments would need to be informed by detailed archaeological survey, the scope of which would need to be agreed in advance with Historic England and the Shropshire Council Historic Environment Team. Any survey, such as may be undertaken for enhancement purposes, would require a licence within the scheduled area. Intrusive evaluation within the monument is unlikely to be warranted in any case owing to the nature of development proposals, although any such works would also require Scheduled Monument Consent.
- 5.6 The assessment has found that no harm is likely to occur to the Churchyard cross or any other designated (archaeological) asset outside the Site in the event of the allocation and development of the Site. The scheduled monuments within the Site are discussed further below.

Roman Camps SW of Stoneyford Cottage (1006249)

- 5.7 The scheduled monument encompasses the buried remains of two Roman marching camps south of Watling Street, identified as crop and soil marks on aerial photographs and confirmed by excavation in the 1970s.
- 5.8 There is no indication in the List Entry description, or from other sources, as to whether any associated remains may extend outside the scheduled area of the monument,

although associated civilian settlement is often associated with the longer-lived of Roman camps and this would need to be tested by evaluation in advance of any development.

- 5.9 The monument underlies a number of large fields with hedged boundaries, resulting from planned post-medieval enclosure, now under arable cultivation. Given the lack of any upstanding remains, and the imposition of post-medieval planned enclosure resulting in large arable fields, the primary archaeological interest of the monument cannot be appreciated on the ground. From the vicinity of the monument, the viewer can experience the linearity of the A5 (the Roman Watling Street) although this cannot be determined as a road, given the adjacent hedge. The viewer can also appreciate the topographic situation of the site, with its open situation allowing the informed viewer to appreciate its situation in relation to its surroundings. Whilst assessment would be required of the setting of the monument, in light of and in order to inform the design of any development proposals, the lack of upstanding remains reduces the contribution of surrounding land to the heritage significance of the monument, with woodland along the River Worfe to the east restricting any views from this direction. Therefore, the contribution that setting makes to the significance of the monument is judged to be minimal.
- 5.10 Emerging development proposals, as shown on the Illustrative Master Plan (**Appendix EDP 1**), show the monument and a considerable area around it as being retained within an area of proposed country park. This affords not only the potential for sympathetic screening of development and the retention of open space around the monument, such that its key relationship with Watling Street will be retained; but also that the monument will be taken out of arable cultivation, thus halting any further deterioration of the archaeological remains; and therefore significance of the asset as a result of ongoing ploughing.
- 5.11 Moreover, development of the Site would allow the potential for considerable enhancement of the monument, through improved access and interpretation. Taking these factors together, the potential for any harm to the monument, through changes to its setting, can be avoided and should in any case be considered against the tangible benefit of securing the conservation of the monument.

Castle Hill Motte and Bailey Castle (1019202)

- 5.12 This monument includes the upstanding earthworks and buried remains of a motte and bailey castle known as Castle Hill, which lies adjacent the River Wolfe on the south side of Tong Norton. The occupation of the castle was relatively short-lived, probably between the late 12th to early 14th century and therefore, precedes Tong Castle, 1km to the south.
- 5.13 There is no indication in the List Entry description, or from other sources, of any associated remains outside the scheduled area of the monument and none would necessarily be expected with this type of monument, although this would need to be tested in advance of any development within the vicinity of the monument.
- 5.14 As the List Entry states, the monument is surrounded by mature vegetation. Despite its nature as a fortification, the castle lies in a fairly low-lying position, surrounded by trees on

its east, west and south sides, such that the casual viewer would not be aware of it unless either within the monument or viewing it from the field adjacent to the north. Outward views from the monument are otherwise effectively screened by surrounding trees and vegetation. Views from the monument to the north, over the adjacent field, are curtailed by buildings in Tong Norton, along Uffoxey Road, and planting within the rear garden plots to these. Castle Hill is not easily accessed and cannot easily be seen from publicly accessible roads and footpaths. The archaeological interest of the monument can therefore be experienced only at close quarters.

- 5.15 Nevertheless, the long field to the south of the monument, between the River Wolfe and Friar's Lane, allows long-range views towards the contemporary St Bartholomew's Church, framed by trees (**Image EDP H4**). The River Wolfe also provides a historical link to the later Tong Castle, as this feeds Church Pool, albeit that the latter is not visible from the monument. This avenue, from Castle Hill to Tong and then to Tong Castle, therefore enhances the historic interest of the monument and provides a setting that makes a positive contribution to its heritage significance.
- 5.16 Emerging development proposals, as shown in the Illustrative Master Plan (**Appendix EDP 1**), show the monument and all land in this part of the Site to the A41 retained within agricultural use. Measures should also be considered for sympathetic screening of development to the west of the A41. Opportunities for enhancement of the monument, through improved management and access, and the provision of interpretative materials should also be considered. As part of this there is potential to incorporate works to stabilise the earthworks of the monument and prevent any further damage, such as was noted during the Site visit (**Image EDP H5**). This should be fully considered in the event of the allocation and development of the Site, in consultation with key stakeholders and any works to the monument would require Scheduled Monument Consent.
- 5.17 The emerging development proposals also incorporate a country park in the south-east of the Site in the area of (part of) the 18th century park to Tong Castle, including Church Pool. This will preserve the physical link between Castle Hill, Tong and Tong Castle and allow these to be experienced to a greater extent than is currently the case, as further discussed below.
- 5.18 It is, therefore, concluded that the potential for any harm to the monument, through changes to its setting, can be avoided through development design, which would offer opportunities for its enhancement.

Site of Medieval College, Tong (1006243)

- 5.19 Medieval colleges were communities of secular clergy who shared a degree of common life like that of a monastic order, although less strictly controlled. The college at the Church of St Bartholomew was founded in AD1410 and was dissolved in 1546. It comprises mostly buried remains, although there are some, barely discernible, earthworks.

- 5.20 There is no indication in the List Entry description whether associated remains would be expected to extend outside the scheduled area of the monument, although the college is indicated as extending further to the south-west on the HER (**1072**). A large area including the monument and land to the south of the M54 is recorded on the HER as being part of Tong Castle Park (**7551**).
- 5.21 The monument lies mostly under pasture in a field to the south of the church, although also extends under the A41 Newport Road. Its archaeological interest cannot readily be experienced on the ground; however, the remains of the associated infirmary, later an almshouse, stand to the north-west of the church and the provision of interpretation boards in the area north of the church allow some appreciation of the archaeological and historical interest of the asset. This immediate situation, the wider setting of Tong Village and the interrelationship between these assets, has a strong bearing on its significance. That part of the monument to the south-west of the A41 is also within an area of pasture, although given its separation from the remainder of the monument, and the lack of any indication of remains in this location, the setting of this part has a far lesser bearing on its heritage significance. The continuous noise from the A41 detracts from the appreciation of this group of assets.
- 5.22 The village of Tong, including all of these assets, is inextricably historically linked to Tong Castle, where George Durant re-landscaped this area as part of the rebuilding of the gothic Castle and laying out of the 18th century park. He established the northern driveway along the southern side of Church Pool, through the college, to the *Former North Gates, gatepiers and flanking walls, Tong Castle*, on Newport Road, which are listed Grade II (**1053608**). The trees along the A41 generally filter views from this group of assets to the west, although a striking view is available over the monument from the North Gates towards Church Pool (**Image EDP H9**), where this view would have originally taken in the front elevation of Tong Castle. Views from and over the monument to Church Pool, therefore, make a positive contribution to the setting of the monument.
- 5.23 Emerging development proposals, as shown in the Illustrative Master Plan (**Appendix EDP 1**), preserve the Site of the medieval college and a considerable area surrounding it within an area to be retained in its current agricultural use. No changes would be proposed to the form and fabric of associated assets. Land to the east of the A41, including Church Pool and a substantial area to the north is indicated as a country park, preserving views in this direction. Access to proposals to the west of the country park will be gained via a road link to the existing M54 Junction 3 roundabout, necessitating a bridge across Church Pool, although the effect on the setting of the monument will be of a change to the periphery of distant views.
- 5.24 Further assessment will be required of the setting of the monument, in order to inform the detailed design of any development proposals, including the bridge across Church Pool; however, woodland to the west (north of Church Pool), as well as screening along the A41, restrict the contribution of land outside the area of the proposed country park to the setting of the monument. The potential for any harm to the monument, through changes to its setting, could therefore be avoided through development design and there are considerable opportunities for its enhancement through improved management and

access, and the provision of interpretative materials; which should also be considered in consultation with key stakeholders.

Non-designated Assets

Archaeology

- 5.25 There is very little evidence of any activity within the Site prior to the later prehistoric period, although there is considerable evidence that land within the Site was settled at least from the Iron Age onwards, most likely in dispersed small farmstead settlements.
- 5.26 Probable evidence of the later prehistoric division of the landscape has been identified from cropmarks on aerial photographs in the form of pit alignments and other boundary features which may be contemporary to, or slightly later than, the pit alignments. Pit alignments are relatively rare features and they could potentially be of interest at a county or even regional level. Nevertheless, all of the identified pit alignments are in land currently under arable cultivation and therefore, are actively being truncated. As these can be relatively shallow features, there would be some benefit in their further excavation and recording prior to the loss of any further archaeological information, which would at least partially offset the harm of their loss. In any case, emerging development proposals would indicate that although some would be lost to development (**2318** and a short section of to the west of Havannah Farm identified by this assessment); other sections (**28802; 28716**) lie in areas proposed for open space and continued agricultural use (respectively) and could, therefore, be unaffected by development.
- 5.27 A number of enclosures, generally identified as cropmarks on aerial photographs, have been identified within the Site. The form of these suggests that they are likely to be Iron Age or Roman and may evidence either settlement or stock control, or both; although most of these have not been confirmed by archaeological evaluation. These are relatively common and are judged to be of local archaeological interest. Of these, two (**1393, 2498**), lie within areas to be retained in emerging development proposals. Another two would be lost to development, although one of these lies at the margins of the Site and was partly destroyed by the construction of the M54 Motorway.
- 5.28 It is likely that during the medieval period, land within the Site was under a mixture of arable cultivation, likely in open fields; with areas of heath land and woodland. Some evidence for ridge and furrow ploughing is evidenced on aerial photographs, although no upstanding earthwork remains have been identified. Little evidence for any medieval settlement has been identified outside those designated heritage assets discussed above, the settlement of Tong and Tong Castle. Tong Castle was extensively excavated in rescue operations prior to and during the construction of the M54 Motorway. Emerging development proposals retain the site of the castle, or what is left of it, within a country park, so no harm has been identified. However, given the loss of the majority of the castle to the construction of the M54, any remains are necessarily fragmentary and unlikely to warrant preservation *in situ*.

- 5.29 Some evidence for early post-medieval industry is also recorded within the Site, with the earthwork remains and associated pond bays of Lizard Forge (**1823**) in the centre of the Site and Tong Forge (**1822**) in the south of the Site. These could be considered to be of archaeological and historical interest at a county level. However, emerging proposals suggest that these would be retained in the event of development within pre-existing woodland; therefore, no potential for harm has been identified. Possible post-medieval mill sites in the area around Lizardmill Farm, should any remains survive, would be likely to be of interest at a local level, although these are also within areas identified for retention.
- 5.30 Undated circular crop marks (**34671, 34672**) within the south of the Site, which are thought to be associated with former planting within the 18th century park to Tong Castle, are likely to be of local archaeological interest. These would be lost in the event of the allocation of the Site, according to current emerging development proposals.

Historic Landscape

- 5.31 The 18th century landscaping associated with the rebuilding of Tong Castle removed all surface remains of previous parkland associated with earlier versions of the Castle. Many of the features associated with the 18th century park have also been lost, with the reversion of much of the former parkland to arable cultivation, as well as the bisection of the park by the construction of the M54 Motorway. As described above, the main elements of the 18th century park that do survive are Church Pool, the remains of the northern driveway to Tong Castle, the fragmentary remains of the ornamental canal, Castle Wood and its ditched boundary. These are of local historic landscape interest and provide the setting to the surviving part of the castle, which is further discussed in the built heritage assessment. Surviving features are retained in the Illustrative Master Plan; a country park, with existing woodland also retained and enhanced. The only exception would be the loss of a small surviving part of the already fragmentary ornamental lake, where this would be lost to proposed strategic employment development.
- 5.32 The HER also records the routes of roads and tracks shown on the 1739 map (**8524**). Some of these are clearly preserved in current boundaries, and others are partly preserved; whereas others bear no relation to any apparent surviving features. Notable among these are the line of hedgerows north of Stanton Road which bisects the western part of the Site. Many of these routes bear no resemblance to the current boundaries within the Site. All substantially complete boundaries shown on this map could be considered to be 'important' according to *The Hedgerows Regulations 1997*, although this boundary is of particular local historic interest. This is indicated for preservation within the development layout on the Illustrative Master Plan (**Appendix EDP 1**).
- 5.33 Outside these areas, and the settlements of Tong and Tong Norton, the majority of land within the Site encompasses large arable fields, with hedged boundaries. These result from planned post-medieval enclosure and subsequent enlargement and are associated with largely 19th century farmsteads. This is a common historic landscape type and is of low value.

Summary

- 5.34 There has been very little archaeological investigation within the Site, and it is likely that there may be further remains of interest which have not currently been identified. Archaeological field evaluation, potentially comprising both non-intrusive survey such as geophysical survey, and intrusive evaluation through trial trenching is likely to be required in light of, and to inform, any specific development proposals. However, based on current evidence there is no expectation that any such remains would be of sufficient interest to warrant their preservation in situ and therefore, constrain the allocation and development of the Site.
- 5.35 In the event of the allocation of the Site and any proposed development within it, the loss of archaeological remains associated with features of interest identified in the baseline would need to be judged in any planning application in terms of the test set out at paragraph 197 of the NPPF; i.e. weighed in the planning balance against the public benefits of any proposed development. Based on current evidence, the loss of archaeological remains identified within the Site could appropriately be mitigated by a programme of archaeological excavation and recording, including environmental sampling and scientific dating techniques where appropriate. Such works could effectively be conditioned on any planning permission.
- 5.36 Development of the nature presented in the Illustrative Master Plan could therefore, be undertaken in accordance with both National and Local Planning Policy and this assessment has not identified any cause for archaeological assets to prevent the allocation and development of the Site. This Archaeological Assessment should provide sufficient information to inform the LPR and determine any further action that is likely to be required in the event of any planning application.

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Section 6 References

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List of Consulted Maps

Shropshire, Speed, J. 1676

Shropshire, Cary, J. 1787

New map of Shropshire, Cary, J. 1805

Map of the Manor of Tong and Tong Norton, 1739

Map of Tong Parish, 1759

Tong Tithe map, 1838

Weston under Lizard Tithe map, 1840

Shifnal Tithe map, 1840

Field Name map of Tong Parish, 1855

Shropshire XXXVII.SW 1889, 1903

Shropshire XXXVII. SE 1889, 1903

Shropshire XLIV.NE 1887, 1903

Shropshire XLIV.NW 1888, 1903

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Images



Image EDP H1: Aerial view from 2010 of south and east sides of larger camp of Romans camps south-west of Stoneyford Cottage (1006249) (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)



Image EDP H2: View south of Castle Hill Motte and Bailey Castle (1019202)



Image EDP H3: Aerial view from 2018 of *Castle Hill Motte and Bailey Castle (1019202)*. The route of the former ornamental canal to the later Tong Castle can also be made out as a parch mark to the west of the River Wolfe (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)



Image EDP H4: View south from adjacent *Castle Hill Motte and Bailey Castle (1019202)* to *St Bartholomew's Church*



Image EDP H5: Erosion of the north side of the motte to *Castle Hill Motte and Bailey Castle* (**1019202**)



Image EDP H6: View south-east of the remains of the infirmary/almshouses (**1176560**; 1073) in association with St Bartholomew's Church (**1053606**; 13882)



Image EDP H7: Aerial view from 2018 of *Site of Medieval College, Tong (1006243)* with the *Churchward cross, St Bartholomew's Church (1016190)* and *St Bartholomew's Church (1053606; 13882)* to the north; the remains of the *infirmary/almshouses (1176560; 01073)* to the north-west (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom).



Image EDP H8: View south over *Site of Medieval College, Tong (1006243)* from the churchyard to the north



Image EDP H9: View south-west over Site of Medieval College, Tong (1006243) from the Former North Gates, gatepiers and flanking walls, Tong Castle (1053608; 13884) towards Church Pool.



Image EDP H10: Aerial view of 2003 of cropmarks of pit alignment 28802 (W of A41), in association with geological cropmarks and the pre-cursor to the A41, as shown on the map of Tong and Tong Norton of 1739 (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)



Image EDP H11: Aerial view of 2018 showing cropmarks of pit alignment 28716 (east of A41), in association with other field boundaries, which are likely to be prehistoric (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)



Image EDP H12: Aerial view of 2003 showing previously unrecorded pit alignment west of Havannah Farm, with further cropmarks of potential prehistoric boundaries outside the Site to the east (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)



Image EDP H13: Aerial view of 2018 of cropmarks of enclosure 8525/31174 on the east of the River Worfe (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)



Image EDP H14: View south-west of pool north of Newport Road



Image EDP H15: View south-east of hollow in the field boundary incorporating the remains of the ornamental canal



Image EDP H16: Aerial view of 2011 showing the course of the former ornamental canal, partly preserved in field boundaries and partly seen as cropmarks (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)



Image EDP H17: Photograph of Tong Castle, 1888 (Imagery © Shropshire Archives)



Image EDP H18: Photograph of Tong Castle in 1953, shortly before its demolition (Imagery © Shropshire Archives)



Image EDP H19: View south-east of the remains of Tong Castle within the Site (1176571)



Image EDP H20: View north-east of Church Pool (from adjacent Tong Castle)



















Image EDP H21: View south south-west of Church Pool, also showing the route of the original north driveway to the 18th century Tong Castle



Image EDP H22: Aerial view of 2018 of cropmarks of circular features (34671; 34672) to the north-west of Church Pool (Imagery © 2018 Getmapping plc, Map data © 2018 Google United Kingdom)

Appendix EDP 1
Illustrative Master Plan
(Bidwells UDS44025-A1-0201 02.08.2019 Rev. C)

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- KEY**
-  Site Boundary
 -  Retained Agricultural Land Use
 -  Proposed Country Park
 -  Proposed / Reinforced Woodland Belt
 -  Proposed Public Park
 -  Existing + Proposed Water Bodies
 -  Proposed Tree-lined Main Roads
 -  Strategic Employment Area
 -  Neighbourhood 1
 -  Neighbourhood 2
 -  Neighbourhood 3
 -  Neighbourhood 4
 -  Supermarket
 -  School
 -  Local Centre
 -  Cosford Railway Station

02/08/2019 Preliminary Landmap

Scale: 1:10,000

DATE: 02/08/2019

PROJECT: BIDWELLS

CLIENT: URBAN DESIGN STUDIO

DESIGNER: URBAN DESIGN STUDIO

DATE: 02/08/2019

PROJECT: BIDWELLS

CLIENT: URBAN DESIGN STUDIO

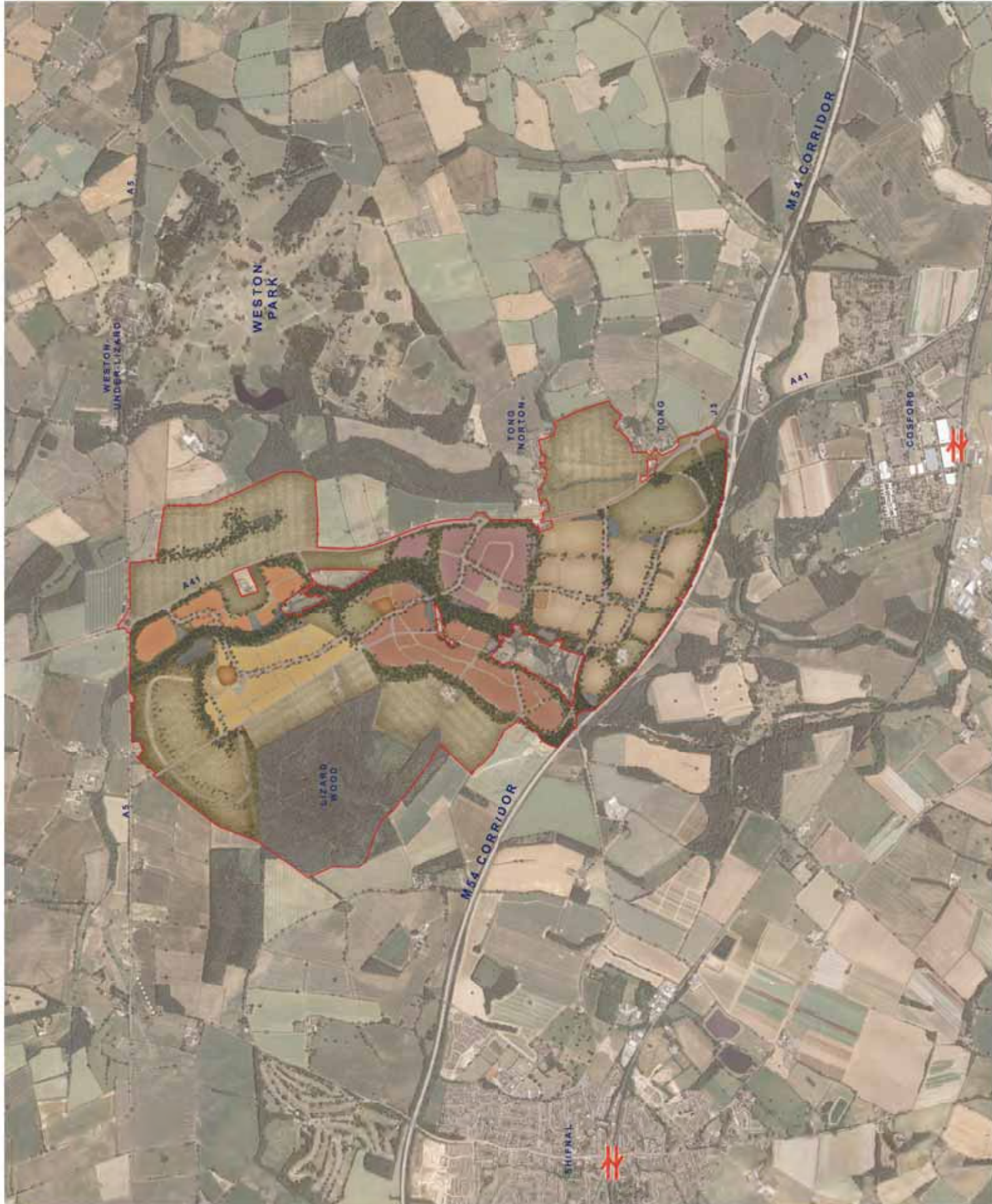
DESIGNER: URBAN DESIGN STUDIO

BIDWELLS
 URBAN DESIGN STUDIO
 100011710

JUNCTION 3: M54

ILLUSTRATIVE MASTER PLAN

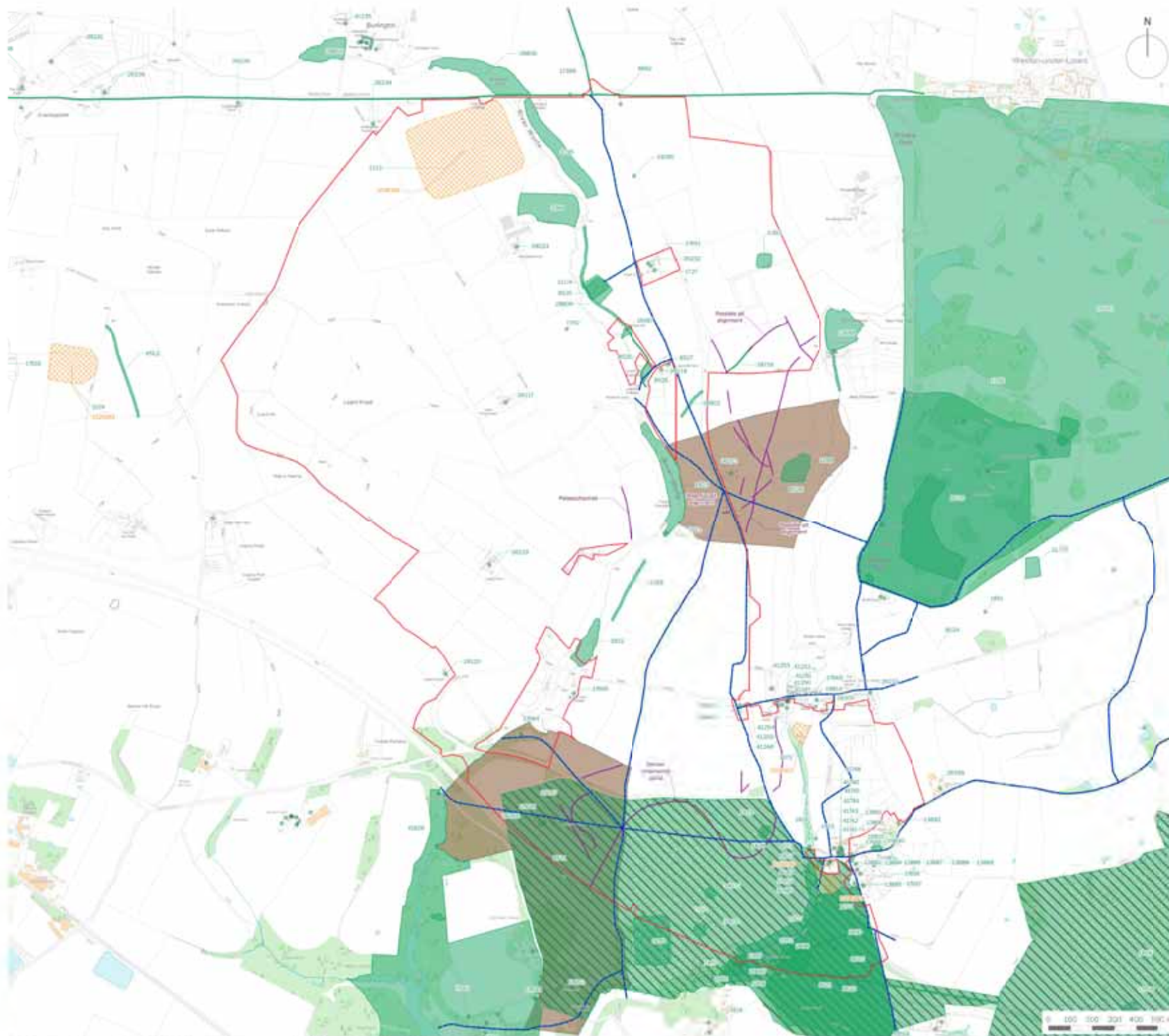
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





Plans

- Plan EDP H1** Overview of Archaeological Assets and Features of Interest
(edp4371_d001f 11 September 2019 ES/RJ/JTF)
- Plan EDP H2** Map of Tong and Tong Norton, 1739
(edp4371_d005b 11 September 2019 RB/ES/JTF)
- Plan EDP H3** Extracts of Tithe Maps, 1838-1840
(edp4371_d006b 11 September 2019 RB/ES/JTF)
- Plan EDP H4** Second Edition OS Map, 1903
(edp4371_d007b 11 September 2019 RB/ES/JTF)

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-  Site Boundary
-  Scheduled Monuments
-  HER Monuments
-  Former Heathland
-  Areas of Former Parkland
-  Roads/tracks on 1739 Map of Tong
-  Potential Archaeological Features identified by Aerial Photographs

client
Bradford Rural Estates Limited

project title
Land North of Junction 3 of the M54, Shropshire

drawing title
Plan EDP H1: Overview of Archaeological Assets and Features of Interest

date **11 SEPTEMBER 2019** drawn by **ES**
drawing number **edp4371_p001f** checked **RJ**
scale **1:8,500 @ A1** QA **JTF**



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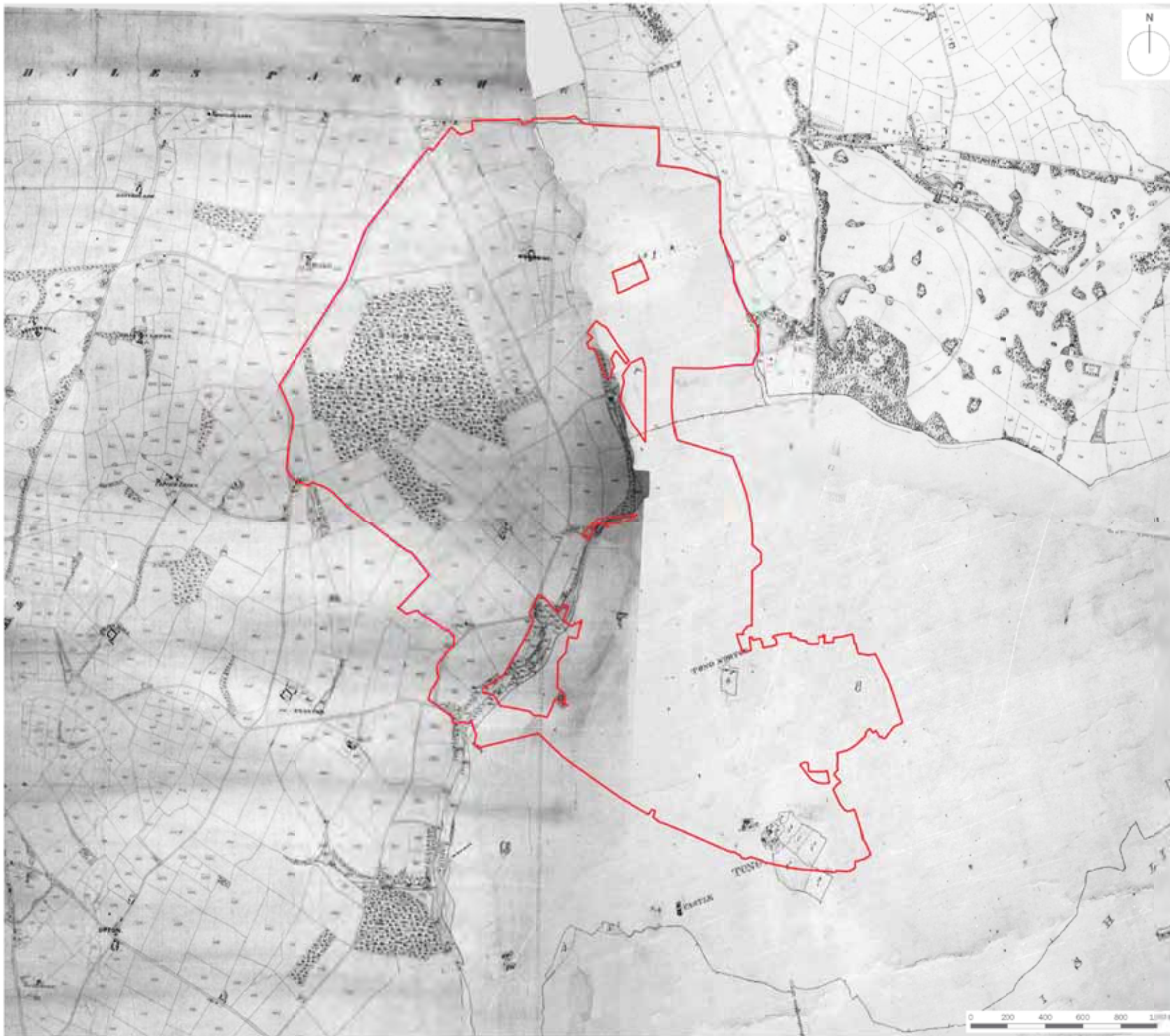


Approximate Site Boundary

client	Bradford Rural Estates Limited		
project title	Land North of Junction 3 of the M54, Shropshire		
drawing title	Plan EDP H2: Map of Tong and Tong Norton, 1739		
date	11 SEPTEMBER 2019	drawn by	RB
drawing number	edp4371_0005b	checked	ES
scale	1:20,000 @ A3	QA	JTF



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 Approximate Site Boundary

Client
Bradford Rural Estates Limited

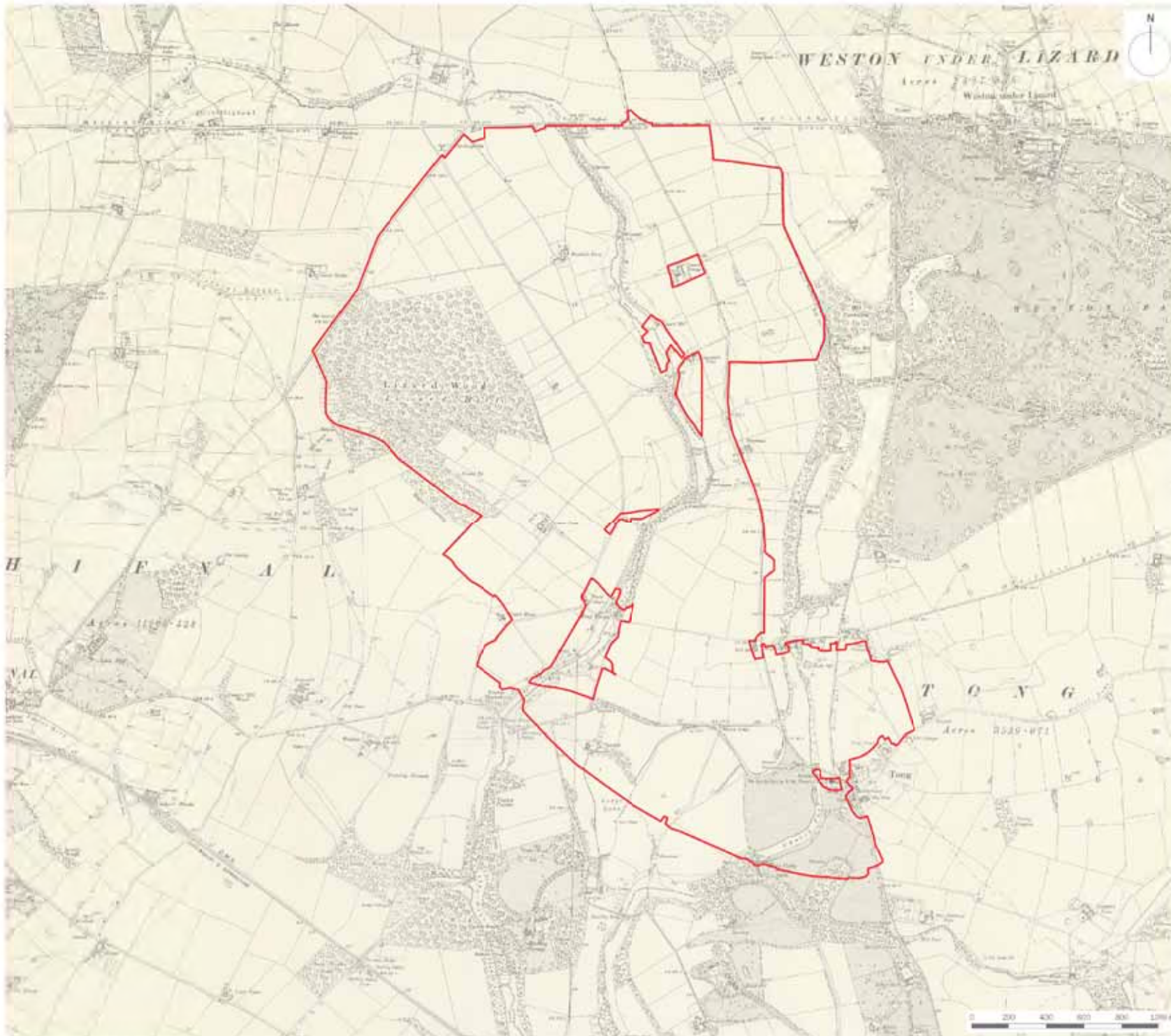
Project title
Land North of Junction 3 of the M54, Shropshire

Drawing title
Plan EDP H3: Extract of Title Maps, 1838-1840

Date:	11 SEPTEMBER 2019	drawn by	RB
Drawing number:	edp4371_0006b	checked	ES
Scale:	1:20,000 @ A3	QA	JTF



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Approximate Site Boundary



client
Bradford Rural Estates Limited

project title
Land North of Junction 3 of the M54, Shropshire

drawing title
Plan EDP H4: Second Edition OS Map, 1903

date	11 SEPTEMBER 2019	drawn by	RB
drawing number	edp4371_0007b	checked	ES
scale	1:20,000 @ A3	QA	JTF



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