



Land at Schoolhouse Lane, Bishop's Castle, Shropshire.

*Heritage Statement to support a planning application for residential
development.*

Client: Jessup Brothers Ltd.

February 2020

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1 INTRODUCTION

1.1 Project Background:

- 1.1.1 Avalon Heritage Ltd (AHL) has been commissioned by Jessup Brothers Ltd (the applicant) to prepare a combined Heritage Statement and Archaeological Assessment (HSAA) in relation to a planning application to be submitted to Shropshire County Council (the LPA,) for planning consent for a residential development comprising 55 dwellings along with associated estate roads, parking and landscaping on a parcel of land measuring 1.92ha at Schoolhouse Lane (the proposed development area, PDA) to the northeast of Bishop’s Castle in Shropshire (Figure 1). The application site is currently laid down to pasture.
- 1.1.2 The PDA is situated in open countryside and lies within approximately 35m of the boundary of the Bishop’s Castle Conservation Area and is also proximate to a number of designated and non-designated heritage assets, the most important of which is the scheduled monument represented by the remains of the medieval castle from which the town takes its name. Although there are no known heritage assets, designated or undesignated, recorded on the Shropshire Historic Environment Record (HER) within the PDA the possibility of hitherto unidentified buried archaeological remains being present there is a consideration. As a consequence, the applicant has commissioned a Heritage Statement and Archaeological Assessment to support the planning application.
- 1.1.3 The primary aim of this report is to appraise the character and significance of any relevant heritage assets, including any contribution to that significance from their setting, assess the potential for the presence of archaeological remains within the PDA, along with their potential date and significance, as well as to consider the significance of the historic landscape of which the PDA is a component, so that the LPA is appropriately informed when assessing impacts on the significance of those assets from the proposed scheme.
- 1.1.4 The report is also intended to provide the applicant with guidance on the preparation of their plans so that impacts on the significance of relevant heritage assets can be eradicated or minimised and plans drawn up in sympathy with the local historic environment.
- 1.1.5 This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England and following consultation of planning guidance on the historic environment published by Shropshire County Council. In particular, the following guidance has been used in the preparation of this report:
- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015;
 - Statements of Heritage Significance: Historic England Advice Note 12 2019.
 - The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017;
 - Conservation Principles, Policies and Guidance April Historic England 2008;
 - Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists ClfA 2014, rev 2017;
 - Code of Conduct, ClfA 2014. Rev. 2019;
 - Understanding Place Historic Area Assessments, Historic England 2017;
 - National Planning Policy Framework (NPPF) rev. 2019
 - Planning Practice Guidance 2019;
 - Shropshire Local Development Framework, adopted Core Strategy 2011, Shropshire C.C.;
 - Site Allocations and Management of Development adopted Plan 2015, Shropshire C.C.;
 - Bishop’s Castle and Surrounding Area Place Plan, 2019/20, Shropshire C.C.;
 - Bishop’s Castle Conservation Area Appraisal.
- 1.1.6 This HS has also been written in accordance with Chapter 16, *Conserving and enhancing the historic environment*, of the NPPF, particularly paragraphs 189 and 190. The following sources have been consulted in the preparation of this report:

- The Shropshire Historic Environment Record (HER);
- Online sources including British History Online;
- The National Heritage List (Historic England);
- Historic OS maps online;
- The Genealogist (thegenealogist.co.uk, for census and birth, death and Tithe map info);
- Britain from Above <https://www.britainfromabove.org.uk/>

- 1.1.7 A site visit was undertaken by the author of this report in order to assess the significance and settings of the heritage assets concerned as well as of the wider historic landscape in order to obtain a thorough understanding of the affected historic environment. The site visit was also intended to ascertain whether the PDA contains any evidence of earthworks which may indicate an archaeological origin.
- 1.1.8 This report should be read in conjunction with the Design and Access Statement/Planning Statement and with any architect's plans and drawings submitted with the application.
- 1.1.9 This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip., MClfA and affiliate member of the IHBC. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements and Historic Building Assessments within planning led environments.

1.2 Application site:

- 1.2.1 The PDA is situated in a largely rural setting of irregularly shaped fields laid down to pasture, apart from to the west and southwest where the built area of Bishop's Castle is located. The topography of the PDA is steeply sloping towards the south and south west and the PDA has panoramic views in these directions of the landscape beyond (Plates 1 and 2).
- 1.2.2 To the north west and north east the PDA is bounded by hedges which separate it from other pasture fields whilst to the south east it skirts Schoolhouse Lane. To the southwest the boundary of the PDA is represented by a hedge with trees which separate the PDA from a plot of land which extends from the north east of The Surgery up to the rear of the property belonging to Waney Edge.
- 1.2.3 The PDA is currently used for grazing sheep and during the site walkover no evidence of manmade earthworks was identified.

2 HERITAGE AND SIGNIFICANCE

2.1 Historic context:

- 2.1.1 Bishop's Castle originated in around 792AD when a Saxon landowner, Edwin Shakehead, gave up estates in the area to the Bishop of Hereford. The town takes its name from the castle that was built soon after the Norman Conquest in 1085-1100 by the Bishops of Hereford who were appointed Marcher Lords to protect the frontier of England from Welsh attacks (BCCA). The town itself was founded in 1127 when the Normans established a number of plantation towns in the Marches to facilitate English settlement and to generate trade.
- 2.1.2 Records dated 1087 contain the first references to the castle which at the time was constructed of earth and timber. The castle was rebuilt in stone in 1167. In 1249 a Royal Charter for a weekly market and an annual fair was granted and the town was granted its borough charter in 1573 (ibid).
- 2.1.3 Bishop's Castle never had a large population, but it returned two members of Parliament until 1832. The town had a railway between 1865 and 1935 which played an important role in the lives of the cattle market, traders and towns people but never made any money. Bishop's Castle was the smallest urban borough in England until 1967 (ibid). Despite its more modern-day urban appearance Bishop's Castle is still a rural market town with regular cattle and sheep auctions with an economy mainly based on agriculture and service industries.
- 2.1.4 Consultation of the Shropshire HER contains entries for a large number of designated and undesignated heritage assets within the historic town which was itself designated as a conservation area in 1972. A large number of the designated assets are represented by grade II listed buildings but there are three

grade II* buildings and one scheduled monument (see Appendix 1 for listing details). The grade II* listed buildings comprise The House on Crutches and No. 41, High Street (1367214), the Town Hall, High Street (1054552) and the Porch House, 33 and 35 High Street (1367213). The scheduled monument (102552, 1054570 and 1054569) is represented by the remains of the castle which includes the known surviving extent of the earthworks, buried and upstanding structural remains of a motte and bailey type castle. The town also contains a large number of unlisted buildings which are entered on the HER as non-designated heritage assets.

- 2.1.5 The PDA itself does not contain any records of previous archaeological works taking place there but it was included in two surveys. The Stone and Tile Roofing Survey by the Shropshire Geological Society Volunteers 2004 which covered the whole of the former SDC area (ESA 6849) and the Marches Uplands Mapping Project 1993 to 1994 by RCHME (ESA 4714).
- 2.1.6 Within the wider area of the site boundary the HER records a single prehistoric entry represented by a flint scatter (33905) found in a field to the north of the PDA and an entry relating to medieval agriculture in the form of vestigial ridge and furrow recorded again in fields to the north of the PDA. To the northeast of the PDA is a designed park and garden of 19th and 20th century date associated with Oakley House (07745).

2.2 Cartographic Evidence

- 2.2.1 The Shropshire Historic Landscape Characterisation (HLC) allocates the PDA to an area of piecemeal enclosure to the north of Schoolhouse Lane arising from the enclosure of the medieval open fields around the town. However, the Tithe Map of 1842 (Figure 2) appears to show that the fields immediately north and west of the PDA were enclosed with regular, straight boundaries rather than the characteristic curvilinear boundaries representing piecemeal enclosure.
- 2.2.2 Comparison of the field pattern around the PDA shown on the Tithe Map with the 1883 OS Map (Figure 3) shows that there was some modification of field boundaries after 1842 in the form of subdivision of the fields immediately west and north of the PDA along with some realignment of field boundaries which by this time were more curvilinear in form. The Tithe Apportionments records that the PDA was referred to as *Schoolhouse Field* and that it was laid down to pasture
- 2.2.3 To the immediate south west of the PDA the Tithe Map also shows a series of small land plots, some containing buildings, clustered between Bull Lane and the southwestern boundary of the PDA. To the west of the PDA quarrying was taking place by this time. Overall the Tithe Map depicts the fossilised planform of the medieval town with the PDA skirting the western side of a medieval route which was turnpiked in the post medieval period.
- 2.2.4 Apart from the changes in the field pattern around the PDA shown on the 1883 OS Map, the map also demonstrates an intensification of development within the town. It also shows the railway terminus to the south east of the town and a gas works to the south of this. However, the cluster of land parcels and buildings to the immediate south of the PDA appear to have been amalgamated into larger plots. The map also shows that the field pattern around the PDA had more or less taken on the form it has today.
- 2.2.5 This is similarly the case with the 1928 OS Map (Figure 4) which depicts little change if any change within the area around the PDA, although by this time the map suggests that quarrying to the west of the PDA had ceased. It also shows that the railway terminus to the southeast of the town was served by a station, goods shed and auction mart by this time. The 1978 OS map (Figure 5) shows that to the southwest of the town modern residential development had taken place and that to the east of Station Road there had been some additional industrial development represented by a factory and timber yard occupying the area where the 1883 map depicts the station, goods shed and auction mart.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework (NPPF) glossary describes significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context significance may arise from the archaeological, architectural, artistic or historic interest of a heritage asset or a combination of those heritage values. NPPF also provides a definition of setting

as the surroundings in which a heritage asset is experienced. This report will adhere to the definitions set out in NPPF.

2.3.2 Paragraph 189 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

2.3.3 In accordance with paragraph 189 of NPPF the following assessment is intended to provide the LPA with a sufficient level of information regarding the significance of heritage assets within the vicinity of the PDA for them to exercise their planning judgement with regard to the currently proposed scheme.

2.4 Designated Heritage Assets:

2.4.1 This section will describe and assess only those designated heritage assets which are receptors of impacts from the proposed development.

2.5 The Bishop's Castle Conservation Area:

2.5.1 The designation of the Bishop's Castle Conservation Area has arisen because it is considered to be 'an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance' (The Planning (Listed Buildings and Conservation Areas) Act 1990).

2.5.2 Despite the town having a more urban appearance than many other small towns in Shropshire the historic core of the town retains its medieval layout of narrow burgage plots fronting onto a grid of small narrow streets dominated by the remains of the castle to the north. It is the fossilised planform of the medieval settlement which gives Bishop's Castle its distinctive character. Along with the tight grouping of buildings along the streets the character of the town is also displayed in some of its key buildings such as the Church of St. John the Baptist, the Town Hall and the House on Crutches.

2.5.3 The materiality of the conservation area is expressed through the use of traditional building materials including stone, red brick and timber framing along with welsh grey slate on roofs and the lack of modern building materials serves to enhance the local vernacular appearance of the town. Many of the local houses are thought to have been built from materials salvaged from the castle. This may be verified by the presence throughout the town of large ornate timbers out of proportion to the scale of the buildings and by worked stone incorporated into buildings, in particular in houses around The Square (Bishop's Castle Conservation Area Appraisal).

2.5.4 The Bishop's Castle Conservation Area Appraisal notes that in several parts of the town there are elements of architectural and decorative detailing, such as to the Cupola on the Town Hall Coat of Arms of the Earl of Powis located in The Square.

2.5.5 In terms of its significance, therefore, the Bishop's Castle Conservation Area, has a combined archaeological, architectural, historic and artistic interest which is vested in the substantial preservation of the layout of the planned medieval foundation dating to the 12th century and in the legibility of its development as a town in the post medieval period. In addition, the conservation area contains a high number of well-preserved buildings constructed in the distinctive locally vernacular style which add to both the evidential and architectural values of the town.

2.5.6 Historically Bishop's Castle connects the present to a formative period in the history of the country when the consolidation of Norman rule included the securing of the Marches against Welsh incursions. The castle in the north of the town, first recorded in 1087, along with the later medieval planned settlement which the castle dominated, are readily decipherable features of the military, social and economic drivers of the period.

2.5.7 The immediate setting of the conservation area along its western boundary has been subject to considerable modern residential estate development whilst to the south east of its boundary there has also been modern development in the form of the Love Lane Industrial Estate, The Community College

and residential development. However, to the immediate north, north east and south the setting of the conservation is still largely undeveloped. The wider setting around the town is characterised by open countryside with green fields interspersed with rocky outcrops and attractive river valleys. The urbanisation of parts of the town's historic setting, as previously described, has served to diminish the aesthetic quality of the conservation area's immediate surrounds in these directions but has not impinged on the key heritage factors which constitute the conservation area's significance or on any ability for that significance to be understood and appreciated.

2.6 The Castle Scheduled Monument:

- 2.6.1 In relation to the scheduled castle at Bishop's Castle the Historic England Listing Description notes that throughout its history the castle has influenced the form and shape of the surrounding town and that the various alterations to the castle should be understood within the context of the town's changing status. The castle is considered to be a significant example of a marcher castle which also functioned as a bishop's palace.
- 2.6.2 The upstanding structural remains and earthworks, the buried structural features, and the associated deposits containing artefactual and paleoenvironmental, together with the many documentary records relating to the castle, can provide a detailed picture of the activities and lives of the inhabitants of the site. The castle as a whole is a prominent landscape feature within the town and parts of the monument are accessible to the public.
- 2.6.3 The significance of the castle monument, therefore, arises from its considerable combined archaeological, architectural, historic and artistic heritage interest. The castle also has a substantial level of communal value as a historic feature which is publicly accessible, and which forms an intimate connection with the cultural identity of the inhabitants of the town.

2.7 Listed and Unlisted Buildings:

The Old Schoolhouse (formerly listed as Prospect House 1054577) at the corner of Bull Lane and Schoolhouse Lane is an early to mid-18th century house, formerly used as a charity school, and is grade II listed. The original 18th century house was refaced and extended in the early 19th century. The building has been listed on account of its special architectural and historic interest as represented by its use of stuccoed limestone rubble with a slate, hipped roof and its historical housing of the Wright's Charity School founded in 1786 to teach girls and boys.

2.8 Archaeological remains:

- 2.8.1 The Shropshire HER does not contain any entries recording the presence of archaeological remains within the PDA. Nor does it record any previous archaeological investigations within the PDA and, although the PDA was included in two surveys, namely the *2004 Stone and Tile Roofing Survey of South Shropshire undertaken by the Shropshire Geology Society (ESA6849)* and *The Marches Uplands Mapping Project 1993 – 1994 by the RCHME (ESA4714)*, none of the resulting data referred specifically to the PDA. Similarly, a search of aerial photographs did not produce any results for the PDA (<https://www.britainfromabove.org.uk/>).
- 2.8.2 In addition, there is an absence of entries on the HER for any archaeological remains pre-dating the medieval period in the wider area around the PDA, apart from a single entry for a findspot of flint flakes in a field to the north (HER 33905).
- 2.8.3 The Archaeological Assessment of Bishop's Castle (Central Marches Historic Towns Survey Dalwood, H.1996) noted that there was no evidence for a settlement at Bishop's Castle before the foundation of the castle in the 11th century, although Kerry Lane forms part of a possible prehistoric and later routeway from Wales, known as the *Kerry Ridgeway (SA1963)*. Kerry Lane runs on a roughly north west to south east alignment through the southern portion of the conservation area.
- 2.8.4 Cartographic evidence suggests that PDA has been in existence since at least the time of the Tithe Map in 1842 and that since that time it has been laid down to pasture. On this basis, it is most likely the case that the PDA was situated in the open fields around Bishop's Castle during the medieval period and was

subject to enclosure in the post-medieval period. The presence of open fields on this side of the town is attested to by the presence of earthwork remains of ridge and furrow in fields to the north of the PDA.

- 2.8.5 During the site walkover carried out as part of this report no earthwork evidence which might indicate the presence of below ground archaeological remains were identified.
- 2.8.6 The combined weight of the evidence would therefore indicate that there is low potential for the PDA to contain archaeological remains from periods pre-dating the medieval period and that any remains dating to the medieval and post-medieval periods would relate to agricultural activity within the PDA. Although the presence of the prehistoric routeway at Kerry Lane suggests a potential for archaeological evidence dating from this period to be present in the wider area around the town, the absence of any definitive settlement evidence to date, suggests that the potential for prehistoric archaeological remains being present within the PDA is extremely low.
- 2.8.7 Any surviving archaeological remains relating to medieval and post-medieval historic farming regimes is likely to be of no more than local significance.

3 PROPOSALS AND IMPACTS.

3.1 Proposals:

- 3.1.1 The scheme proposed the creation of 55 dwellings of varying sizes and planforms within the PDA along with an estate road, parking and rear gardens. The proposal envisages the creation of an area of landscaped open ground with a footpath skirting the northwestern and northeastern boundaries of the PDA. A number of existing trees will be retained as will existing hedge lines around the boundary of the PDA.
- 3.1.2 It is intended that the dwellings will use a variety of materials and detailing including feature brickwork to window heads, corbelled eaves, stone window cills, render, feature brickwork bands, slate coloured roofing tiles and faux chimney stacks.
- 3.1.3 The proposed layout and design have been created in order to keep the scheme in keeping with the local vernacular character of the town (see submitted plans).

3.2 Planning Context:

- 3.2.1 Local Planning Policy is laid down in the *Shropshire Local Development Framework: Adopted Core Strategy 2011*. Policy CS17 of this document states 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 surrounding or their connecting corridors;*
- *Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire AONB, the Meres and Mosses and the World Heritage Sites at Potcysyllte Aqueduct and Canal and Ironbridge Gorge;*
- *Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependent sites.*

- 3.2.2 In addition to the policy on the historic environment contained in the Shropshire Local Development Framework, the *Shropshire Council Site Allocations and Management of Development (SAMDev) Plan: Adopted 2015* contains Policy MD13 which deals specifically with the historic environment.

Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. *Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.*

2. *Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.*
3. *Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.*
4. *Encouraging development which delivers positive benefits to heritage assets, as identified with the Place Plans. Support will be given in particular to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognized as being at risk or in a poor condition.*

3.3 Consideration of impacts:

- 3.3.1 Paragraph 190 of NPPF makes it clear that it is for the LPA to consider the impact of a proposal on a heritage asset but that they can take account of evidence that has been provided by the applicant.
- 3.3.2 *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 when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
- 3.3.3 **As Heritage Statements should represent an impartial assessment of significance and should not act as advocacy documents for a particular scheme, the following comments regarding the scheme are intended only to aid the LPA in making its planning judgement regarding the impact of the scheme on the heritage significance of the Bishop's Castle Conservation Area and related designated and non-designated heritage assets.**
- 3.3.4 There will be co-visibility between the conservation area and the proposed scheme on approaches to the town from the north east along Schoolhouse Lane and similarly, there will be co-visibility between the proposed scheme and conservation area in views towards the north and north east from the south east side of Schoolhouse Lane (Plates 3 & 4, see Figure 5). The presence of the proposed scheme would, therefore, intrude into the experience of the eastern side of the Bishop's Castle Conservation Area. However, this would not be so severe that it could be considered harmful to the historic and architectural integrity of the conservation area as a whole.
- 3.3.5 From inside the eastern boundary of the conservation area there will most likely be some partial views of the proposed development from the rear of properties backing onto the eastern boundary of the conservation area.¹ In particular, there will be views of the proposed scheme from the back of High Trees (HER 14200), The Mount (HER 13436) and 16 & 18 (HER 14248) and 20 & 24 (HER 14249) Castle Green which represent non-designated heritage assets recorded on the HER. There will be a view of the proposed scheme over the drive on the northwest side of the Old Surgery (Plate 5, HER 14201)
- 3.3.6 Views from The Mount and from Castle Green are most likely to be of the embanked landscaped buffer proposed in the masterplan of the PDA whilst from High Trees down to the The Old Surgery views, will in all likelihood, be of the built form of the proposed scheme. However, whilst there are views of the

¹ The rear of properties along Bull Lane were not accessed during the site visit as they are private residential dwellings and the conclusion that properties in this part of the conservation area will have views of the proposed scheme represents assumptions based on the orientation and layout of the properties.

PDA from inside the eastern boundary of the conservation area they would be intermittent to anyone walking up Bull Street and as a consequence, would not be sufficiently open to detract from the ability to understand or appreciate the significance of conservation area and of the designated and undesignated heritage assets mentioned previously.

- 3.3.7 The nearest designated heritage asset to the PDA is The Old School House which is a grade II listed building (see 2.7) but being largely enclosed by a walled garden and high hedges the building retains separateness from the PDA (Plate 6). Moreover, the house has been deliberately orientated so that its front elevation looks towards the south east over the rolling countryside in this direction and therefore, has no particular historical aesthetic visual link in the direction of the PDA. On this basis it is considered unlikely that that the proposed scheme would adversely affect the significance of the listed building or compromise any ability to understand and appreciate its special architectural and historic values.
- 3.3.8 In relation to the scheduled castle there is no co-visibility of the monument and the PDA from within the conservation area or on approaches to it. In terms of views from the castle towards the PDA there would be a glimpsed view of a small portion of the PDA from the southeastern edge of the motte (bowling green, Plate 7). As this view would be very fragmentary and would most likely be of the landscaped element of the scheme, it cannot be said that it would detract from any experience of the monument or diminish its significance. The vital historic links between the castle and town along with its legibility as a fortified structure will remain untouched despite the presence of the PDA to the east.
- 3.3.9 It has been shown by the cartographic analysis in this HS that the PDA is part of a wider historic landscape with the field pattern and field boundaries in place by the time of the 1842 Tithe Map. However, the proposed layout of the scheme will be within the confines of the existing historic field boundaries shown on the Tithe Map. All sides of the PDA will therefore be delineated by historic hedgerows which will remain in situ and as a consequence the proposed scheme will sustain and not impinge upon the integrity of the extant historic field pattern.
- 3.3.10 The application site does not contain any demonstrable physical manmade feature that would elevate it above the level of a pasture field. The evidence presented in previous sections of this report suggests that there is low potential for buried archaeological remains to be present within the development boundary. However, should any hitherto unidentified buried remains be present they would be destroyed or severely truncated by groundbreaking works to remodel the site prior to construction. This would constitute substantial harm to non-designated archaeological remains of likely local significance.
- 3.3.11 Given the previously discussed considerations it is concluded in this HS that the key heritage features which make up the Bishop's Castle Conservation Area, being its distinctive vernacular architectural style and its historic legibility, will not be fundamentally compromised by the proposed development within its setting. However, as there will be clear co-visibility of the PDA and the conservation area in views from the northeastern end of Schoolhouse Lane before it turns southeastwards and from the southeastern side of Schoolhouse Lane where it skirts the eastern edge of the conservation area, there will be an effect on the way in which the conservation area is experienced from its setting in these directions.
- 3.3.12 Therefore, as the proposed scheme will represent the incursion of a built form into previously open countryside on this side of the town there will be some limited, localised harm to the significance of the conservation area at the lower end of less than substantial.
- 3.3.13 In contrast, because the view of the PDA from the top of the scheduled monument is extremely confined the monument's significance will not be harmed by the presence of the proposed scheme.

4 CONCLUSION

- 4.1.1 It is the conclusion of this HS that the proposed scheme will represent localised, less than substantial harm towards the lower end of the spectrum to the significance of the Bishop's Castle Conservation Area through development within its rural setting whilst no harm will accrue to the significance of the scheduled monument. The less than substantial harm could be ameliorated through reinforcing screening along the PDA's boundaries where existing hedges are rather gappy, and by planting on the

embanked landscaped area. Importantly, the materiality, design and scale of the proposed dwellings within the PDA need to be in keeping with the vernacular tradition of the town to help the development blend in with the local built form of the town and to avoid it jarring visually from the wider landscape.

- 4.1.2 In this regard pre-application discussions with the LPA highlighted that because the PDA is prominent within the wider landscape the scheme needs to reflect the variety of textures and styles of the locality so that it can make a positive contribution to the character of the town. These comments have been addressed in the current design plans where architectural detailing and variety in the elevational treatment of dwellings has been introduced to help the new build to blend in.
- 4.1.3 When weighing the impact of a development on the significance of a designated heritage asset NPPF requires LPAs to balance the level of harm and the public benefits which will accrue from the development if consented.
- 4.1.4 In this case, this report suggests that the balanced judgement required of the LPA should consider that whilst there will be harm to the significance of the Bishop's Castle Conservation Area that harm will be at the lower end of less than substantial but will result in considerable public benefits. The SAMDev Plan (SC, 2015) has identified Bishop's Castle as the focus for development in this part of Shropshire, with a housing guideline of around 150 dwellings for the period 2006 – 2026 and has already allocated the PDA as a future development site.
- 4.1.5 The proposed development of the PDA for residential use will therefore serve to meet at least part of the local housing goals laid out in the SAMDev Plan. In particular, any provision of affordable housing would be beneficial to the local community at Bishop's Castle. It is judged by the author of this report that in this case the public benefit of the proposed development outweighs the minor less than substantial harm to the significance of the Bishop's Castle Conservation Area from development within its setting.
- 4.1.6 This HS has described the heritage significance of the Bishop's Castle Conservation Area, the scheduled castle and relevant listed buildings, highlighted factors which the LPA should take into account when assessing the impacts of the proposed scheme on that significance and provided a justification as to why the scheme should not be refused on heritage grounds. The purpose of this HS is to provide the LPA with a sufficient and proportionate level of information for them to come to a balanced judgement about the proposed scheme as a whole and to form their own view on whether the scheme will constitute harm, less than substantial harm or substantial harm to the significance of the listed building as required by NPPF.

5 REFERENCES

- Conservation Principles, Policies and Guidance, Historic England 2008;
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London;
- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015;
- Statements of Heritage Significance: Historic England Advice Note 12 2019;
- Understanding Place Historic Area Assessments, Historic England 2017;
- Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists (CIfA 2014, rev 2017);
- Code of Conduct, CIfA 2014. Rev. 2019;
- National Planning Policy Framework, DHCLG NPPF 2012 rev, 2019;
- Planning Practice Guide, DHCLG rev 2019;
- Shropshire Local Development Framework, adopted Core Strategy 2011, Shropshire C.C.;
- Site Allocations and Management of Development adopted Plan 2015, Shropshire C.C.;
- Bishop's Castle and Surrounding Area Place Plan, 2019/20, Shropshire C.C.;
- Bishop's Castle Conservation Area Appraisal;
- Central Marches Historic Towns Survey, Dalwood, H.1996.

FIGURES

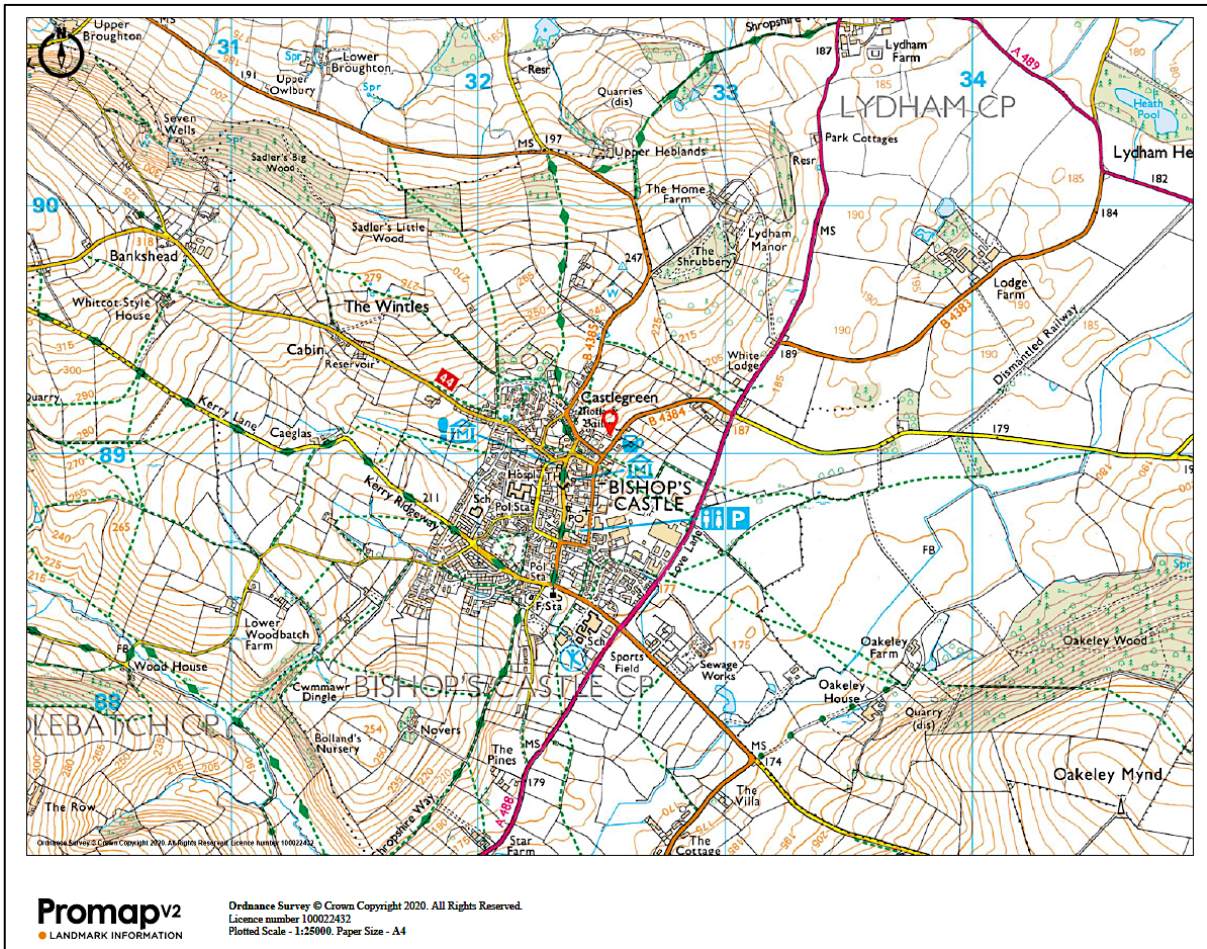


Figure 1. Location of the PDA.

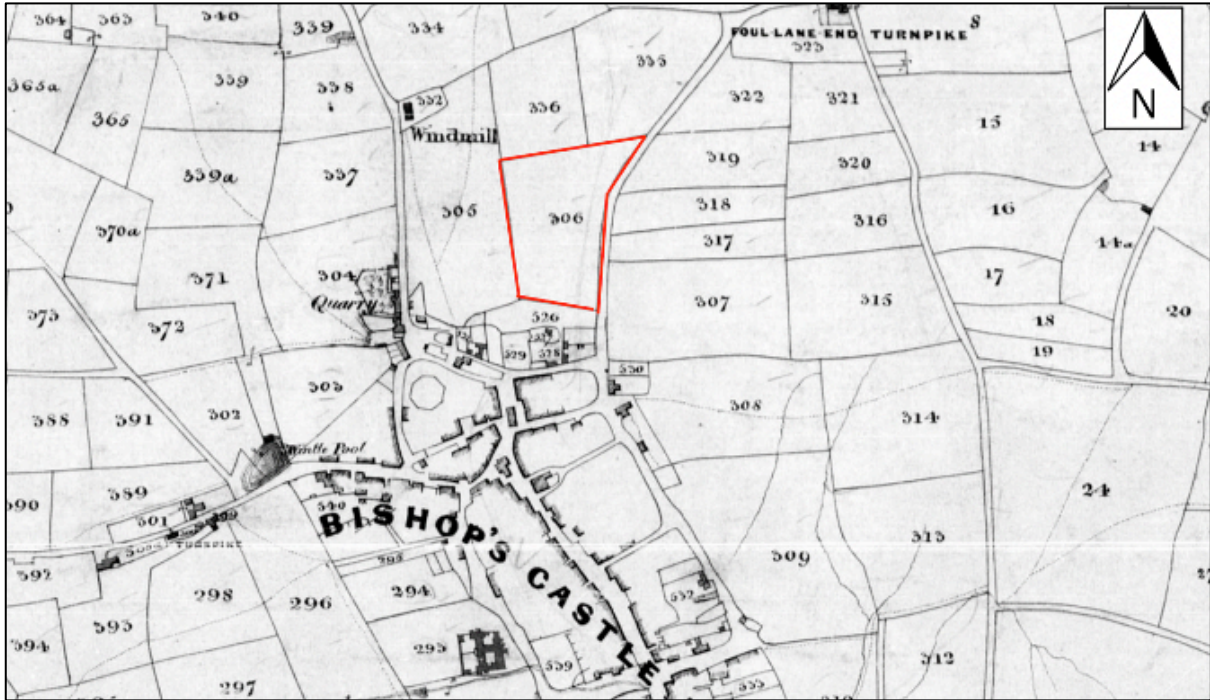


Figure 2. Extract from the Tithe Map 1842.

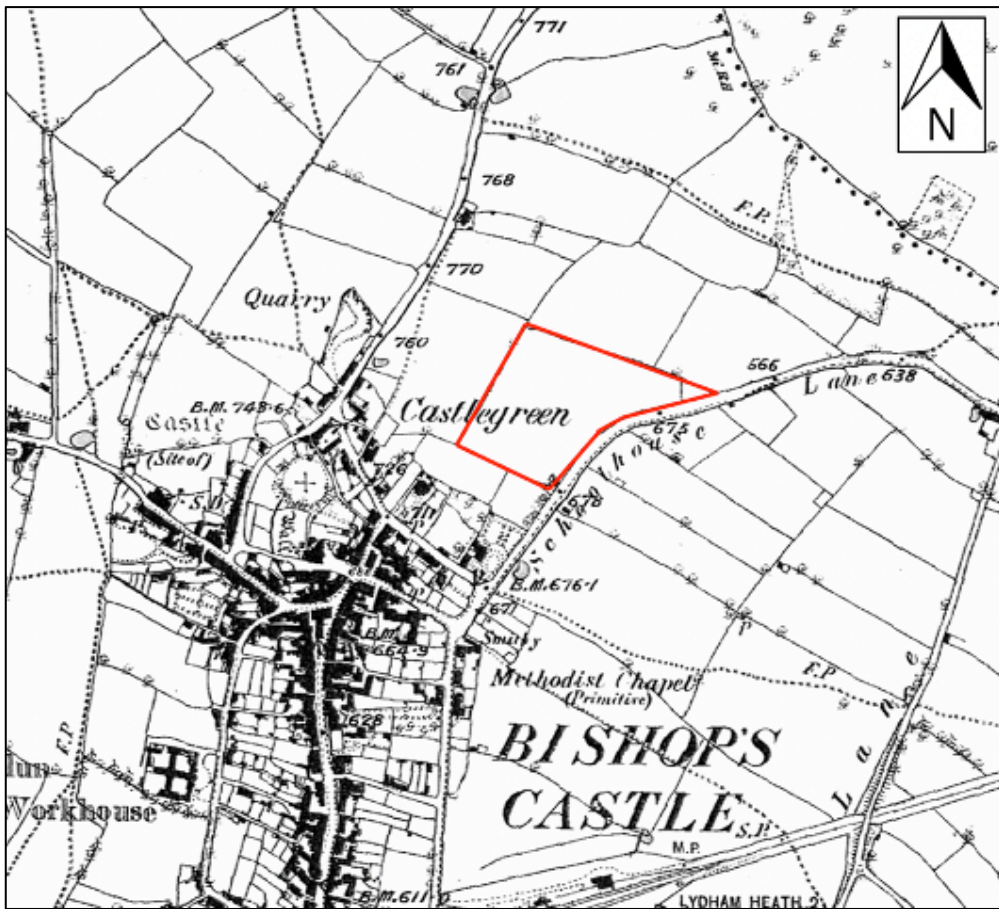


Figure 3. Extract from OS Map 1883.

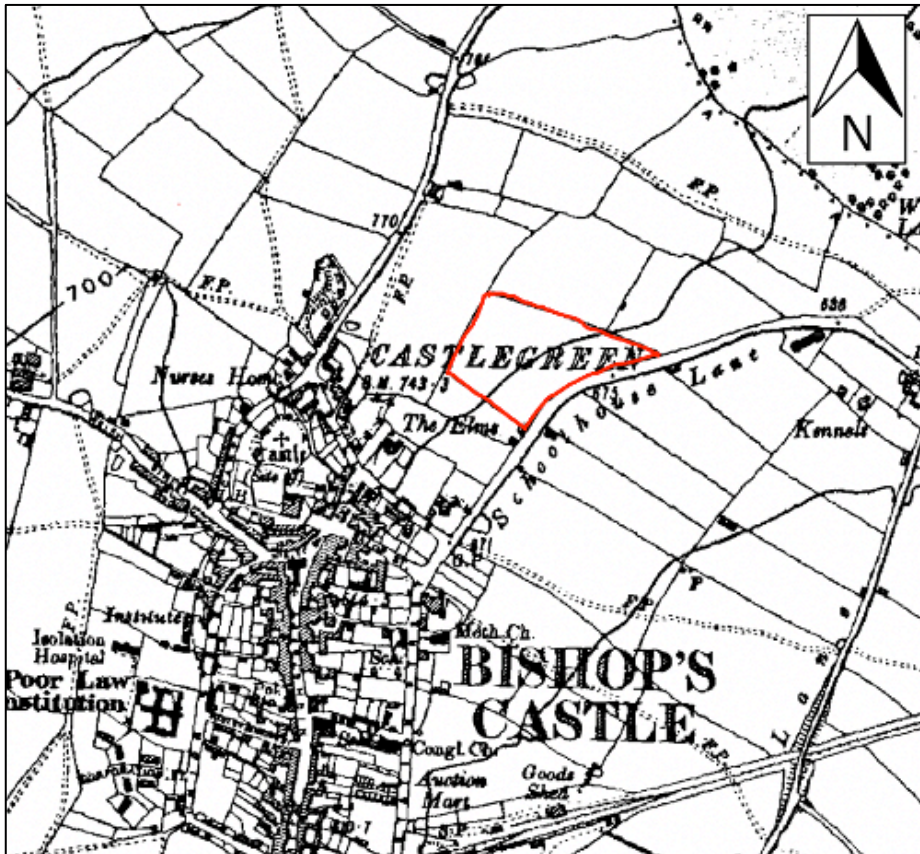


Figure 4. Extract from OS Map 1928.

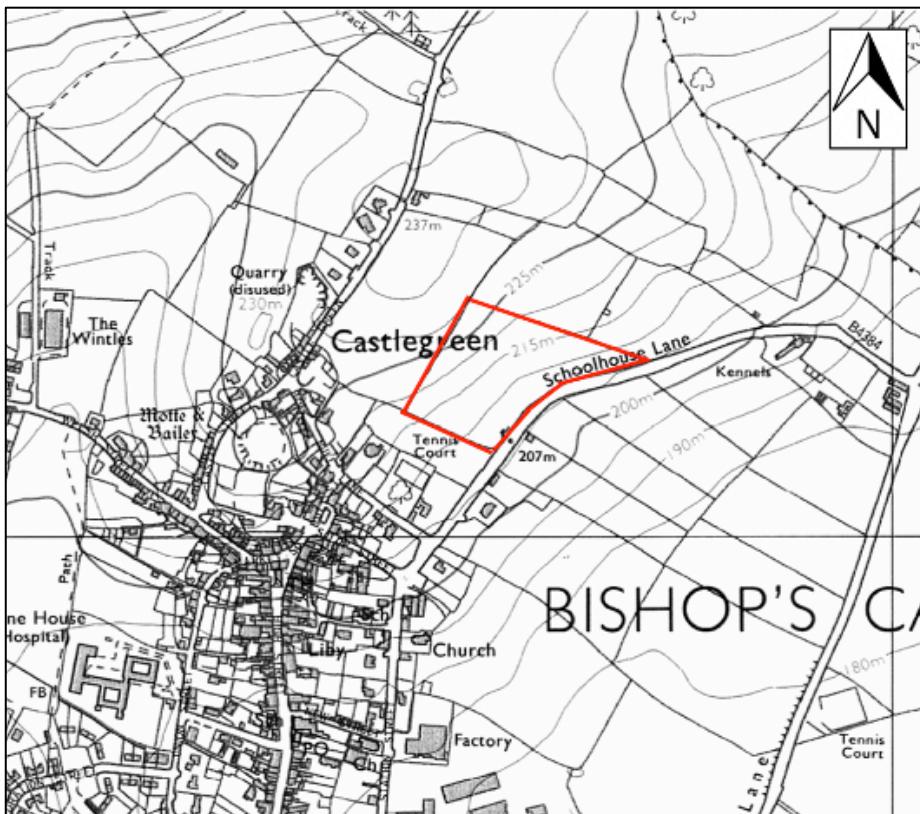
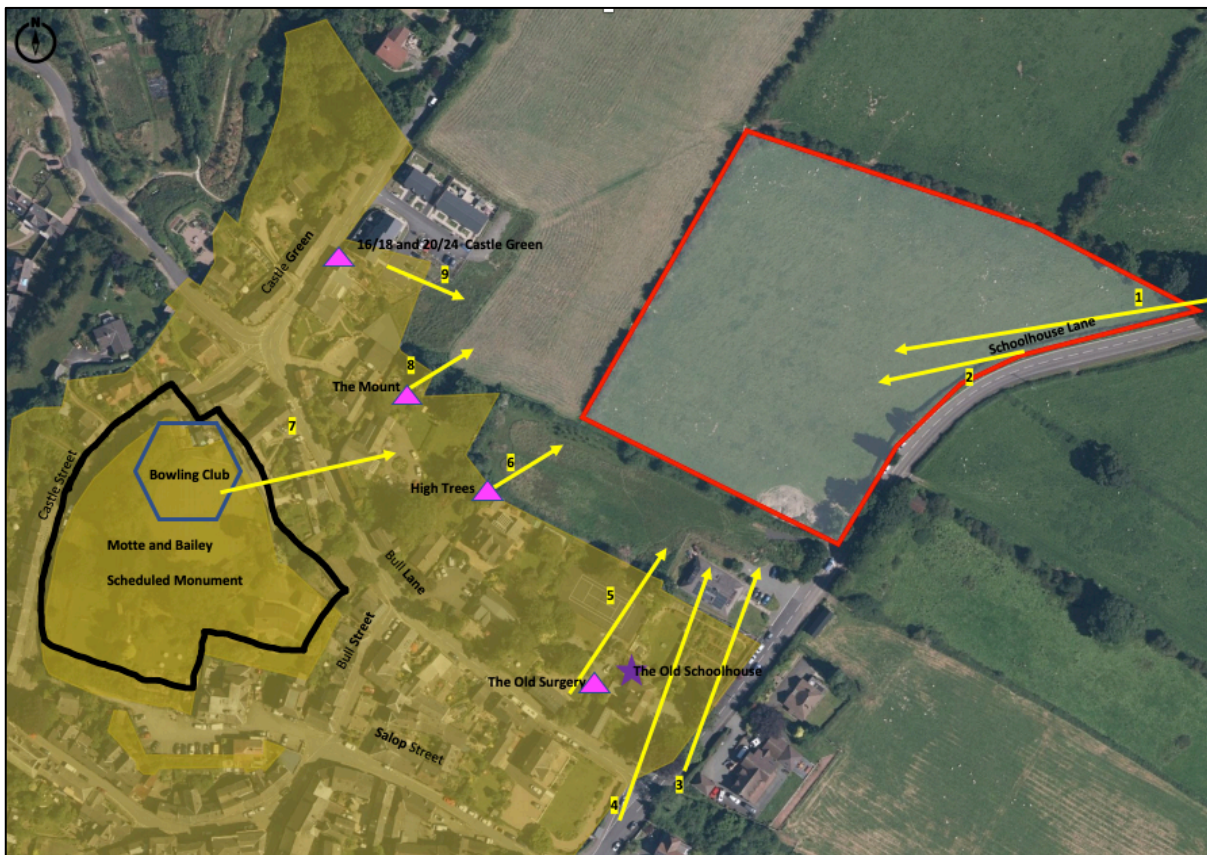


Figure 5. Extract from OS Map 1978.



- Views 1 and 2 – Co-visibility between the PDA and Conservation Area from northeastern approach on Schoolhouse Lane.
- Views 3 and 4 – Co-visibility between the PDA and Conservation Area from southwestern approach on Schoolhouse Lane.
- View 5 – View from Bull Lane through to the PDA.
- View 6 – Possible views of the PDA from the rear of High Trees.
- View 7 – Limited view of northern portion of the PDA from the scheduled motte.
- View 8 – Possible views of the PDA from the rear of The Mount.
- View 9 – Possible views of PDA from 16/18 and 20/24 Castle Green.

Figure 6. Views of the PDA from inside the conservation area and from surroundings.

PLATES



Plate 1. View of the PDA from Schoolhouse Lane.



Plate 2. View over the countryside from the PDA looking south.



Plate 3. Co-visibility of the PDA and Conservation Area from the north east on Schoolhouse Lane.



Plate 4. Co-visibility of the of the PDA and Conservation Area from the south west on Schoolhouse Lane.



Plate 5. View of the PDA from Bull's Lane.



Plate 6. The Old School.



Plate 7. Limited view of the northern part of the PDA from the southeastern side of the Motte.

HERITAGE SERVICES:

- Constraints reports and heritage risk assessments for land acquisition;
- Heritage Impact Assessments;
- Statements of Significance;
- Setting Assessments;
- Listed Building Appraisals;
- Historic Building Survey and Recording;
- Places of worship;
- Historic agricultural buildings;
- Desk-Based Assessments;
- Historic Landscape Survey;
- Analysis of historic and designed gardens.

ARCHAEOLOGICAL SERVICES:

- Scoping and negotiation with LPAs;
- Preparation of WSIs and mitigation strategies;
- Project Management and set up of archaeological/geophysical surveys;
- Consultancy and advice;
- Co-ordination of fieldwork;
- Procurement.

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