LAND AT UPTON LANE, SHIFNAL

Heritage Impact Assessment

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1.0 Introduction

1.1 Non-technical summary

The land proposed for residential development lies south of Shifnal, on the far side of a ridge which separates the historic town and conservation area from the cultivated fields that form the proposed development. There are no designated heritage assets within this land, and the only non designated heritage assets are the ruins of a former windmill, roadside quarries, and traces of medieval ridge and furrow cultivation, reported within the local Historic Environment Record. Within the surrounding area two listed buildings lie to the west, both Grade II and of Victorian date, whose immediate settings are their own grounds and wider setting the environs of Shifnal Town, and this assessment concludes they would not be affected by the proposed development. A further Grade II listed building comprising farm cottages lies 1km to the north-east and also would not be affected, whilst the Grade II* Aston Hall is 1km to the north, but is screened from any development by its own grounds and intervening industrial structures. The planned development would retain the ruined windmill within a recreational area along the ridge, and there is no reason to believe there are any historic environment issues that would prevent this site being permitted for residential development.

1.2 Purpose of document

This report presents a synthesis of known heritage assets for an area of land at Upton Lane, Shifnal (centre point c.NGR: SJ7580 0670), so that the potential impact of a proposed residential development on the historic environment can be assessed. The desk study and assessment has been prepared by SLR Consulting on behalf of Nurton Developments Limited (hereafter the Client). The desk study highlights the presence/absence of designated heritage assets (in particular listed buildings) and archaeological remains in regard to the development and assesses the heritage significance of the historic environment as well as the potential for previously unknown archaeological remains to lie buried within the proposed residential site.

1.3 Planning background

This report has been prepared pursuant to a request from the Local Planning Authority, Shropshire Council, for additional technical information. This report therefore forms part of a suite of documents requested by the Council to demonstrate the availability, suitability and deliverability of our client's land. This report builds on promotional information submitted to the Council in 2019 and should be read in conjunction with this.

1.4 Sources consulted

This study has gathered data from a variety of resources, including the National Heritage List for England online, Heritage Gateway Portal, Shropshire Council and National Library of Scotland (for licenced historic mapping). A search request was also made to Shropshire Council's Historic Environment Record (HER) for a 1km search radius of the development boundary. The data purchased from the HER has been layered into a GIS and used for analysis (see Drawings 1 and 2).

1.5 Consultation

Consultation with Shropshire Council was undertaken on the 24 July 2019 regarding the acquisition of Historic Environment Record data.

2.0 Legislation and planning policy

2.1 Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development or works that affect a listed building to 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. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Importantly, however, the concept of the setting of a conservation area is not enshrined in the legislation and does not attract the weight of statutory protection.[1] The site lies within the setting of both listed buildings and a conservation area.

2.2 Planning policy

2.2.1 National planning policy

In the NPPF, Section 16 deals with the conservation and enhancement of the historic environment, and Paragraph 189 requires applicants to consult the relevant HER and submit a desk-based assessment. This report fulfils that requirement on behalf of the client.

In NPPF Section 16, the conservation of the historic environment is governed by several basic concepts, principal amongst which is 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 (Paragraph 193). 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 (Paragraph 196). The proximity of listed buildings to the site requires the assessment contained in this report to be undertaken.

The effect of an application on the significance of a non-designated heritage asset should be considered 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 (Paragraph 197). This relates primarily to the ruined windmill at the site.

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (Paragraph 199).[2] Previously unknown buried archaeological remains could survive within the site, and this policy may therefore be relevant.

2.2.2 Regional and local planning policy

As relevant to this application, parts of Shropshire Core Strategy Development Plan [3] (as adopted February 2011) are quoted below. Within the notes issued from a meeting with Shropshire Council planners, reference has also been made to a Consultation Draft of the Shropshire Historic Environment Supplementary Planning Document and to the Conservation Area Appraisal document for the Shifnal Conservation Area.

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[1] https://www.legislation.gov.uk/ukpga/1990/9/contents
[2] https://www.gov.uk/government/publications/national-planning-policy-framework--2
[3] https://shropshire.gov.uk/planning-policy/local-planning/core-strategy/

Core Strategy CS6:

- There are a substantial number of heritage assets in Shropshire, which are of significance because of their historic, archaeological, architectural or artistic interest. Such assets require careful consideration and management in accordance with national guidance where change is proposed.

Core Strategy CS17:

…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;

3.0 Site location and description

3.1 Location and land use

The proposed residential site lies to the south-east of Shifnal with the town centre c.1km from the western edge of the site boundary. It is bordered to the north by a railway line, and to the south by the A464 Shifnal – Wolverhampton road. The land rises to a south-west – north-east aligned ridge at 109m AOD within the western edge of the site, beyond which two modern angling lakes have been formed on the Shifnal side. This land is rough grass, whereas to the east of Upton Lane the land is all in arable cultivation and comprises one very large field descending eastwards to 85m AOD. A large agricultural reservoir is located in the north-eastern corner of the proposed site.

3.2 Geology

To the north of Upton Lane, the bedrock consists of Bridgnorth Sandstone Formation, with Chester Formation Sandstone and Conglomerate to the south. There are no recorded superficial deposits[4]. Site inspection revealed a sandy loam soil as the formation overlying bedrock.

[4] http://mapapps.bgs.ac.uk/geologyofbritain/home.html

4.0 Results of desk study

4.1 Archaeological background

4.1.1 Designated heritage assets

There are no designated heritage assets within the site boundary. Within 1 km of the development boundary there are 32 designated heritage assets, all of which are listed buildings (Drawing 1 & Appendix 1, Table 2). There are no scheduled monuments, Registered Parks and Gardens or Registered Battlefields. The entrance to a Grade II Registered Park, Hatton Grange, lies just outside the 1km search area, to the south.

The majority of the listed buildings within the search area lie within the Shifnal Conservation Area[5] (adopted September 1978) and this asset group contains a Grade I listed church (Church of St. Andrew, List Entry: 1367657), dating to the 12th century, and 26 Grade II and one Grade II* buildings. These comprise a variety of dwellings, hotels, public houses and other structures dating from the late 16th to 19th centuries and are described in detail within the Conservation Area Appraisal document. A further 17th century structure, 77 Aston Street (List Entry: 1053654) lies within the town of Shifnal, but outside the conservation area and is considered part of the asset group for the purposes of this assessment.

Outside this Shifnal asset group, but within the 1km search area, there are a further four assets. At the northern edge of the search area is a Grade II* house, Aston Hall (List Entry: 1308059), which dates to 1720, but with significant 19th century alterations. Aston Hall was for some time owned by George Austin, who was born in Shifnal in 1710 who made money from tobacco plantations in Carolina and from the slave trade[6]. On the north-eastern edge of the search area are two Grade II timber-framed cottages at Stanton (List Entry: 1367623) which date to the 17th century, with 19th century alterations.

On the southern side of Shifnal are two assets, which are the closest assets to the proposed development site: The Uplands, a Grade II Tudor Gothic house c. 1840 (List Entry: 1053628); and The Terrace (earlier named Rockterrace House), water tower and retaining wall (List Entry: 1053636) dated to c. 1835.

The Uplands

The listed building entry for The Uplands describes it as:

House. Circa 1840. Stucco with hipped slate roof. Tudor Gothic style. 2 storeys. Deep eaves with scalloped eaves boards, and 3 ridge stacks with grouped octagonal shafts. 3 bays, that to right projecting with canted sides; cross windows with moulded mullions and transoms, 4-centred arched top lights, Gothic glazing bars, and returned hoodmoulds. Central canted porch with cornice and coped parapet; 4-centred arched doorway with returned hoodmould, and 2 half glazed doors with 4-centred arched margin lights.[7]

The Uplands was visited as part of a study in advance of a development in 2014 (HER: 17629). This visit noted that an extension and conservatory had been added to the south and that the house sits within the centre of grounds which also contain a stable block to the south.

The Terrace

The listed building entry for The Terrace describes it as:

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[5] Shropshire County Council, *Shifnal Conservation Area Appraisal,* approved December 2000. (n.b. Shifnal Broadway Conservation Area lies just to the north, but is outside the study area).

[6] http://www.bbc.co.uk/shropshire/content/articles/2007/02/28/slavery_moultrie_austin_feature.shtml (Accessed 24/4/20)

[7] https://historicengland.org.uk/listing/the-list/list-entry/10https://historicengland.org.uk/listing/the-list/list-entry/105362853628 (Accessed 16/4/20)

House, water tower, and retaining wall. Circa 1835 with mid C19 addition to left and water tower to rear. Red brick with sandstone ashlar dressings, rendered to rear, and hipped slate roof. 3 storeys. Plinth, deep eaves with paired brackets; 2 ridge stacks, and end stack to left, all with moulded stone cornices. 3 bays; glazing bar sashes with rendered first floor lintels, and 2 ground floor flat-topped canted bays with moulded cornices; 2 central half glazed doors with small lower panels and moulded architrave; sandstone ashlar porch with Ionic columns and pilasters, full entablature with dentil cornice and blocking course. Right-hand end of 2 bays with ground floor bow. 2 storey addition set back to left with rendered plat band, and 2 stacks with moulded stone cornice. 2 bays; 4-parted sashes with rendered lintels. Interior: C17 style panelling and fireplace overmantel; curved staircase with square section balusters and curved arched first floor niche. Water tower: red brick with brown brick and sandstone ashlar dressings. Square plan; Tudor Gothic style. 2 storeys. Battlemented parapet with chamfered coping. First floor blank quatrefoil panels to South and East; ground floor foiled windows to East and West, and 4-centred arched to South. Retaining wall: Circa 1835. Approximately 15 metres long and 20 metres high. Random rubble with battlemented parapet.[8]

The HER adds no further details about the structure or associated features (HER: 17635).

4.1.2 Non-designated heritage assets

Three non-designated heritage assets[9] have been identified within the proposed development area through examination of the Shropshire HER (Drawing 2). These comprise the remains of a windmill, ridge and furrow of potential medieval or post-medieval date and roadside quarries. All these assets are located to the northwest of Upton Lane, on the western side of the site. Within 1km of the development site there are 77 HER entries, as summarised below and included in full within Appendix 1, Table 1.

The Upton Windmill

The most notable non-designated asset within the site boundary is the ruinous remains of a windmill (HER: 01829). However, the structure is not listed nationally or locally. This structure is recorded on the HER as:

Tower Mill. Remains. Ruined red brick empty 'shell' with batter: about 2/3 of wall circumference left, two storeys high in places. Two opposite doorways now gaping apertures. Base inside diameter 19ft, 14ins thick walls. On rise in field about one mile SE of Shifnal centre, north of crossing of A464 and lane from Brimstree to Stantonhill. Private. A Windmill Inn at Upton, the name of which would seem to be derived from this windmill, is mentioned in Sept 1797. Given as 'Old Windmill' on 1904 Ordnance Survey map. Visited on 13 Aug 1978, 26 June 1983.[10]

This broadly accords with historic images of the structure. A pen and ink drawing from 1938 shows the structure in a somewhat better state of repair than photographs from 1954, which more closely reflect the current state of the structure (Figures 1, 2 & 3).

According to the Tithe Map and Apportionments of 1840 the windmill was owned by George Brooke and leased by Thomas Langley. George Brooke lived at Upton and was a wealthy landowner, whose ownership included the land currently proposed for residential development. The Brooke family supported the Vicar by paying for his living in Shifnal, and in the 1871 Salop Landowner Tithe and Landowner Records they are listed as owning c.2500 acres. Thomas Langley was a substantial tenant farmer who died in 1853.

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[8] https://historicengland.org.uk/listing/the-list/list-entry/1053636 (Accessed 16/4/20)
[9] Planning Practice Guidance Paragraphs: 039 - 041 Reference ID: 18a-039/040/041-20190723
[10] https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MSA13577&resourceID=1015 (Accessed 16/4/20)

Figure 1
Pen and ink drawing of the Upton windmill by Karl Wood, 1938 (Shropshire Archives WOOD-M1081)

Figure 2
Photograph of the windmill taken in 1954 (Shropshire Archives)

Figure 3
A modern view of the windmill (looking NW)

As noted in the map-regression below, the windmill appears as disused within the Ordnance Survey mapping from the First Edition onwards which accords with the suggestion that most windmills in Shropshire had gone out of use by the late 19th century[11].

The Mills Archive online database[12] adds some further details, including the suggestion that the mill was built prior to 1783, that it processed corn and that a millwright from Herefordshire, Benjamin Cartwright, did some work at Upton. This resource also notes that the mill is listed in Pigot's Directory of Shropshire 1828-1829 and that the miller was listed as Thomas Langley.

[11] W A Seaby & C S Smith, 1984, *Windmills in Shropshire, Hereford and Worcester - A Contemporary Survey,* p.5.

[12] https://millsarchive.org/explore/mills/entry/1262/upton-mill-shifnal#.Xpg45klYaUk (accessed 16/4/20)

4.2 Chronological summary

4.2.1 Prehistoric and Roman

There is a notable lack of remains of prehistoric date within the search area. The HER contains a record for two prehistoric pits, off Stanton Road, Shifnal (HER: 31607), which were excavated in 2015 and found to contain paleo-environmental remains along with a sherd of Beaker pottery dating to the early Bronze Age. An alignment of possible prehistoric pits has also been identified via cropmarks to the south of the proposed development site (HER: 34460). These features can be clearly seen in Google Earth imagery and are aligned NNE-SSW across a field. Also on the southern side of the proposed development area is another cropmark (HER: 32086). This has been interpreted as a possible Roman marching camp, possibly with an annexe to the south. Neither of the cropmark sites has been archaeologically tested.

4.2.2 Medieval

Shifnal itself is the main focus for known medieval activity in the area, with the early medieval origins (and the precursor name of Idsall) thought to have been focused on the western side of the modern town (HER: 5359). This is where the main surviving element of medieval Shifnal is preserved in the form of St Andrews Church, which is Grade I listed (see above).

Various other HER entries relate to the medieval town, most notably Idsall Deer Park (HER: 7529) which is thought to have been located on the south side of the town (and hence the name for the north-south road into Shifnal, Park Lane). This may be relevant to the development area in that the extents of the deer park are unknown, but are unlikely to have included the site as an additional HER entry highlights documentary sources which suggest that the park was located to the west of Upton (HER: 1824). Ridge and Furrow is reported in the HER as lying between the town and the site, with some of the polygon located within the south-western edge of the proposed residential site. However, construction of the angling lakes has removed such evidence in the relatively recent past.

Elsewhere, at the far eastern edge of the 1km buffer area, are the grounds of Ruckley Grange. These grounds belong to a former grange of Buildwas Abbey, with its origins in the 12th century (HER: 7543).

4.2.3 Post-Medieval and Modern

A significant amount of the heritage assets within the search area are post-medieval in date and are located within the conservation area of Shifnal. These include the listed buildings described above, as well as a variety of features and structures relating to the post-medieval town (see gazetteer in Appendix 1 Table 1). Outside of Shifnal the post-medieval features include a number of further listed buildings as well as un-listed structures, such as farms. Upland Farm in particular is of significance in that the proposed residential site would be on land that was probably part of its historic tenure.

Later development of the area included the introduction of the Shrewsbury and Birmingham railway line (HER: 5371), which runs along the north-eastern edge of the proposed development boundary. There are also two industrial sites which are close to the proposed development area; Coalport Works (a wire and chain works, HER: 7289) to the north, and a brickworks (HER: 1825) on the western side of the A464 from the site. A brickfield (HER: 7291) was located to the north of Coalport Works, just to the south of Aston Hall Park (HER: 7504) which formed the grounds of the listed building, Aston Hall, described above.

5.0 Historic mapping

The 1840 Tithe map and apportionment for Shifnal shows that the land parcel in which the windmill is located was owned by George Brooke, with Thomas Langley as tenant, who also occupied the adjacent cottage at the road junction with Uplands Lane:

- Apportionment 1263 - mill yard with windmill, with c.7 acres in pasture
- Apportionment 1264 - two houses and three gardens, 2 rods and 28 perches

Ordnance Survey mapping from the 1st edition published in 1888[13] notes the majority of the development area to the southeast of Upton Lane as it is today; undeveloped open fields, with the exception of a possible structure on the eastern side of Upton Lane, close to where it meets the Wolverhampton Road (A464) and under what appears to be a modern access road into the field from Upton Lane (Figure 4). It shows the railway which runs northwest/southeast along the north-eastern edge of the proposed residential site.

In addition, the first edition map shows the site of the disused windmill and an area of quarrying in the area to the north of the western end of Upton Lane (Figure 4). The area of the two westernmost modern fishery ponds contains smaller ponds within fields on this map, whilst the third modern pond is situated within fields and over a small pocket of woodland. On the north-western side of Upton Lane there are two sets of structures depicted, possibly dwellings. The westernmost of these appears to have associated gardens with outbuildings. Two pump locations are shown on the map, close to Upton Lane and the Wolverhampton Road; these may have been to allow for the drawing of water to fill animal troughs.

[13] https://maps.nls.uk

Figure 4
Detail of the site of the site of the windmill from the 1st edition OS map (25" and 1" maps). (reproduced by permission of license agreement with National Library of Scotland)

Little appears to have changed on the site by the time of the 2nd edition Ordnance Survey map of 1903 or by the 3rd edition, published in 1948 (Figure 5). A change can be seen in the 1965 map, where the small structure previously shown on the corner of Upton Lane and Wolverhampton Road has gone (Figure 6).

Figure 5
Detail of the site of the site of the windmill from the 1948 3rd edition OS map. (Under licence agreement with National Library of Scotland)

Figure 6
1965 OS map (Under licence agreement with National Library of Scotland)

6.0 Assessment of significance

6.1 Heritage assets overview

The proposed site lies within a zone of agricultural land on the southern outskirts of the town of Shifnal. Shifnal forms the focus of known heritage assets within 1km of the proposed site and a variety of periods are represented. There is a total of 33 designated heritage assets within the 1km search area, all but one of which are listed buildings and therefore of national importance, with the remaining one being Shifnal Conservation Area. There are 77 entries within the HER (Appendix 2), categorised as non-designated heritage assets of local importance. Of these, only one is prehistoric in date and another, the pit alignment to the south, is likely to be prehistoric. There is a putative Roman temporary marching camp to the south of the site, but otherwise the remaining heritage assets are of medieval-Modern date and are focused within the town of Shifnal.

6.1.1 The heritage significance of the designated assets

The listed buildings, as described above (section 4.1.1), have been organised into two groups for the basis of this assessment. The first asset group, comprising the majority of listed buildings, represents the town of Shifnal. It comprises 28 listed buildings and includes the conservation area. As an asset group these Grade I and II structures are of high-highest archaeological significance[14]. They comprise a variety of building dates, types and forms which together represent the development of the town from the medieval period to the present day and help to define the unique character of the town and the conservation area:

> *"Despite serious losses due to 20th-century demolitions, especially in Bradford Street and Cheapside, Shifnal still retains many buildings of historic and architectural interest which make an enormous contribution to the Conservation Areas' special character and appearance. They include commercial buildings such as shops and public houses, banks and offices, churches, and houses, cottages and outbuildings in a wide range of forms, sizes, styles, materials and details".*[15]

The buildings within the Shifnal conservation area also represent the broader economic, cultural and social development of the wider area. The conservation area appraisal notes:

> *"For a long period Shifnal's economy was dominated by agriculture. Most of the population were either directly involved in it or were in trades linked to it. However, in the late 17th and 18th centuries the number and range of trades greatly expanded. They included weavers, dyers and tailors, masons, thatchers and brickmakers, with leather trades including skinners, curriers, tanners, saddlers and shoemakers forming the largest group".*[16]

This development was also tied to the use of the main road (now A464) as a toll road which linked London to Shrewsbury. The listed Jerningham Arms Hotel served as one of two coaching inns and the road was used by mail coaches between London and Ireland, via Holyhead[17].

The second group consists of four buildings which lie outside of the centre of Shifnal. Each are of high-highest heritage significance, in that they are Grade II & II* listed. Alston Hall, The Uplands and The Terrace represent the 18th and 19th century development of Shifnal and the use of the surrounding agricultural land as areas in which affluent people could build houses and grounds which would demonstrate their wealth and influence. Much of the significance of these structures is therefore focused on their architectural merits and their connection with the town itself, as opposed to the agricultural land in which they were situated.

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[14] NPPF paragraph 194
[15] Shifnal Conservation Area Appraisal, Shropshire County Council, approved December 2000, p. 4.
[16] *Ibid*, p.5
[17] Ibid, p.2

6.1.2 The setting of the designated assets

Shifnal

The setting of the Shifnal asset group is within the town and is focused on the central part of the conservation area. The buildings and conservation area are inter-related due to the socio-economic physical and functional associations as part of a medieval and post-medieval market town. This is a built-up and busy town, situated on relatively flat land. The main road through the town is the A464, which continues to the south past the proposed development site. Due to the built-up nature of the setting and the topography to the south, there are limited views to the proposed residential area from this asset group.

Aston Hall

To the east of the Shifnal asset group is Aston Hall which is outside the town within a setting of its own grounds which comprise fields with some trees to the south. Its broader setting is within the outskirts of Shifnal with several commercial structures to the south, as well as roadways and the railway. These features act to screen the proposed development area from the asset.

Stanton Cottages

The cottages at Stanton are more rural in setting, being situated in a small cluster next to a faux-flower factory and shop. The cottages are contained within a screen of trees/hedges and are close to 1km from the edge of the proposed development, in between which are several fields, trees, hedges and the railway.

The Uplands

The house called The Uplands is situated on the southern outskirts of Shifnal, with its main frontage to the east. It stands within its own grounds, which contain several outbuildings and a screening of trees and hedges to the east and north. A recent housing development has been constructed immediately to the south and east of the house, which further screens the asset from the proposed development area.

The Terrace

To the south is the final designated heritage asset, The Terrace. This house is situated within its own grounds which include outbuildings, swimming pool and a stand of trees to the east of the main house. Its primary outlook appears to be to the north and west. It is separated from the proposed development area by fields, trees, hedgerows and by the A464.

6.1.3 The contribution of setting to designated heritage assets

With the exception of the Shifnal asset group, the designated heritage assets are all dwellings and the contribution of wider setting to their significance is considered minimal, as described below. The local setting of these assets contributes more to their significance in terms of the layout of their grounds and their primary views, although the latter are limited due to topography, infrastructure, trees and hedges.

Shifnal

The setting of the asset group in Shifnal, as described above, has evolved and developed with the growth of, and changes within and around, the town. The heritage significance of the asset group is party defined by the immediate setting of the town as described within the Conservation Area Appraisal[18]; by the structures themselves, both designated and not, and the layout of the streets and lanes.

However, the heritage significance of the asset group is also informed by the wider context which includes the surrounding rural land and features. The development of Shifnal as a town is linked to the development of the wider countryside, with the town forming a central market hub for the surrounding rural community. It is also

[18] Shifnal Conservation Area Appraisal, Shropshire County Council, approved December 2000

linked to the roads and railways which had significant impacts on the development of the town. Both farming and transport are relevant to the proposed site as it comprises primarily agricultural land itself (albeit this applies to much of the surrounding landscape), but also contains the windmill and is located alongside the A464 which has been identified as an important historic route (see 6.2, below).

Aston Hall

The grounds surrounding Aston Hall are the most important setting with relation to the structure's heritage significance. The grounds of a large house such as this will have been designed to complement the structure, forming attractive surroundings for the occupier and visitors. The house was built with its primary outlook to the southwest; towards the town and along the route of the driveway, making a visible demonstration of wealth to those approaching the house from Shifnal. The visibility of the structure, however, is now much reduced due to trees within the grounds and the substantial expansion of southern Shifnal.

Stanton Cottages

Stanton Cottages form part of a cluster of structures, probably related to the housing of agricultural workers at Stanton Farm. Their immediate setting within the farm compound and surrounding fields is the most significant, as this would have been the focus for the people who built the cottages and for those who lived in them.

The Uplands

The Uplands primary setting is the gardens in which the house is situated, and this is the most important setting in terms of heritage significance. The first edition six-inch to one-mile ordnance survey map of 1888 shows the house within a wider area of woodland and grounds which is distinct from the surrounding farmland, but is related to some other large houses which share the space defined by the A464 to the east and Park Lane to the west (both of which provide access to Shifnal). This setting has seen significant change in modern times with the construction of a primary school and housing developments.

The Terrace

The heritage significance of The Terrace is enhanced somewhat by the gardens and grounds in which it is situated, although these grounds appear less formal today than when depicted on the first edition six-inch to one-mile ordnance survey map of 1888. The focus of the structure is to the north and Shifnal, with Park Lane providing a route between the town and the house. The wider agricultural landscape has little bearing on the asset's heritage significance other than perhaps that the setting was chosen for it's rural outlooks.

6.1.4 The heritage significance of the undesignated assets

The evidence for medieval/post-medieval cultivation within the proposed development site is focused to the north, around the windmill, and forms part of a wider field system which has been identified across the southern side of Shifnal. It is likely that this use of the landscape would have continued through the proposed residential site, perhaps as part of the medieval open field system, and then later through post-medieval inclosure. Remains of medieval or later agricultural features are of low archaeological significance, as are the roadside quarries (which are of indeterminate date but could relate to road construction and maintenance, or for building work in the adjacent town).

The windmill is a non-designated asset. However, it does hold communal and aesthetic significance locally as a landmark and as an example of post-medieval activity in the area. It appears to be quite poorly preserved with two stories currently upstanding and, as such, is potentially at risk of collapse. A search for windmills on the Shropshire HER returns 70 results, although only a proportion of these records will relate to upstanding windmills. The brick structure of the windmill and tower style construction confirms it is of post-medieval date although this assessment has uncovered no definitive dating evidence for the structure, other than the fact that the windmill pre-dates the first edition Ordnance Survey map. It is therefore not rare and has little remaining archaeological or historical evidence for the design and technology it would have adopted. The windmill is therefore of low heritage significance.

The later periods of industrial and railway activity in the search area are considered of low significance.

6.2 Potential

Roadways within, and in the vicinity of the site (the A464 Holyhead turnpike road, Upton Lane and Lamledge Lane), are all depicted on the first edition Ordnance Survey mapping, and may all be of greater antiquity, potentially relating to Roman or earlier activity (the proximity of a possible Roman camp to the A464 might support such a hypothesis). Lamledge Lane has an unusual name which might refer to “hasty escape” or “flight”, and it has right-angled turns which might derive from it having been laid out over an existing medieval ridge & furrow field system. Upton Lane appears to be an ancient route located along a ridge, which avoids the need for passing through Shifnal if travelling between Ruckley, Stanton in the north, and Brimstree Hall on the Wolverhampton Road to the south. The current A464 follows the route of Thomas Telford’s historic turnpike Holyhead coach road, linking London with the Dublin packet boat.

Whilst the modern use of these routes as roadways suggests that it is unlikely that significant archaeological remains survive of the roadways themselves, the presence of these routeways raises the potential for archaeological remains close by. An example of this is the various structures noted during the map regression (section 5.0, above). There is potential for archaeological remains of these, or other structures, within the proposed development area, although the mapped structures would likely be of low-medium significance.

The presence of prehistoric, Roman and medieval archaeology within the wider study area indicates potential for previously unknown archaeological remains to be present. Although any such remains could be of any level of archaeological significance, there is a high potential for remains of medieval/post-medieval agriculture, which are of low archaeological significance.

Overall this site therefore has the potential to contain some evidence of local archaeological importance which might help increase understanding of the historical landscape south of Shifnal.

6.3 Potential Impacts

The scheme at present has outline parameter plans, which show new development would be located to the eastern side of the ridge on which the windmill is situated. This feature and the angling lakes to the north-west would remain as a recreational area, rather than being developed for residential use, although some of the lakes would be infilled. Due to the nature of housing development, with significant ground-breaking operations, there is a potential for impact on previously unknown archaeological remains within the land east of Upland Lane.

Due to the screening of the designated heritage assets by topography (primarily the ridge upon which the derelict windmill is situated) and vegetation (trees and planting within individual gardens, hedgerows and other tree plantations), the visual impact of any development is likely to have a neutral/nil impact to their significance, particularly if any development is focused on lower ground to the east of Upton Lane. Additionally, the distance of these assets to the site and other intervening features, such as other structures, roads and the railway, further mitigate any potential impact. Other factors, such as vibration and noise during development may have a slight/very slight risk of impact upon the two closest assets (Uplands and the Terrace) as well as the Shifnal asset group, particularly with regard to site traffic. This would be of a temporary nature, however, and should be considered as part of any site traffic plan, ideally using routes alternative to the A464 through Shifnal.

7.0 Recommendations and conclusions

The results of this study show that there is a spread of archaeological features of varying dates across the search area and much of the proposed residential site has remained undeveloped, although likely heavily ploughed. It is therefore assessed that the level of potential for unknown buried archaeology is low and a programme of archaeological investigation as part of a planning application, or post-determination, are recommended to record the presence or absence of any unknown archaeology.

The study has also identified no significant or likely impacts upon the designated heritage assets in the area. The ridge on which the Upton Windmill is situated is a key factor in this, particularly with regard to visual impacts. Photographs taken from the windmill during a site visit (Appendix 4) and the topographical information (Drawing 1) indicate that housing constructed to the south of this ridge would not be visible from the Conservation Area or related listed buildings in the town centre. Google Streetview[19] images indicate that the topography and existing hedges also hide new development from The Uplands and The Terrace, so there would be no significant effect on designated heritage assets through development within their setting at this location.

It is advised that a mitigation strategy be adopted, if permission is granted, to design a scheme of archaeological investigation to reveal and record below-ground archaeological deposits as necessary. A scheme for this programme of investigation would need to be drawn up and approved by the local authority's archaeological planning advisor. It is likely that trial trenching followed by an archaeological excavation such as a strip, map and sample approach would be recommended to address the low potential of the site and its association with the surrounding heritage landscape.

Retention of the ruined windmill as an eyecatcher on the ridge in the recreational area, would ensure this familiar landmark of local interest is conserved as part of this scheme. Development would allow a structural survey and restoration work to prevent the ruin deteriorating further. An interpretation panel could be designed so that its history is more easily accessible to visitors, and by these means this non-designated heritage asset would be conserved and enhanced in accordance with the NPPF.

[19] Accessed 24/04/2020

Appendix 1: HER and Listed Buildings

TABLE 1: HER GAZETTEER

OBJECTID	MonUID	PrefRef	RecordType	Name
5043	MSA534	757	MON	Idsall (Medieval Shifnal)
3383	MSA646	920	MON	Church of St Andrew, Shifnal
3578	MSA783	1070	MON	Moated Site South of Shifnal Church (Shifnal Moat)
9482	MSA13574	1824	MON	A park c 110m NW of Upton Farm
677	MSA13575	1825	MON	Brickworks NW of Upton Farm
10726	MSA13577	1829	MON	Windmill c 200m N of Upton Farm
3614	MSA12720	5311	MON	Dye House Bank, Shifnal
10596	MSA12722	5313	MON	Old Butter Market, Shifnal
3600	MSA12730	5323	MON	Buildings between Cheapside and Bradford St, Shifnal
3613	MSA12731	5324	MON	Buildings between Church St and Park St, Shifnal
3603	MSA12733	5326	MON	Viaduct, Shifnal
3605	MSA12734	5327	MON	Shifnal railway station
3609	MSA12735	5328	MON	School, Aston Rd, Shifnal
3589	MSA12736	5329	MON	Vicarage grounds, Church St, Shifnal
3615	MSA12737	5330	MON	Grounds of Shifnal Union Workhouse, Shifnal
3607	MSA12738	5331	MON	Fish ponds, Shifnal
3617	MSA12739	5332	MON	Osier bed, Shifnal
3611	MSA12740	5333	MON	Pool, south of railway, Shifnal
3610	MSA12741	5334	MON	Osier bed, under railway line, Shifnal
55	MSA12742	5335	MON	Chapel and burial ground, Aston St, Shifnal
3604	MSA12743	5336	MON	Rope walk, Aston St, Shifnal
3601	MSA12744	5337	MON	Post Office, Victoria Rd, Shifnal
3608	MSA12745	5338	MON	Old watercourse, Shifnal
3616	MSA12747	5340	MON	Possible area of Saxon minster precinct, Shifnal
3569	MSA12748	5341	MON	Medieval market place, Shifnal
3576	MSA12749	5342	MON	Medieval churchyard of St Andrews church, Shifnal
8233	MSA12750	5343	MON	Street system, Shifnal
3573	MSA12751	5344	MON	Tenement plots to north of Church St, Shifnal
3572	MSA12752	5345	MON	Tenement plots to south of Church St, Shifnal
3574	MSA12753	5346	MON	Tenement plots to south of Shrewsbury Rd, Shifnal
3571	MSA12755	5348	MON	Tenement plots to east of Broadway, Shifnal
3575	MSA12756	5349	MON	Tenement plots to east of Market Place, Shifnal

3577	MSA12757	5350	MON	Open space, Shifnal
3586	MSA12758	5351	MON	Post Medieval churchyard, Shifnal
3579	MSA12761	5354	MON	Tenement plots to north of Aston St, Shifnal
3606	MSA12762	5355	MON	Smithfield Cattle Market, Aston St, Shifnal
3582	MSA12763	5356	MON	Encroachment on Medieval market place, Shifnal
3583	MSA12764	5357	MON	Post Medieval encroachment on Broadway
3564	MSA11815	5359	MON	Medieval urban form, Shifnal
3565	MSA11816	5360	MON	Post Medieval urban form, Shifnal
3568	MSA12768	5363	MON	Possible site of bridge/ ford over Wesley Brook, Shifnal
3581	MSA12769	5364	MON	Post Medieval market place, Shifnal
325	MSA11785	5371	MON	Shrewsbury & Birmingham Railway (Shrewsbury to Wolverhampton)
4044	MSA3918	7289	MON	Coalport Works
9484	MSA3919	7290	MON	Bone Mill
4043	MSA3920	7291	MON	Brickfield
4042	MSA3952	7504	MON	Aston Hall Park
11199	MSA3977	7529	MON	Idsall Deer Park
10075	MSA3991	7543	MON	The Grounds at Ruckley Grange
3612	MSA12721	8248	MON	Animal burial area possibly associated with veterinary practice, Church St, Shifnal
3558	MSA17507	13823	BLD	2 Bradford Street, Shifnal
3559	MSA17525	13859	BLD	Site of Premises Occupied by MEB, Market Place, Shifnal
3560	MSA17526	13864	BLD	4 Park Street, Shifnal
3561	MSA17527	13867	BLD	12 Park Street, Shifnal
3562	MSA17528	13868	BLD	14 Park Street, Shifnal
3563	MSA17529	13869	BLD	Site of 16, 18 & 20 Park Street, Shifnal
6292	MSA23542	21024	MON	Ridge and furrow earthworks, SW of Shifnal
19843	MSA28634	26254	MON	Stanton Hill Farm
19871	MSA28638	26258	MON	Ruckley Sidings Farm
19872	MSA28639	26259	MON	Lower Upton Farm
19873	MSA28640	26260	MON	Upton Farm
19874	MSA28641	26261	MON	Lodge Hill Farm
19892	MSA28659	26279	MON	Long Meadow
21712	MSA30464	27891	MON	Park Farm
21713	MSA30465	27892	MON	Site of unamed farmstead on Cottage Drive
7559	MSA31020	28264	MON	Park-like grounds at The Uplands
9859	MSA33276	29203	MON	Gravel pits W of Ruckley Grange
9681	MSA32090	29639	MON	Widening of railway cutting, Coalport works Shifnal

8577	MSA32092	29641	MON	Roadside quarries, Upton, Shifnal
25759	MSA34192	31377	MON	Possible ditch, S of The Uplands, Shifnal
10669	MSA34393	31575	MON	Brick kiln leasow, off Wolverhampton Road, Shifnal
26012	MSA34424	31607	MON	Possible prehistoric pit, off Stanton Road, Shifnal
11043	MSA34901	32086	MON	Possible marching camp, Lower Upton Farm
27779	MSA36203	33391	MON	Site of 17th century mill pond, E of Castle Hills, Shifnal
2029	MSA37323	34460	MON	Section of pit alignment, c.425m NW of Common Farm, Hatton, Shifnal
29076	MSA37381	34521	MON	Site of the Nag's Head, No. 8 Park Street, Shifnal
24389	MSA22869	41814	MON	Stanton Farm

TABLE 2: LISTED BUILDINGS

ListEntry	Name	Grade	NGR
1053622	2, CHURCH STREET	II	SJ 74860 07600
1053623	OLD IDSALL HOUSE	II	SJ 74745 07514
1053624	CHEST TOMB APPROXIMATELY 1 METRE TO SOUTH OF SOUTH CHAPEL OF CHURCH OF ST ANDREW	II	SJ 74702 07478
1053628	THE UPLANDS	II	SJ 75097 06846
1053630	13, MARKET PLACE	II	SJ 74902 07600
1053631	2A, MARKET PLACE	II	SJ 74869 07646
1053632	4, MARKET PLACE	II	SJ 74870 07628
1053633	8, 8A AND 10, MARKET PLACE	II	SJ 74868 07616
1053634	14, MARKET PLACE	II	SJ 74872 07596
1053635	22, MARKET PLACE	II	SJ 74873 07569
1053636	THE TERRACE WITH WATER TOWER AND RETAINING WALL ADJOINING TO SOUTH	II	SJ 75161 06312
1053637	THE IDSALL ROOMS, PARK HOUSE HOTEL	II	SJ 74937 07429
1053654	77, ASTON STREET	II	SJ 75168 07813
1176273	THE VICARAGE	II	SJ 74672 07446
1176324	13A AND 15, MARKET PLACE	II	SJ 74902 07593
1176333	2, MARKET PLACE	II	SJ 74869 07638
1176337	6, MARKET PLACE	II	SJ 74873 07617
1176363	THE NELL GWYNNE WINE AND ALE BISTRO	II	SJ 74904 07576
1176372	LLOYD'S BANK	II	SJ 74912 07534
1176378	JERNINGHAM ARMS HOTEL	II	SJ 74884 07521
1248197	BROOK HOUSE	II	SJ 74859 07639
1278002	32, CHURCH STREET	II	SJ 74772 07526

1278027	28 AND 30, CHURCH STREET	II	SJ 74785 07529
1307918	PARK HOUSE HOTEL	II	SJ 74937 07399
1307939	12, MARKET PLACE	II	SJ 74862 07604
1307942	16, 18A AND 18B, MARKET PLACE	II	SJ 74873 07592
1308059	ASTON HALL	II*	SJ 75603 08046
1367621	THE UNICORN PUBLIC HOUSE	II	SJ 74905 07563
1367622	FORMER WORKHOUSE AT SHIFNAL HOSPITAL	II	SJ 74879 07227
1367623	STANTON COTTAGES	II	SJ 77104 07604
1367656	4, CHURCH STREET	II	SJ 74854 07594
1367657	CHURCH OF ST ANDREW	I	SJ 74688 07491

Appendix 2: Assessment Methodology

7.1 The Study Area

The study area comprises all land within the Site, together with all additional land within 1km of its boundary. This has been considered sufficient to:

- identify all designated heritage assets within the Site;
- identify all designated heritage assets with the potential to be subject to significant indirect impacts from the proposed development;
- identify all recorded non-designated heritage assets lying within, or with the potential to extend within, the Site;
- assist understanding of the historic environment context of the Site; and
- assist assessment of the probability that currently-unknown archaeological sites lie within the Site, and indicate what their character might be.

Consideration has been given to the potential need to include additional assets beyond, but adjacent to, the study area in order to avoid artificial truncation of groups.

The study area is shown in Drawing 1.

7.2 Data sources

Table 3 sets out the main data sources used in this study.

TABLE 3: HISTORIC ENVIRONMENT DATA SOURCES CONSULTED

Subject	Source	Location
Designated heritage assets (except conservation areas)	National Heritage List for England	On line[20]
Conservation areas	Shropshire County Council	On line and digital report supplied by email
Heritage assets	Heritage Gateway Shropshire Historic Environment Team	On line Digital data supplied by email
Historic mapping	National Library of Scotland	On line
Historic environment	Unpublished reports Published synthetic reports	Various Various
	Current Ordnance Survey mapping	Licence acquired for project

[20] at https://historicengland.org.uk/listing/the-list/

Setting of heritage assets	Inspection of study area using Google Earth, Bing Maps and photographs	Online

1. The following attribution statement applies to the downloaded English Heritage data set for designated heritage assets except conservation areas:

   - *© Historic England 2020. Contains Ordnance Survey data © Crown copyright and database right 2020. The Historic England GIS Data contained in this material was obtained on 16-7-2019.*

   - *The most publicly available up to date Historic England GIS Data can be obtained from http://www.english-heritage.org.uk.*

2. Designated and non-designated heritage assets within the study area are listed in Appendix 1 and mapped in Drawings 1 and 2.

7.3 Impact assessment

7.3.1 Framework of Assessment

Impacts may be caused by the proposed development where it changes the baseline condition of either the asset itself or its setting.

In accordance with EIA regulations, the assessment identifies impacts and effects as direct or indirect, adverse or beneficial, and short-term, long-term or permanent. Direct impacts are those which physically alter an asset and therefore its heritage significance; indirect impacts are those which affect the heritage significance of an asset by causing change within its setting.

All assessment has commenced with establishing an understanding of the historic environment of the study area through synthesis of the acquired data from the sources noted above, informed by professional experience.

Direct effects on the heritage significance of assets have been identified from consideration of a combination of the heritage significance of the known affected assets, the probability of further currently-unknown assets being affected and their likely significance, and the magnitude of impact to be formed by the implementation of the proposed scheme.

Indirect effects on the heritage significance of assets have been identified with reference to guidance from Historic England[21], and assessment has been carried out in the following stages:

- initial consideration of intervisibility and other factors leading to identification of potentially affected assets;
- assessment of the heritage significance of potentially-affected assets;
- assessment of the contribution of setting to appreciation and understanding of those assets;
- assessment of the magnitude of impact of the proposed scheme due to causing change within the setting of the assets; and
- prediction of the significance of the effect.

[21] Historic England's Good Practice Advice in Planning Note 3, *The Setting of Heritage Assets*., Step 2, pages 9 – 10 and Step 3, pages 11 - 12

7.3.2 Heritage Significance

The heritage significance of potential heritage assets has been assessed using professional judgement, with reference to Table 4 which has been devised by SLR, with reference to Government and Historic England Guidance[22]. It shows the potential levels of heritage significance of an asset related to designation status and grading, and, where non-designated, to a scale of *national to negligible* importance. This table acts as an aid to consistency in the exercise of professional judgment and provides a degree of transparency for others in evaluating the conclusions reached by this assessment.

TABLE 4: LEVELS OF HERITAGE SIGNIFICANCE

Heritage Significance	Explanation
Highest	World heritage sites Scheduled monuments Grade I and II* listed buildings Grade I and II* registered parks and gardens Designated battlefields Protected wrecks Non-designated assets of equivalent significance
High	Grade II listed buildings Grade II registered parks and gardens Conservation areas Non-designated assets of equivalent significance Archaeological sites which are of particular individual importance within the regional archaeological resource
Medium	Archaeological sites of local importance
Low	Sites are of minor importance or with little remaining to justify a higher category
Negligible	Negligible or no heritage significance
Unknown	Further information is required to assess the potential of these sites

[22] Department of Communities and Local Government March 2012: *National Planning Policy Framework* (NPPF) Paragraph 132; Historic England 2015 (English Heritage 2008): *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment;* Historic England April 2015 (English Heritage 2011): *Seeing the History in the View – A Method for Assessing Heritage Significance Within Views*.

7.3.3 Contribution of Setting to Heritage Significance

This is not quantified on a scale but used to assist the assessment of the magnitude of impact. Reference has been made to English Heritage Guidance: Conservation Principles[23], The Setting of Heritage Assets[24] and Statements of Heritage Significance[25].

7.3.4 Magnitude of Impact

Magnitude of impact has been assessed with reference to the criteria set out in Table 5, which has been devised by SLR, with reference to Historic England Guidance[26].

TABLE 5: MAGNITUDE OF IMPACT

Magnitude of impact	Definition
High beneficial	The development would considerably enhance the heritage significance of the affected asset or the ability to appreciate it
Medium beneficial	The development would enhance to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it
Low beneficial	The development would enhance to a minor extent the heritage significance of the affected asset or the ability to appreciate it
Very low beneficial	The development would enhance to a very minor extent the heritage significance of the affected asset or the ability to appreciate it
Neutral / None	The development would not affect, or would have harmful and enhancing effects of equal magnitude, on the heritage significance of the affected asset or the ability to appreciate it
Very low adverse	The development would erode to a very minor extent the heritage significance of the affected asset or the ability to appreciate it
Low adverse	The development would erode to a minor extent the heritage significance of the affected asset or the ability to appreciate it
Medium adverse	The development would erode to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it
High adverse	The development would severely erode the heritage significance of the affected asset or the ability to appreciate it

7.3.5 Significance of Effect

The significance of effect is presented in Table 6 below. This provides a matrix that relates the heritage significance to the magnitude of impact (incorporating contribution from setting where relevant) to establish the likely significance of effect.

[23] Historic England, 2008, Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment.
[24] Historic England, Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017.
[25] Historic England, 2019, Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.
[26] Based on *Seeing the History in the View* page 22 Table 3.

The terms 'harm' and 'enhancement' used to define effects relate to the terms 'harm' and 'enhance' / 'better reveal' used in English policy guidance[27], and 'not significant' refers to significance in the context of EIA[28] (which is considered also to apply to historic environment assessments).

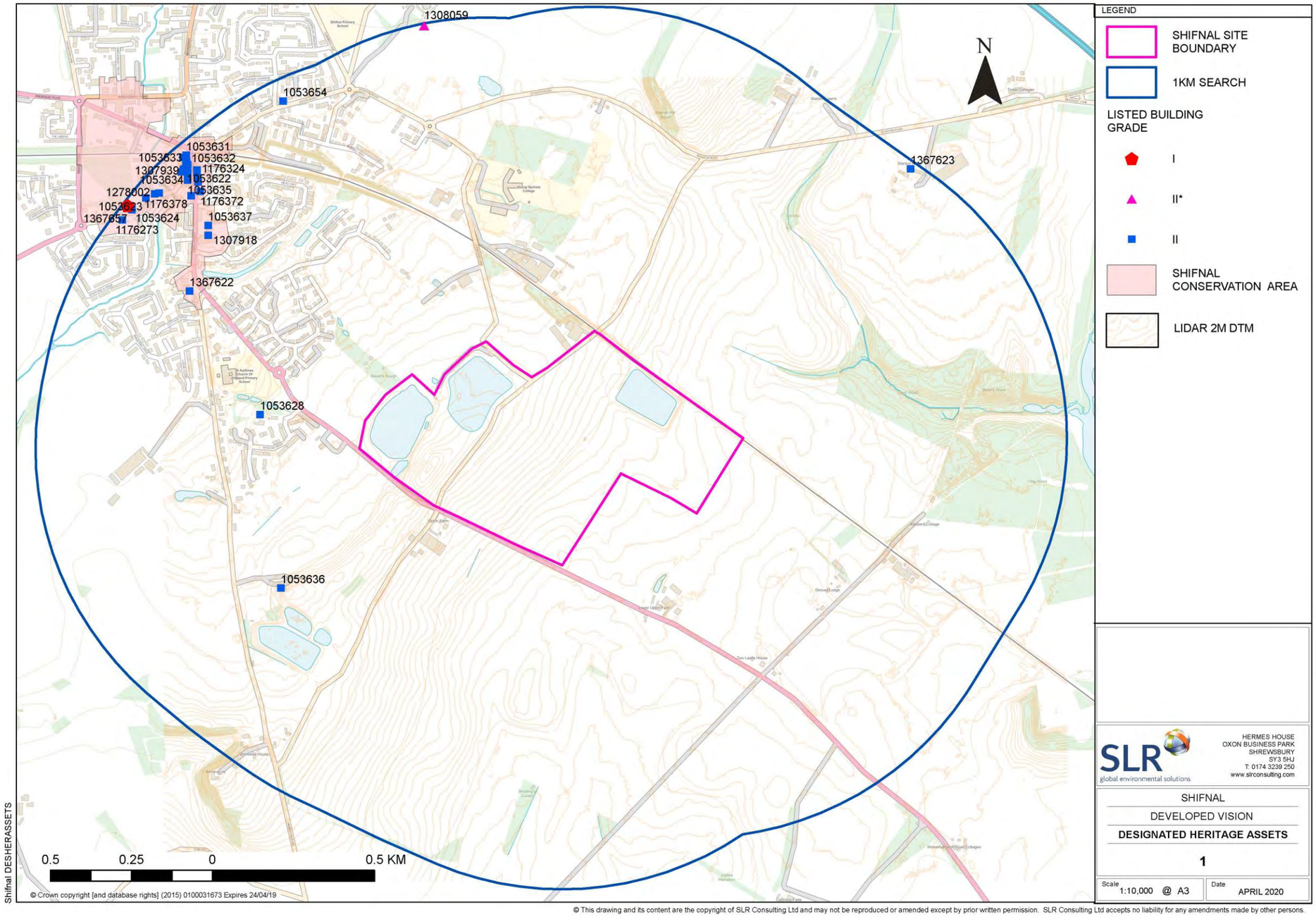
NPPF paragraph 132 notes that:
"Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

TABLE 6: SIGNIFICANCE OF EFFECT

Magnitude of impact	Heritage significance				
	Highest	High	Medium	Low	
High beneficial	Substantial	Substantial	Moderate	Slight	Enhancement
Medium beneficial	Substantial	Moderate	Slight	Very slight	
Low beneficial	Moderate	Slight	Very slight	Very slight	
Very low beneficial	Slight	Very slight	Negligible	Negligible	
Neutral / nil	Neutral / nil	Neutral / nil	Neutral / nil	Neutral / nil	Neutral / nil
Very low adverse	Slight	Very slight	Negligible	Negligible	Harm
Low adverse	Moderate	Slight	Very slight	Very slight	
Medium adverse	Substantial	Moderate	Slight	Very slight	
High adverse	Substantial	Substantial	Moderate	Slight	

[27] Department of Communities and Local Government March 2012: *National Planning Policy Framework* (NPPF).
[28] *Seeing the History in the View* page 29: "Significance (in the context of EIA)".

Appendix 3: Drawings



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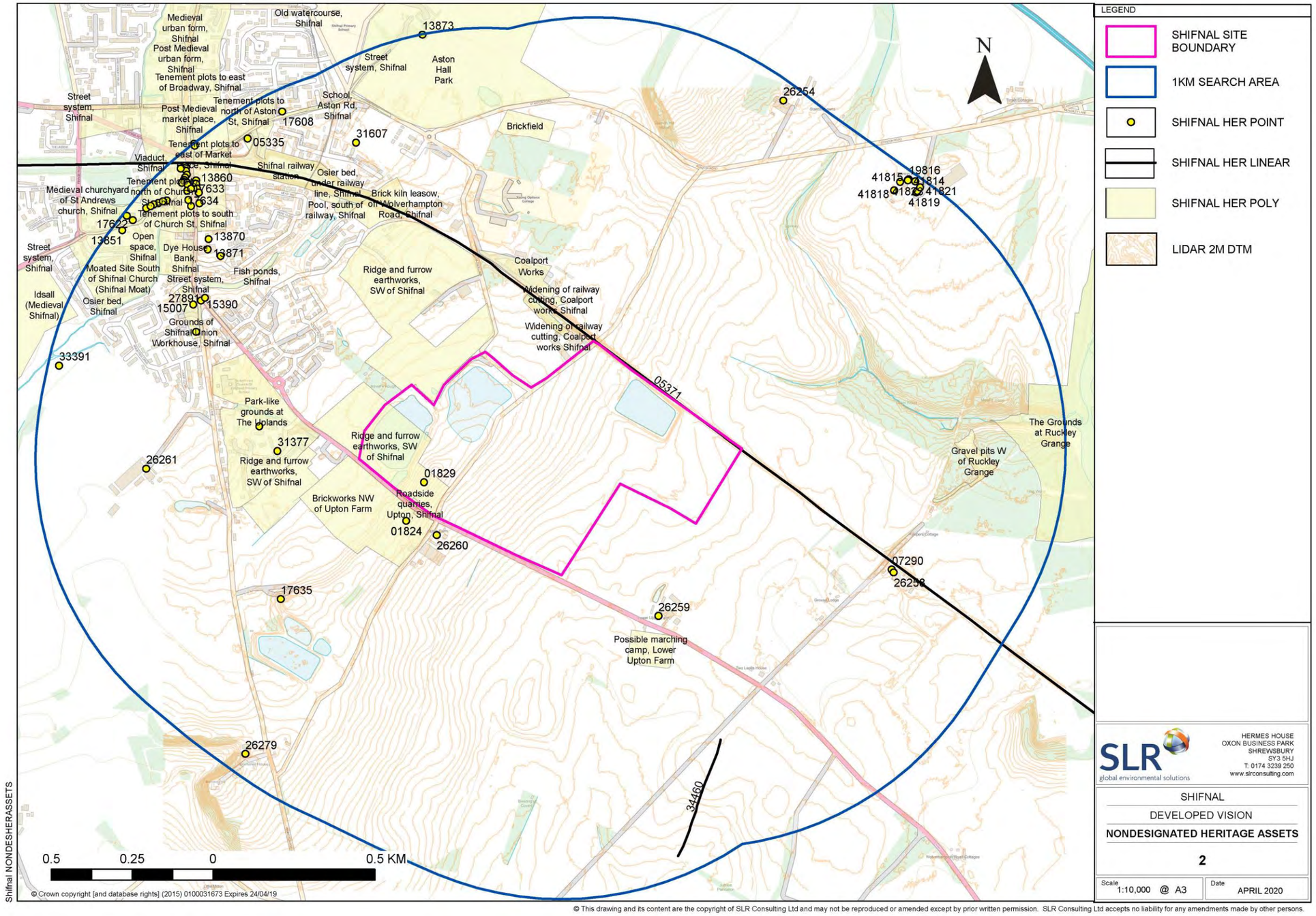

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Appendix 4: Site Photographs

Upton Lane view from SW corner of site

Upton Lane looking N

Upton Lane View to E of site

Upton Lane view to NE across site

Windmill hill looking E over site

Windmill hill looking N

Windmill hill looking NW

Windmill looking NW

Windmill looking W

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