

An Archaeological Desk-based Assessment of land at
Furlongs Road, Cleobury Mortimer,
Shropshire, 2015

by
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Archaeology Service



**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT OF LAND AT
FURLONGS ROAD, CLEOBURY MORTIMER, SHROPSHIRE, 2015**

by

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A report for

Percy Cox Properties Ltd

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SUMMARY

There is currently a proposal to develop a site at Furlongs Road, Cleobury Mortimer, Shropshire. The proposed development site lies within land that in the medieval and post-medieval periods formed the back plots of tenements running off the northwest side of Lower Street. Because of the potential historical and archaeological significance of the site, an archaeological desk-based assessment has been carried out of the proposed development site. This assessment suggests that archaeological features and deposits dating back to the medieval period may survive on part of the site, and has recommended that further field evaluation in the form of trial excavation be carried out in order to assess the survival, nature, and significance of these remains and to formulate any mitigation strategy.

1 INTRODUCTION

1.1 Cleobury Mortimer is a small town situated in the southernmost part of the county of Shropshire on the west bank of the River Rea, 17km southwest of Bridgnorth and 15.5km east of Ludlow. There is a proposal to develop for housing land at Furlongs Road, Cleobury Mortimer, Shropshire (NGR SO 675 760). The site lies on the northeast side of the core of the historic settlement, between Lower Street and Furlongs Road. Lower Street is part of the main route through the town, the A4117 Kidderminster to Ludlow road, (Fig. 1)

1.2 There has been a settlement at Cleobury Mortimer continuously since late Saxon times, and there is some evidence of Roman occupation and prehistoric activity in the town. During the medieval period, the town was the principal seat of the powerful Mortimer family, and appears to have achieved borough status. The town remained a small market town throughout the post-medieval period. The proposed development site lies on the edge of the medieval core of the settlement, and currently occupies open ground between post medieval and modern housing developments.

1.3 There has been no previous archaeological work on the proposed development site itself, although there have been a number of archaeological interventions on the site of Cleobury Mortimer castle to the southwest of the site. The proposed development site lies within the area covered by the Central Marches Historic Towns Survey (Dalwood, 1996).

1.4 Because of the potential archaeological significance of the proposed development site, the Archaeology Service has been commissioned to carry out an Archaeological Desk-Based Assessment for the scheme. This is intended to provide an assessment of the archaeological potential of the site, consider the likely impact of the proposed development on any heritage assets with archaeological interest, and present recommendations for any further investigation or mitigation.

1.5 The scope of this desk-based assessment was agreed with the Historic Environment Manager, Shropshire Council. This assessment includes the proposed development site itself (the site) and an area of archaeological assessment around the site (the study area, see Figs. 1 and 2).

2 AIMS AND OBJECTIVES

2.1 National policy for archaeology is contained in the National Planning Policy Framework [NPPF] paras. 126-141 (Department for Communities and Local Government, March 2012). Section 12 of the NPPF, entitled "Conserving and enhancing the historic environment" provides policy regarding the conservation and investigation of heritage assets.

2.2 The advice given in paragraphs 128 and 129 of the NPPF states that:

128. 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.

129. 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.

2.3 English Heritage have also provided a commentary on the NPPF as it concerns the historic environment: "English Heritage Commentary on the National Planning Policy Framework, 27th March 2012"

2.4 Shropshire Local Development Framework: Adopted Core Strategy, March 2011 Core Strategy Development Plan Document

2.4.1 The Core Strategy Development Plan Document (DPD) is the principal document of the Shropshire Local Development Framework (LDF). The LDF is a set of documents setting out policies relating to the use and development of land in Shropshire. The Core Strategy sets out the Council's vision, strategic objectives and the broad spatial strategy to guide future development and growth in Shropshire during the period to 2026.

2.4.2 CS17 Environmental Networks Section CS17 of the Core Strategy concerns the environment, including the historic environment. It states that:

"Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources."

Measures to achieve this will include 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;
- Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites;

(Shropshire Core Strategy 2006-26, CS17, p108-110)

2.4.3 Shropshire Council's Site Allocations and Management of Development (SAMDev) Plan

Shropshire Council's Site Allocations and Management of Development (SAMDev) Plan sets out proposals for the use of land and policies to guide future development in Shropshire up to 2026. It is intended to sit alongside the Core Strategy, contributing to the Shropshire Local Development Framework. It covers the whole of the administrative area of Shropshire Council.

2.5 The aim of this archaeological desk-based assessment is to provide information that will enable an informed and reasonable decision to be taken regarding the archaeological provision for the area affected by the proposed development on the southern half of the

Abbey Car Park.

2.6 The objectives are:

- a) To locate any known archaeological features and deposits within the study area.
- b) To assess the likely survival, quality, condition and relative significance of any archaeological features, deposits and structures.
- c) To assess the likely impact of the proposed development on the designated and non-designated heritage assets within the study area (as defined in 1.3 above).
- d) To identify and recommend options for the management of the archaeological resource, including any further archaeological provision where necessary.
- e) To recommend a strategy for further archaeological field evaluation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.

3 METHODOLOGY

3.1 The methodology for this assessment is based on requirements agreed with the Principal Archaeologist of the Historic Environment Team, Shropshire Council.

3.2 This desk-based assessment aims to examine and assess all appropriate sources. These have included: archaeological databases, historic documents (including cartographic and pictorial documents), aerial photographs, geotechnical information, and secondary and statutory sources. The assessment includes an outline history of the development and land use of the study area, supported by copies of relevant historic maps and documents.

3.3 The development site is located on open ground bounded to the northwest by the rear of properties on Furlongs Road and to the southeast by properties on the northwest side of Lower Street. The study area for this desk-based assessment comprises the proposed development site and an area of 100m around the edges of the development site (Figs. 1 & 2). The size of the study area has been chosen to ensure that the documentary and cartographic sources provide sufficient information about the proposed development site and its setting to enable an assessment of the potential impacts on the heritage resource. All known heritage assets identified within and immediately adjacent to the boundary of this study area have been considered in this assessment. A wider informal study area of 500m has been used to identify designated heritage assets (Scheduled Ancient Monuments and Grade I and II* Listed Buildings) whose setting may be affected by the development. Although a small number of such designated heritage assets do lie within this wider study area (see sections 4.1.1-2, below) it is considered that the proposed development will not have any impact on the setting of these assets.

3.4 The desk-based assessment has identified the likely factors that will be relevant in assessing the impact of the proposed development on the setting of the various heritage assets in the study area (see section 5.2.4 below).

3.5 A site visit was also undertaken on 9th February 2015 in order to identify any potential archaeological features not recorded by the documentary or cartographic sources, and to assess possible factors and their effect on the survival or condition of the archaeological resource.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

4.1 Designated sites and non-designated sites

4.1.1 Designated sites (Designated assets are individually listed in section 7.1.1 of this report).

No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (July 2014) are situated within the study area or its vicinity. There is one Scheduled Ancient Monument (SAM) situated within the wider study area, a wayside cross on the High Street, 140m south west of St Mary's Church (National List Entry [LE] No. 1015281), (Fig. 2; site 1).

4.1.2 There is also one Grade I Listed Building – the Church of St Mary, Church Street, LE 1383457 (Fig. 2; site 2) - and two Grade II* Listed Buildings - the Manor House, High Street, LE 1383490 (site 3) and The Vicarage, 3 Church Street, LE 1383441 (site 4) - in this wider study area. These were included in this study for an assessment of possible affects by the development on their setting. However it is considered that the proposed development will not have any impact on the setting of these assets.

4.1.3 There are 13 Grade II Listed Buildings in the 100m study area (see Fig. 3). These are listed individually in section 7.2.1 of this report.

4.1.4 Non-designated heritage assets (summary) (Non-designated heritage assets are listed individually in section 7.2.1 of this report).

The development site itself lies on four non-designated archaeological sites: the medieval urban form (Shropshire Historic Environment Record [HER] No 05478; Fig. 3, site 5) and the post medieval urban form (site 6, HER 05493) of Cleobury Mortimer; a block of tenement plots north of Lower Street (site 7, HER 05475); and part of Cleobury Mortimer's street system (site 8, HER 05477). There are in total 17 non-designated heritage assets (including these) recorded on the Shropshire Council Historic Environment Record (HER) within or immediately adjacent to the study area (see Fig. 3).

4.1.5 The study area lies within the Cleobury Mortimer Conservation Area.

4.2 Previous Archaeological Work

4.2.1 There has been no previous archaeological work on, or finds recovered from, the proposed development site itself.

4.2.2 The study area lies within the area covered by the Central Marches Historic Towns Survey (Dalwood, 1996). This identified the principal components of the medieval and post-medieval settlement. Since the compilation of the survey there have been a small number of archaeological interventions and observations within the historic core of the town.

4.2.3 In 1993 an archaeological evaluation was carried out within the former bailey of Cleobury Mortimer castle in the grounds of the former Lacon Childe School, Childe Road, and a further watching brief was carried out there in 1997, both pieces of work by the Archaeology Service, Shropshire County Council. The 1993 evaluation recovered a

number of worked flint flakes (HER 04632), including an arrowhead and a thumbnail scraper of late Neolithic or Early Bronze Age date, evidence for Roman occupation in the form of pottery finds, and a kiln or oven (HER 04633) of possible Roman or medieval date. Other medieval remains included a ditch and post holes, and a wall which may have been part of a bridge across the ditch separating the castle bailey from the motte (Hannaford, 1993).

4.2.4 In 2002 a watching brief was carried out by Marches Archaeology on an extension to the Assembly Rooms on Church Street, next to the church. Part of the site was previously within the churchyard and 25 burials, all 19th century in date, were recovered (Kenney, 2002).

4.2.5 In 2002 an archaeological evaluation was carried out on the site of the castle motte at 4 Castle Hill by Border Archaeology, followed in 2006 by emergency salvage recording. The evaluation confirmed the presence of the original bank of the Norman motte, overlain by post medieval garden soils and pits (Border Archaeology, 2002), and the salvage work recorded construction deposits and a collapsed revetment wall belonging to the medieval motte (Priestley, 2006).

4.2.6 In 2006 tree-ring analysis was carried out on timbers from the South Porch roof of St Mary the Virgin Church, Cleobury Mortimer. The likely felling date range for the combined series was found to be AD 1212-42, making this one of the earliest dated roofs extant in the county (Bridge & Miles, 2007).

4.3 Geology and topography

4.3.1 The study area lies on bedrock that comprises sedimentary sandstones and mudstones of the Clee Sandstone Formation formed approximately 398 to 407million years ago in the Devonian Period. These rocks were formed from rivers depositing sand and gravel to form river terrace deposits (BGS, 2015; Toghil, 1990, pp109-114).

4.3.2 The town of Cleobury Mortimer lies on a sandstone spur on the southwest side of the River Rea, a tributary of the River Teme. The proposed development site lies on the south side of this spur.

4.4 Prehistoric (pre-43AD)

4.4.1 Prehistoric activity in the vicinity of the study area has been evidenced by the finding in 1993 of a number of worked flint flakes (HER 04632), including an arrowhead and a thumbnail scraper of late Neolithic or Early Bronze Age date on the site of the former Lacon Childe School about 120 metres southwest of the proposed development site (Hannaford, 1993).

4.5 Roman (43AD – 410AD)

4.5.1 Roman occupation in the vicinity of the study area in the form of pottery finds and an oven or kiln(HER 04633) were also found in 1993 on the Lacon Childe School site (Hannaford, 1993).

4.6 Early medieval (5th century - 1066AD) and Medieval (1066 – 1540)

4.6.1 The Saxon settlement The name “Cleobury” originates from the name of the nearby Clee Hills. Gelling considered that the most likely origin for this name for the hills

was and Old English word *cleo* meaning “ball-shaped massif”. Cleobury Mortimer (*Claiberie*) is first mentioned in the Domesday Survey of 1086. The name *Claiberie* is taken to mean “Manor by Clee”. (Gelling, 1990, pp 82-90) Before the Norman Conquest the manor had been held by Queen Edith, wife of Edward the Confessor, and it has been suggested that Cleobury was the site of a Saxon minster church; a minster enclosure (site 9, HER 05468) has been tentatively identified on the southeast side of Church Street. (Dalwood, 1996, p2; Thorn & Thorn, 1986, 6.2 & notes).

4.6.2 The Domesday Manor At the time of the Domesday Survey the manor of Cleobury Mortimer was held by Ralph de Mortimer directly from the king. At Domesday, Cleobury was a large sized manor of four taxable hides with enough land for 24 plough teams. There were 4 ploughs and 14 slaves on the demesne lands, and 20 villagers, 8 smallholders, 2 riders and a priest had 20 ploughs between them. There was also a mill, paying two packloads of corn, and woodland for fattening 500 pigs, paying 40shillings. The manor was worth £8 before 1066 but had increased in value to £12 by 1086. (Thorn & Thorn, 1986, 6.2 & notes)

4.6.3 A number of Edith’s holdings in Shropshire were given to Ralph de Mortimer after the Norman Conquest. Ralph was the son of Roger de Mortimer (in Seine-Maritime, France) and was probably steward to Roger de Montgomery, Earl of Shrewsbury. Ralphs lands in Shropshire and Herefordshire formed the Barony of Wigmore, and continued to be held by the Mortimers until the execution of Roger (IV) Mortimer, Earl of March, in 1330. (Thorn & Thorn, 1986, 6.2 & notes) Cleobury Mortimer continued to be held by the Earls of March until the death of Edmund, Earl of March, the last of the Mortimer line, in 1425. Cleobury, together with the rest of the Mortimer estates passed to Richard Duke of York, then to his heir Edward, Earl of March, who became King Edward IV. Cleobury remained a royal possession until the reign of Elizabeth I (Priestly, 2006, pp5-6).

4.6.4 Cleobury Mortimer castle A motte and bailey castle (HER 03248) had been erected at Cleobury Mortimer by the mid-12th century. It was besieged and captured in 1155 by Henry II in his campaign against Hugh (II) de Mortimer. From 1266, the castle was the site for Cleobury’s manorial court. Leland visited the site between 1538 and 1545, and noted that there was a castle at Cleobury, by the church. Structural remains of stone buildings were recorded on the site in the 18th century, and further structural elements have been recorded archaeologically in 1993 (site 9; HER 06228), 2002, & 2006. In 1740 Mr Lacon Childe founded a school within the former castle bailey. A house that had been built on part of the castle site had burnt down in the 18th century and the site was in use as a bowling green. The site of the motte had been divided up and partially built on for housing by the mid-19th century. The northeastern end of the castle’s bailey extended up to The Hurst road, thus lying within the western edge of the study area (site 10). (Dalwood, 1996, p4; Hannaford, 1993; Border Archaeology 2002; Priestly, 2006)

4.6.5 Church of St Mary The Church of St Mary, Cleobury Mortimer (site 2; HER 10827) dates from the 12th century, with a 13th century tower, nave and chancel, chantry chapel, north and south aisles, and porch, 14th century roofs, and a 15th century north vestry. The structure was repaired in 1793 by Thomas Telford, and restored by Sir Gilbert Scott in 1874. The church is renowned for the twisted spire which forms a distinctive local landmark (Newman & Pevsner, 2006, pp214-5). The Church of St Mary is a Grade I Listed Building (LE 1383457).

4.6.6 Cleobury Mortimer appears to have enjoyed borough status by the mid 14th century, and although there are no records of a borough charter, there are references to burgages by c. 1300. In 1226 Hugh de Mortimer was granted the right to hold an annual fair by Henry III, and in 1266 Roger de Mortimer was granted a charter of privileges establishing his manors of Cleobury and Chelmarsh as a private lordship with its caput at Cleobury, and with rights equivalent to those of a marcher lordship. In 1304, a survey of the manor of Cleobury following the death of Edmund (I) de Mortimer recorded 102¾ burgages in the manor. Other documentary evidence for the medieval town is scarce, but includes a 1274 reference to the townsmen of Cleobury Mortimer, and a record of two burgages on “New Street” in 1362 (site 11; HER 05467). There was a medieval hospital in the town though its location is unknown. (Dalwood, 1996, p2; Priestly, 2006, p5).

4.6.7 Cleobury’s historic street system (site 8; HER 05477) appears to date to the medieval period and includes a number of holloways in the study area, including part of Lower Street (site 12; HER 06200), Pinkham (site 13; HER 06201), and Childe Road (site 14; HER 06204). Also within the study area, there is a documentary reference to a burgage (site 11; HER 05467) which suggests that Lower Street was called ‘the new street’ in 1362. The other tenement plots northwest (site 7; HER 05475) and southeast (site 15; HER 05476) of Lower Street are also of medieval date. The Old Lion Public House (site 16; HER 20426) on the northwest side of Lower Street has a medieval core, with a 19th century cross wing and frontage; the building is designated as a Grade II Listed Building (LE 1383500). The proposed development site lies within the back plots of these burgages on the northwest side of Lower Street. The northwestern boundary of these plots was, in the 18th century at least, the same as the northwestern boundary of the proposed development site. It is likely that this boundary can trace its origins back to the establishment of these burgages in the medieval period, and may have been followed by a medieval back lane. A small brass medal (site 17; HER 05465) of Cardinal Cajetan (c. 1517-1534) was discovered in 1865 during the demolition of the Old Lion Inn on the southeast side of Lower Street. The tenement plots on the south side of Church St (site 18; HER 06227) are also likely to be of medieval date.

4.6.8 In the wider study area, there are the remains of a medieval wayside cross (site 1; HER 03280) on the north side High Street opposite No. 34 high Street. The cross takes the form of a weathered roughly octagonal socket stone 0.4m high and a shaft about 0.6m in height. The cross is a Scheduled Ancient Monument (LE 1015281, Wayside cross on High Street, 140m south west of St Mary’s Church).

4.7 Post-medieval (1540 – 1800) and Modern (1800 – present)

4.7.1 Elizabeth I granted Cleobury Mortimer to Robert Dudley, Earl of Leicester. Although there is documentary evidence that the town had borough status by the 16th century, Leland in the middle of that century describes Cleobury as a village and states that there was no market there. In 1608 the manor was bought by Sir Rowland Lacon and his son Sir Francis of nearby Kinlet Hall, and in 1615 Sir Francis Lacon obtained a grant from James I for a weekly market and three annual fairs for the borough. The Lacon Childe family remained the lords of the manor until the end of the 19th century. (Dalwood, 1996, p2; Priestly, 2006, p6)

4.7.2 The post medieval housing and commercial premises within the study area include 12 Listed Buildings. Nos. 11 and 12 (site 19, LE 1383503, HER 20427), 13 (site 20, LE 1383504, HER 10860) and 14, The Hurst, (site 21, LE 1383505, HER 20428) are a row of

17th century stone rubble houses with later alterations and timber-framed end gables. And there is a 17th century stone and timber-framed barn (site 22, LE 1390754, HER 30812) at the northern end of the burgage plot behind numbers 34-37 Lower Street. Nos. 23 and 24, Lower Street (site 23, LE 1383496, HER 10864) are 17th century stone rubble houses with later alterations and timber-framed gables a 19th century brick frontage. Nos. 34-37, Lower Street (site 24, LE 1383497, HER 10865) is a terrace of four late 18th century stone rubble houses with a brick frontage. Langland House, 38 and 38a, Lower Street, (site 25, LE 1383498, HER 10866) is also a late 18th century stone rubble house with a brick frontage. At the turn of the 19th century, some of these properties (either side of the Old Lion Inn) within the proposed development site were among a number of properties in the town held by a James Compson Esq. (Priestly, 2006, p8 Fig. 2). In the post-medieval period the development site still formed part of the back plots of these properties on the northwest side of Lower Street.

4.7.3 On the southeast side of Lower Street, Nos. 11 and 12 (site 26, LE 1383495, HER 10863) are a pair of 17th century timber-framed cottages on a stone rubble plinth with 19th century brick and rubble extensions. The Redfern Hotel, No.10, Lower Street, formerly the New Inn (site 27, LE 1383494, HER 10862) is a mid-18th century stone rubble house. The Bell Inn (site 28, LE 1383501, HER 10861) is a late 18th century stone rubble building. No. 3, Barkers Lane, (site 29, LE 1383438, HER 20411) is an 18th century brick house with early 19th century additions.

4.7.4 The tenement plots on the west side of The Hurst (site 30, HER 05489) are likely to have been carved out of the site of the castle bailey in the post-medieval period. Sir William Lacon Childe (d.1714) left money in his will for a free school. Land in the former castle bailey was bought in 1739 and the school and a schoolhouse built (site 31, HER 05479).

4.7.5 In the wider study area, the Manor House, High Street (site 3, HER 10836) is a late 17th or early 18th century brick house, now in use as a nursing home. The Manor House is a Grade II* Listed Building (LE 1383490). The Vicarage, 3 Church Street (site 4, HER 10819) is an early 18th century stone rubble and ashlar house with 19th century additions and 20th century alterations. The Vicarage is a Grade II* Listed Building (LE 1383441).

4.8 Modern 20th – 21st centuries

The proposed development site remained relatively unchanged through the 20th century, remaining in use as back yard or garden plots. The proposed development site appears to have been created from these in the early 21st century (UK Perspectives, 1999; GetMapping, 2013). Elsewhere in the study area, a Wesleyan Methodist Chapel was built in 1895 at the southern end of Lower Street; the chapel was originally a little iron building, replaced in 1939 by a new brick chapel (site 32, HER 10302). A Type K6 telephone kiosk (site 33, HER 17575), designed in 1935 by Sir Giles Gilbert Scott, was installed at the junction of The Hurst and Lower Street in the second quarter of the 20th century; this telephone kiosk has been designated as a Grade II Listed Building (LE 1383499). The land to the northwest of the proposed development site on Ron Hill Lane and to the northeast off New Lane was in use as allotment gardens in the early 20th century (OS 1903; see Fig. 5) but was built up with modern housing estates in the second half of the 20th century.

5 IMPACT ON THE ARCHAEOLOGICAL RESOURCE

5.1 Direct impact of the proposed development on heritage assets

5.1.1 Significance of recorded archaeological features This assessment has identified that the proposed development site lies within the back plots of medieval burgages and post medieval tenement plots on the northwest side of Lower Street. There have been no archaeological finds or observations from the proposed development site itself.

5.1.2 Potential for archaeological remains This desk-based assessment has identified that there is a low possibility of prehistoric or Roman remains being present on the proposed development site. There is a moderate potential for significant archaeological deposits of medieval to post-medieval date being present.

5.1.3 Survival of archaeological remains The potential survival of archaeological remains within the development site is considered to be moderate to high. Field evaluation would be required in order to determine the extent, nature, quality, and condition of any such remains.

5.1.4 Potential impact of the proposed development The proposed development would be likely to have an adverse impact on any below ground archaeological features or deposits surviving within the development site .

5.2 Indirect impact of the proposed development on heritage assets

5.2.1 The indirect physical and non-physical (visual) impacts of the proposed development on the designated and non-designated heritage assets within the study area have been assessed as required under paragraph 128 of the NPPF based upon the standards and guidance issued by English Heritage (English Heritage 2011a & 2011b). An assessment has been made of the importance of the setting for each designated and non-designated heritage asset within the defined study area, ranked from very high, through high, medium, low, and none/negligible. The levels of impact were assessed and the significance of the effect was determined from the importance of the resource and the magnitude of the impact upon it.

5.2.2 Setting. PPS5 defined the setting of a heritage asset as “the surroundings in which (the asset) is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (English Heritage, 2011, p3.) This definition remains unchanged for the current National Planning Policy Framework (*English Heritage Commentary on the National Planning Policy Framework*, March 2012).

5.2.3 Heritage assets and their settings.

A number of heritage assets will be affected indirectly by the proposed development in that the development may impact upon elements of the setting of these assets. These heritage assets comprise some of the Grade II Listed Buildings on the northwest side of Lower Street, including 23 and 24 , (LE 1383496), the Old Lion Public House (LE 1383500), and Langland House (LE 1383498), on the northeast side of The Hurst Including Nos. 11 and 12 (LE 1383503), No. 13 (LE 1383504) and No. 14 (LE 1383505), and the Grade II Listed barn behind numbers 34-37 Lower Street (LE 1390754).

5.2.4 The attributes of the proposed development that are considered likely to contribute to the effects on the setting of these heritage assets have been identified as, though not strictly limited to, the following:

- Proximity to the heritage assets
- Position in relation to key views
- Prominence and conspicuousness
- Dimensions, scaling and massing
- Change to built surroundings and spaces
- Change to skyline

The overall indirect impact of the development on the heritage assets has been assessed using the methodology detailed in: “The Settings of Heritage Assets: English Heritage Guidance” English Heritage 2011, and “Seeing the History in the View” English Heritage 2011. The results of this assessment are set out below in section 5.2.5.

5.2.5 Visual impact – views from and towards the designated heritage assets – see Table 1 The following discussion concerns the visual impact of the proposed development on heritage assets within the study area. The proposed development will be visible from the rear elevations of the Grade II Listed Buildings on the northwest side of Lower Street and on the northeast side of The Hurst, and from the converted Grade II Listed Barn. These views are considered to be of low value, and in addition the development will be partially screened by other existing structures. The overall significance of the effect of the proposed development on the views looking south from these heritage assets is expected to be minor to negligible.

	Designated Heritage Assets	Importance of assets	Element	Value of view(s)	Magnitude of impact	Significance of effect
(i)	23 and 24, Lower Street, LE 1383496 Old Lion Public House, Lower Street, LE 1383500 Langland House, 38 and 38a, Lower Street, LE 1383498	Medium Medium Medium	Views from and to the NW elevations of the Listed Buildings	Low Low Low	Low adverse	Minor to Negligible
(ii)	11 and 12, The Hurst, LE 1383503 13, The Hurst, LE 1383504 14, The Hurst, LE 1383505	Medium Medium Medium	Views from and to the NE elevations of the Listed Buildings	Low Low Low	Low adverse	Minor to Negligible
(iii)	Barn at extreme northern end of burgage plot behind numbers 34-37 Lower Street, Cleobury Mortimer, LE 1390754	Medium	Views from and to the E elevations of the Listed Building	Low	Low adverse	Minor to Negligible

Table 1: Visual impact assessment of heritage assets in the study area

5.2.6 A number of Designated Heritage Assets lie within the informal wider study area of 500m around the proposed development site. These heritage assets are listed in section 7.2.2 below. It is considered that the proposed development will not have any effect on the setting of these heritage assets and that they will not be indirectly affected by the proposed development.

6 RECOMMENDATIONS

6.1 There is a potential for the survival within the development site of below-ground archaeological remains relating to the development and occupation of the medieval burgage plots on the northwest side of Lower Street, Cleobury Mortimer. It is recommended that limited trial excavation be undertaken in order to determine the extent of any such features or deposits.

6.2 The aim of any trial excavation would be to assess the survival, quality, condition and relative significance of any archaeological features and deposits within the study area.

6.3 Depending on the results of this evaluation, further archaeological provision may be required in mitigation of any loss to the archaeological resource from the proposed development.

6.4 The proposed development would have a low adverse impact on the setting of some of the Grade II Listed Buildings on Lower Street and The Hurst. This assessment has suggested that the significance of the effect of this impact would be minor to negligible. Mitigation in the form of design and screening would further reduce the effect of any impact here.

7 REFERENCES AND SOURCES CONSULTED

7.1 Sources

The repositories and sources consulted for the desk-based assessment included the Shropshire Historic Environment Record (HER) and Shropshire Archives (SA).

7.2 Shropshire Historic Environment Record

Aerial Photography:

Digital Aerial photographs provided by UKPerspectives and GetMapping held as part of Shropshire Council's GIS database

HER computer files for Primary Record Numbers (PRNs) within the study area:

7.2.1 The study area (100m)

Grade II Listed Buildings:

3, Barkers Lane, LE 1383438, HER 20411

K6 Telephone Kiosk at junction with The Hurst, Lower Street, LE 1383499, HER 17575

11 and 12, The Hurst, LE 1383503, HER 20427

13, The Hurst, LE 1383504, HER 10860

14, The Hurst, LE 1383505, HER 20428

The Redfern Hotel, No.10, Lower Street, LE 1383494, HER 10862

11 and 12, Lower Street, LE 1383495, HER 10863

23 and 24, Lower Street, LE 1383496, HER 10864

Old Lion Public House, Lower Street, LE 1383500, HER 20426

34-37, Lower Street, LE 1383497, HER 10865

Langland House, 38 and 38a, Lower Street, LE 1383498, HER 10866

The Bell Inn, Lower Street, LE 1383501, HER 10861

Barn at extreme northern end of burgage plot behind numbers 34-37 Lower Street, Cleobury Mortimer, LE 1390754, HER 30812

Non-designated sites:

HER 03248, Cleobury Mortimer Castle

HER 05465, Medal, Lower St, Cleobury Mortimer

HER 05467, Medieval burgage plot, Lower St, Cleobury Mortimer

HER 05468, Minster enclosure, Cleobury Mortimer

HER 05475, Tenement plots, north of Lower St, Cleobury Mortimer

HER 05476, Tenement plots, south of Lower St, Cleobury Mortimer

HER 05477, Street system, Cleobury Mortimer

HER 05478, Medieval urban form, Cleobury Mortimer

HER 05479, Free School, Cleobury Mortimer

HER 05489, Tenement plots, west of The Hurst, Cleobury Mortimer

HER 05493, Post medieval urban form, Cleobury Mortimer

HER 06200, Holloway, Lower St, Cleobury Mortimer

HER 06201, Holloway, Pinkham

HER 06204, Holloway, Childe Rd, Cleobury Mortimer

HER 06227, Tenement plots, south side Church St, Cleobury Mortimer

HER 06228, Medieval features at Lacon Childe School, Cleobury Mortimer

HER 10302, Methodist Chapel

7.2.2 The study area (500m)

Scheduled Ancient Monuments:

Wayside cross on High Street, 140m south west of St Mary's Church, LE 1015281, HER 03280

Grade I Listed Buildings:

Church of St Mary, Church Street, LE 1383457, HER 10827

Grade II* Listed Buildings:

Manor House, High Street, LE 1383490, HER 10836

The Vicarage, 3 Church Street, LE 1383441, HER 10819

7.3 Shropshire Archives

7.3.1 Among the various sources consulted at Shropshire Archives, the following proved the most productive sources of information for the particular requirements of this assessment of the study area:

Cartographic sources

Ordnance Survey 1883 & 1903 25" (1:2500) Shropshire Sheet No. LXXX.2

Ordnance Survey 1925 6" (1:10,560) Shropshire Sheet No LXXX NE

Field-name maps by H D G Foxall from the Tithe Apportionment and maps

7.4 Web resources

British Geological Survey: *Geology of Britain Viewer*. Online resource at
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

DSH: Discovering Shropshire's History <http://www.shropshirehistory.org.uk>

7.5 Other sources and bibliography

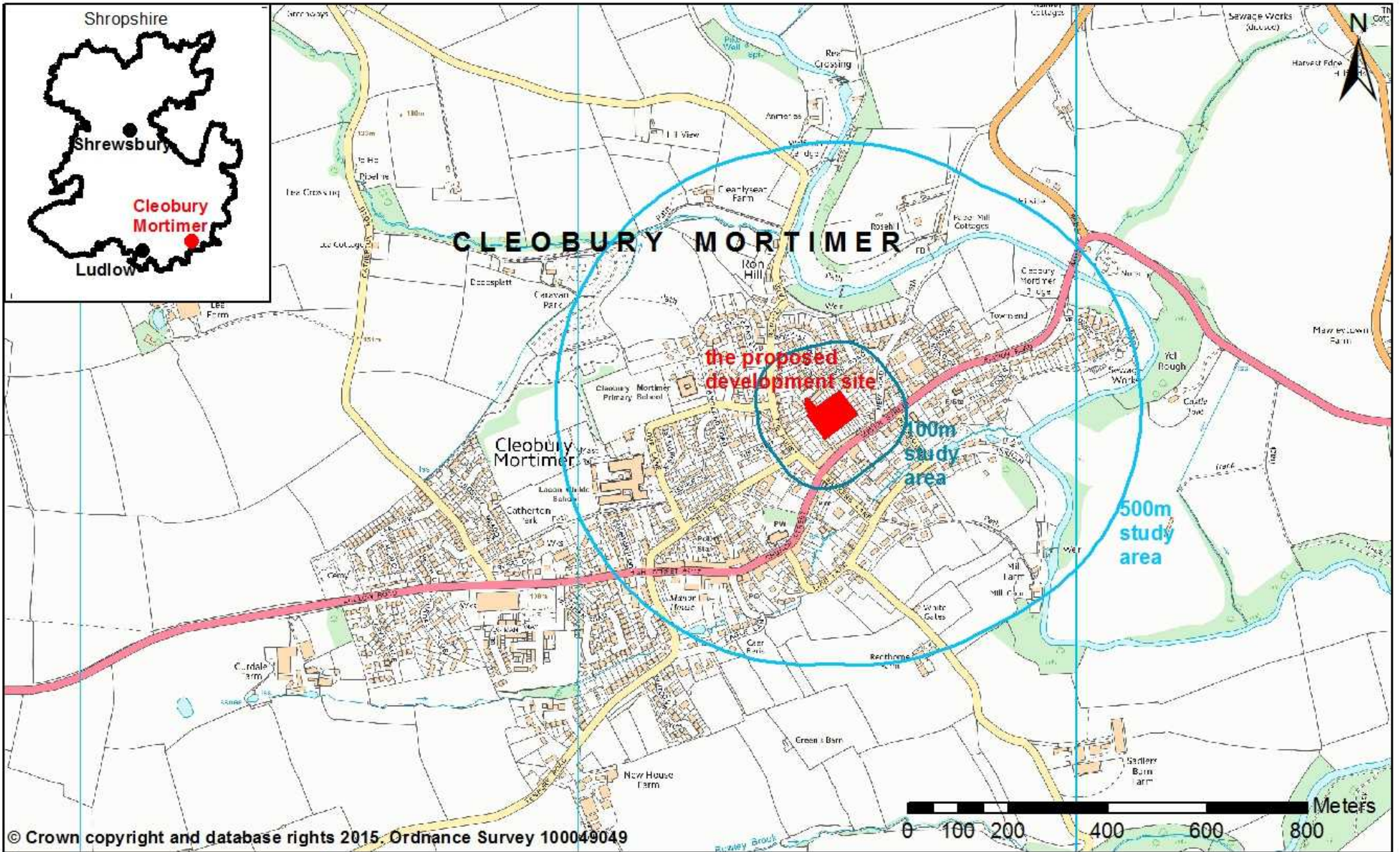
- Border Archaeology**, 2002: *No 4 Castle Hill, Cleobury Mortimer, Shropshire*, Border Archaeology Report 03/03
- Bridge, M, & Miles, D**, 2007: *The Church of St Mary the Virgin, Cleobury Mortimer, Shropshire: Tree-Ring Analysis of Timbers from the South Porch Roof*, EH Research Department Reports 25/2007
- British Geological Survey** 2010: *Geology of Britain Viewer*. Online resource at <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> viewed 10th February 2015
- Dalwood, H**, 1996: *Archaeological Assessment of Cleobury Mortimer, Shropshire*, CMHTS, Hereford and Worcester County Council Archaeology Service Report No. 308
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- Foxall, H D G**, 1981: *Fieldname map based on Tithe Apportionment and Map for Cleobury Mortimer Parish - The Township and Liberties, 1846*
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- Kenney, J**, 2002: *Assembly Rooms, Cleobury Mortimer, Shropshire*, Marches Archaeology Series, 246
- Priestley, S**, 2006: *Documentary survey and emergency archaeological recording: No 4 Castle Hill, Cleobury Mortimer, Shropshire*, Border Archaeol Rep. BA06261CM
- Teare, M**, 1986: *Cleobury Mortimer Castle*, (unpublished report in HER Files)
- Thorn, F and Thorn, C (eds)**, 1986: *Domesday Book: Shropshire*, Chichester

Cartographic sources

- 1752 **Rocque, J**, 1752: *Actual Survey of the County of Salop*
- 1782 **Sherriff, J**, Map in a terrier of several estates belonging to Wm Childe Esq. in the parishes of Kinlet, Highley, Stottesdon, Neen Savage & Cleobury Mortimer, 1782 (mapped by Ja Sherriff) SA Ref 5587/2
- 1810 Map in a terrier of several estates belonging to William Childe Esq. in the parishes of Kinlet, Highley, Stottesdon, Neen Savage & Cleobury Mortimer, 1810, SA Ref 5587/1
- 1827 **Greenwood, C**, 1827: Map of the County of Salop
- 1846 Tithe Map of the Parish of Cleobury Mortimer, NA Ref IR 30/29/131
- 1883 **OS** 1883 25" (1:2,500) 1st edition, Shropshire Sheet LXXX.2
- 1903 **OS** 1903 25" (1:2,500) 2nd edition, Shropshire Sheet LXXX.2
- 1925 **OS** 1925 6" (1:10,560) Shropshire Sheet No LXXX NE
- 1954 **OS** 1954 6" (1:10,560) Sheet SO 67 NE
- 1971 **OS** 1971 1:10,000 Sheet SO 67 NE
- 1999 **UK Perspectives**, 1999 (digital aerial photography)
- 2013 **GetMapping**, 2013 (digital aerial photography)

ABBREVIATIONS

AOD	Above Ordnance Datum
BGS	British Geological Survey
CMHTS	The Central Marches Historic Towns Survey
DSH	Discovering Shropshire's History website, http://www.shropshirehistory.org.uk
HER	County Historic Environment Record, Shirehall, Shrewsbury
OS	Ordnance Survey
SA	Shropshire Archives, Castle Gates, Shrewsbury
SAS	Shropshire Archaeological Society
SNS	Shropshire News Sheet, Shropshire Archaeological Society
 TSAHS	Transactions of the Shropshire Archaeological and Historical Society
TSAS	Transactions of the Shropshire Archaeological Society



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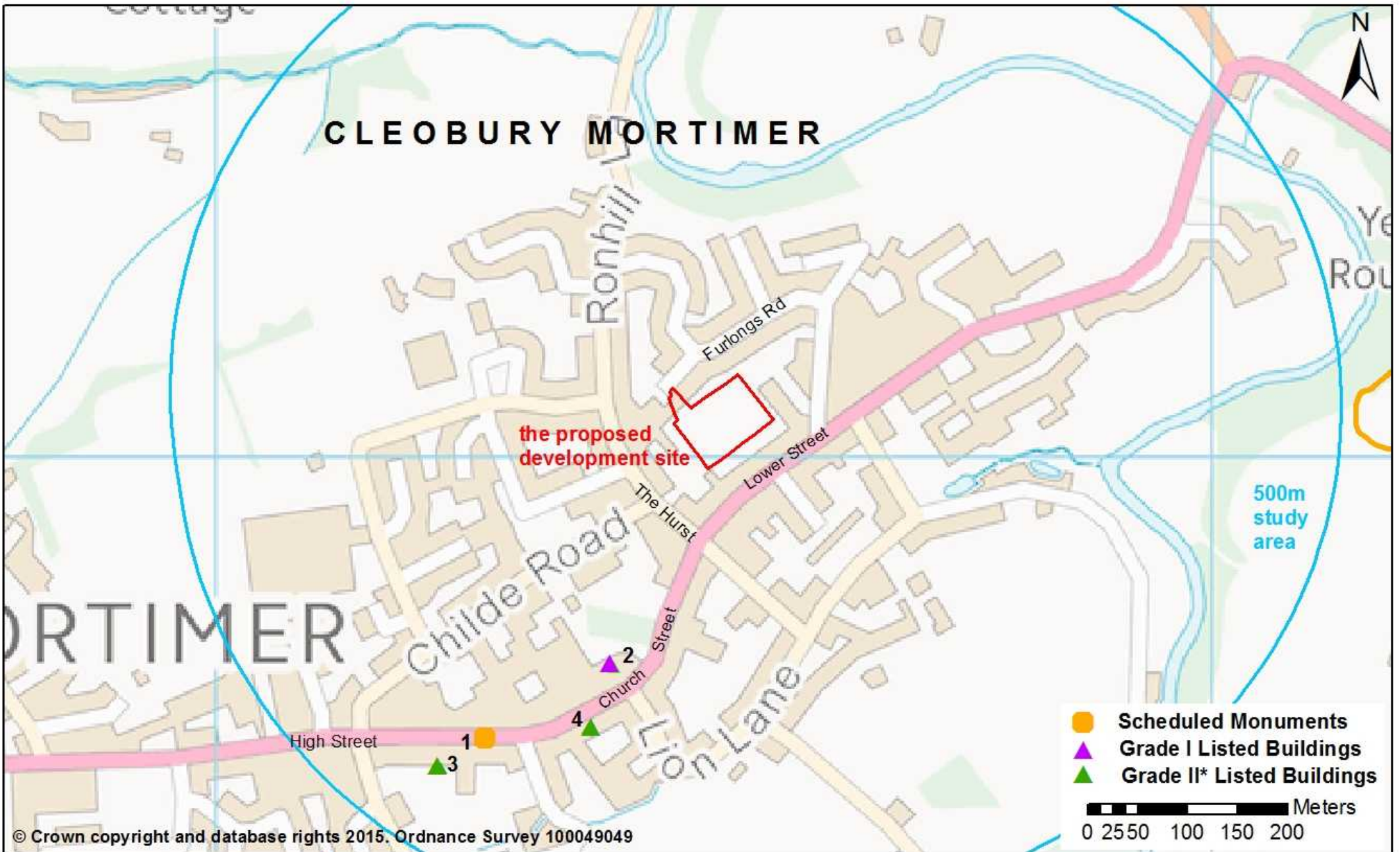


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Figure 1: The location of the proposed development site and study areas

Archaeology Service,
Historic Environment Team, Shropshire Council,
Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

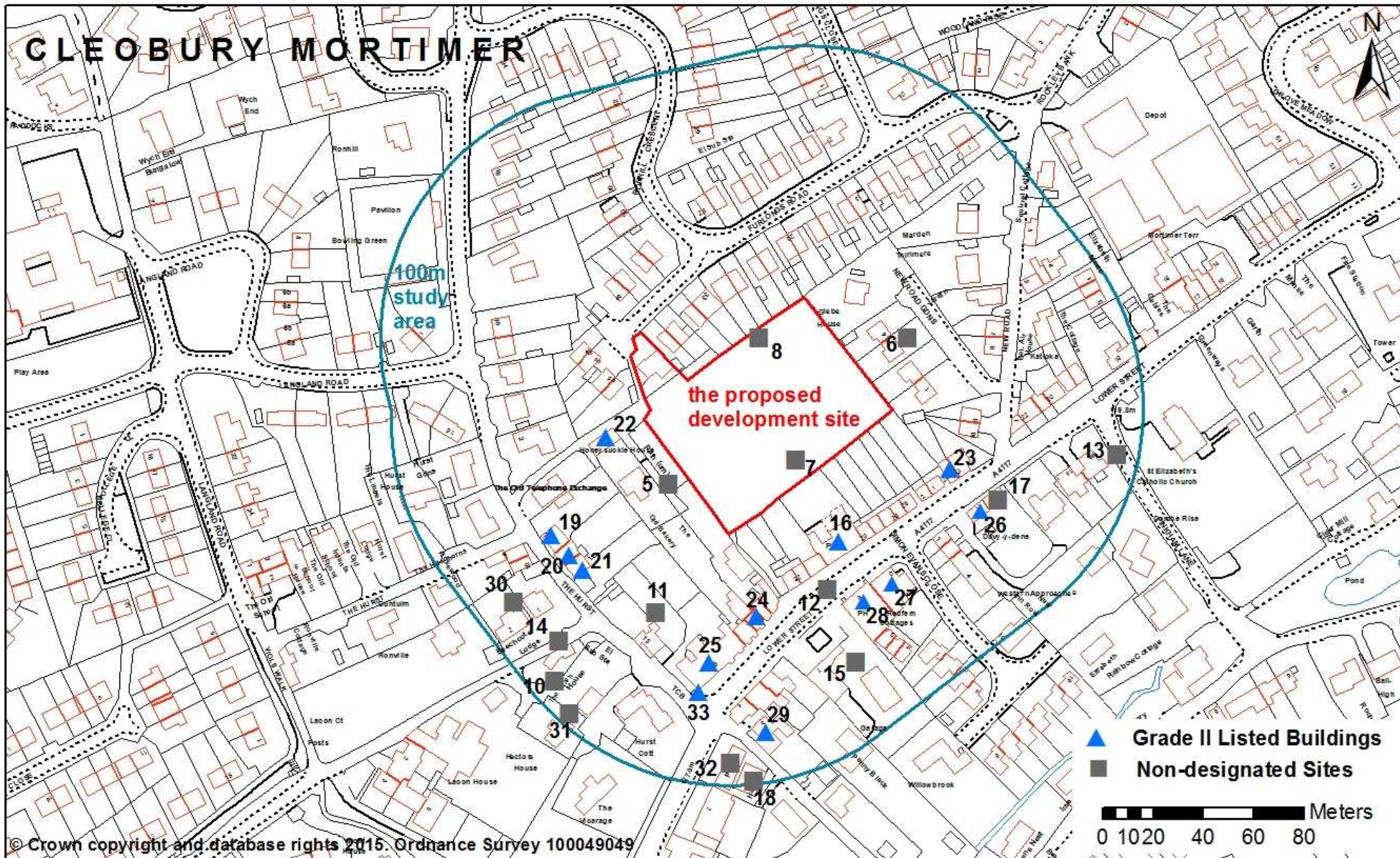
Scale: 1:10,000



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Figure 2: The location of Designated Heritage Assets (SAMS and Grade I & II* LBs) in the 500m wider study area

CLEOBURY MORTIMER



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Figure 3: The location of Designated and Non-designated Heritage Assets in the 100m study area and proposed development site

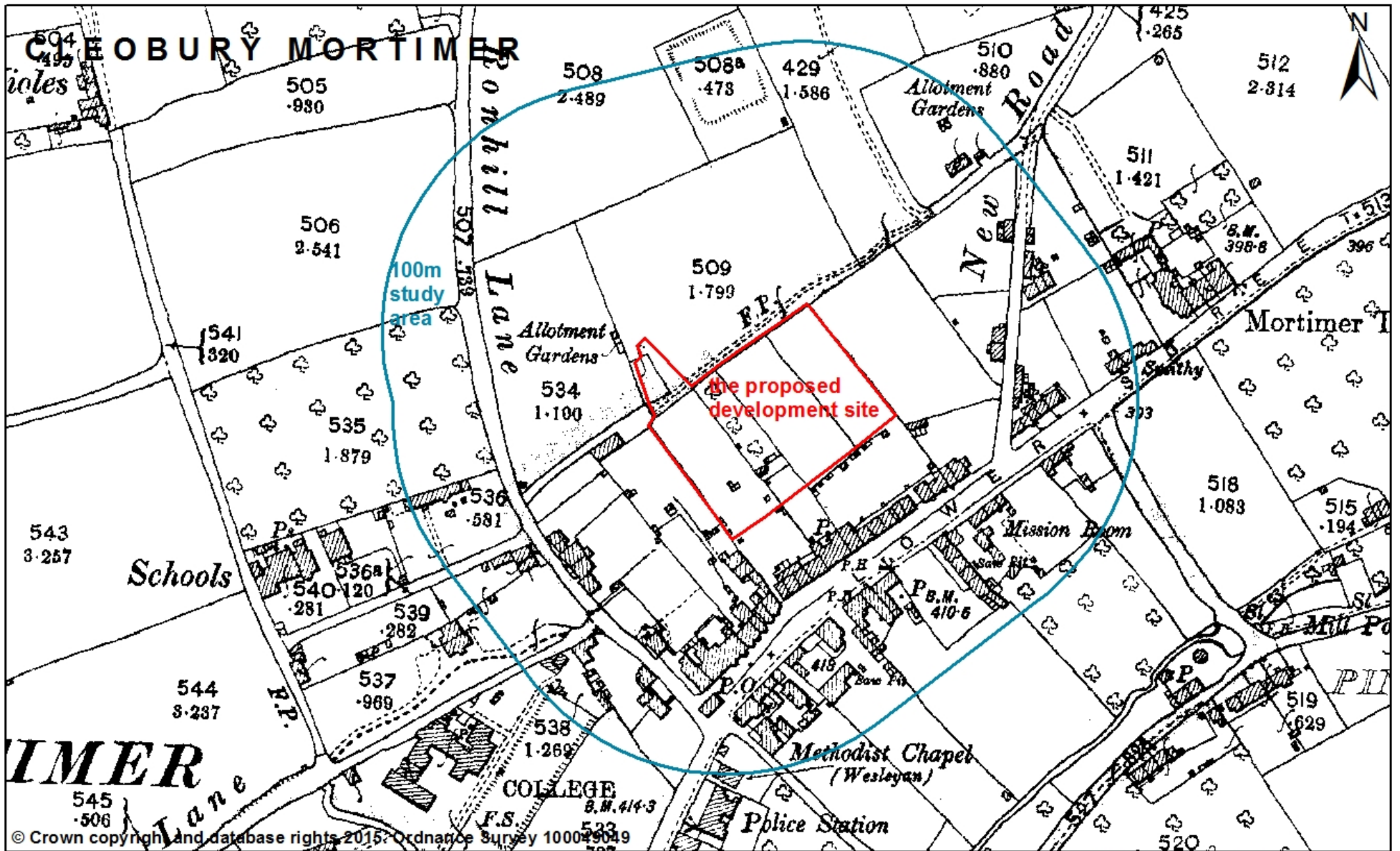
Archaeology Service, Shropshire Council,
Historic Environment Team, Business Growth & Prosperity,
Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Scale: 1:2,000



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Figure 4: Plan of Cleobury Mortimer of 1810, showing the proposed development site (SA Ref 5587/1)



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Photo 1: The development site, looking northeast



Photo 2: The development site, looking southeast

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