

Shropshire Council
HISTORIC ENVIRONMENT
Archaeology Service

Appl. No: 16/00156/FUL
Development Proposal: Erection of 2-storey building to include workshop/stores/office and staff facilities and 53-bed hostel accommodation; single storey cafe building; refurbishment of station building to include retail area; elevational alterations; removal of temporary buildings and provision of additional car parking and associated works | Severn Valley Railway Station Lane Bridgnorth Shropshire WV16 5DT
Address: Severn Valley Railway Station Lane Bridgnorth Shropshire WV16 5DT

Background to Recommendation:

The proposals comprise the creation of a car park and new two-storey building on the northwest side of the site (North Field 1), the creation of a new access/egress road (Central Field 2 and South Field 3), and in the station grounds, a new single storey catering facility to the south of the station. In addition the heritage assessment report indicates that a water tank located close to the boundary of Field 2 is to be replaced.

The proposed development lies close to the scheduled monument of Panpudding Hill: a ringwork and bailey castle 100m south of Bridgnorth Station (National Ref: 1013493) and in view of the scheduled monument of Bridgnorth Castle (National Ref: 1004783). The development also sits amongst the surviving remains of Bridgnorth Station and its associated buildings, some of which are listed. Additionally there are non-designated heritage assets recorded on Shropshire Council's Historic Environment Record that lie within the development boundary including a possible Civil War battery (HER PRN 00370).

A Heritage Assessment (HA) for the proposals has been submitted (John Moore Heritage Services 2015 Project No. 3091). In terms of direct archaeological impact the report notes that Panpudding Hill lies adjacent to the site and partially extends into Field 3, a terraced spur (thought to be a Civil War battery), lies in the north part of Field 2 and a possible woodland bank or scarp lies along the southwest boundary of the proposal site. Further features inside the proposal area include a building (now demolished and replaced) and a well in Field 1. The station at Bridgnorth also contains a number of associated features, structures and buildings. The report also indicates a significant amount of made ground lies underneath the railway line and yard, with the original ground horizon presumably intact below. The report concludes that further archaeological evaluation may be necessary to assess the extent, survival and significance of any remains that may be encountered.

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In their consultation response of 13 March 2016 Historic England considers that the location and scale of the car parking and access roads, and the new buildings, are a reasonable approach to the future management of this intensively used multi-period heritage site. This acceptability is entirely dependent, upon sympathetic development that minimises the impact upon the wider environment. In particular, in relation to the Scheduled Monuments, they consider the proposed car park and egress road will have most potential to damage the significance of the ancient monuments either side of the station. They therefore advise that a detailed landscaping (including planting) scheme should be required for the car park, and egress road and the proposals should include a conservation management approach in relation to works in the vicinity of Pan Pudding Hill. They therefore recommend that Conditions be imposed requiring prior approval of all landscape details, materials and finishes, both for the hard landscaping around the buildings, the car parking and access/egress roads, and the soft landscaping and planting within Fields 1,2 and 3. In addition the planning permission and listed building consent for all building work should be conditional on the Council's prior approval of all external details, materials and finishes. They also recommend that an archaeological mitigation strategy should be considered, due to the proximity of Pan Pudding Hill and the nearby site of a Civil War battery.

RECOMMENDATION:

Please note the Conservation Officer will provide comments on the impact of the proposed development on the built heritage, listed buildings and the character and appearance of the Conservation Area, and any appropriate conditions in relation to external details, materials and finishes. The recommendations made below therefore only relate to the archaeological interest of the proposed development site.

In relation to direct archaeological impact, in view of the above and in accordance with the National Planning Policy Framework (NPPF) Section 141, it is recommended that a phased programme of archaeological work be made a condition of any planning permission. This should initially comprise a geophysical survey in Fields 1 and 3, to inform the design work for the car park, egress road, and landscape planting scheme. Subject to the results, targeted trial trenching of any anomalies identified will be required, followed by further mitigation as necessary. The full scope of the archaeological mitigation work required will be dependent on construction techniques employed, particularly in relation to the car park and egress road, and the level of ground disturbance associated with the development.

In relation to the new catering facility within the station grounds, as this area may have some archaeological potential in relation to the development of the railway, a pre-commencement evaluation should be undertaken, followed by

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further mitigation as appropriate. An archaeological watching brief should also be maintained during the removal and replacement of the water tank where any ground works are to take place, as this is in close proximity to the possible Civil War battery.

In view of Historic England's advice, it is recommended that the following standard landscaping condition is included in any planning permission for the proposed development. We note that Historic England would be willing to assist in the discharging of conditions and would therefore recommend that they are consulted on any discharge application if planning permission is granted.

Appropriate conditions of any such consent would be:

Suggested Conditions:

To secure the implementation of a phased programme of archaeological work: -

No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The site is known to hold archaeological interest.

To secure appropriate landscape design for the proposed development: -

Standard condition - **DD1**

Charlotte Orchard

Archaeological Advisor
15 March 2016