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Land West of Shifnal, Shropshire

Historic Environment Desk- Based Assessment

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Note on Transcriptions of Historic Maps

Historical mapping, both Ordnance Survey (OS) and individual cartographer's work relies on the accuracy of the data input into it and the projection used to produce a two dimensional image from three dimensional data. Techniques of survey have evolved and improved over the centuries but pre-OS maps are of widely varying quality and their accuracy is limited by the technology used to create them.

Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registry-applications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

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1. INTRODUCTION

Wallace Land Investments (Wallace) has commissioned Nexus Heritage to prepare a Historic Environment Desk-Based Assessment (hereafter the Assessment) for an area of land to the south and south-west of Shifnal (hereafter the 'Site') in which it has an interest with a view to future development.

The aim of this Assessment is to determine, in so far as is reasonable by desk-based research and a site visit, the presence or absence of heritage assets and the character, survival and state of preservation of such assets on and in the vicinity of the Site.

The assessment comprises an examination of evidence secured from the Shropshire Record Office (SRO), the Shropshire Historic Environment Record (SHER) and other source repositories as appropriate, and incorporates other available published and unpublished data discernible from web-based sources such as the Heritage Gateway, PastScape and National Heritage List databases. A Site visit and walk-over survey were conducted on the 5th Feb. 2019.

Based on research undertaken for the Assessment, this report highlights any potential direct impacts to any heritage assets which may arise during development of the Site. This Assessment has been undertaken in compliance with the Chartered Institute for Archaeologists document, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017). The potential for indirect impacts to the significances of heritage assets arising from changes to their settings occasioned by the proposed development is also considered.

There are no registered World Heritage Sites, Scheduled Monuments, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the Site. There are no Listed Buildings within the Site. The Site has no immediate adjacencies with any designated heritage assets.

In historic and archaeological terms the principal issue at the Site is associated with the following:

- Nearby Listed Buildings and their settings
- The suspected site of the medieval 'shifted' village of Idsall
- The site of a 17th century mill pond,
- The site of an 18th century toll house on the B4379
- Shifnal Conservation Area

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2. GEOLOGICAL, PEDOLOGICAL AND TOPOGRAPHICAL BACKGROUND

The Site comprises land that extends south from the A464 Priorslee Road towards Park Lane. The Site is centred, approximately at grid reference SJ 74450 07052 (Fig. 1).

The surface cover at the Site ranges from arable crop to pasture to unmanaged scrub to allotment gardens and a cemetery.

The soils at the Site are characterised as slightly acid loamy and clayey soils with impeded drainage (<http://www.landis.org.uk/soilscapes/>).

The superficial deposits at the Site are mapped as Glaciofluvial Deposits in the form of Devensian sands and gravels formed up to 2 million years ago in the Quaternary Period. (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

The bedrock geology underlying the Site comprises Bridgnorth Sandstone Formation, a sedimentary bedrock formed approximately 272 to 299 million years ago in the Permian Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

The British Geological Survey records 18 boreholes within the Site, drilled in 1968. (http://scans.bgs.ac.uk/sobi_scans/boreholes/166087/images/14467608.html).

SJ70NW2433—SHIFNAL BY-PASS 7 374200,307570 Depth: 3.35m.

SJ70NW2434—SHIFNAL BY-PASS 8 374270,307490 Depth: 3.05m.

SJ70NW2435—SHIFNAL BY-PASS 9 374310,307410 Depth: 6.1m.

SJ70NW2436—SHIFNAL BY-PASS 10 374420,307280 Depth: 5.03m.

SJ70NW2437—SHIFNAL BY-PASS 11 374470,307200 Depth: 6.55m.

SJ70NW2438—SHIFNAL BY-PASS 12 374520,307150 Depth: 3.5m.

SJ70NW2439—SHIFNAL BY-PASS 13 374550,307130 Depth: 3.5m.

SJ70NW2440—SHIFNAL BY-PASS 14 374570,307110 Depth: 4.57m.

SJ70NW2441—SHIFNAL BY-PASS 15 374610,307070 Depth: 3.5m.

SJ70NW2442—SHIFNAL BY-PASS 16 374680,307010 Depth: 3.5m.

SJ70NW2443—SHIFNAL BY-PASS 17 374750,306950 Depth: 5.03m.

SJ70NW2444—SHIFNAL BY-PASS 18 374820,306910 Depth: 5.03m.

SJ70NW2447—SHIFNAL BY-PASS LR3 374270,307170 Depth: 4.88m.

SJ70NW2448—SHIFNAL BY-PASS LR4 374390,307180 Depth: 6.4m.

SJ70NW2449—SHIFNAL BY-PASS LR5 374450,307120 Depth: 3.35m.

SJ70NW2450—SHIFNAL BY-PASS LR6 374330,307120 (data restricted)

SJ70NW2452—SHIFNAL BY-PASS SR1 374290,307290 Depth: 3.35m.

SJ70NW2455—SHIFNAL BY-PASS SR4 374950,306750 Depth: 3.5m.

In broad terms the boreholes confirmed a general stratigraphic column comprising topsoil superseding a silty clay with gravel inclusions in turn overlying a silty sand. The exception to this were the two boreholes close to and either side of the Wesley Brook in which the engineers

record deposits of clayey, silty peat.

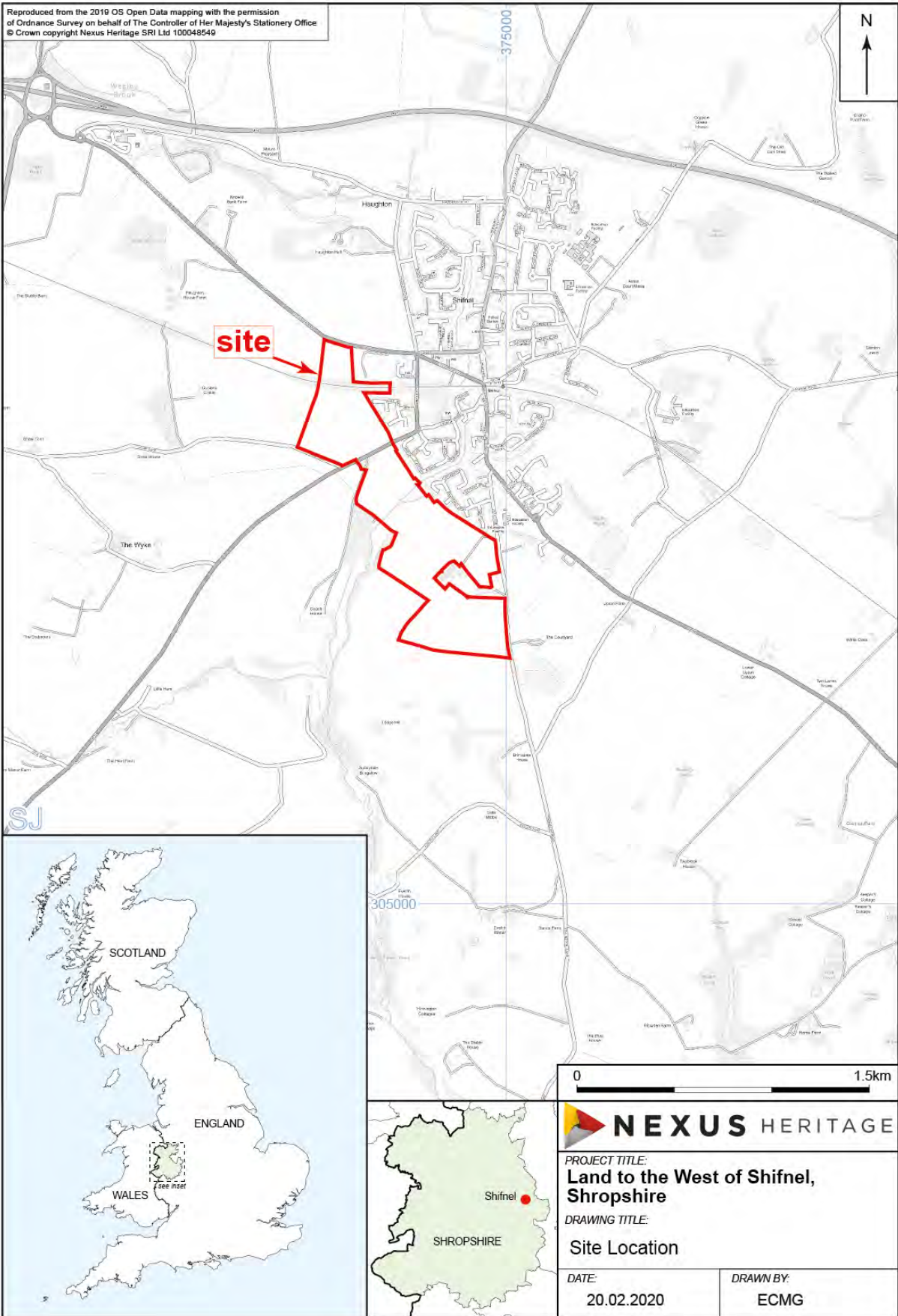
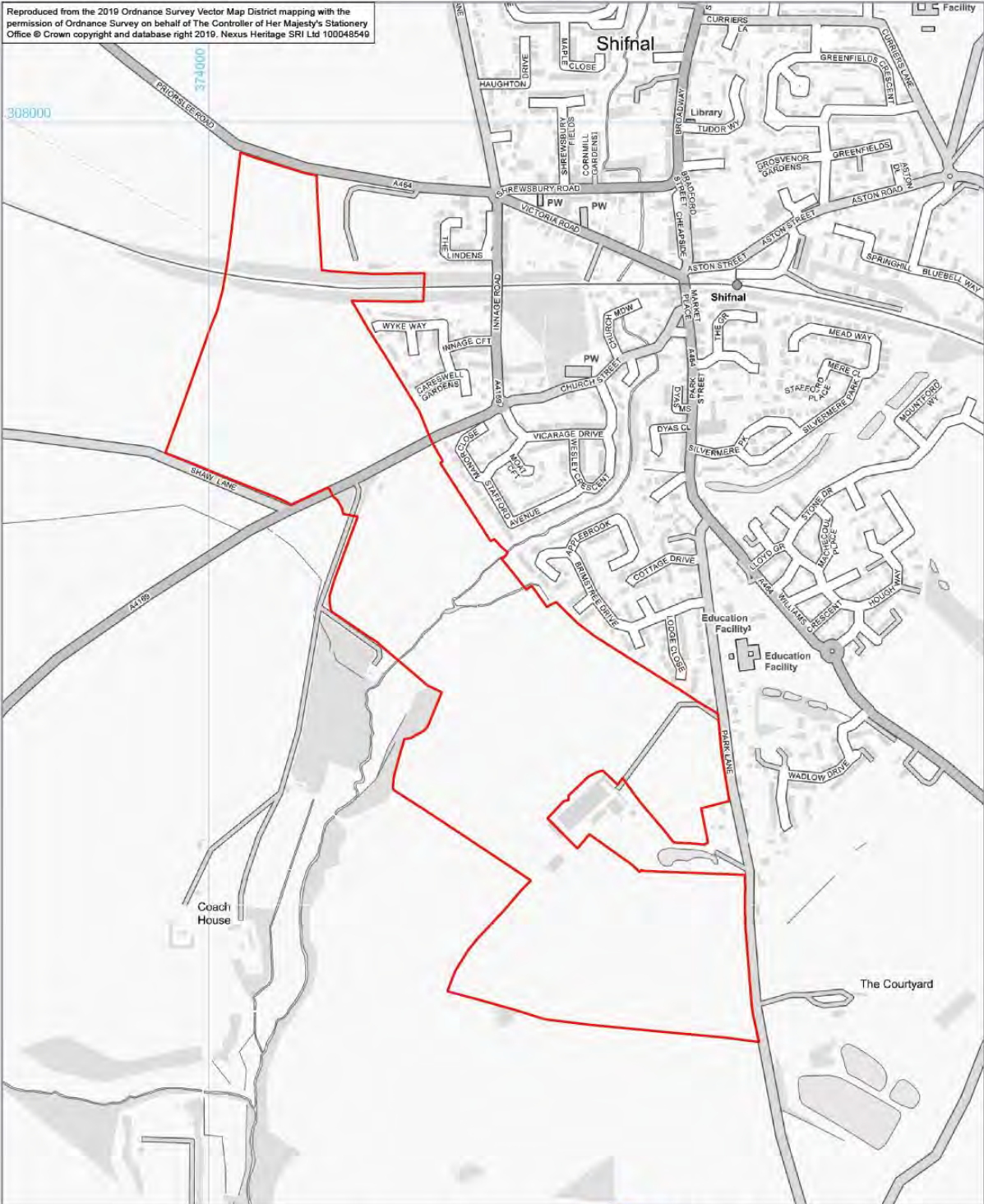


Figure 1: Site Location Plan

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PROJECT TITLE:
Land west of Shifnal

DRAWING TITLE:
Site Plan

DATE: 28.02.2020	DRAWN BY: AN	FIGURE: 2
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Figure 2: Site Plan

3479: Land West of Shifnal, Shropshire
March 2020

3. PLANNING POLICY BACKGROUND

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the *Ancient Monuments and Archaeological Areas Act 1979*. The 1979 Act provides protection to Scheduled Ancient Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Ancient Monument. There are no Scheduled Ancient Monuments within the Site or within 1km of the Site.

With respect to the cultural heritage of the built environment the *Planning (Conservation Areas and Listed Buildings) Act 1990* applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

“In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” (s72(1))

There are no Listed Buildings within the Site. The Site is not wholly or partly within a Conservation Area, but the western margins of the Shifnal Conservation Area are c. 150m from the eastern boundary of the Site, at the nearest point.

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the *Town and Country Planning Act 1990*. The Shropshire Historic Environment Record records three heritage assets (in the form of possible archaeological remains) within the Site.

The place of historic environment assets (such as non-designated archaeological sites, Scheduled Ancient Monuments, non-designated historic buildings and listed buildings) within the planning system is informed by the *National Planning Policy Framework (NPPF)*.

Various principles and policies related to cultural heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

“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.” Para. 189.

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the

setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.” Para. 190.

“In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.” Para. 192.

“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. ” Para. 193.

“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;

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. ” Para. 194.*

It should be noted that substantial harm is a high test which has been held to be “tantamount to destruction” (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

“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; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

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.” Para. 195.

“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.” Para. 196.

“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.” Para. 197.

4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

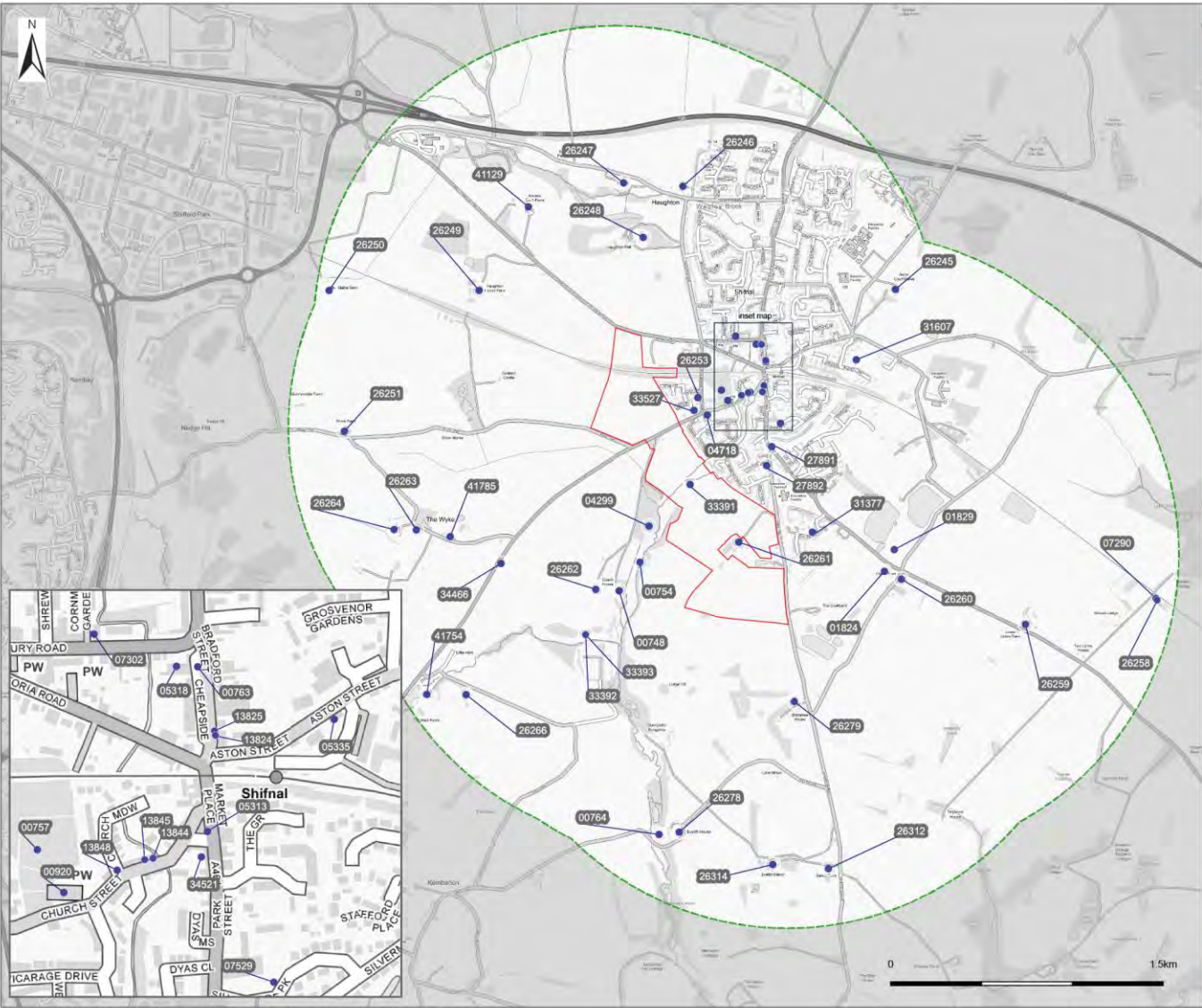
Introduction

The following section is a summary of the archaeological and historical evidence found within a 1000m radius of the Assessment Site; this wider area is referred to as the 'Assessment Area'. The evidence has been compiled from the SHER, SRO and other documentary and cartographic sources. The data collected is considered to provide a good indication of the character, distribution and survival of any potential historic environment assets on the Site and helps define the significance of any such assets. The locations of the identified assets within the Assessment Area are shown in Figures 3 - 9 below.

The Historic Landscape Characterisation identifies several distinct parcels within the Site including:

- Parkland, Gardens and Recreation
- Very Large Post-War Fields
- Planned Enclosure
- Re-Organised Piecemeal Enclosure
- Broadleaved Woodland
- Large Irregular Fields
- Miscellaneous Flood Plan
- Small irregular Fields
- Other Large Rectangular Fields

Definitions of the historic landscape parcels can be found at <https://www.shropshire.gov.uk/media/1797/table-5-current-hlc-type-definitions.pdf>.



Legend

- Site Boundary
- Boundary of Study Area
- Non-designated archaeological sites

Figure Title

Non-Designated Archaeological Sites (point data)

Project Name

Land west of Shifnal

Project Number 3479	Figure No. 3
Date 23.02.2020	Prepared By AN
Scale 1:20,000 @ A3 Inset Map: 1:5,000	Issue 1

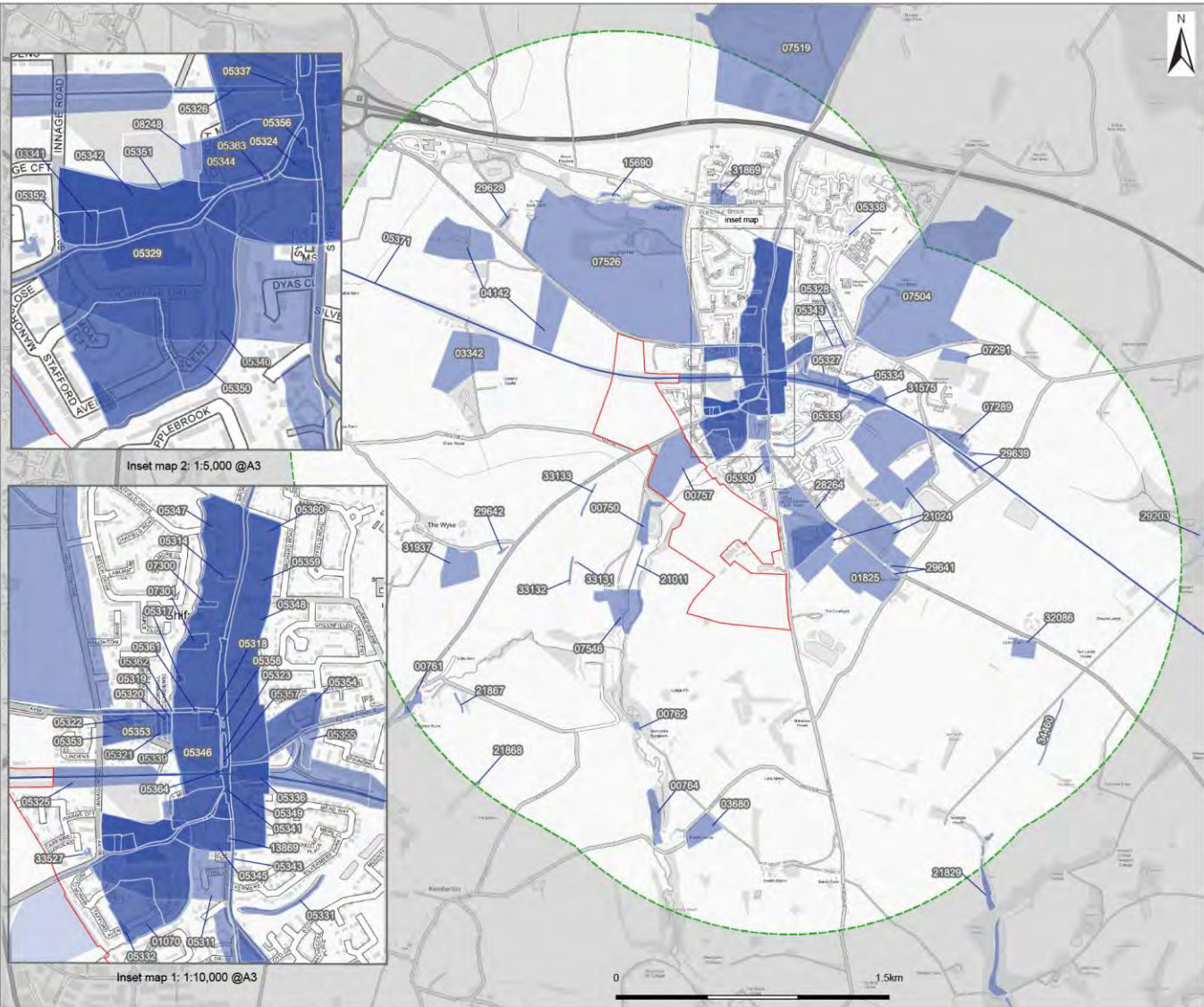
Client

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Figure 3: Location of Non-Designated Archaeological Monuments (Point Data)



Legend

- Site Boundary
- - - Boundary of Study Area
- Non-designated archaeological sites

Figure Title
Non-Designated Archaeological Sites (polygon data)

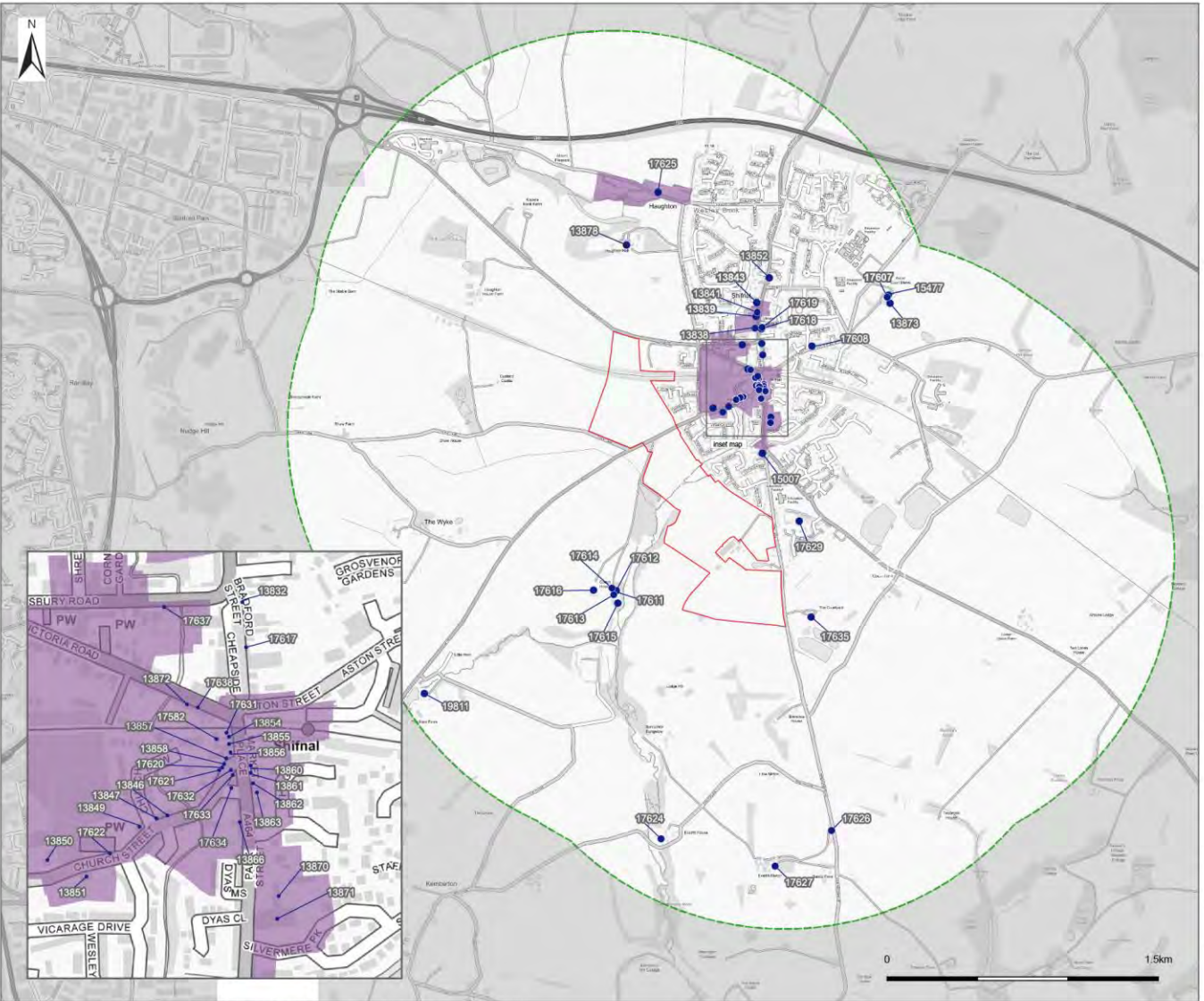
Project Name
Land west of Shifnal

Project Number 3479	Figure No. 4
Date 23.02.2020	Prepared By AN
Scale 1:20,000 @ A3	Issue 1

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Figure 4: Location of Non-Designated Archaeological Monuments (Point Data)

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Legend

- Site Boundary
- - - Boundary of Study Area
- Designated (Listed) Historic Buildings
- Conservation area

Figure Title
Designated (Listed) Historic Buildings and Conservation Area

Project Name
Land west of Shifnal

Project Number 3479	Figure No. 5
Date 23.02.2020	Prepared By AN
Scale 1:20,000 @ A3 Inset Map: 1:5,000	Issue 1

Client
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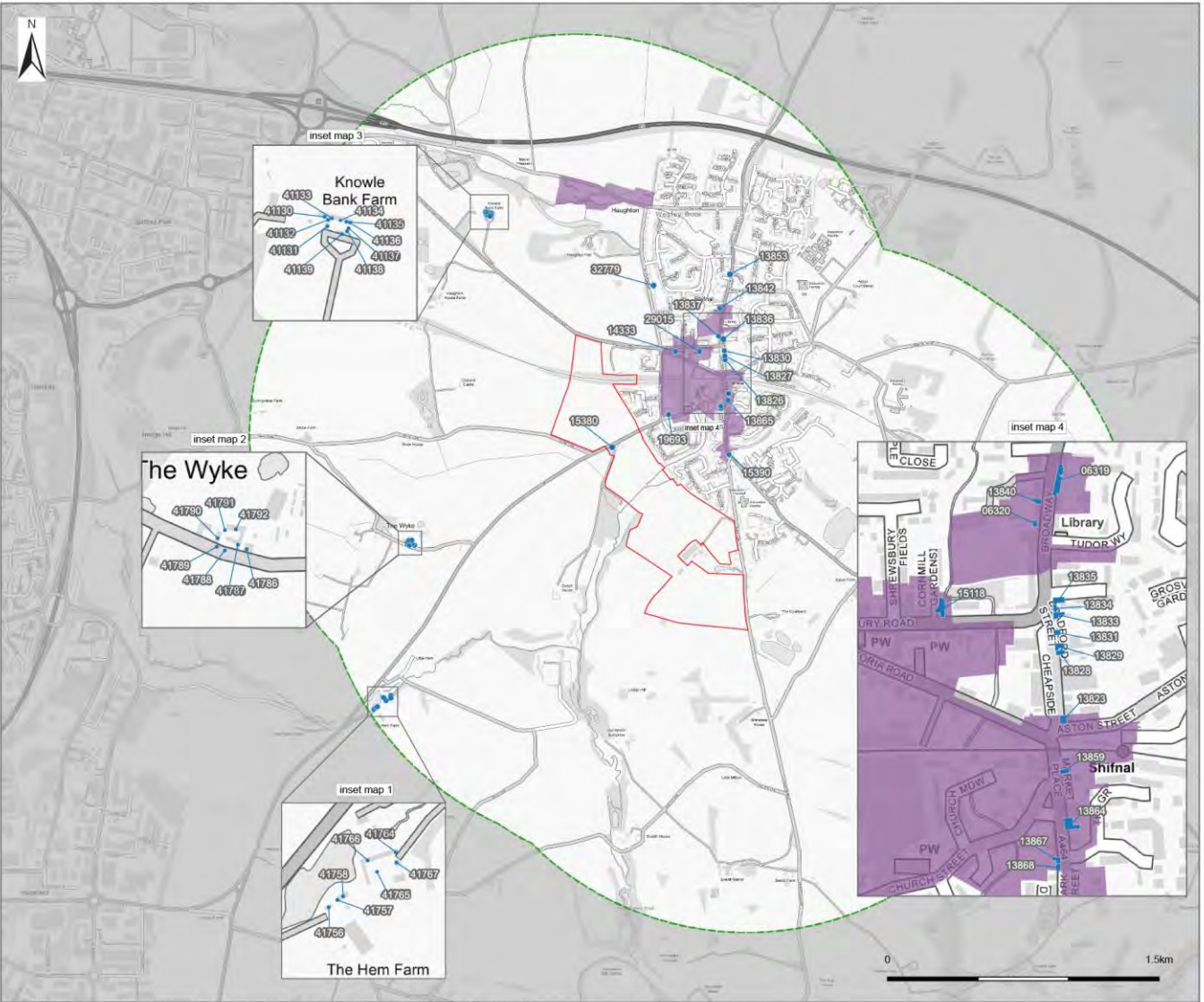


Fig. 5: Location of Designated (Listed) Historic Buildings and Conservation Areas

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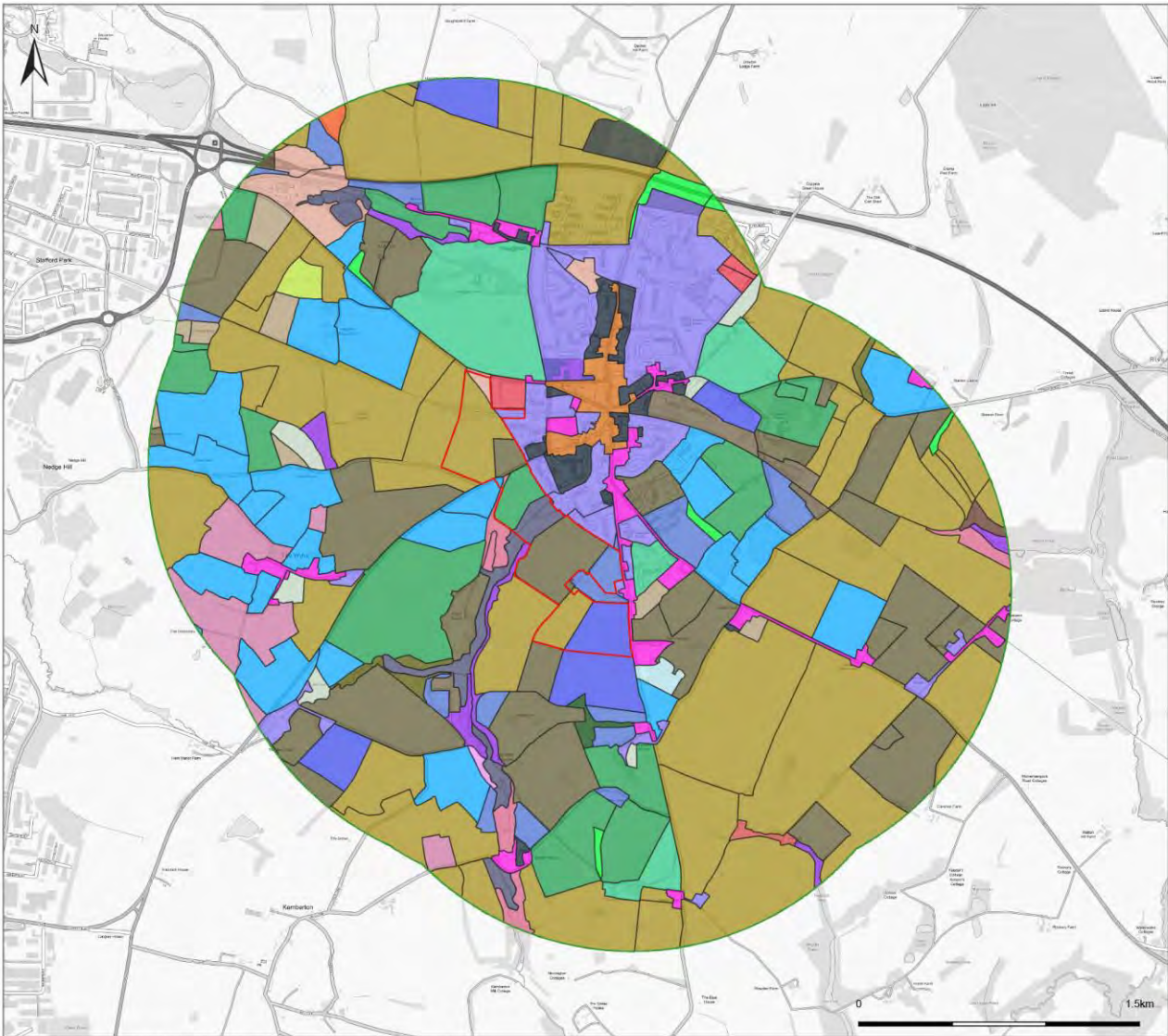
<p>Legend</p> <ul style="list-style-type: none"> — Site Boundary — Boundary of Study Area ● Non-designated historic buildings Conservation area 	
<p>Figure Title</p> <p style="text-align: center;">Non-Designated Historic Buildings and Conservation Area</p>	
<p>Project Name</p> <p style="text-align: center;">Land west of Shifnal</p>	
<p>Project Number</p> <p>3479</p>	<p>Figure No.</p> <p style="text-align: center;">6</p>
<p>Date</p> <p>23.02.2020</p>	<p>Prepared By</p> <p style="text-align: center;">AN</p>
<p>Scale</p> <p>1:20,000 @ A3 Inset Map 4: 1:5,000</p>	<p>Issue</p> <p style="text-align: center;">1</p>
<p>Client</p> <p style="text-align: center;">Wallace Land Developments</p>	
	

Fig 6: Location of Non-Designated Historic Buildings



Legend

- Site Boundary
- - - Boundary of Study Area
- Ancient broadleaved woodland
- Broadleaved plantation
- Broadleaved woodland with sinuous boundaries
- Coniferous plantation
- Golf course
- Historic settlement core
- Industrial complex
- Irregular squatter enclosure
- Large irregular fields
- Miscellaneous floodplain fields
- Mixed plantation
- Other large rectilinear fields
- Other parkland, gardens and recreational
- Other plantation
- Other small rectilinear fields
- Other unimproved ground
- Other woodland with sinuous boundaries
- Paddocks and closes
- Parks and gardens
- Piecemeal enclosure
- Planned enclosure
- Post-1880s settlement
- Pre-1880s settlement
- Race course/ sports field
- Redeveloped pre-1880s settlement
- Reorganised piecemeal enclosure
- Reservoir
- Small assarts
- Small irregular fields
- Very large post-war fields

Figure Title

**Historic Landscape Characterisation
Parcels**

Project Name

Land west of Shifnal

Project Number 3479	Figure No. 7
Date 28.02.2020	Prepared By AN
Scale 1:20,000 @A3	Issue 1

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Fig. 7: Location of Historic Landscape Character Parcels

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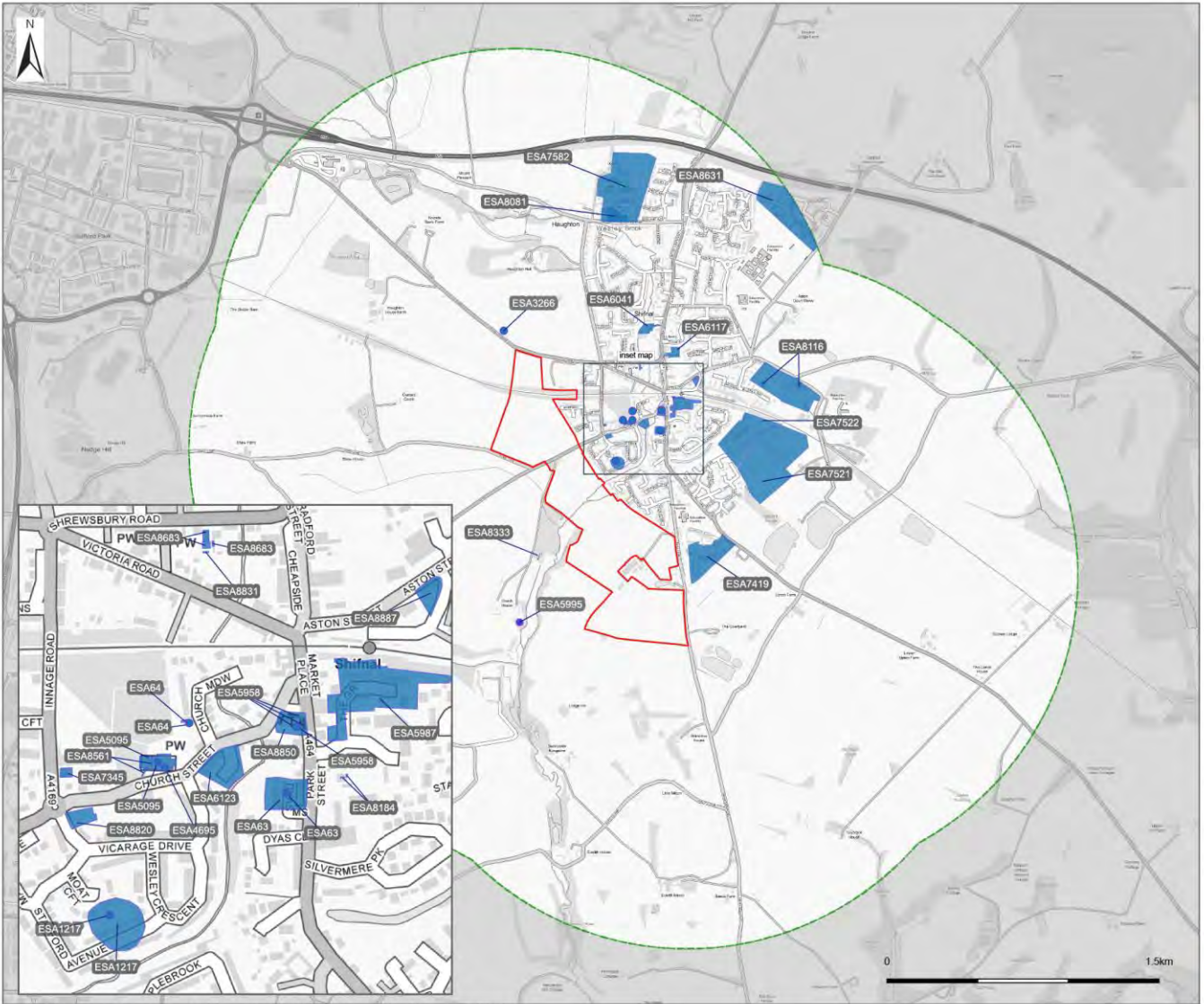


Fig. 8: Location of Invasive Events

Legend

- Site Boundary
- - - Boundary of Study Area
- Invasive Heritage Recording Events

Figure Title
Invasive Heritage Recording Events

Project Name
Land west of Shifnal

Project Number 3479	Figure No. 8
Date 22.01.2020	Prepared By AN
Scale 1:20,000 @ A3 Inset Map: 1:5,000	Issue 1

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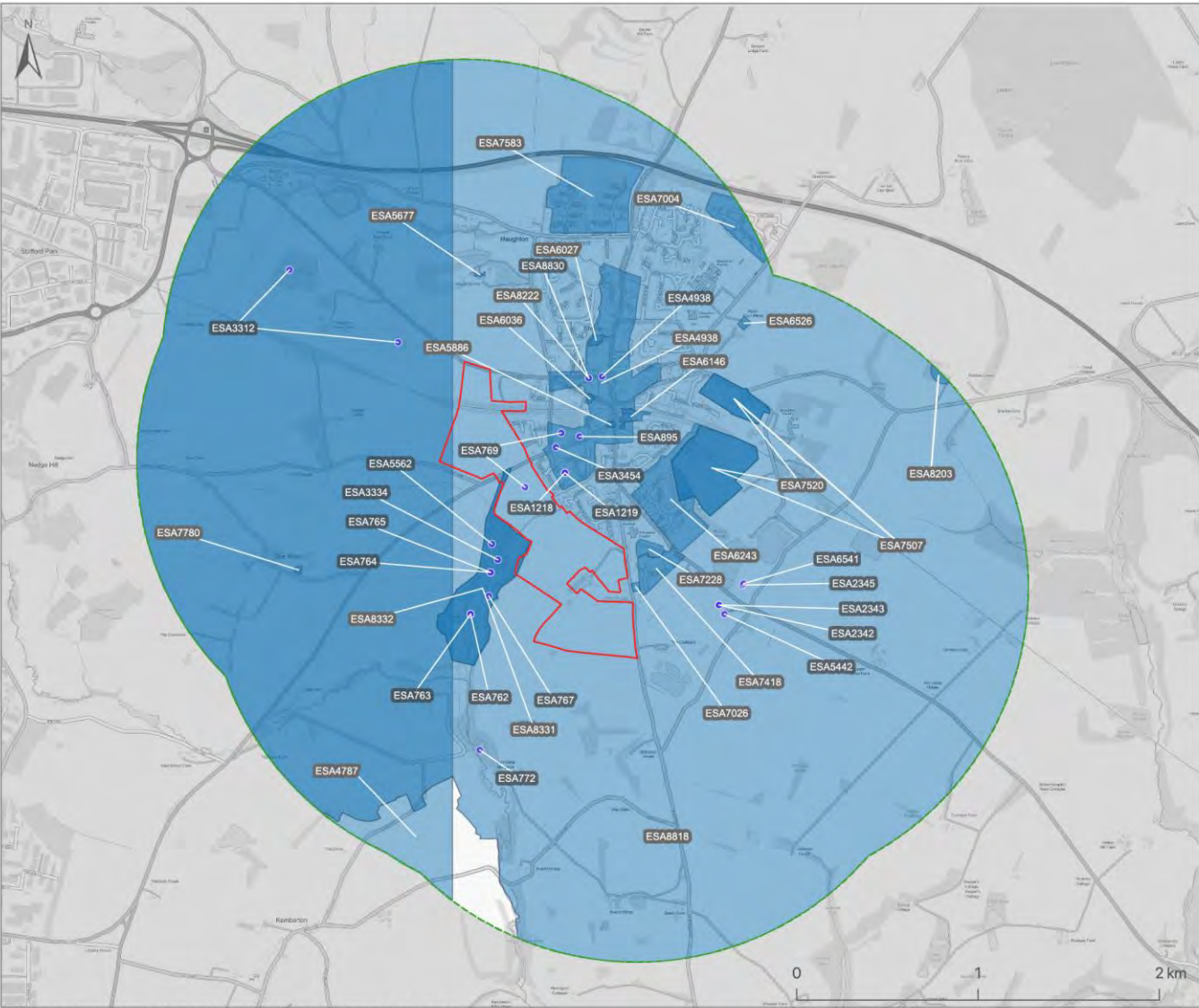


Fig. 9: Location of Non-Intrusive Events

<p>Legend</p> <ul style="list-style-type: none"> — Site Boundary - - - Boundary of Study Area ● Non-Intrusive Heritage Recording Events 	
<p>Figure Title</p> <p style="text-align: center;">Non-Intrusive Heritage Recording Events</p>	
<p>Project Name</p> <p style="text-align: center;">Land west of Shifnal</p>	
<p>Project Number</p> <p>3479</p>	<p>Figure No.</p> <p style="text-align: center;">9</p>
<p>Date</p> <p>22.01.2020</p>	<p>Prepared By</p> <p style="text-align: center;">AN</p>
<p>Scale</p> <p>1:20,000 @ A3</p>	<p>Issue</p>
<p>Client</p> <p style="text-align: center;">Wallace Land Developments</p>	
	

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Prehistoric Period: Palaeolithic (500,000 - 12,000 BC), Mesolithic (12,000 – 4,000 BC) and Neolithic (4,000 – 1,800 BC), Bronze Age (1,800 - 600 BC), Iron Age (600 - 43 AD)

The Prehistoric era is often represented by isolated episodes of artefact recovery, but also sites ranging in character from settlements to funerary and ritual complexes. The SHER confirms that there is no record of prehistoric archaeology at the Site. There are no known prehistoric sites or find-spots within the Site.

A Neolithic polished stone axe (SHER ref. 00754) was found at Manor Farm near Shifnal in 1934 and a prehistoric flint blade, was found to the south-west of Manor Farm in 1994 (SHER ref. 33392). There is a cropmark of a pit alignment (SHER ref. 21867), noted on a 1983 vertical aerial photograph and assigned to the prehistoric period south-east of Hem Farm. Another pit alignment seen of Google Earth imagery in 2018 c.425m NW of Common Farm, Hatton, may also be a prehistoric feature (SHER ref. 34460).

A possible prehistoric pit, off Stanton Road, Shifnal was excavated in 2015 (SHER ref. 31607) and it contained an abraded and likely residual Early Bronze Age beaker sherd. It cut another earlier larger sub-circular pit, and is suggested as being of prehistoric date. Further investigation suggested that it was an isolated feature. A more coherent group of prehistoric features was also identified during archaeological fieldwork in 2015 in the form of a dispersed group of Neolithic pits (SHER ref. 31869). Charcoal, heat-cracked stones, charred hazelnut shells, burnt bone and a fragment of fired clay were recovered from the features at Haughton Road, Shifnal. Subsequent excavation also recorded Iron Age pits, representing possible Iron Age four-post structures, indicating multi-period prehistoric activity.

Given the size of the Site and the identification of prehistoric artefacts and features in the vicinity there is a medium probability that prehistoric artefacts or archaeological deposits may be present within the Site. The absence of evidence for any prehistoric archaeological remains at the Site is, however, partly a reflection of the degree of archaeological investigation in the area and is not necessarily a true indication of prehistoric occupation or activity. Therefore, whilst the probability is medium, the possibility of archaeological remains from this period to be present on the Site should not be entirely discounted.

Romano-British Period (43- 410 AD).

The Romano-British period (c. AD 43 – AD 410) is very well represented in the archaeological record of England and many industrial and military sites, linked by a road network, have been intensively investigated. There are, however, no known Roman period artefacts or sites recorded within the Site and the SHER confirms that there has been no discovery of Roman occupation or activity on the Site or in the vicinity. In the wider Assessment Area there is one potential Roman period site in the form of a cropmark enclosure representing a possible marching camp, south of Lower Upton Farm (SHER ref. 32086).

There are no known archaeological sites or finds dating from the Romano-British period within the Site and given the baseline information for the area there is a low probability that artefacts or archaeological deposits dating to this period may extend into the Site. Whilst the probability is low, the possibility of archaeological remains from this period to be present on the Site should not be entirely discounted.

Saxon/Early Medieval Period (410 - 1066 AD)

There are no confirmed heritage assets from the Saxon/early medieval period recorded in the Site. In the wider Assessment Area the settlement of Iteshale is recorded in the Domesday Book (see below) which suggests the presence of an early-medieval community in the Shifnal area. There is evidence to suggest that Iteshale was the site of an Anglo-Saxon minster, as a church is recorded as being granted to Shrewsbury Abbey between AD1086 and AD1094. Further conjectural evidence for a settlement at Shifnal in the early part of the second half of the first millennium is found in the earliest reference to the town which is believed to be a 12th century translation/copy (forgery?) of a 7th century charter, where it is referred to as Scuffanhalch. Such a charter may have issued by King Æthelred of Mercia. Scuffa is probably a personal name, but the second element, *-halh*, has some topographical relevance, referring to the large shallow depression that the town is sited in (Buteux *et al* 1996).

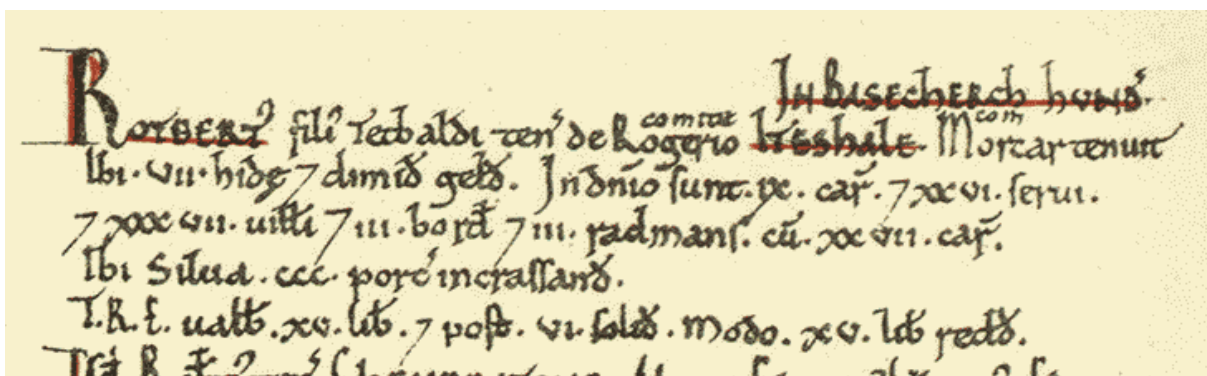
The site of the Saxon minster (SHER ref. 05340) is conjectured to be coincident with the Church of St. Andrew and some authorities believe that the early medieval ecclesiastical precinct includes the church, the churchyard, the vicarage (Croom, 1988).

The place name and historic evidence suggests that during this period an area close to the Site was inhabited, but the extent of the settlement and the layout and use of fields, woodland and, waste which surrounded it is uncertain.

The Saxon period can be poorly represented through artefactual evidence, so the paucity of recorded entries in the sources for the Assessment Area should not necessarily be taken as an indication of a lack of activity. It is likely the origins of Shifnal and its hinterland lie in the Saxon - early medieval period, if not earlier, and the Site was, in all probability, agricultural land or woodland or waste at this time. The historic and archaeological evidence for the Assessment Area for this period suggests, however, that the archaeological potential for the Assessment Site for the Saxon/Early Medieval Period is low.

Medieval Period (1066 - 1485 AD)

There are no recorded discrete heritage assets within the Site dating to this period. However, in political and administrative terms Shifnal was a settlement recorded in the Domesday Book, in the hundred of Alnodestreu and the county of Shropshire. It had a recorded population of 69 households in 1086, putting it in the largest 20% of settlements recorded in Domesday.



Land of Robert son of Theobald

Households: Households: 37 villagers. 3 smallholders. 26 slaves. 3 riders.

Land and resources: Ploughland: 9 lord's plough teams. 27 men's plough teams.

Other resources: Woodland 300 pigs.

Valuation: Annual value to lord: 15 pounds in 1086; 6 shillings when acquired by the 1086 owner; 15 pounds in 1066.

Owners: Tenant-in-chief in 1086: Robert son of Theobald.

Lord in 1086: Robert son of Theobald.

Lord in 1066: Earl Morcar.

Phillimore reference: Shropshire 4,9,1

Medieval Shifnal, known as Idsall (SHER ref. 05359), is understood to have been a substantial settlement, most of which lay to west of the Parish Church prior to a destructive fire in c. 1590. This location is within the Site and is considered to be 'shifted' village (SHER ref. 00757). Anecdotal evidence mentioned by the SHER tells of foundations and remains of buildings, being discovered in digging and ploughing in farmland to the west of Shifnal (Hulbert 1837, 170). Such evidence, slim as it is, supports a tradition that the town originally occupied land to the west of a moat (SHER ref. 01070). The site of the moat is outwith the Site and it defined a circular area enclosed by irregular banks. Archaeological work revealed foundations of house, post holes of timber buildings and post holes for a timber palisade. The assemblage of 13th century pottery suggests that the structures on the platform may be the site of the Manor House of Idsall/ Shifnal, founded in the 13th century and 1200 and deserted in the 14th century. The site of the moat has been built over by a residential estate.

After the late 16th century conflagration the focus of settlement at Shifnal may have moved to the east but this is conjecture.

There are numerous other sites recorded on the SHER which are medieval in date and these include deserted villages, chapels, churches, church yards, vills, ridge and furrow earthworks, earthwork castles, a deer park, a deer leap, a market place, tenements plots, streets and thoroughfares, a bridge, farmsteads, fishponds and find-spots,(for example of last medieval floor tile).

During this period the Site may have been agricultural land containing a settlement. However, it may have instead been woodland or even waste and contained no settlement. The Site contains no apparent earthworks but there is a general potential for the site to contain some medieval archaeological remains due to the clear historic evidence for settlement and activity. The potential for buried archaeological remains associated with the medieval period to be present on the Site is considered to be medium.

Post Medieval Period (1486 – Present)

The landscape of the Site appears to have changed little during the early post-medieval period and during this period there is no evidence that any meaningful development took place on the Site. There are two heritage assets dating to this period within the Site recorded on the SHER. The first is the site of toll house (SHER ref. 15380) on the southern side of the A4169, later recorded by cartographers as Lodge. No surface manifestations of a structure at this location were observed during the walk-over survey, perhaps as a result of dense vegetation cover preventing access and close examination of the ground. The second is a mill pond (SHER ref. 33391). The site of this pond is traceable in the landscape partly as a consequence of a mid-17th century map (see Fig. 11 below). The pond was established by damming the Wesley brook and its valley to create a water body – identified as a millpond on the map of 1635. This pond had been drained by the late 18th century. The location of this mill pool takes the form of an

area of dense vegetative cover and water-logged ground both sides of the Wesley Brook. No structural remains of a mill were identified on the ground during the walkover surface and close examination of the site of the millpond was not possible due to hazardous ground conditions. The tail race has, apparently been identified as a dry shallow linear depression and subsequently as a straight U—shaped cut with flowing water joining the Wesley Brook but no evidence of this was seen during the walk-over survey

The recorded heritage assets within the wider Assessment Area also include many features from the post-medieval period such as gardens, mills, a blast furnace, a paper mill, a gaol, places of worship, ridge and furrow earthworks, a gas works, a tannery, dwellings, farmsteads, a dye-house, a market-place, a timer yard, educational establishments, a railway, a work house, fish ponds, pools, osier beds, a rope walk, thoroughfares, a post office tenements plots, open spaces, burial yards, bridges a town hall, parkland, a brickwork, a windmill, retail establishments, quarries and a gravel pit. Some of the buildings within this broad range of elements include listed buildings. There are seven listed buildings the location of which relative to the Site suggests that the Site may be within the settings and development at the Site may impact on the significances of the listed buildings. These buildings are:

Gate, gate piers and railings, adjoining the Manor House (SHER ref. 17611)

No. 3, Manor Cottages (SHER ref. 17612)

No. 2, Manor Cottages, and Garden Wall projecting to north (SHER ref. 17613)

Former coach house and stable block, north of No. 2 Manor Cottages (SHER ref. 17614)

Gazebo, terrace retaining walls, and steps at the Manor House (SHER ref. 17615)

Barn at Manor Farm (SHER ref. 17616)

The Terrace with water tower and retaining wall adjoining to the south (SHER ref. 17635)

Meaningful cartographic sources for the Site commence in the mid-17th century with the *Site of the Manor of Shefnall wt Some of the Parke thereto Adjoining ... by Anon* dated to 1635 and shown at Fig 10. This map shows a very small part of the Site, but does indicated that a water body extended across the valley of the Wesley Brook at this time, identified as the *Mill Pool*. This pool fed a mill just to the south of the Site. The Mill Pool is recorded by the SHER (ref. 33391 and by the late 18th century this pool had been drained and the land identified as Mill meadow.

There is no other useful cartographic representation of the Site until the late 18th century when a series of maps were prepared to accompany a *Terrier of the Several Estates of Sir William Jerringham Situate in the Counties of Salop and Stafford, 1788*. Copyright restrictions on reproduction of this map by the British Library mean that it cannot be reproduced. However, the key data from it can be transcribed onto modern mapping and Fig. 11 shows the 18th century field names and the lost field boundaries. The field names include some noteworthy entries such as Brickiln (sic) Filed – which could be said to imply that implies that this field was used for clay extraction and brick manufacture. However, the absence of any later depression either mapped by the Ordnance Survey as a pool or a clear depression indicating an extraction of material, suggest that the implication is possibly misfounded.

The Ordnance Survey Surveyor's Drawing entitled *Newport, Shropshire* of 1814 (Fig. 12) shows the major elements of physical geography such as communication routes, woodland, settlements, farms, water courses and water bodies. The map, however, depicts no water bodies, field boundaries or structures with the Site. The term head, as in Lower Park Head perhaps derives from the Middle English *heved* (in turn descended from the Old English *heafod*). This is often thought to commemorate a mound at the end of a plough strip when the turning of a plough at the end of a selion left a deposit of soil (Field 1993, 17). There is no mound in the field. The use of the term *leasow*, to qualify a location identifier in the field name – such as *Workhouse Leasow* derives from the Old English *laeswe* meaning 'at the pastry'. However, an exploration of English field names (Field 1993, 24) notes that in the West Midlands this word acquired a general meaning as pasture, or even more generally, enclosed land. The allocation of several fields as *In Wyke Field* is worthy of mention. The Wyke Field was a number of land parcels illustrated on a map from 1794 accompanying the enclosure award for the open common field in Shifnal Parish (not reproduced) confirming that part of the Site was administered and cultivated as common land any may trace this system of exploitation to the medieval period.

The *Tithe Map of the Parish Of Shifnal*, 1849 (Fig. 13) is a large scale effort and shows considerable detail. However, parts of the map are in poor condition and only a fiche copy could be examined. The resolution was poor and many field numbers remained illegible as did a number of entries on the accompanying apportionment. A transcription is provided and the stand-out item is the continuity of at least eight field names from the Terrier of the 1788 though to 1840 – Brickiln (sic) Field, Yew Tree Leasow, Garrets Piece, Lower Bowling Green, Mill Meadow, Lower Park Head, Horner's Upper Field and Park Lane Piece.



Fig. 10: The Site of the Manor of Shefnall wt Some of the Parke thereto Adjoining ... by Anon (1635).

Legend

— Approximate site location

Figure Title
The Site of the Manor of Shefnall wt Some of the Parke thereto Adjoining. by Anon (1635)

Project Name
Land west of Shifnal

Project Number 3479	Figure No. 10
Date 9th March 2020	Prepared By AN
Scale Unknown	Issue 1

Client
Wallace Land Developments

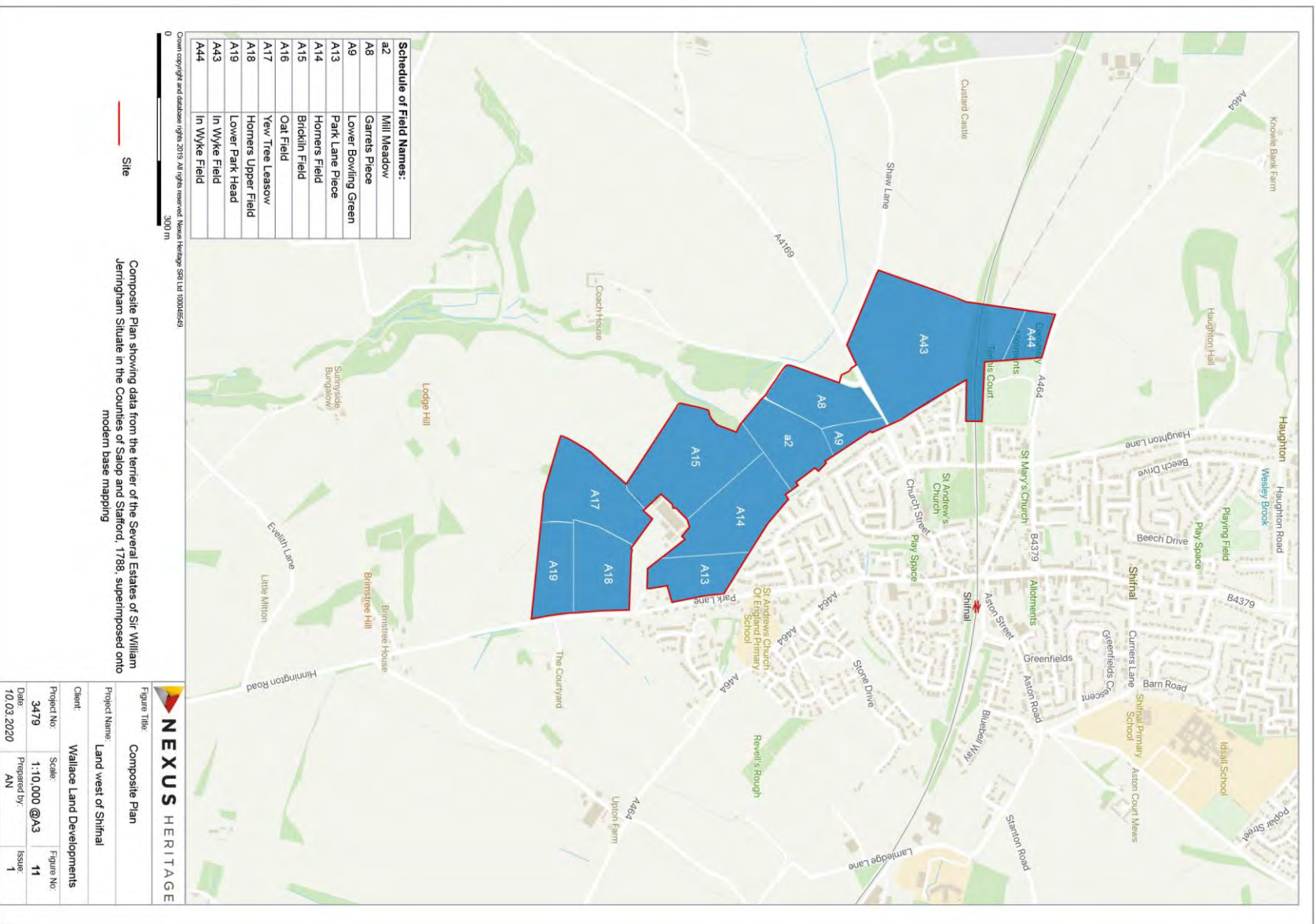



Fig. 11: Composite Plan Showing Data from the Terrier of the Several Estates of Sir William Jerringham Situate in the Counties of Salop and Stafford, 1788, Superimposed onto Modern base Mapping

Legend

 Approximate site location

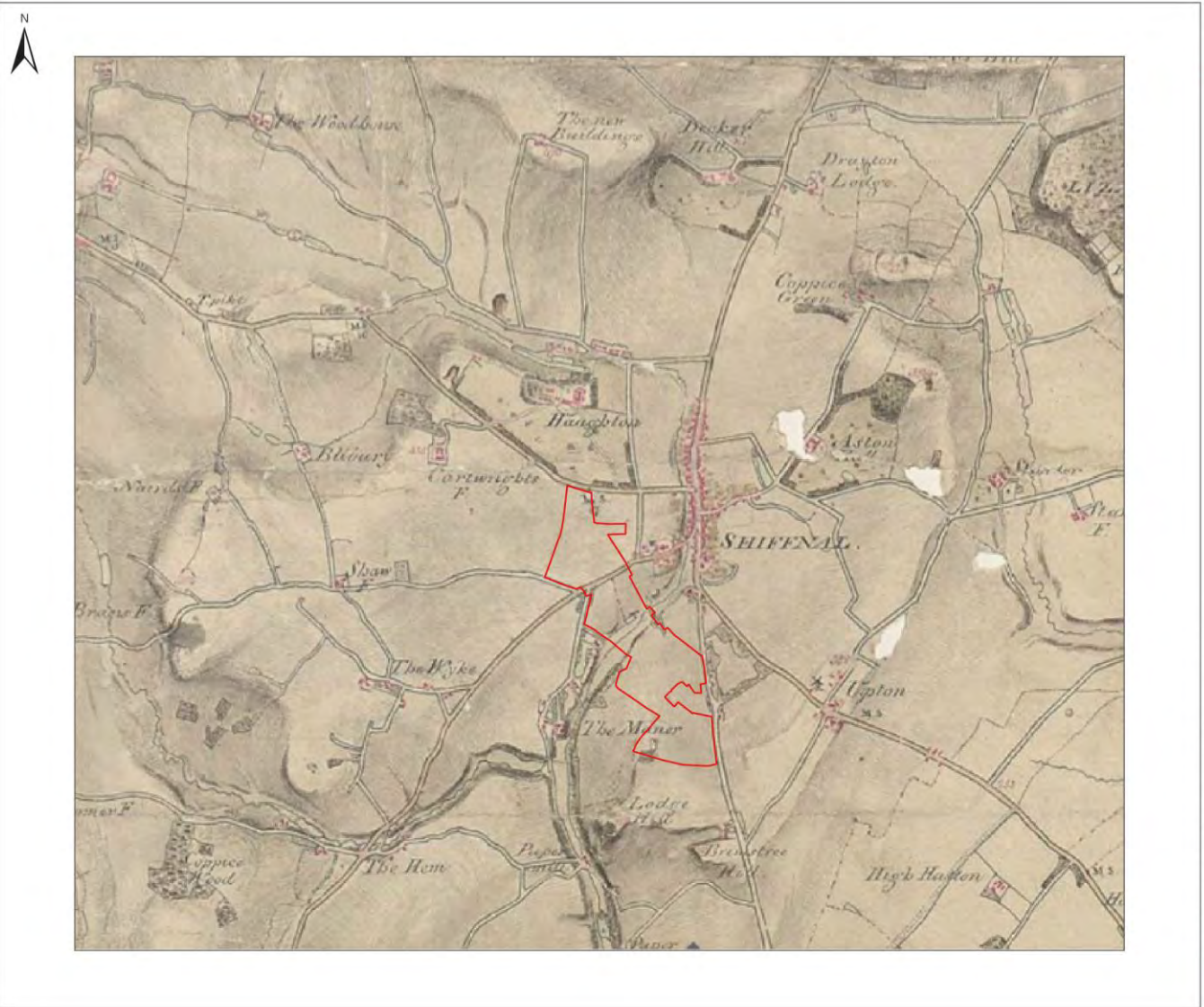


Figure Title

Ordnance Survey Surveyor's Drawing - Newport, Shropshire

Date: 1814

Project Name

Land west of Shifnal

Project Number

3479

Figure No.

12

Date

27th February 2020

Prepared By

AN

Scale

Scale not known

Issue

1

Client

Wallace Land Developments



NEXUS
HERITAGE

Fig. 12: Ordnance Survey Surveyor's Drawing – Newport, Shropshire, 1814

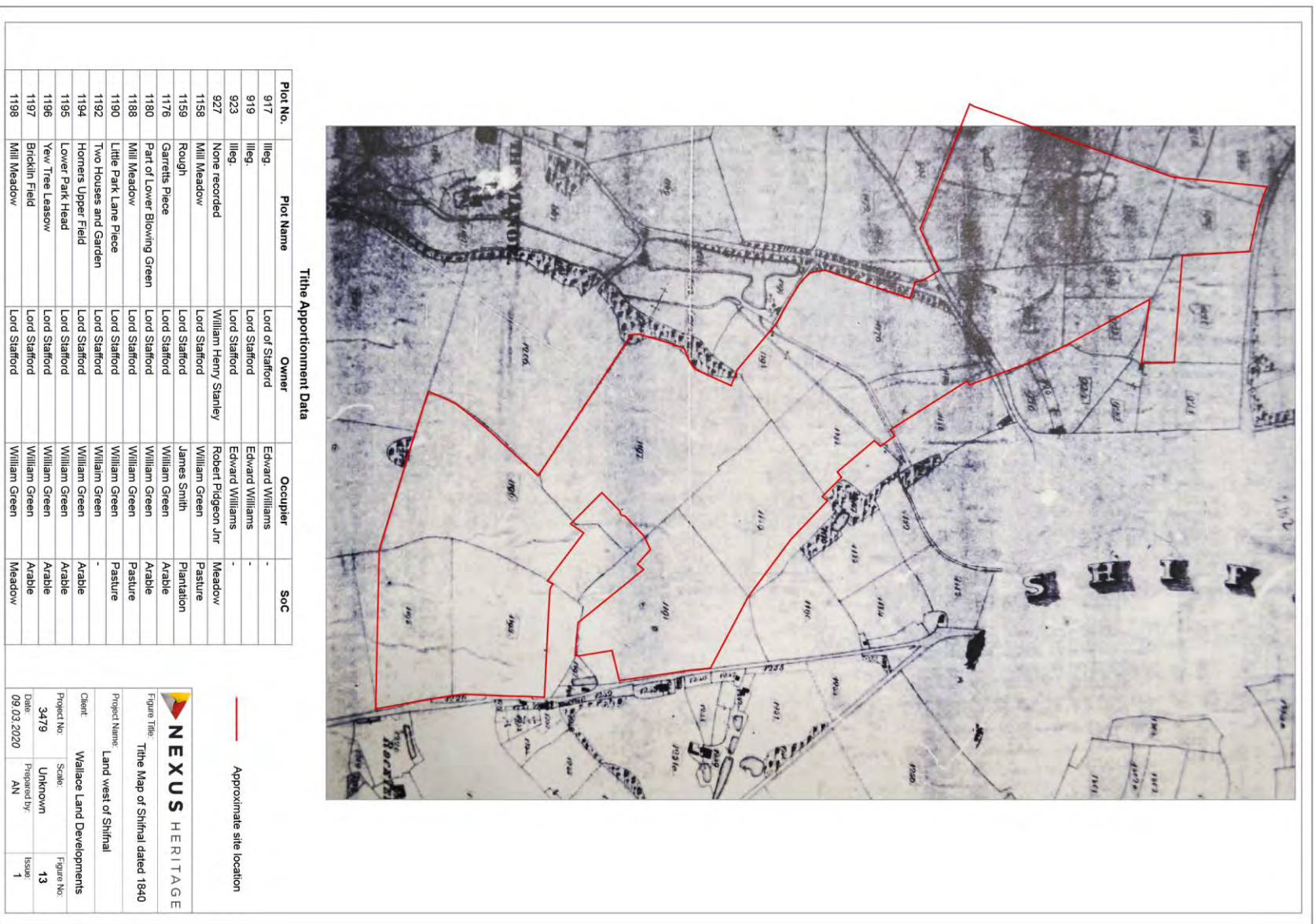


Fig. 13: Tithe Map of the Parish of Shifnal, 1840

The large scale Ordnance Survey (OS) mapping which commenced in the second half of the 19th century permits a detailed examination of the Site through to the present day. Efforts have focussed on the 1:10,560 (6 inches to 1 mile) and subsequent 1:10,000 scale mapping, although the first three editions of the 1:2,500 (25 inches to 1 mile) scale have also been examined, but will not be reproduced.

The OS map of 1888 (Fig. 14) highlights that a number of field boundaries have been eliminated since the late 19th century and also that there was small structure between the A4169 and the railway probably a field barn). There is no evidence of a structure at this location. There is also a small water body, possibly a pond or marl pit at the extreme south-eastern corner of the Site. There is no trace of this water body today. The site of the 18th century toll house (SHER ref. 15380) is identified as standing building, with attached ancillary structure and is labelled as a Lodge. Interestingly there appears to be a watercourse to the north-west of the Wesley Brook which appears to feed the mill pond for Manor Mill (both the pond and mill are outside the Site). The water for this race is taken from the Wesley Brook at a weir (also outside the Site). The route of this race now forms the boundary between the cultivated land to the north of the narrow, boggy uncultivated land in the Wesley Brook valley.

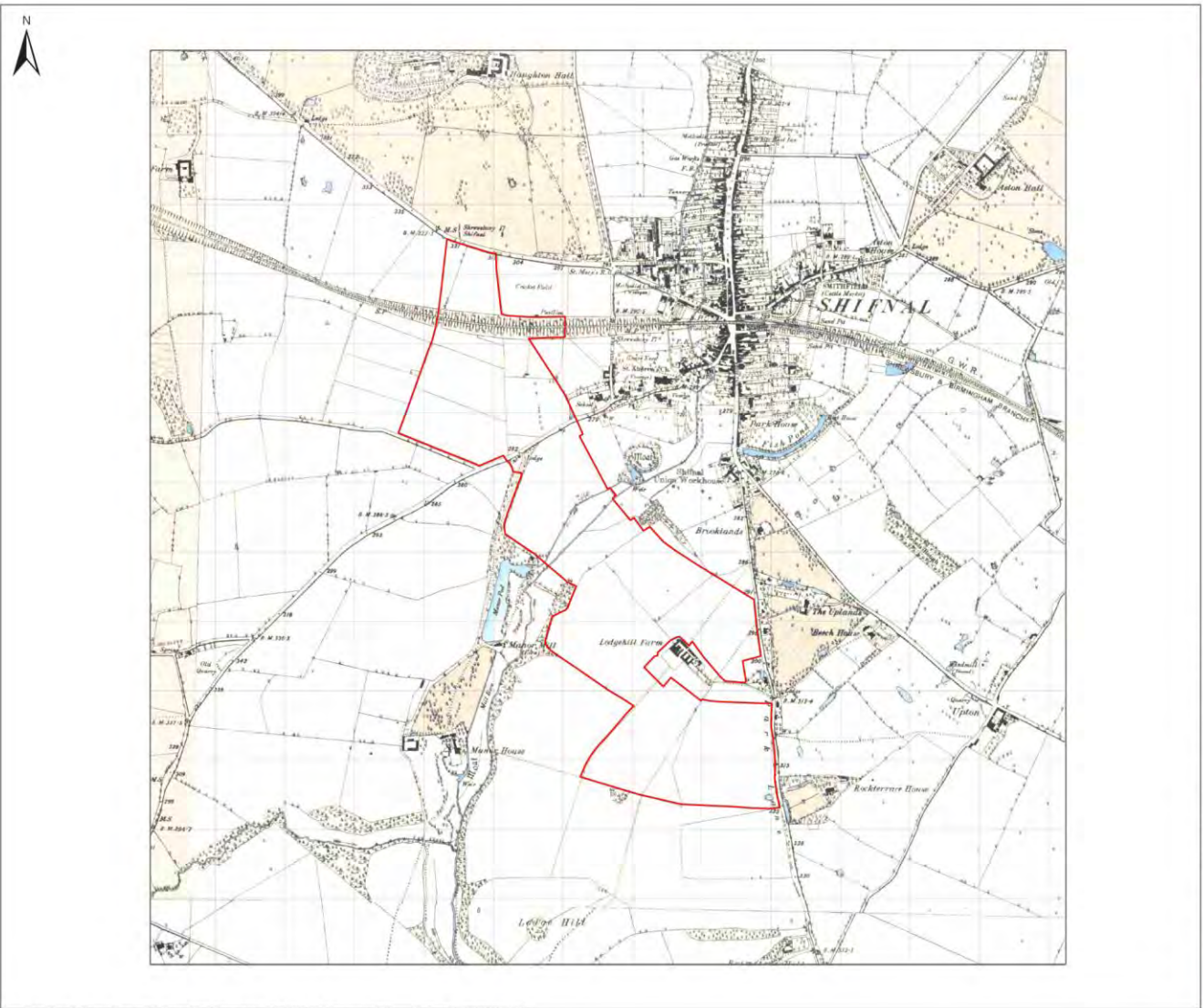
The OS map of 1903 (Fig. 15) shows no gross changes to the landscape other than the depiction of the race mentioned as a standard field boundary. This suggests that the race was no longer functioning, an assertion supported by the fact that the weir is no longer annotated.

The OS map of 1948 (Fig. 16) shows no changes in the intervening 45 years since the publication of the 1903 map edition and the OS map of 1954 (Fig. 17) also shows no changes within the Site.

The OS map of 1966 (Fig. 18) shows the suburban expansion of Shifnal and also identifies the linear boundary which marks the former course of the race mentioned above as a drain – which perhaps indicates that it remained as a channel after it went into disuse and functioned as a means to drain excess water from the field immediately to its north.

The OS map of 1985 (Fig. 19) does not identify this drain and also shows that the cemetery and allotment gardens have been established at the northern extreme of the Site. Most noticeably there has been considerable field agglomeration, with fewer, but larger fields now characterising the landscape.

The OS maps of 2001 (Fig. 20) and 2010 (Fig. 21) are poor on details and nothing meaningful can be said about the Site.



Legend

— Approximate site location

Figure Title

Ordnance Survey, 1:10560
Shropshire.

Surveyed: 1881, Published: 1888

Project Name

Land west of Shifnal

Project Number

3479

Figure No.

14

Date

27th February 2020

Prepared By

AN

Scale

1:10,560

Issue

1

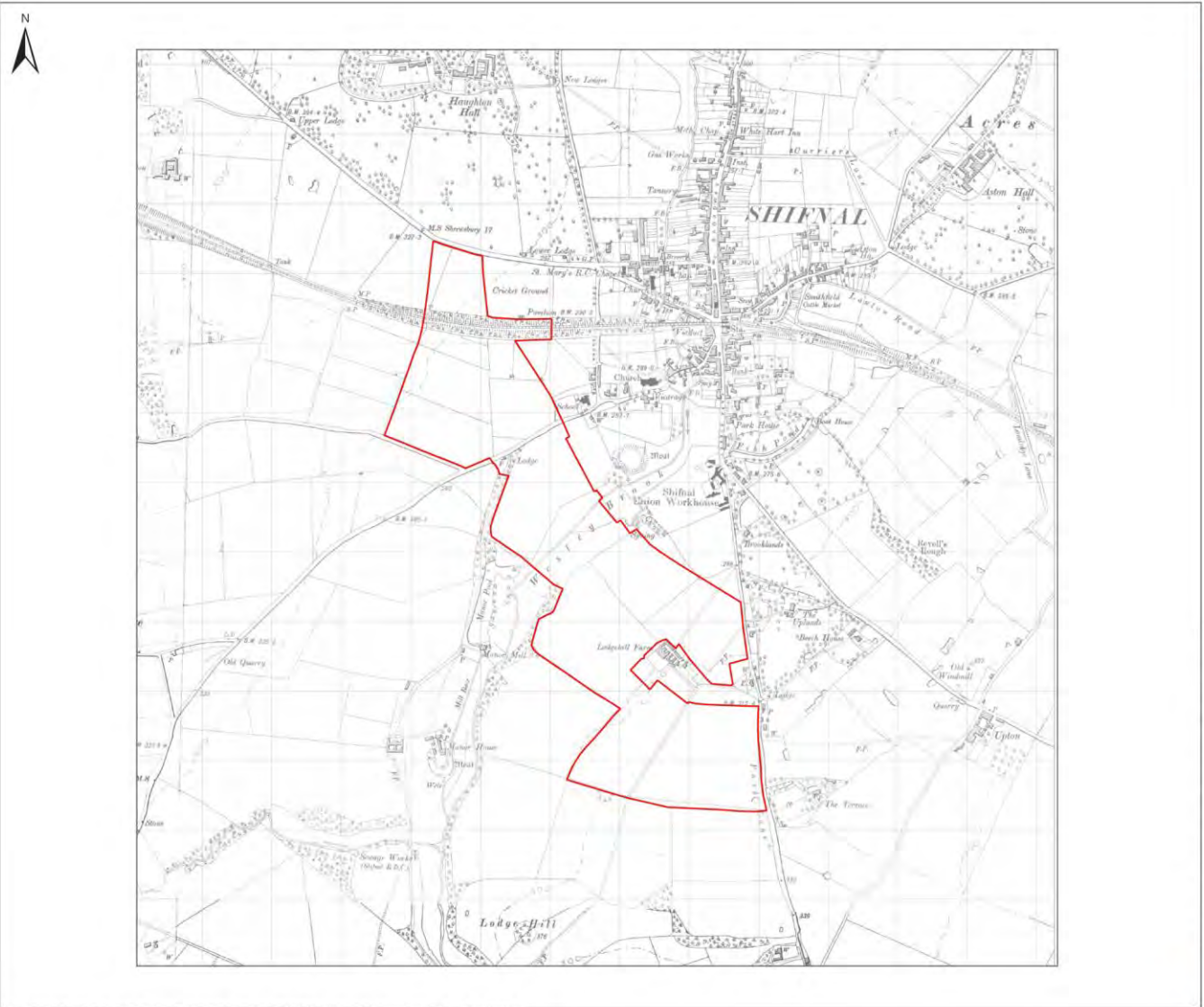
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Fig. 14: Ordnance Survey, 1: 10,560 (6 inches to 1 mile) Shropshire XLIV.NW, Surveyed: 1881, Published: 1888



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Legend

— Approximate site location

Figure Title
 Ordnance Survey, 1:10560
 Shropshire.

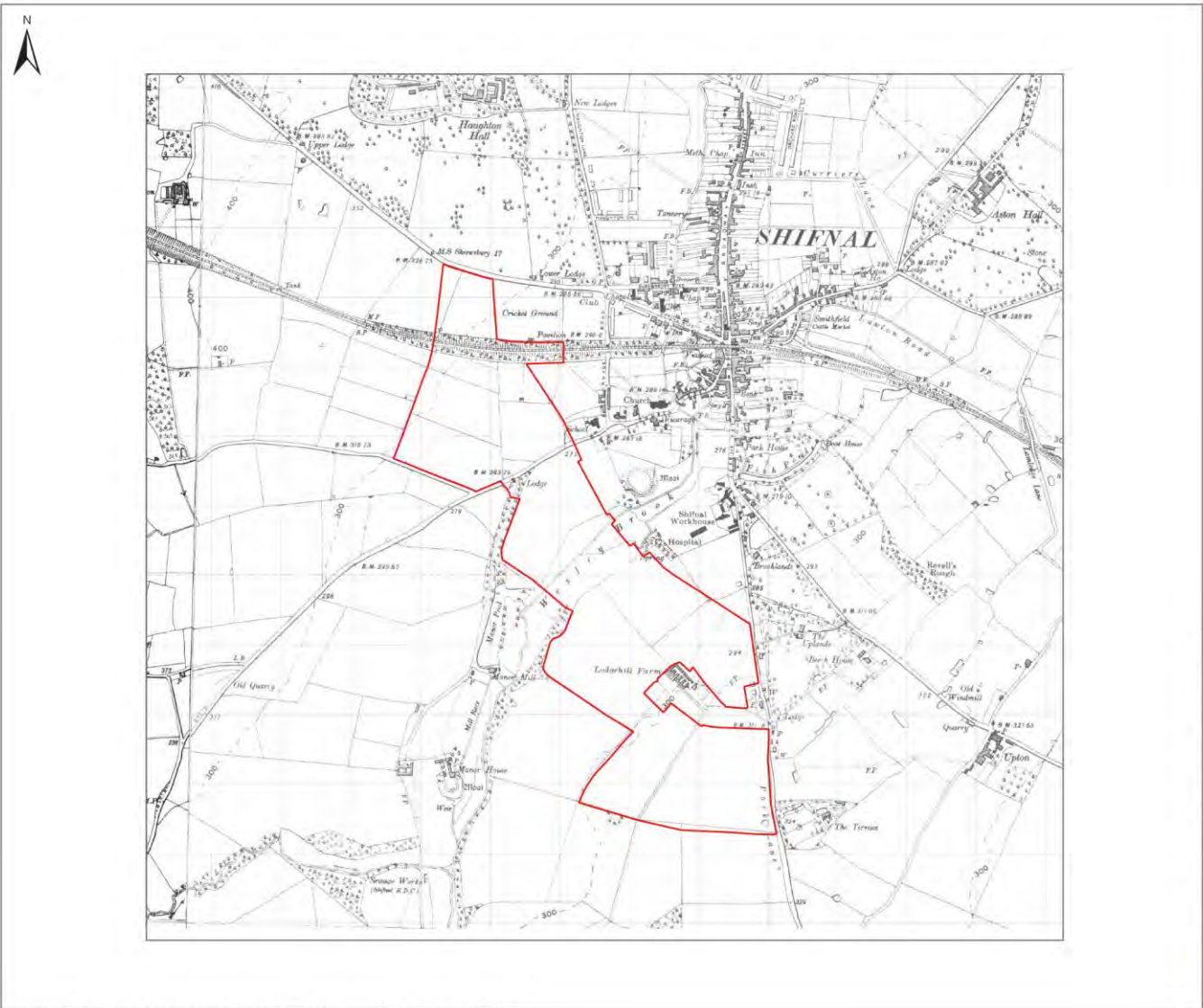
Surveyed: 1901, Published: 1903

Project Name
 Land west of Shifnal

Project Number 3479	Figure No. 15
Date 27th February 2020	Prepared By AN
Scale 1:10,560	Issue 1

Client
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Fig. 15: Ordnance Survey, 1 : 10,560 (6 inches to 1 mile) Shropshire XLIV.NW, Surveyed: 1901, Published: 1903



Legend

— Approximate site location

Figure Title
Ordnance Survey, 1:10560
Shropshire.

Surveyed: 1938, Published: 1948

Project Name
Land west of Shifnal

Project Number 3479	Figure No. 16
Date 27th February 2020	Prepared By AN
Scale 1:10,560	Issue 1

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Fig. 16: Ordnance Survey, 1 : 10,560 (6 inches to 1 mile) Shropshire XLIV.NW, Surveyed: 1938, Published: c. 1948

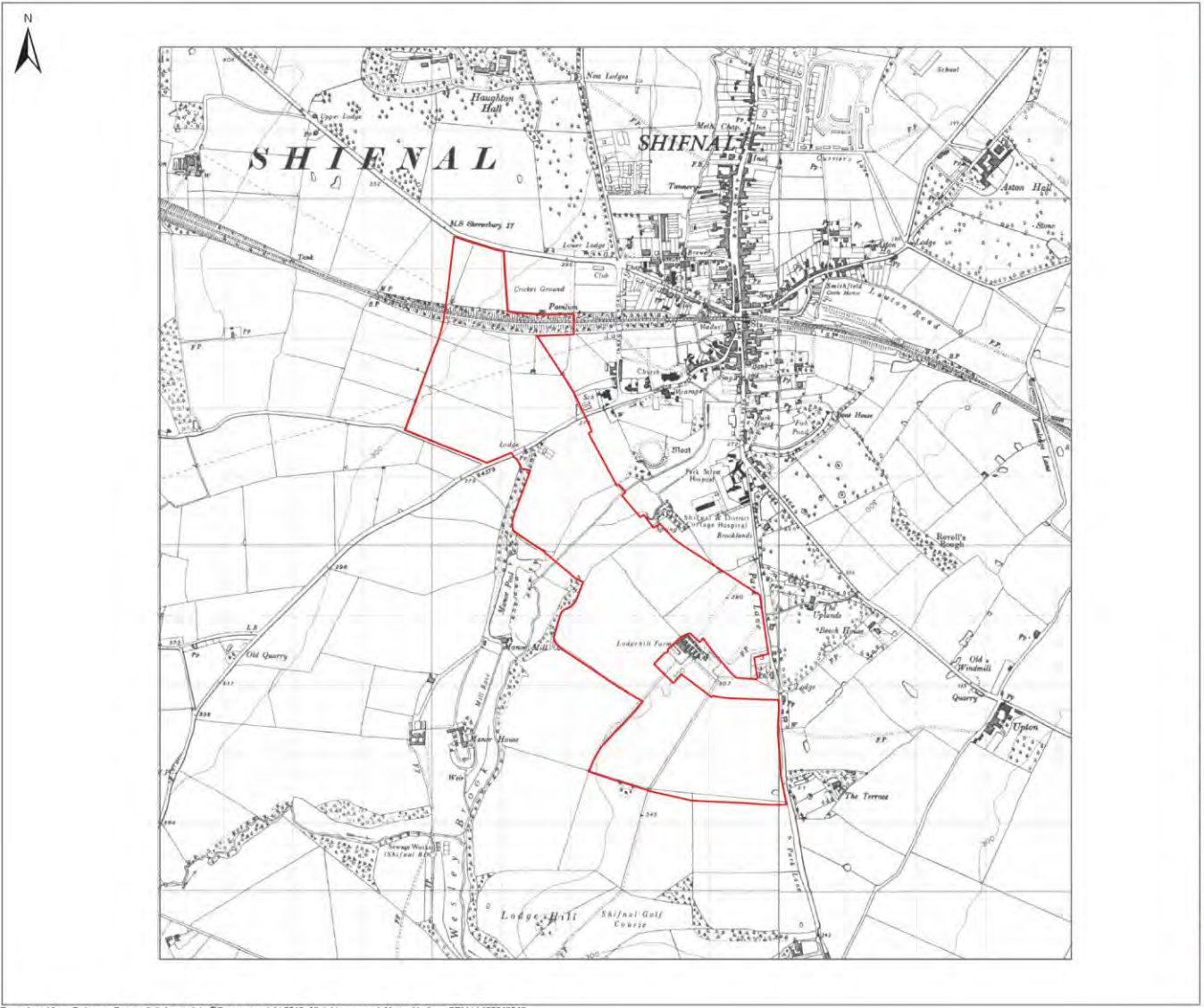


Fig. 17: Ordnance Survey, 1:10,560, 1954

3479: Land West of Shifnal, Shropshire
 March 2020

Legend

— Approximate site location

Figure Title
 Ordnance Survey, 1:10560
 Shropshire.

Date: 1954

Project Name
 Land west of Shifnal

Project Number 3479	Figure No. 17
Date 27th February 2020	Prepared By AN
Scale 1:10,560	Issue 1

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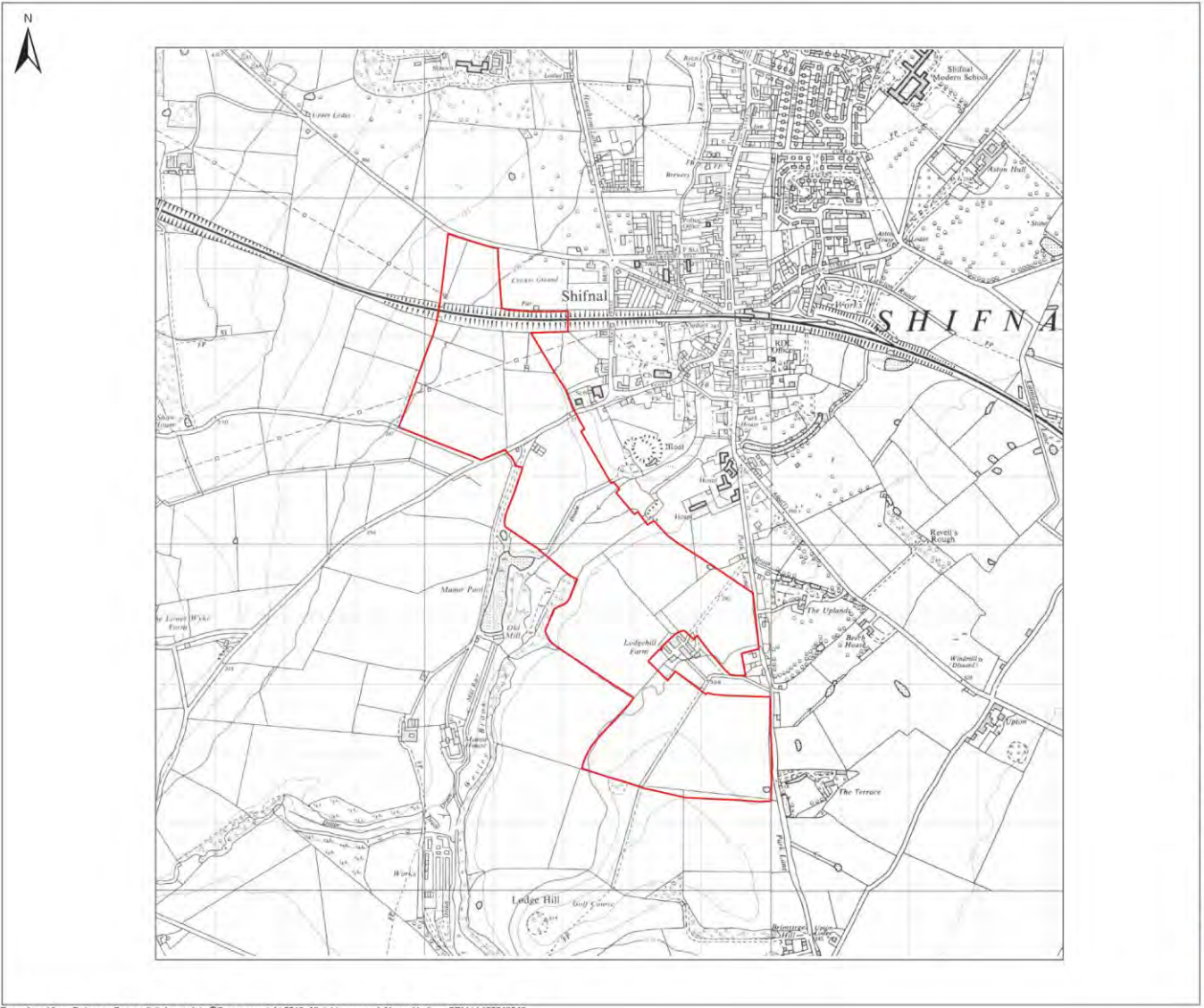


Fig. 18: Ordnance Survey, 1:10,560, 1966

3479: Land West of Shifnal, Shropshire
 March 2020

Legend

— Approximate site location

Figure Title
 Ordnance Survey, 1:10560
 Shropshire.

Date: 1966

Project Name
 Land west of Shifnal

Project Number 3479	Figure No. 18
Date 27th February 2020	Prepared By AN
Scale 1:10,560	Issue 1

Client
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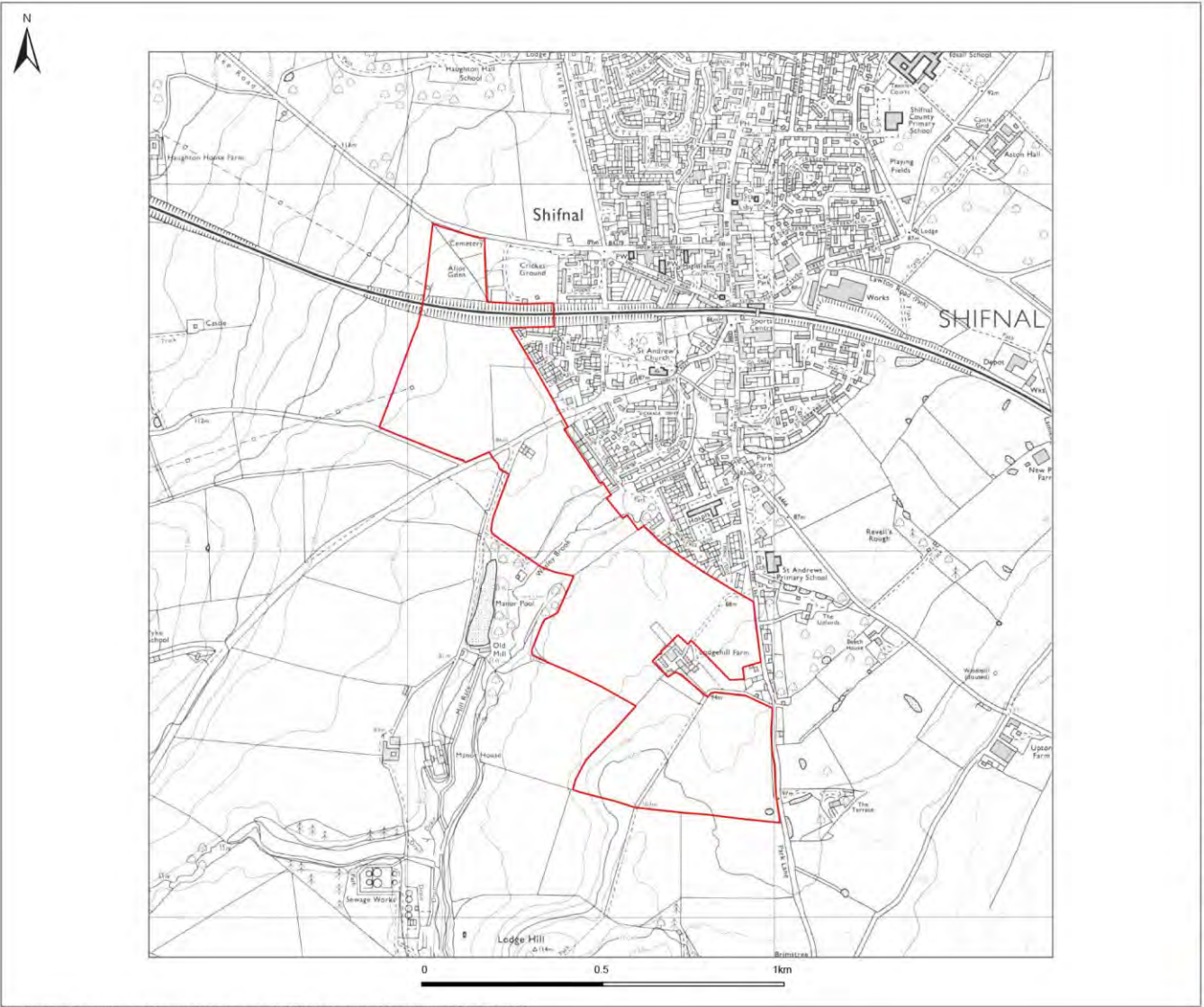



Fig. 19: Ordnance Survey, 1:10,000, 1985

3479: Land West of Shifnal, Shropshire
 March 2020

Legend

— Approximate site location

Figure Title	
Ordnance Survey, 1:10,000 Shropshire.	
Date: 1985	
Project Name	
Land west of Shifnal	
Project Number	Figure No.
3479	19
Date	Prepared By
27th February 2020	AN
Scale	Issue
1:10,000	1
Client	
Wallace Land Developments	
	

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Fig. 20: Ordnance Survey, 1:10,000, 2001



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Legend

— Approximate site location

Figure Title
 Ordnance Survey, 1:10,000
 Shropshire.

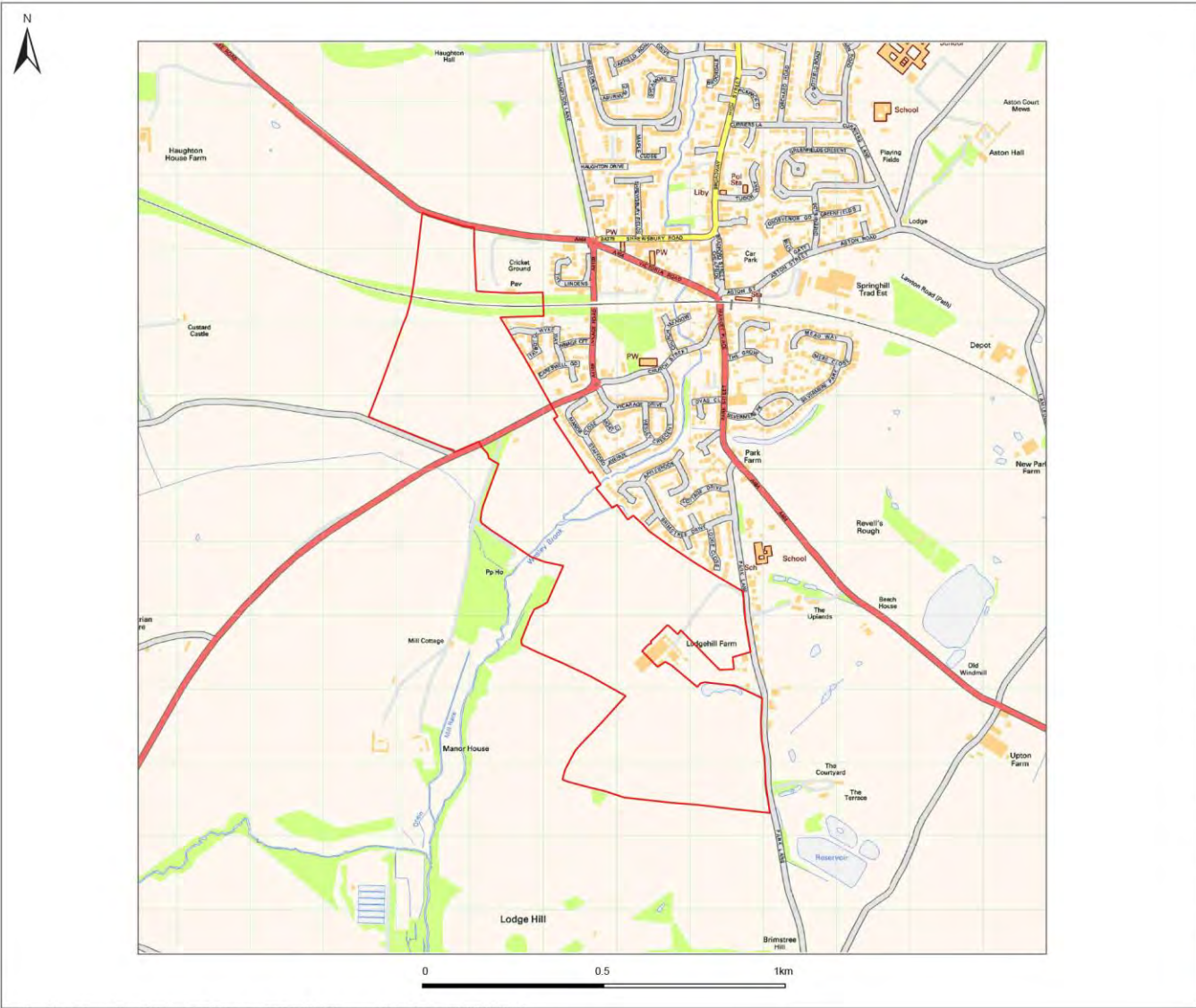
Date: 2001

Project Name
 Land west of Shifnal

Project Number 3479	Figure No. 20
Date 27th February 2020	Prepared By AN
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Fig. 21: Ordnance Survey, 1:10,000, 2010



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Legend

— Approximate site location

Figure Title
 Ordnance Survey, 1:10,000
 Shropshire.

Date: 2010

Project Name
 Land west of Shifnal

Project Number 3479	Figure No. 21
Date 27th February 2020	Prepared By AN
Scale 1:10,000	Issue 1

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LIDAR Imagery

The two LIDAR images below (Figs. 22 and 23) but do not appear to show any evidence of slight earthworms or other features which may be of archaeological interest. There are three, small pit-like depressions in the pasture field to the south of Wesley Brook valley but one of these corresponds with a cattle feed station and the other two appear to correlate with posts for electricity/telephone cables - and have no doubt have attracted cattle and have been used as scratching posts leading to some erosion around their bases.



Legend

— Site boundary

Figure Title
LIDAR DSM 1m
 (Environment Agency data)

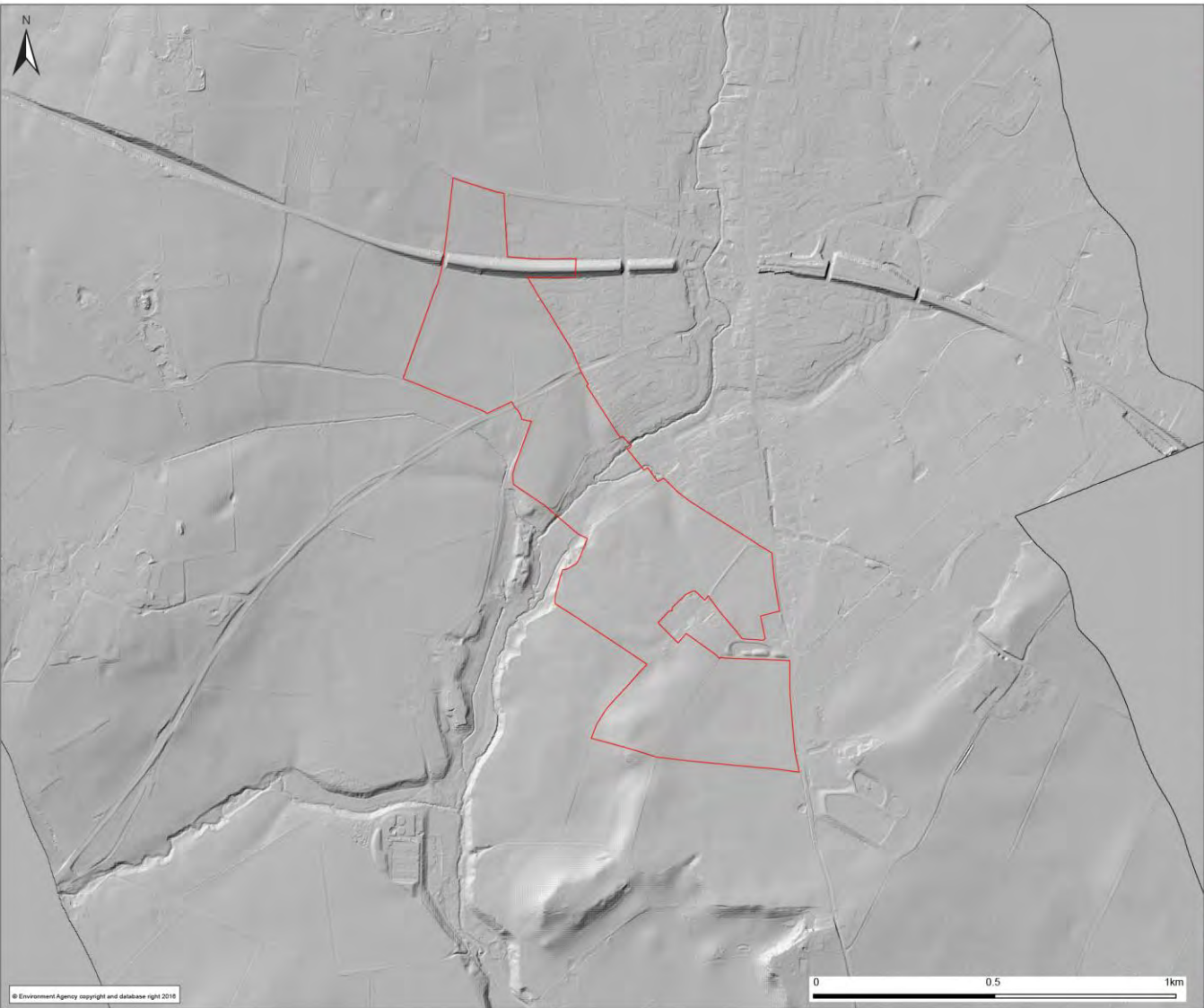
Altitude: 45 degrees
 Azimuth: 270 degrees

Project Name
Land west of Shifnal

Project Number 3479	Figure No. 22
Date 28th February 2020	Prepared By AN
Scale 1:10,000	Issue 1

Client
Wallace Land Developments

Fig. 22: LIDAR Image (DSM)



Legend

— Site boundary

Figure Title
LIDAR DTM 1m
 (Environment Agency data)

Altitude: 45 degrees
 Azimuth: 315 degrees

Project Name
Land west of Shifnal

Project Number 3479	Figure No. 23
Date 28th February 2020	Prepared By AN
Scale 1:10,000	Issue 1

Client
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Fig. 23: LIDAR Image (DTM)

5. SITE CONDITIONS

A Site visit and walk-over survey were conducted on 5th Feb. 2020 in dry weather conditions with, low cloud, moderate light quality and good visibility. The following photographs (Plates 1 -19 below) provide a visual account of the conditions at the Site. The locations from which the photographs of the Site were taken are shown on Fig. 24. There are no earthworks on the Site.

The opportunity was also taken to perambulate the publicly accessible routes in the vicinity of the Site, taking in the settings of certain nearby Listed Buildings and the western limits of the Conservation Area along Church Street. The following photographs (Plates 1 - 23 below) provide a visual account of the landscape conditions and character of the settings. The locations from which the photographs of the wider landscape were taken are shown on Fig. 25.

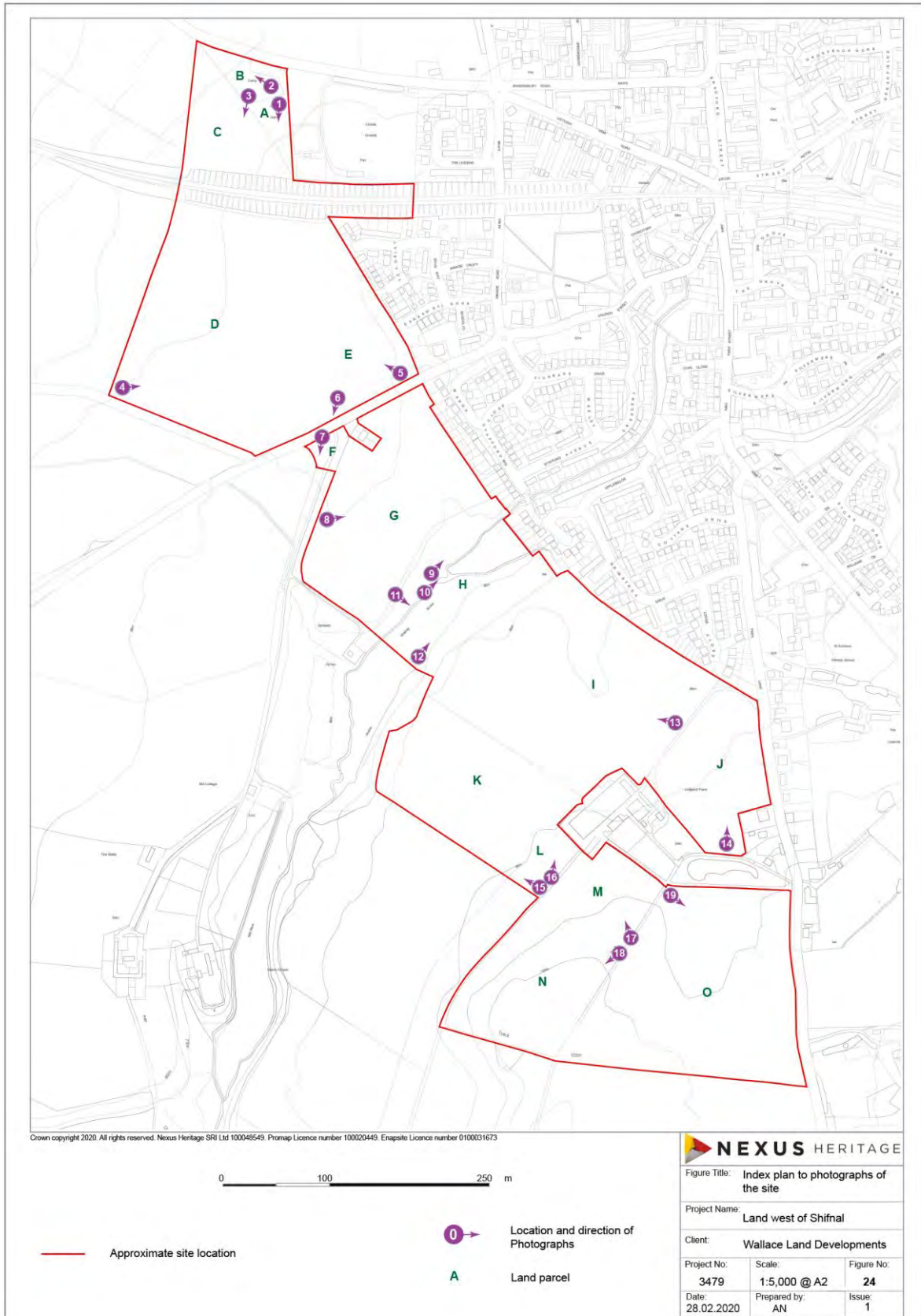


Fig. 24: Index Plan to Photographs of the Site



Plate 1: Sightline to the south across land parcel A – used as allotment gardens



Plate 2: Sightline to the north-west across land parcel B – a cemetery/garden of rest



Plate 3: Sightline to the south-west across land parcel C, ploughed, no earthworks present.



Plate 4: Sightline to the east across land parcel D, and the hedgerow forming its western boundary. Emerging crop and no visible earthworks. The tower of the Church of St Andrew is partially sky-lined.



Plate 5: Sightline to the north-west across land parcel E, emerging crop and no visible earthworks.



Plate 6: Sightline to the south-west across land parcel F towards the site of the 18th century toll house (SHER ref. 15380).



Plate 7: Sightline to the south into land parcel F towards the site of the 18th century toll house (SHER ref. 15380). No surface manifestations of a demolished structure are visible



Plate 8: Sightline to the east across land parcel G towards the rear elevations of dwellings on Manor Close and Stafford Avenue. Emerging crop and no apparent earthworks. This is the location recorded by the SHER as the site of Idsall 'shifted' medieval village (ref. 00757)



Plate 9: Sightline to the north-east across land parcel H, recorded on the SHER as the site of a 17th century mill pond.



Plate 10: Sightline to the north-east across land parcel H, recorded on the SHER as the site of a 17th century mill pond



Plate 11: Sightline to the east towards stone walling in the south-eastern bank of the Wesley Brook in land parcel H, possibly associated with the 17th century mill pond.



Plate 12: Sightline looking north east across land parcel H into the scrubland to the south-east of Wesley Brook. The rear elevations of dwellings on Tanglewood Close are visible.



Plate 13: Sightline looking west across land parcel I, laid to pasture. No earthworks visible.



Plate 14: Sightline to the north across land parcel J, laid to pasture, no visible earthworks



Plate 15: Sightline across land parcel L (note hedgerow boundary) to the north-west towards land parcel K.



Plate 16: Sightline to the north-east across land parcel L, laid to pasture, no visible earthworks.



Plate 17: Sightline to the west across land parcel M, laid to pasture, no visible earthworks.



Plate 18: Sightline to the south-west across land parcel N, laid to pasture. No visible earthworks.



Plate 19: Sightline to the south-east across land parcel O laid to pasture, no visible earthworks. The listed building of the Terrace with water tower and retaining wall adjoining to the south (SHER ref. 17635) is visible in the centre of the image.

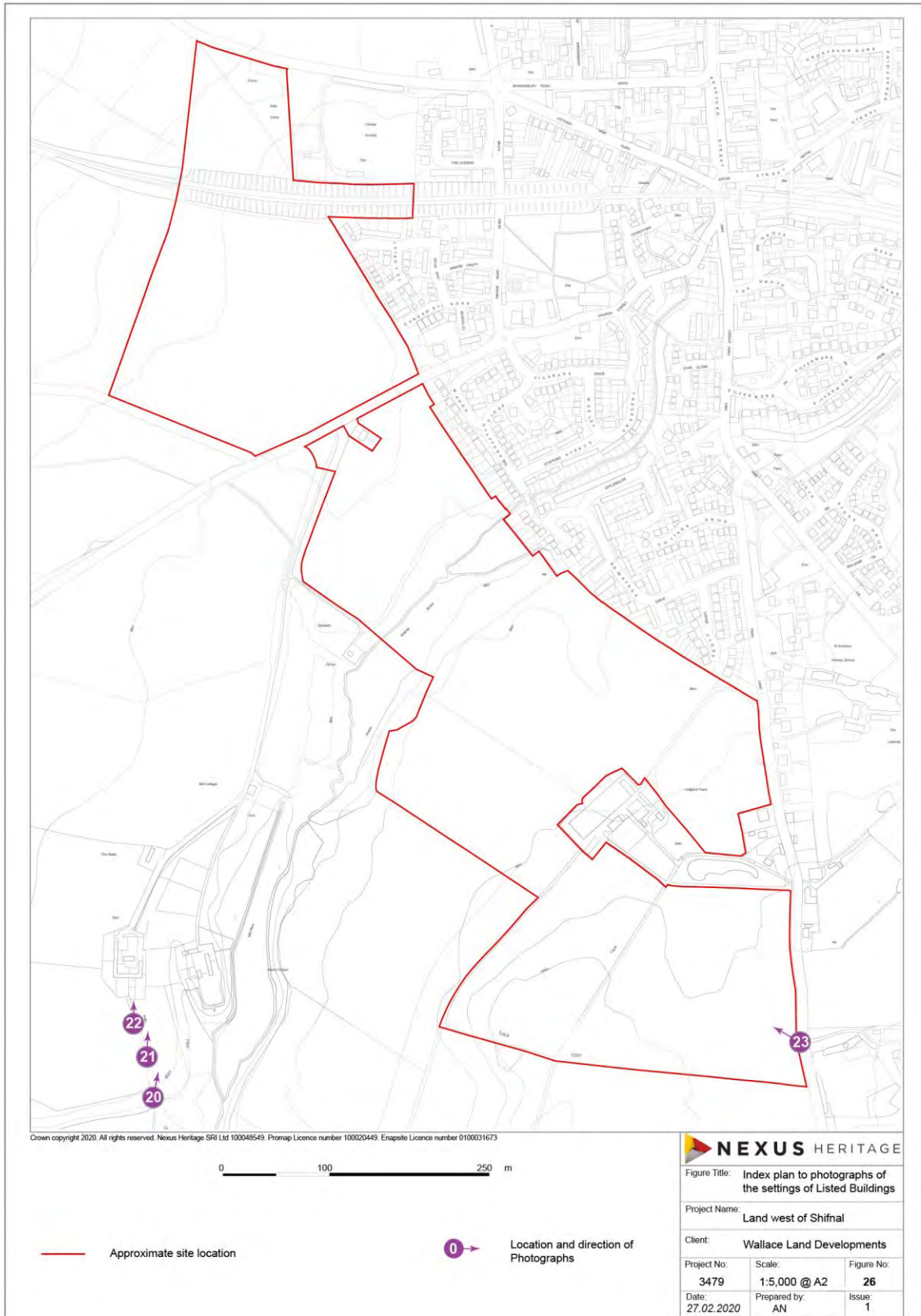


Fig 25: Index Plan to Photographs of Settings of Listed Buildings



Plate 20: Sightline to the north along path (PRoW 0141/12/1) towards the complex of listed buildings Gate, gate piers and railings, adjoining the Manor House (SHER ref. 17611), No. 3, Manor Cottages (SHER ref. 17612), No. 2, Manor Cottages, and Garden Wall projecting to north (SHER ref. 17613), former coach house and stable block, north of No. 2 Manor Cottages (SHER ref. 17614), gazebo, terrace retaining walls, and steps at the Manor House (SHER ref. 17615) and barn at Manor Farm (SHER ref. 17616)



Plate 21: Sightline to the north along path (PRoW 0141/12/1) towards the listed building barn at Manor Farm (SHER ref. 17616)



Plate 22: Sightline to the north along path (PRoW 0141/12/1) towards the listed building barn at Manor Farm (SHER ref. 17616)



Plate 23: Sightline to the north-west across land parcel O from Park Lane, at the entrance gate to the listed building the Terrace with water tower and retaining wall adjoining to the south (SHER ref. 17635)



Plate 24: Sightline to the south-west from the western limit of the Conservation Area looking towards the intersection of Church Street, Innage Road, Vicarage Drive and the A4169. At the limit of visibility portions of land parcels D and E are perceptible though the canyon established by the built environment and tree cover wither side of the thoroughfares.

6. SIGNIFICANCE OF THE IDENTIFIED HERITAGE ASSETS

The designated heritage assets of Shifnal Conservation Area has a recognised significance relating to a definite architectural quality or historic interest.

The listed buildings of Barn at Manor Farm, Former Coach House and Stable Block to the north of No.s Manor Cottages, No. 3 Manor Cottages, The Manor House, Gate, Gatepiers, and Flanking Railing Adjoining The Manor House, No. 2, Manor Cottages, and garden wall projecting to north and Gazebo, Terrace Retaining Walls and Steps to the south and west of The Manor House have a recognised significance relating to their historic and architectural interests.

Not every heritage asset is provided with a detailed record of significance by local or national heritage agencies and not every heritage asset is necessarily identified on the relevant databases. In the absence of formal Statements of Significance for

- Idsall (medieval 'shifted' settlement),
- a 17th century mill pond,
- the site of an 18th century toll house.

an attempt will be made to estimate the significance of these identified heritage assets.

These assets will be treated to detailed examination and these are the assets for which a potential for harm could arise from development of the Site. There are a number of different methodological approaches that can be used to estimate the significance of heritage assets, and the one used here proceeds on the basis that the significance is the sum of the cultural heritage value ascribed to the asset. The cultural heritage value is, in turn the sum of four component interests, historical, archaeological, architectural and artistic (Historic England 2017a). In the first instance it is prudent to define categories of significance:

Significance	Description/ Threshold
International (Very High)	Archaeological sites or monuments of international importance, including World Heritage Sites. Other buildings or structures of recognised international importance.
National (High)	Ancient monuments scheduled under the AMA Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria. Listed Buildings, undesignated structures of national importance.
Regional/County (Medium)	Conservation Areas, archaeological sites and remains which are not of national importance
Local (Low)	Archaeological sites which are not of regional/county importance. Historic buildings on a 'local list'.

Negligible/None	Areas or structures in which investigative techniques have produced no or only minimal evidence for archaeological or heritage significance, or where previous largescale disturbance or removal of heritage significance can be demonstrated or predicted with some confidence
Unknown	Sites, areas or structures the heritage significance of which cannot be determined with the information currently at hand.

The cultural heritage interests of the heritage assets can then be assessed and their significances tested against the significance thresholds.

Heritage Asset	Interests and Overall Significance
Idsall (medieval 'shifted' settlement)	<p><u>Historical</u> – Idsall has major historic interest as part of the 'founding myth' of Shifnal. In theory it would celebrate and illustrate the story of past events, people and aspects of life closely related with the identity of early Shifnal. Theoretically the site of Idsall has a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in any buried archaeological remains.</p> <p>The asset is fragmentary and no longer used for its original purpose, and the relationship between design and function is latent rather than fulsomely expressed and the contribution which may make to historic interest is by no means secure. The meaning of the asset and whether or not any constituents of the community draw part of their identity from it or have emotional links to it is tricky to establish. However, the asset provides no environmental capital and binding factor which attracts the community to past lives and events would probably score poorly in the collective memory and identity of Shifnal. Fundamental meaning, requires information and interpretation and at present there is a considerable barrier to understanding.</p> <p>The communal value is low as any essential connection between the community and the history of the asset is not directly accessible. The associative value is poor. Some events and individuals from the early post-medieval period can be linked to the asset but there is limited opportunity to intensify understanding through a link between the historical accounts of uses. The asset retains no semblance of historic appearance and there is moderate social, associative and illustrative historic value.</p> <p><u>Archaeological</u> –nascent potential to address the research themes regarding small towns identified in the regional research framework (Watt 2011). The themes include <i>Towns and their role within their wider landscapes, town planning and urban landscapes, crafts and trades, development patterns</i> and 'failure'.</p> <p><u>Architectural and Artistic</u> – there is no known architectural and artistic interest encoded in the asset. However, the asset may hold meaningful evidence of past human activity that could be revealed through investigation of the architecture of the urban landscape in medieval Shropshire.</p> <p>Overall Significance – the existence of the asset is not certain and if it does exist it would takes the form of archaeological remains which would be of historic and archaeological interest the sum of which results in a Medium Significance</p>

<p>The site of a 17th century mill pond</p>	<p>Historical – the site of a mill pond has moderate/low historic interest as it represents one element in a cereal processing complex. In theory it would illustrate the story of past events, people and aspects of life closely related with agricultural production in post-medieval Shifnal. Theoretically the site of a mill pond has a low potential to yield evidence (not otherwise available from other sources) about past human activity and this reservoir of evidence, in the main, resides in extant (but difficult to access) landscape features and archaeological remains.</p> <p>The asset is no longer used for its original purpose and has not been maintained. The relationship between design and function would be discernible by investigation, but such investigation would not provide hitherto undiscovered knowledge regarding the working of a water-powered mill. The contribution which it may make to historic interest is by no means secure. The meaning of the asset and whether or not any constituents of the community draw part of their identity from it or have emotional links to it is tricky to establish. However, the asset provides no environmental capital and any binding factor which attracts the community to past lives and events through the asset would probably score poorly. There is probably no collective memory of the asset in Shifnal. Fundamental meaning, requires information and interpretation and at present there is a considerable barrier to understanding.</p> <p>The communal value is low as any essential connection between the community and the history of the asset is not directly accessible. The associative value is poor. No meaningful events or individuals from the early post-medieval period can be linked to the asset and there no apparent opportunity to intensify understanding through a link between the historical accounts of users and uses. The asset retains no semblance of historic appearance and there is low/moderate social, associative and illustrative historic value.</p> <p>Archaeological – nascent potential.</p> <p>Architectural and Artistic – there is no known architectural and artistic interest encoded in the asset.</p> <p>Overall Significance – the existence of the asset is certain and it takes the form of a landscape feature (almost imperceptible to the non-professional) with possible associated archaeological features which would be of historic and archaeological interest the sum of which results in a Low significance</p>
<p>The site of an 18th century toll house</p>	<p><u>Historical</u> – the site of a toll house has moderate/low historic interest as it represents one element in communication network. In theory it would illustrate the story of past events, people and aspects of life closely related with the development of transport links in post-medieval Shifnal and Shropshire. Theoretically the site of a toll house has a low potential to yield evidence (not otherwise available from other sources) about past human activity and this reservoir of evidence, in the main, resides in archaeological remains.</p> <p>The asset is no longer used for its original purpose and has not been maintained. The relationship between design and function would be discernible by investigation, but such investigation would not provide hitherto undiscovered knowledge regarding the working of a toll house. The contribution which it may make to historic interest is by no means secure. The meaning of the asset and whether or not any constituents of the community draw part of their identity from it or have emotional links to it is tricky to establish. However, the asset provides no environmental capital and any binding factor which attracts the community to past lives and events through the asset would probably score poorly. There is probably no</p>

	<p>collective memory of the asset in Shifnal. Fundamental meaning, requires information and interpretation and at present there is a considerable barrier to understanding.</p> <p>The communal value is low as any essential connection between the community and the history of the asset is not directly accessible. The associative value is poor. No meaningful events or individuals from the early post-medieval period can be linked to the asset and there no apparent opportunity to intensify understanding through a link between the historical accounts of users and uses. The asset retains no semblance of historic appearance and there is low/moderate social, associative and illustrative historic value.</p> <p>Archaeological – nascent potential.</p> <p>Architectural and Artistic – there is no known architectural and artistic interest encoded in the asset.</p> <p>Overall Significance – the existence of the asset as archaeological is uncertain but any archaeological features would be of some minor historic and archaeological interest the sum of which results in a Low significance</p>
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A number of designated heritage assets have been identified outside the Site, but within the Assessment Area. There is scope for the significances of some of these designated assets to be affected by development on the Site due to changes within their settings (see below). However, as there no evolved design against which an impact could be gauged a useful setting assessment would be premature and therefore, there is no compelling reason to provide detailed statements of significance for these assets at this time.

These eight designated assets, the significances of which may be harmed by development at the Site are:

- Shifnal Conservation Area
- Gate, gate piers and railings, adjoining the Manor House (SHER ref. 17611)
- No. 3, Manor Cottages (SHER ref. 17612)
- No. 2, Manor Cottages, and Garden Wall projecting to north (SHER ref. 17613)
- Former coach house and stable block, north of No. 2 Manor Cottages (SHER ref. 17614)
- Gazebo, terrace retaining walls, and steps at the Manor House (SHER ref. 17615)
- Barn at Manor Farm (SHER ref. 17616)
- The Terrace with water tower and retaining wall adjoining to the south (SHER ref. 17635)

It is noted that the *Shropshire Green Belt Assessment* (Land Use Consultants 2017) acknowledges that the Site is within the Green Belt and that one of the Green Belt's purposes is to *preserve the setting and special character of historic towns*. Land parcels P16 and P17 within the *Green Belt Assessment* correspond partly with the Site.

Green Belt parcel P17 covers land to the north of the A4169 and on the basis of theoretical visibility of this land from Shifnal's historic settlement area and a claimed actual, good level of inter-visibility the Green Belt Assessment states that the land forms an important part of the immediate setting of Shifnal's historic settlement. The tower of St. Andrew's church is certainly visible from the land, and as noted at Plate 24 within this report (see above) there is some glanced inter-visibility available from a very specific location on the western edge of the Conservation Area. However, broad and long-duration inter-visibility has yet to be persuasively demonstrated. The Green Belt Assessment asserts that the openness of the land contributes positively to the historic significance of the settlement and to its special character and that it contributes strongly to the purpose of preserving the setting and special character of historic towns. The veracity of this claim would need to be tested in a formal and detailed setting assessment

Green Belt parcel P16 covers land to the south of the A4169 and on the basis of theoretical visibility of this land from the historic settlement area located within Shifnal. The *Green Belt Assessment* notes that there is some actual inter visibility between the elevated land in south of this parcel and Shifnal (but provides no compelling photographic evidence to confirm this) and concludes that the openness of land is considered to play a moderate role in the immediate setting this historic settlement and therefore a moderate role in the purpose of preserving the setting and

special character of historic towns.. The veracity of this claim would need to be tested in a formal and detailed setting assessment.

7. PROPOSED DEVELOPMENT AND POTENTIAL HERITAGE IMPACTS

There is an interest in promoting the Site for future residential development, along with a school and a local centre and the necessary infrastructure to support such development. Anything other than a broad appreciation of general layout and suggested locations for specific development components cannot be predicted. The exploration of likely heritage impacts has been advanced with the above in mind.

Direct Impacts

The assessment of the heritage potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often poorly understood. It should be noted that the assessment is based on information held in source repositories and published data. Neither of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to quantify and qualify the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological sites and historic landscape features to be present and identify areas within the Site where activities are likely to have compromised archaeological survival. These factors have been taken into consideration during this preparation of this assessment. This information has in turn been considered against the pre-existing impacts to the Site which may have compromised the survival of any archaeological remains.

The proposed development would cause no direct impact on any designated heritage asset.

There are three heritage assets on the Site recorded on the SHER as archaeological remains or potential archaeological remains.

A number of hedgerows are present within the Site, or forming its boundaries and some of these hedgerows may qualify as important under the archaeology and history criteria defined in the Hedgerow Regulations 1997.

No earthwork features were noted during the walk-over survey.

The illustrative masterplan for development at the Site excludes development from the sites of the 17th century millpond and the site of the 18th century toll house. Accordingly, the proposals do not constitute a direct threat to these heritage assets. The site of the supposed location of the medieval 'shifted' village of Idsall corresponds to a likely development parcel and a threat to any hitherto unidentified archaeological remains of the 'shifted' village would arise from pre-construction activities – such as ground preparation/improvement. Construction activities with the potential to impact upon archaeological remains include excavations for the foundations of buildings, excavations for services such as drains, sewers, outfalls, and excavations in order to lay the sub-grade as a base for roads, paths, the car park and circulation areas.

Indirect Impacts on Settings of Heritage Assets

The effect of development on the significance of the setting of heritage assets (including archaeological assets) is a material consideration in determining planning applications and NPPF

advises Local Planning Authorities that they should require an applicant to provide a description of the significance of the assets affected and the contribution of their setting to that significance.

Setting is defined as the surroundings in which a heritage asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore all the heritage assets identified during this assessment have settings and it is right and proper for this assessment to identify the key attributes of the archaeological assets and their settings and the potential impact upon the settings occasioned by proposed development within the Site. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is not part of the remit of this assessment and has not been undertaken. Such an assessment is normally undertaken with reference to the English Heritage document *The Setting of Heritage Assets: English Heritage Guidance* the scope of which is detailed and comprehensive. It is noted that English Heritage states that while heritage assets such as archaeological sites which consist solely of buried remains may not be readily understood by a casual observer, they nonetheless retain a presence in the landscape (in terms of their location, topographical position, and spatial relationship with other heritage assets) and so, like all heritage assets, have a setting. While the form of survival of an asset may influence the contribution its setting makes to its significance, it does not follow that the invisibility of the asset necessarily reduces that contribution.

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a cultural heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Assessment Site, this assessment has

sought to describe the setting for each significant cultural heritage site and provide a measure of the contribution that the setting plays in the value of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publically accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given archaeological asset. However, there are instances where the characteristics of sightlines may be have been intentionally designed and as part of the setting are integral to the significance.

The final form of the development is unknown at the current time but it is likely to be predominantly low-rise residential development. However, construction of built form on the Site has the potential to establish development in closer proximity to designated heritage assets than it has hitherto been, within their settings. In due course the further refinement of development proposals would allow a formal setting assessment to be undertaken which would also take into account the relevant purpose of the Green Belt as set out in para. 80 of the NPPF), i.e. to preserve the setting and special character of historic towns.

8. CONCLUSIONS

It is understood that a Master Plan is being prepared in order to promote the Site for residential and ancillary development. This document contributes to an informed, sustainable and responsible approach to the preparation of the Master Plan.

There are no registered World Heritage Sites, Archaeological Areas, Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields, Locally Designated Parks/Gardens/Cemeteries wholly or partly within the Site. The Site does not contain any designated heritage assets for which there would be a presumption in favour of preservation *in situ* and against development arising from considerations of sustainability.

There are no township or parish boundaries within the Site or along its boundaries. There are a number of hedgerows on the site and it would be sensible to survey these hedgerows against the various criteria of importance defined in the *Hedgerow Regulations 1997*.

There are three known/suspected non-designated heritage assets, in the form of archaeological remains, within the Site.

Two of these, of low significance, do not correspond with zones in which development is intended and proposed development would not threaten their significances by means of direct impact. One heritage asset – the medieval ‘shifted’ village of Idsall, with a medium significance rating, corresponds with an intended zone of development. Given the coincidence of a suspected archaeological asset and a potential area of development it is likely that the Council would, under para. 189 of NPPF, expect pre-determination archaeological attendances to test for the presence/absence of any archaeological remains. Pre-application engagement with the local planning authority to determine its expectations with respect to the provision of heritage information in order to validate and determine a planning application is recommended.

It would be prudent to prepare for and budget for a suite of pre-determination archaeological attendances configured to investigate the archaeological potential of Idsall village. These attendances may take the form of a geophysical survey and a programme of evaluative trial trenching.

The Site may also contain archaeological remains the existence of which is not known. However, the potential for such remains to be present is low. Nevertheless, the Council may consider that this potential, extending over a large land parcel requires evaluation prior to determination of any planning application.

There are a number of designated heritage assets (all Listed Buildings) within 1km of the Site. Due to separation distances, the character of the intervening landform, built and natural environment, the setting of the vast majority of these designated heritage assets would not be affected by any low-rise development on the Site and the significance of the assets would not be harmed. The proposed development would not impact on the historic, aesthetic, architectural, evidential or communal values ascribed to any of these designated assets. There are seven listed buildings and a Conservation Area in closer proximity to the Site and when detailed design parameters become available for any proposed developments for which applications may be

submitted then such applications should be accompanied by a setting assessment to investigate the possibility for harm to be occasioned to the significances of these listed buildings and the Conservation Area as a consequence of changes to their settings. One or more setting assessments, as appropriate to the nature of any specific applications, would assist the Council in addressing the statutory duties upon the decision taker arising from the *Planning (Conservation Areas and Listed Buildings) Act 1990* and also assist in Council in considering the relevant purpose of the Green Belt.

9. SOURCES

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