Heritage Assessment.

Land at Tilstock Road, Tilstock.

On behalf of Boningale Homes.

Date: 25/10/2024 | Pegasus Ref: P24-1425

Author: Jonathan Millward BA(Hons) MA MCIfA

Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
R0001	15.07.2024	Jonathan Millward	Gail Stoten	-
R0002	02.09.2024	Jonathan Millward	Gail Stoten	Revised to account for new redline
R0003	19.09.2024	Jonathan Millward	Gail Stoten	Revised scheme description
R0004	23.10.2024	Jonathan Millward	Gail Stoten	Revised scheme description
R0005	24.10.2024	Jonathan Millward	Gail Stoten	Revised Layout

Contents.

Appendices contents.

Plates:

1. Introduction

1.1. Pegasus Group have been commissioned by Boningale Homes to prepare a heritage assessment to consider the proposed residential development of land at Tilstock Road, Tilstock, as shown on the Site Location Plan provided at Plate 1.

Plate 1: Site Location Plan

1.2. The Site encompasses an area of *c.* 4.05ha and is presently in use as an agricultural field with a pond close to the western boundary and a further, now dry, pond towards the south-eastern corner. To the south it is bounded by houses and to the west by the line of the B5476 Tilstock Road. To the north and east it is bounded by agricultural land.

1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 200 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"…an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".[1]

1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 205 to 209 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.5. As required by paragraph 200 of the *NPPF*, the detail and assessment in this Report is considered to be "*proportionate to the assets' importance*".[2]

[1] Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, December 2023), para. 200.

[2] DLUHC, *NPPF*, para. 200.

2. Methodology

2.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

2.2. This assessment considers both the archaeological resource and built heritage.

Sources

2.3. The following key sources have been consulted as part of this assessment:

- The Shropshire Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- Historic England's Aerial Archaeology Mapping Explorer;
- The Shropshire Archives online catalogue;
- Old photographs accessible via the Historic England Architectural Red Box Collection; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscapes Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

2.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as ***Appendix 1*** and maps illustrating the resource and study area are included as ***Appendix 2***.

2.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

2.6. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45o through a full 360o, is provided in Appendix 8.

2.7. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

2.8. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 12th July 2024, during which the site and its surrounds were assessed.

Photographs

2.9. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

2.10. Full details of the assessment methodology used in the preparation of this Report are provided within ***Appendix 3***. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;[3]
- *Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-Taking in the Historic Environment (*hereafter *GPA:2)*;[4]
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter *GPA:3*);[5]
- *Historic England Advice Note 1 (Second Edition) - Conservation Area Appraisal, Designation and Management* (hereafter *HEAN:1*).[6]
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);[7] and
- *Conservation Principles: Polices and Guidance for the Sustainable Management of the Historic Environment*.[8]

[3] Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).
[4] Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).
[5] Historic England, *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).
[6] Historic England, *Historic England Advice Note 1 - Conservation Area Appraisal, Designation and Management (HEAN:1)* (2nd edition, Swindon, February 2019).
[7] Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).
[8] English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

Consideration of Harm

2.11. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 207 and 208 of the *NPPF*.[9] With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 209 of the *NPPF*.[10]

2.12. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.[11]

2.13. The guidance set out within the PPG also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.[12] In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced." [13]

[9] DLUHC, *NPPF*, paras. 207 and 208.
[10] DLUHC, *NPPF*, para. 209.
[11] DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).
[12] DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).
[13] EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

3. Site Description and Planning History

Site Description

3.1. The Site encompasses an area of *c.* 4.05ha and is presently in use as an agricultural field with a pond close to the western boundary and a further, now dry, pond towards the south-eastern corner. To the south it is bounded by houses and to the west by the line of the B5476 Tilstock Road. To the north and east it is bounded by agricultural land.

3.2. The proposed development seeks full planning permission for the erection of 70no. residential units (including 10 affordable dwellings), associated landscaping, drainage and infrastructure, with access taken off Tilstock Road.

Planning History

3.3. Reserved Matters application 18/05370/REM pursuant to outline permission 14/03013/OUT for residential development for the erection of 9 dwellings includes the houses that lie immediately to the south of the site and betwixt the Site and the Grade II Listed Christ Church.

3.4. The development included a low density of properties with spacious plots to ensure that the church was allowed an appropriate buffer.

3.5. The initial proposal had been for a greater number of dwellings and the reduction in numbers and the resultant increased space was welcomed by the Shropshire Council Conservation team.

From a historic environment perspective we would suggest that the revisions made have gone some way to mitigating any harm that may arise from the development.

3.6. The initial outline application was commented upon by the Conservation team as follows:

No objection in principle. Detailed design and layout should reflect the local vernacular and respect the setting of Christ Church, which is Grade II listed.

4. Policy Framework

Legislation

4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.[14]

4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.[15]

4.3. Full details of the relevant legislation are provided in ***Appendix 4***.

National Planning Policy Guidance

4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF), an updated version of which was published in December 2023. The NPPF is also supplemented by the national *Planning Policy Guidance* (*PPG*) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.[16] The *PPG* also contains the *National Design Guide*.[17]

4.5. Full details of the relevant national policy guidance are provided within ***Appendix 4***.

The Development Plan

4.6. Applications for Planning Permission are currently considered against the policy and guidance set out within the Shropshire Core Strategy Development Plan.

4.7. Details of the policy specific relevant to the application proposals are provided within ***Appendix 6***.

[14] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
[15] UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

[16] Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment.
[17] Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

5. The Historic Environment

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix ESA and HER 'monument' numbers have the prefix MSA.

5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-2 in Appendix 2.

Previous Archaeological Works

5.4. There are no recorded previous archaeological investigations within the Site. Within the wider study area there are six previous archaeological events recorded.

5.5. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

5.6. The Site encompasses an area of *c.* 4.05ha and is presently in use as an agricultural field with a now dry pond towards the south-eastern corner. The Site slopes gently from west (*c.* 106m aOD) to east (*c.* 103m aOD).

5.7. The bedrock geology of the Site comprises mudstone of the Lias Group. Superficial glaciofluvial deposits of sand and gravel are recorded across the Site[18]

5.8. The topsoil of the Site is recorded as being freely draining slightly acid loamy soils.[19]

Archaeological Baseline

Prehistoric (pre-43 AD)

5.9. There are no recorded heritage assets of prehistoric date within the Site.

5.10. Within the study area there is one putative prehistoric asset. The cropmark of a rectilinear enclosure (MSA37353) has been identified from an aerial photograph and on morphological grounds has been dated to either the Iron Age or Romano-British period. The enclosure was identified *c.* 420m south of the Site.

5.11. The paucity of recorded prehistoric activity within the study area may reflect an absence during this period or simply an absence of previous archaeological investigation.

[18] British Geological Survey, *Geology of Britain Viewer*, https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/.

[19] Cranfield University, *Soilscapes*, http://www.landis.org.uk/soilscapes/.

5.12. The presence of the possible Iron Age enclosure indicates there is a low-level of underlying potential for further evidence relating to the later prehistoric period to be identified within the Site.

5.13. Should evidence of prehistoric activity be identified within the Site it has the potential to be of regional significance.[20]

Romano-British (AD 43 - 410)

5.14. There are no recorded archaeological assets of Romano-British date recorded within the Site.

5.15. Roman tegula, imbrex, pottery and tile were found during fieldwalking west of Dearnford Hall (MSA2229) *c.* 865m north of the Site. Given the nature of the material recovered and its proximity to Whitchurch (the Roman town of Mediolanum *c.* 2km to the north) the finds have been interpreted as possibly indicating the presence of a Villa.[21]

5.16. A coin hoard (MSA1277) of Roman date was supposedly identified near to Dearnford Hall. The date and details of the find are not recorded but it was supposedly recovered *c.* 755m north of the Site.

5.17. The Roman road network had a junction of the road between Penkridge and Whitchurch (Margary route 19) with a branch of Watling Street (Margary route 6a) at Prees Heath *c.* 1.4km east of the Site.[22]

5.18. On the basis of the recorded archaeological resource within the study area, and beyond, there is a low-level ofunderlying potential for evidence of Romano-British remains to be identified within the Site.

5.19. Should evidence of Romano-British activity be identified within the Site it has the potential to be of regional significance.[23]

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

5.20. Tilstock is not named in the Domesday Book and there are no early medieval assets recorded within the Site or study area. There are no medieval assets recorded within the Site and only one recorded heritage asset of this date within the study area.

5.21. A postulated medieval chapel of ease (MSA13514) is thought to have been located in the centre of Tilstock, *c.* 185m south of the Site.

5.22. LiDAR hillshade analysis of the Site has identified the heavily truncated traces of ridge and furrow ploughing (Plate 2). These traces are not visible in recent aerial photographs nor as earthworks on the ground.

[20] Middle Bronze Age to Iron Age - West Midlands Research Framework (researchframeworks.org)
[21] Webster, G. (1991) *The Cornovii* Stroud: Alan Sutton; White, R. & Barker, P. (1998) *Wroxeter: Life and Death of a Roman City* Stroud: Tempus; G. Jones, & P. Webster (1968) Mediolanum: Excavations at Whitchurch 1965-6. In *The Archaeological Journal vol. 125* pp. 193-254
[22] Margary, I. (1973) *Roman Roads in Britain* London: Baker
[23] The Romano-British period - West Midlands Research Framework (researchframeworks.org)

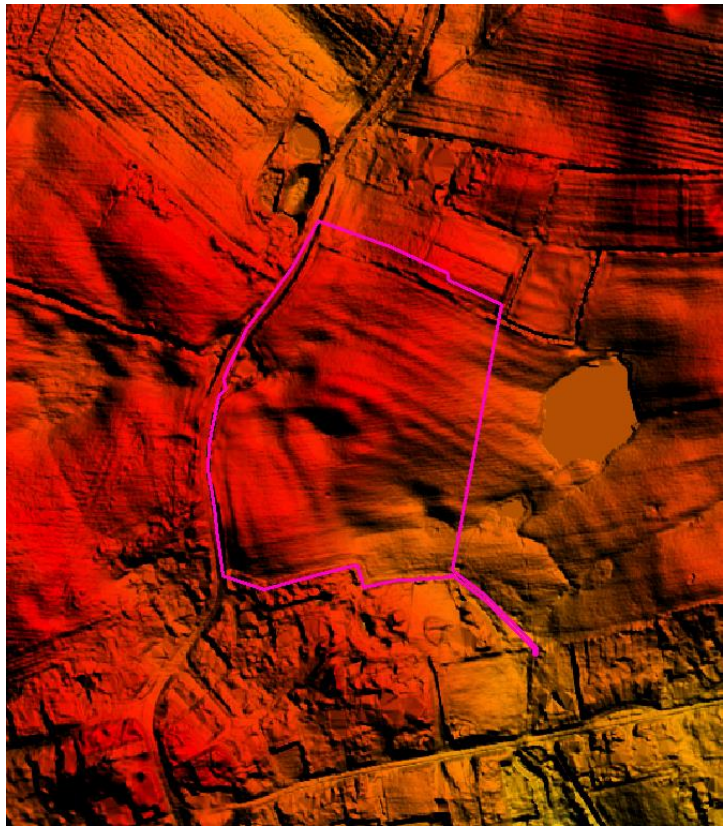


Plate 2: LiDAR image of ridge and furrow within Site

5.23. On the basis of current evidence, the potential for early medieval remains or significant archaeological remains of medieval date is low.

5.24. In the event that archaeological remains of early medieval date are identified they have the potential to be of regional significance. Should medieval remains be identified they are unlikely to be of greater than local significance.

<u>Post-medieval (1540 –1901) and Modern (1901 – present)</u>

5.25. There are no recorded post-medieval or modern heritage assets recorded within the Site.

5.26. The majority of the recorded post medieval heritage assets within the study area are farmsteads that date to between the 17th and 19th centuries.

5.27. Dearnford Hall Farm (MSA28920) dates from the 17th-century and lies *c.* 785m north of the Site and incorporates the Grade II Listed Dearnford Hall (MSA7119, NHLE 1055999).

5.28. Tilstock Hall Farm (MSA28963) lies *c.* 330m south of the Site and incorporates the Grade II Listed Tilstock Hall farmhouse (MSA7116, NHLE 1366507). The farmhouse dates from the mid-late 16th-century whilst the associated farm buildings are 19th-century.

5.29. The Whitneys Farm (MSA28921) is not recorded on the 1839 tithe map[24] but is shown on the 1880 Ordnance Survey (OS) map and lies *c.* 260m north-east of the Site.

5.30. Ivy House Farm (MSA28961) lies 45m west of the Site. The farm was built during the early 19th-century, and is shown on the OS surveyor's drawing of 1829 (Plate 3). The farm

[24] Accessed via thegenealogist.com

is no longer in agricultural use with all of the farm buildings now converted to residential use. The farmhouse was owned by William Wycherley Brook and occupied by Daniel Kempster who also owned and farmed the land within the Site, respectively.

Plate 3: Extract from the OS drawing of 1829

5.31. New House Farm (MSA28966) is a 19th-century farmhouse that has lost most of its former agricultural buildings, which lay to the east. Although a date of construction is uncertain it must post-date 1839 as at the time of the tithe map the site of New House Farm was occupied by two dwellings.

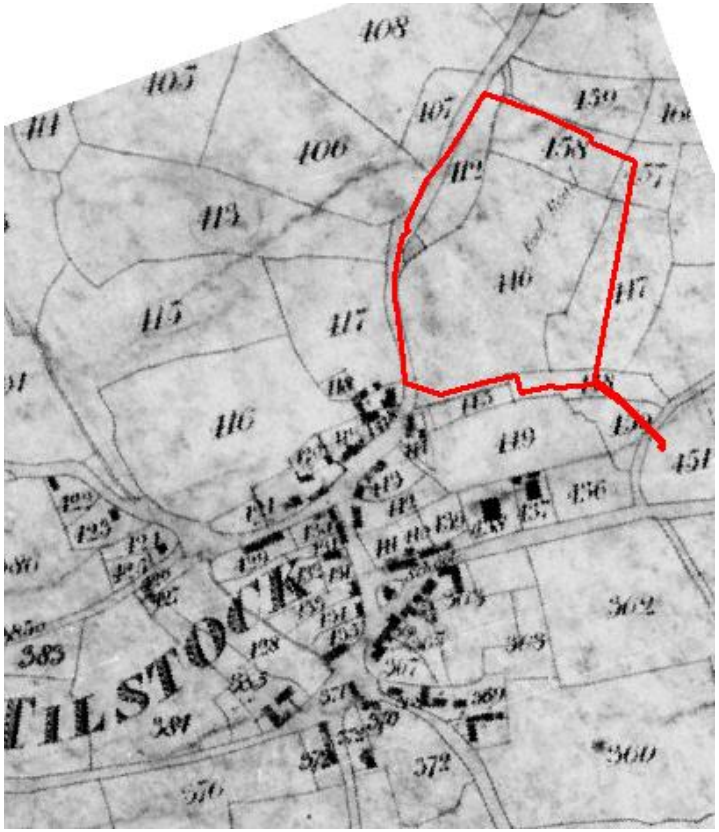


Plate 4: Extract of Tilstock township tithe map (Parish of Whitchurch), 1839

5.32. Within the Site, the tithe map (Plate 4) noted the presence of a '*foot road*' which crossed loosely south-west to north-east. The footpath is recorded on all maps

until 1954. The pond within the site, adjacent to the western boundary, was also recorded.

5.33. An additional five farmsteads are also recorded within the study area (MSA28922; MSA28925; MSA28962; MSA28964; MSA28965) and lie *c.* 495m west, 900m west, 145m south-west, 325m south, and 190m south of the Site, respectively.

5.34. The London and North Western Railway (Shrewsbury to Crewe Branch) (MSA12843), was authorised by Parliament in 1853 and opened in 1858. The doubling of the line began in 1859. The railway lies *c.* 800m east of the Site.

5.35. The 1880 OS map[25] (Plate 5) recorded the footpath crossing the Site the western pond and also a further large pond in the centre of the area.

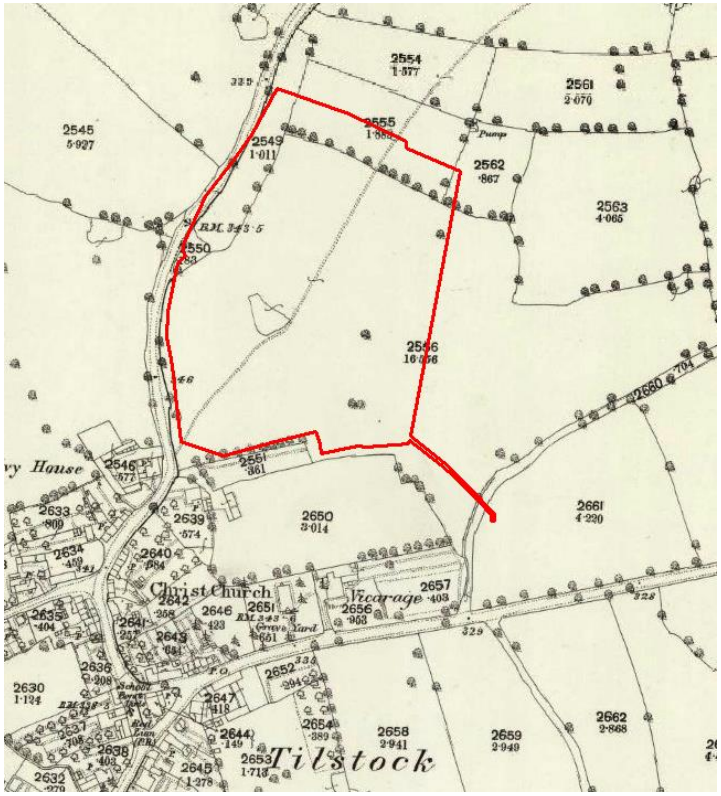


Plate 5: Extract of 1880 OS Map

5.36. The 1901 OS map[26] (Plate 6) recorded no changes within the Site. Beyond the Site, changes were limited to field boundaries having been removed and the presence of an orchard to the immediate south of the Site.

[25] OS Map – 25-inch Shropshire Sheet VII.12

[26] OS Map – 25-inch Shropshire Sheet VII.12

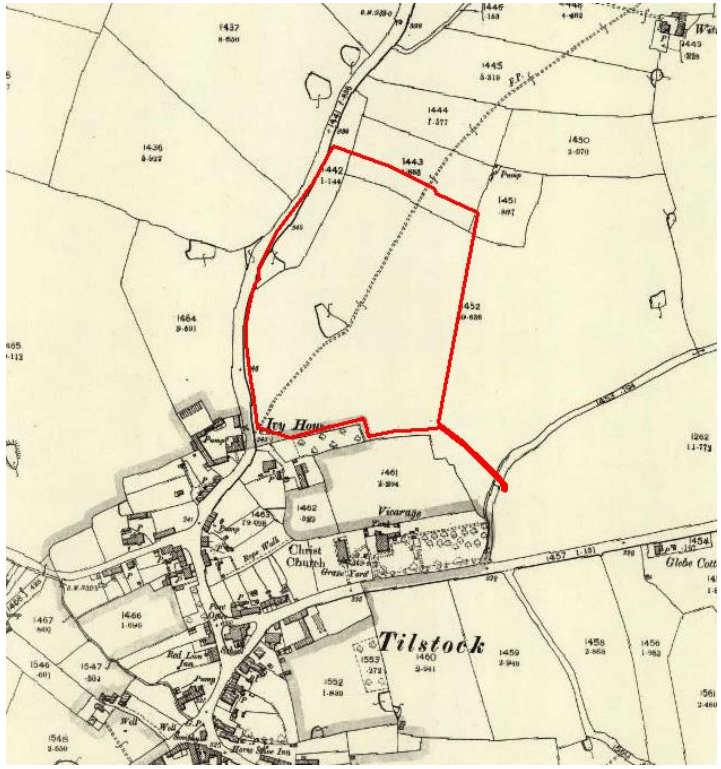


Plate 6: Extract of 1901 OS Map

5.37. The 1926 OS map[27] recorded no changes within the Site. A new cemetery, with the Tilstock war memorial, is record to the south of Tilstock Lane.

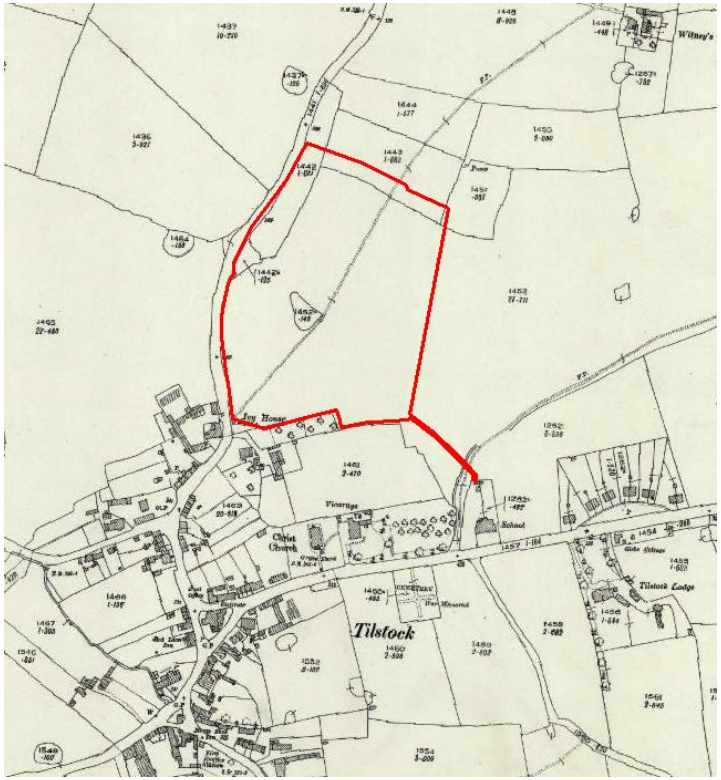


Plate 7: Extract of 1926 OS Map

5.38. The 1954 OS map[28] (Plate 8) recorded no changes within the Site. To the north of the Site, two buildings were recorded at the house now known as Oakleigh.

[27] OS Map – 25-inch Shropshire Sheet VII.12

[28] OS Map – 6-inch Sheet SJ53NW

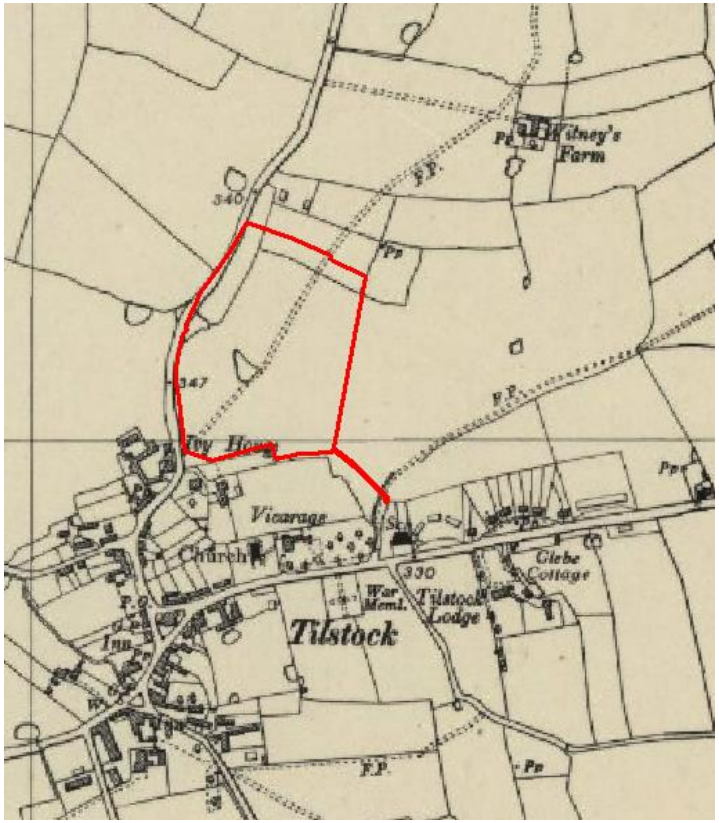


Plate 8: Extract of 1954 OS Map

5.39. The 1957[29] and 1965[30] OS maps recorded no changes within the Site and have not been reproduced.

5.40. The 1971 OS map[31] (Plate 9) recorded the absence of the footpath and central pond shown on earlier maps within the Site and the presence of a new field boundary crossing the site on a loosely east-west alignment.

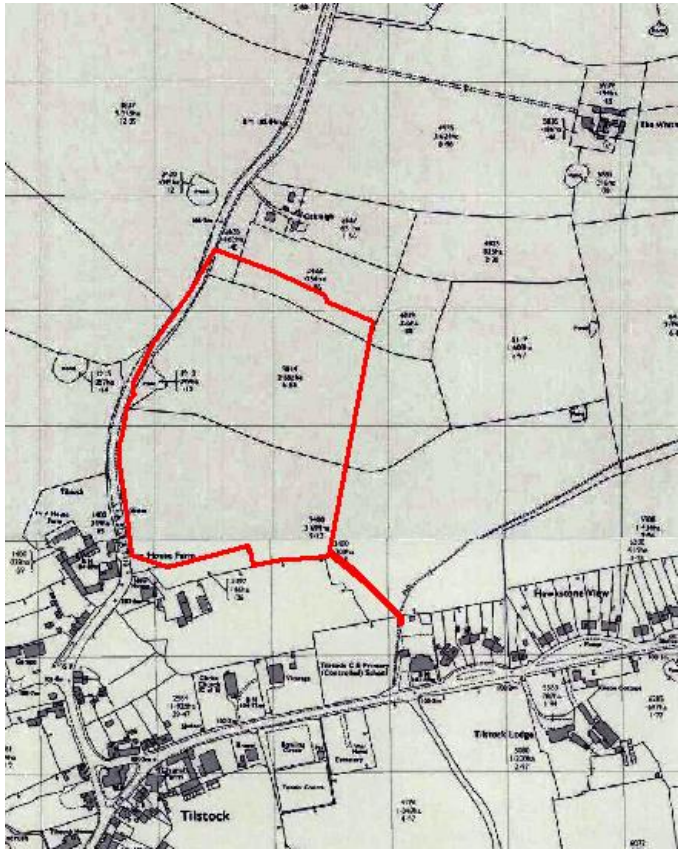


Plate 9: Extract of 1971 OS Map

[29] OS Map – 1:25000 Sheet SJ53
[30] OS Map – 1-inch Sheet 118
[31] OS Map – 1:2500 Sheet SJ5438 – SJ5538; 1:2500 Sheet SJ5437-SJ5537

5.41. The 1973 OS map[32] (Plate 10) recorded no changes within the Site when compared to the 1971 edition. One of the buildings at Ivy House Farm, to the north of the farmhouse was no longer recorded on the map indicating that it had been demolished since 1971.

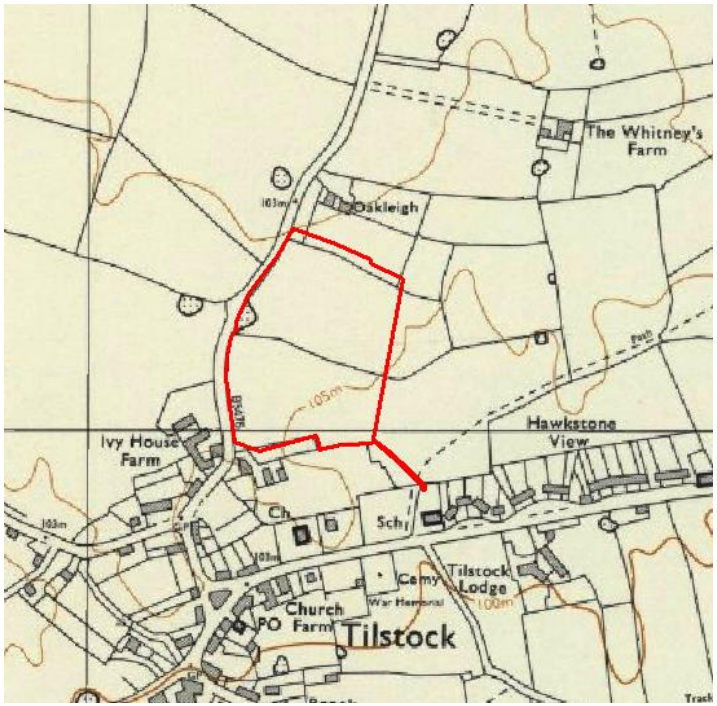


Plate 10: Extract of 1973 OS Map

5.42. The two modern heritage assets within the study area are the Tilstock war memorial (MSA34285) and the Maj. Guy Gossage war memorial (MSA34288) which are located *c.* 160m south and 110m south of the Site, respectively.

5.43. On the basis of available evidence, the potential for the Site to contain significant archaeological remains of post-medieval or modern date is very low.

5.44. Should post-medieval or modern remains be identified within the Site they are unlikely to be of greater than local significance.

Statement of Archaeological Potential and Significance

5.45. There is an underlying low-level potential for archaeological assets of prehistoric or Romano-British date to be identified within the Site.

5.46. Should evidence of prehistoric or Romano-British activity be identified within the Site it has the potential to be of regional significance.

5.47. On the basis of current evidence the potential for early medieval remains or significant archaeological remains of medieval, post-medieval or modern date is low.

5.48. In the event that archaeological remains of early medieval date are identified they have the potential to be of regional significance. Should medieval, post-medieval or modern remains be identified they are unlikely to be of greater than local significance.

[32] OS Map – 6-inch Sheet SJ53NW

Designated Heritage Assets

5.49. There are no designated heritage assets within the Site. Within the study area there are three Grade II Listed Buildings.

5.50. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

6. Setting Assessment

6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.[33]

6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.

6.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

6.4. Assets in the vicinity identified for further assessment on the basis of historical association and intervisibility with the Site comprise:

- Christ Church (Grade II Listed, NHLE 1177184)
- Ivy House Farm (Non-designated, MSA28961)

6.5. Assets excluded on the basis of no association with the Site either at present or historically and no intervisibility comprise:

- Dearnford Hall (Grade II Listed, NHLE 1055999)
- Tilstock Hall Farmhouse (Grade II Listed, NHLE 1366507)

Christ Church

6.6. Christ Church[34] was added to the National List at Grade II on 1st March 1988 (NHLE 1177184). The List Entry describes the church as follows:

'Parish church. Dated 1835, by Edward Haycock. Red brick with some red sandstone ashlar and cement-rendered (later alteration)dressings. Slate roof. 5-bay nave and chancel in one with partly integral west tower, in a classical style. Tower: 2 stages externally.'

6.7. A full copy of the List Entry is included at ***Appendix 7.***

[33] Historic England, *GPA:3*, p. 4.

[34] Pevsner, N. (2002) *The Buildings of England: Shropshire* London: Yale

Plate 11: Aerial view of Christ Church

Plate 12: View of Christ Church, looking north-east

Setting and surrounds

6.8. The church is surrounded by its associated church yard on the north side of Tilstock Lane. The former vicarage lies immediately adjacent to the east but has been in separate use for a number of years and has recently been renovated[35] which has removed almost all of its heritage value.

6.9. The church yard is bounded by an ashlar wall along its southern and western boundaries. The northern and eastern boundaries are defined by a modern timber fence.

[35] Detached House for sale with 5 bedrooms, Tilstock Lane, Whitchurch | Fine & Country (fineandcountry.co.uk)

6.10. To the west of the church there is a public car park and 20th-century bungalows and to the north there are a series of bungalows and houses built in 2022 on the newly formed road, Crabmill Meadow.

Plate 13: View of Christ Church from Crabmill Meadow, looking south

Plate 14: View from Crabmill Meadow, looking north towards Site

Plate 15: View from Churchyard, looking north towards Site

Plate 16: View across the site towards Christ Church, looking south-east

Plate 17: View from inside Christ Church, looking north towards site

6.11. An overflow cemetery lies to the south-east of the church, to the south of Tilstock Lane.

Association with the Site

6.12. There is no known association between the church and the Site either at the present time or historically.

Heritage Significance

6.13. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by NPPF.

6.14. The heritage significance of Christ Church is principally embodied in its architectural value as a 19th-century parish church. It also derives significance from its historical association with Edward Haycock who was a regionally significant architect and the designer of the church and its place at the centre of village life in the form of collective worship, and the celebration of key life events.

6.15. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance comprise:

- The surrounding church yard with funerary monuments which provide a tranquil and contemplative setting

- The adjacent former vicarage which contributes to the appreciation of the former group of religious buildings

- The agrarian landscape to the north of the church (including the Site) which formed the backdrop to the church on its construction, although this has been eroded through the construction of housing to the immediate north of the churchyard but still allows views of the spire from the north.

Intervisibility and Co-Visibility

6.16. Views from the principal elevation face south towards Tilstock Lane and views from within the churchyard are restricted by the boundaries with only the roofs of the houses on Crabmill Meadow partially visible when looking towards the Site.

6.17. From within the church there are no views beyond the churchyard boundaries as the windows are located high in the walls and limit the opportunity to see the wider surroundings.

6.18. From the Site, and across the site from the road beyond, the church tower is distantly visible when looking south, the houses along Crabmill Meadow and mature hedgerows are also visible.

Summary of Effects

6.19. Although the proposed development will be screened from the Church by interceding development, the introduction of housing will block some views towards the church when approaching Tilstock from the north.

6.20. This is anticipated to cause less than substantial harm to the heritage significance of the asset, which would be at the low end of that spectrum, taking account of the lack of physical alteration to the asset, and the lack of change to key views to the asset from the south and from within its churchyard, from where the significance of the asset can be best appreciated.

Ivy House Farm

6.21. Ivy House Farm is a non-designated 19th-century former farmstead that includes a farmhouse, barns and granary. The farm buildings have been converted to residential use and are now separate to the farmhouse.

6.22. The farmhouse has been subject to recent extensive alterations with all of the windows, fascias and bargeboards replaced with modern plastic.

6.23. The principal elevation of the farmhouse faces south, away from the Site and towards the centre of Tilstock. The southern elevation of the farmhouse has been refaced in modern brick with an expansion joint apparent over the central front door.

Plate 18: View of southern elevation of Ivy House Farmhouse, looking north

Plate 19: View of Ivy House Barn, looking north-west

Plate 20: View of eastern elevation of Ivy House Farmhouse and southern gable of former granary, looking north-west

6.24. Setting and surrounds

6.25. Ivy House Farm was developed as a loose courtyard farmstead with a series of buildings around an irregular central farmyard.

6.26. The farmstead historically managed extensive and widely spread parcels of land throughout Tilstock, including the Site.

Association with the Site

6.27. In 1839, the tithe apportionment recorded that the land within the Site was farmed by the occupant of Ivy House Farm along with additional land totalling *c.* 41ha.

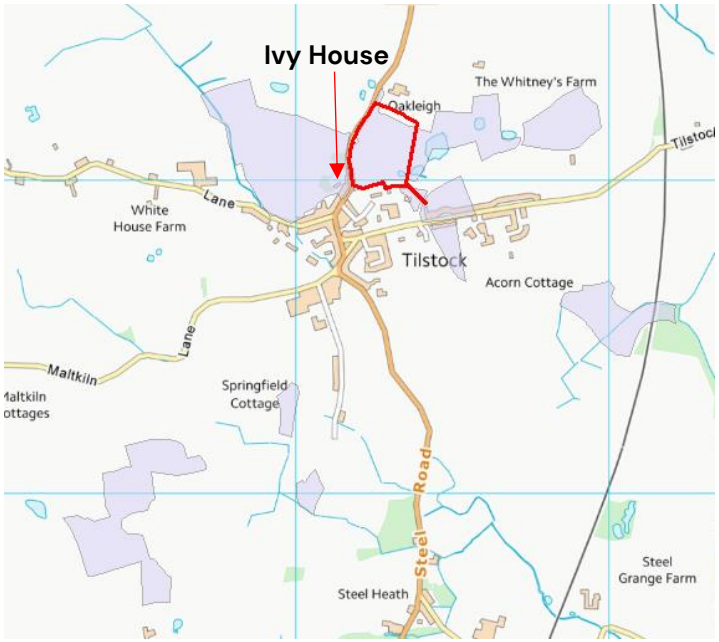


Plate 21: Extent of Ivy House Farm in 1839, with Site marked in red

Heritage Significance

6.28. The farm is a non-designated heritage asset and therefore has a degree of significance meriting consideration in planning decisions but does not meet the criteria for selection as a designated heritage asset.

6.29. The heritage significance of the farm is principally embodied in its evidential value as an early 19th-century courtyard plan farmstead which can provide an insight into the impact of the agricultural revolution on farm design and management.

6.30. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its evidential value. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance comprise:

- The agrarian landscape that formed both the farmland operated from Ivy House Farm and a backdrop to the farmstead

Intervisibility and Co-Visibility

6.31. Despite the proximity of the Site to Ivy House Farm, the extent of intervisibility is limited. There are large hedges along both sides of Tilstock Road which effectively screen all intervisibility between the former Granary and the Site. Within the farmhouse there is one window in the eastern elevation on the first floor that is directly intervisible with the Site.

6.32. Views from this window will be altered through the construction of the proposed development.

Summary

6.33. The construction of housing within the Site will adversely affect the setting of Ivy House Farm.

6.34. The scale of impact will be low as the changes will affect only part of the wider agrarian setting of the farmhouse and affect views from one first floor window.

7. Conclusions

7.1. There is an underlying low-level potential for archaeological assets of prehistoric or Romano-British date to be identified within the Site.

7.2. Should evidence of prehistoric or Romano-British activity be identified within the Site it has the potential to be of regional significance.

7.3. On the basis of current evidence the potential for early medieval remains or significant archaeological remains of medieval, post-medieval or modern date is low.

7.4. In the event that archaeological remains of early medieval date are identified they have the potential to be of regional significance. Should medieval, post-medieval or modern remains be identified they are unlikely to be of greater than local significance.

7.5. It is anticipated that further archaeological investigation of the Site will be required to better define the presence/survival of any remains present. However, the need for, and scope of, any further archaeological works will be determined in consultation with the LPA Officer.

7.6. The proposed development will adversely affect the significance of the Grade II Listed Christ Church through changes to its setting. The scale of effect will be less than substantial harm at the lower end of the spectrum.

7.7. The construction of housing within the Site will adversely affect the setting of the non-designated Ivy House Farm.

7.8. The scale of impact will be low as the changes will affect only part of the wider agrarian setting of the farmhouse and affect views from one first floor window.

Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.
UK Public General Acts, Town and Country Planning Act 1990.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).
Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, September 2023).
Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance (PPG)* (revised July 2019).
English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).
Historic England, *Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1* (2nd edition, Swindon, February 2019).

Historic *England, Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).
Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).
Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

Court and Appeal Decisions
Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.
Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).
Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.
Jones v Mordue [2015] EWCA Civ 1243.
Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).
Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Cartographic Sources	
1829	Ordnance Survey Surveyor's Drawing 326 (Wem)
1837	Whitchurch Tithe Map (Tilstock Township)
1880	Ordnance Survey 25-inch Shropshire VII.12
1901	Ordnance Survey 25-inch Shropshire VII.12
1926	Ordnance Survey 25-inch Shropshire VII.12
1954	Ordnance Survey 6-inch SJ53NW
1973	Ordnance Survey 6-inch SJ53NW

Secondary Sources and Grey Literature
https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/
Burnham, B. and Wacher, J. (1990) *The Small Towns of Roman Britain* London: Batsford
G. Jones, & P. Webster (1968) Mediolanum: Excavations at Whitchurch 1965-6. In *The Archaeological Journal vol. 125* pp. 193-254
http://www.landis.org.uk/soilscapes/

Margary, I. (1973) *Roman Roads in Britain* London: Baker
Pevsner, N. (2002) *The Buildings of England: Shropshire* London: Yale
West Midlands Research Framework (researchframeworks.org)
White, R. & Barker, P. (1998) *Wroxeter: Life and Death of a Roman City* Stroud: Tempus
Webster, G. (1991) *The Cornovii* Stroud: Alan Sutton

Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
ESA2195	1979 field observation by the Ordnance Survey	Observation
ESA3111	1978 field observation by Whitchurch Area Archaeological Group	Observation
ESA3112	1979 field observation by the Ordnance Survey	Observation
ESA7516	2013-2014 WB on water mains renewal, Hospital Lane, Prees Heath, Whitchurch by Wessex Archaeology	Watching Brief
ESA6406	2007 DBA and site visit to land at Prees Heath Common, Whitchurch by Cotswold Archaeology	DBA
ESA7047	2010 DBA and building recording at Tilstock Hall Farm, Tilstock by Richard K Morriss & Associates	DBA

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MSA1277	1653	Find Spot of a possible Roman Coin Hoard at Dearnford Hall	FINDSPOT	Romano-British
MSA13514	1655	Postulated site of a chapel of ease c 70m W of Church Farm, Tilstock	CHAPEL OF EASE?	Medieval
MSA16910	12436	Nos 16 & 18 Tilstock	HOUSE	Post-medieval
MSA16911	12437	Site of The White House, Tilstock	FARMHOUSE	Post-medieval
MSA2229	3437	Find Spot before 1978 of a Roman tile and pottery at Dearnford Hall	FINDSPOT; VILLA?	Romano-British
MSA28920	26540	Dearnford Hall Farm	FARMSTEAD	Post-medieval
MSA28921	26541	The Whitneys	FARMSTEAD	Post-medieval
MSA28922	26542	Abbey Farm	FARMSTEAD	Post-medieval
MSA28925	26545	Hollins House Farm	FARMSTEAD	Post-medieval
MSA28961	26581	Ivy House Farm	FARMSTEAD	Post-medieval
MSA28962	26582	Site of The White House, Tilstock	FARMSTEAD	Post-medieval

MSA28963	26583	Tilstock Hall Farm	FARMSTEAD	Post-medieval
MSA28964	26584	Brook Farm	FARMSTEAD	Post-medieval
MSA28965	26585	Church Farm	FARMSTEAD	Post-medieval
MSA28966	26586	New House Farm	FARMSTEAD	Post-medieval
MSA34285	31397	Tilstock War Memorial	WAR MEMORIAL	Modern
MSA34288	31452	Maj. Guy Gossage War Memorial	WAR MEMORIAL	Modern
MSA7115	12434	Christ Church, Tilstock	PARISH CHURCH	Post-medieval
MSA7116	12435	Tilstock Hall Farmhouse, Tilstock	FARMHOUSE	Post-medieval
MSA7119	12440	Dearnford Hall, Tilstock Road	FARMHOUSE	Post-medieval
MSA38911	35740	Horseshoes Inn, Tilstock	PUBLIC HOUSE	Post-medieval
MSA12843	5501	London & North Western Railway (Shrewsbury to Crewe Branch)	RAILWAY	Post-medieval
MSA1566	2349	Possible infilled ponds, Dearnford Hall	ENCLOSURE?; POND?	Unknown
MSA37353	34476	Possible enclosure, c.240m SE of Brook Farm, Tilstock	RECTILINEAR ENCLOSURE?	Iron Age; Romano-British

Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1055999	Dearnford Hall	II	354436	338905.4
1177184	Christ Church	II	354265	337876.4
1366507	Tilstock Hall Farmhouse	II	354133	337630.4

Appendix 2: Figures

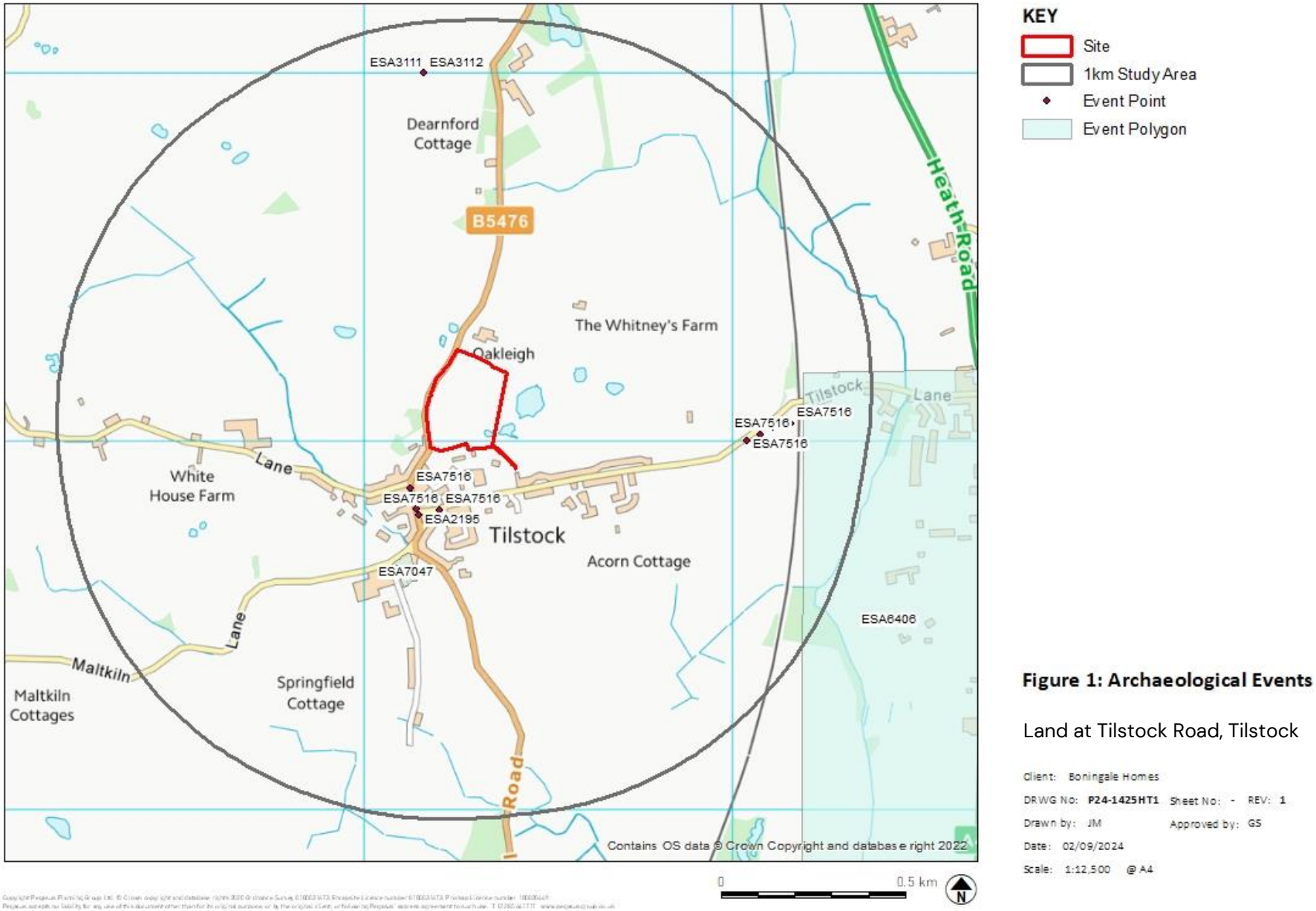


Figure 1: Archaeological Events

Land at Tilstock Road, Tilstock

Client: Boningale Homes
DRWG No: **P24-1425HT1** Sheet No: - REV: 1
Drawn by: JM Approved by: GS
Date: 02/09/2024
Scale: 1:12,500 @ A4

KEY

- Site
- 1km Study Area
- Listed Building Grade II
- Monument Point
- Monument Line
- Monument Polygon

Figure 2: Heritage Assets

Land at Tilstock Road, Tilstock

Client: Boningale Homes

DRWG No: **P24-1425HT2** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:12,500 @ A4

Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

> ***"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."***[36]

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.[37]

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.[38] These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.[39]

The *PPG* provides further information on the interests it identifies:

- ***Archaeological interest:*** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

- ***Architectural and artistic interest:*** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- ***Historic interest*:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.[40]

[36] DLUHC, *NPPF*, Annex 2.
[37] Historic England, *GPA:2*.
[38] Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see idem pp. 28–32.
[39] DLUHC, *NPPF*, Annex 2; DLUHC, *PPG,* paragraph 006, reference ID: 18a-006-2019072.
[40] DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report. [41]

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the NPPF:

> ***"Significance derives not only from a heritage asset's physical presence, but also from its setting."*** [42]

Setting is defined as:

> ***"The surroundings in which a heritage 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."*** [43]

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of "*what matters and why*". [44]

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

[41] Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).
[42] DLUHC, *NPPF*, Annex 2.
[43] DLUHC, *NPPF*, Annex 2.
[44] Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

> ***Paragraph 25 – "But – again in the particular context of visual effects – I said that if "a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one's experience of the listed building in its surrounding landscape or townscape" (paragraph 56)".***
>
> ***Paragraph 26 – "This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building's setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, "the historic relationship between places". Historic England's advice in GPA3 was broadly to the same effect."*** [45]

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance,** as identified in paragraph 206 of the NPPF, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 72 of the NPPF;[46]

- **Designated heritage assets of less than the highest significance,** as identified in paragraph 206 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);[47] and

[45] Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.
[46] DLUHC, *NPPF*, para. 206 and fn. 72.
[47] DLUHC, *NPPF,* para. 206.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as "*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets*".[48]

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

> ***"…the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved."***[49]

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.

- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.

- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of significance and are areas and elements that have

[48] DLUHC, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

[49] International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would "*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*";[50] and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the *PPG* states:

> ***"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."***[51]

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the *NPPF* requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, "*preserving*" means doing "*no harm*".[52]

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".[53] Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above.

[50] Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.
[51] DLUHC, *PPG*, paragraph 018, reference ID: 18a-018-20190723.
[52] R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).
[53] Historic England, *GPA:2*, p. 9.

Fundamental to this methodology is a consideration of "*what matters and why*".[54] Of particular relevance is the checklist given on page 13 of *GPA:3*.[55]

It should be noted that this key document also states:

> ***"Setting is not itself a heritage asset, nor a heritage designation…"***[56]

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

> ***"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".***[57]

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.[58]

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in ***Appendix 5***, the *NPPF* (at Paragraphs 207 and 208) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.[59]

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.[60]

The *PPG* provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

> ***"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.***

[54] Historic England, *GPA:3*, p. 8.
[55] Historic England, *GPA:3*, p. 13.
[56] Historic England, *GPA:3*, p. 4.
[57] Historic England, *GPA 3.*, p. 8.
[58] Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
[59] DLUHC, *NPPF,* paras. 207 and 208.
[60] Including - Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); DLUHC, *NPPF,* paras. 207 and 209.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation."***[61]

Any "*heritage benefits*" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

[61] DLUHC, *PPG*, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.[62] It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

> ***"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."***[63]

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

> ***"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."***[64]

A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 208 of the current, revised NPPF, see ***Appendix 5***), this is in keeping with the requirements of the 1990 Act.[65]

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

> ***"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."***[66]

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

[62] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
[63] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).
[64] Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.
[65] Jones v Mordue [2015] EWCA Civ 1243.
[66] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.[67]

[67] UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (December 2023)

National policy and guidance is set out in the Government's *National Planning Policy Framework* (*NPPF*) published in December 2023. This replaced and updated the previous *NPPF* (September 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

> ***"Plans and decisions should apply a presumption in favour of sustainable development.***
>
> ***For plan-making this means that:***
>
> ***a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
>
> ***b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
>
> ***i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

a. approving development proposals that accord with an up-to-date development plan without delay; or

b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."[68]

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

> ***"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change."***[69] (our emphasis)

The *NPPF* continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the *NPPF* as:

> ***"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."***[70]

[68] DLUHC, *NPPF*, para. 11.
[69] DLUHC, *NPPF*, para. 11, fn. 7.
[70] DLUHC, *NPPF*, Annex 2.

The NPPF goes on to define a Designated Heritage Asset as a:

> ***"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."***[71]

As set out above, significance is also defined as:

> ***"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."***[72]

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 201 that:

> ***"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 into 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."***[73]

Paragraph 203 goes on to state that:

> ***"In determining planning applications, local planning authorities should take account of:***
>
> ***a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
>
> ***b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
>
> ***c. the desirability of new development making a positive contribution to local character and distinctiveness."***[74]

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 205 and 206 are relevant and read as follows:

> ***"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***

[71] DLUHC, *NPPF*, Annex 2.
[72] DLUHC, *NPPF*, Annex 2.
[73] DLUHC, *NPPF*, para. 201.
[74] DLUHC, *NPPF*, para. 203.

substantial harm, total loss or less than substantial harm to its significance."[75]

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."[76]

Section b) of paragraph 206, which describes assets of the highest significance, also includes footnote 72 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 207 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site; and

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

c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use."[77]

Paragraph 208 goes on to state:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."[78]

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

[75] DLUHC, *NPPF*, para. 205.
[76] DLUHC, *NPPF*, para. 206.
[77] DLUHC, *NPPF*, para. 207.
[78] DLUHC, *NPPF*, para. 208.

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."[79]

Paragraph 213 goes on to recognise that "*not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*" and with regard to the potential harm from a proposed development states:

"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site <u>as a whole</u>."[80] (our emphasis)

With regards to non-designated heritage assets, paragraph 209 of NPPF states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."[81]

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to

[79] DLUHC, *NPPF*, para 212.
[80] DLUHC, *NPPF*, para. 213.
[81] DLUHC, *NPPF*, para. 209.

properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."[82]

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."[83] (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."[84]

"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."[85]

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

[82] DLUHC, *PPG*, paragraph 007, reference ID: 18a-007-20190723.
[83] DLUHC, *PPG*, paragraph 018, reference ID: 18a-018-20190723.
[84] DLUHC, *NDG*, para. 46.
[85] DLUHC, *NDG*, para. 47.

- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*

- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details - see Identity.*

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."[86]

[86] DLUHC, *NDG*, paras. 48-49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Tilstock are currently considered against the policy and guidance set out within the Shropshire Core Strategy Development Plan which was adopted on 24 February 2011.

Key policies relevant to heritage are:

CS5: Countryside and Green Belt

New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt.

Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:

• Small-scale new economic development diversifying the rural economy, including farm diversification schemes;

• dwellings to house agricultural, forestry or other essential countryside workers and other affordable housing / accommodation to meet a local need in accordance with national planning policies and Policies CS11 and CS12;

- With regard to the above two types of development, applicants will be required to demonstrate the need and benefit for the development proposed. Development will be expected to take place primarily in recognisable named settlements or be linked to other existing development and business activity where this is appropriate.

• Agricultural/horticultural/forestry/mineral related development, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;

• The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement would be more appropriate;

• The conversion or replacement of suitably located buildings for small scale economic development / employment generating use;

• Sustainable rural tourism and leisure and recreation proposals which require a countryside location, in accordance with Policies CS16 and CS17;

• Required community uses and infrastructure which cannot be accommodated within settlements;

• Conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside. Proposals for conversions will be considered with regard to the principles of PPS4, giving equal priority to the following uses:

- small scale economic development/employment generating use, including live-work proposals and tourism uses;

- affordable housing to meet local need (including agricultural workers dwellings);

- other uses appropriate to a countryside location.

Open market residential conversions will only be considered where respect for the heritage asset (as also required by Policy CS17) and high standards of sustainability are achieved; a contribution to infrastructure requirements is made in accordance with Policy CS9; and, except where the buildings are listed, a financial contribution

for the provision of affordable housing to be delivered off site is provided in accordance with Policy CS11. In all cases, development proposals should be consistent with the requirements of Policies CS6 and CS17.

Green Belt

Within the designated Green Belt in south-eastern Shropshire, there will be additional control of new development in line with government guidance in PPG2. Land within development boundaries in the settlements of Shifnal, Albrighton, Alveley, Beckbury, Claverley, and Worfield, and at the Alveley and Stanmore Industrial Estates is excluded from the Green Belt. In addition to appropriate development in these areas, limited infilling will be permitted in any other Community Hubs and Community Clusters listed in the SAMDev DPD, subject to the requirements of Policies CS4, CS6 and CS11.

Also, limited local needs affordable housing on exceptions sites which accords with the requirements of Policy CS11 will be permitted in the Green Belt. Areas of safeguarded land are reserved for potential future development at Albrighton and Shifnal, while the military base and Royal Air Force Museum at Cosford is recognised as a major existing developed site within the Green Belt where limited defence related development will be permitted. The Green Belt boundary and all relevant policy areas are identified on the Proposals Map for the SAMDev DPD, which sets out the detailed approach to development in the Green Belt and any new site allocations required within the safeguarded land.

CS6: Sustainable Design and Development Principles

To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:

• Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;

• Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced;

And ensuring that all development:

• Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;

• Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and

those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;

• Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.

• Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;

• Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;

• Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8. Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.

CS17: Environmental Networks

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

• Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte 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 dependant sites;

• Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.

Appendix 7: List Entry

Christ Church

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1177184

Date first listed: 01-Mar-1988

List Entry Name: CHRIST CHURCH

Statutory Address 1: CHRIST CHURCH

Location

Statutory Address: CHRIST CHURCH

The building or site itself may lie within the boundary of more than one authority.

District: Shropshire (Unitary Authority)

Parish: Whitchurch Rural

National Grid Reference: SJ 54265 37876

Details

WHITCHURCH RURAL C.P. TILSTOCK SJ 53 NW 4/27 Christ Church - - II

Parish church. Dated 1835, by Edward Haycock. Red brick with some red sandstone ashlar and cement-rendered (later alteration) dressings. Slate roof. 5-bay nave and chancel in one with partly integral west tower, in a classical style. Tower: 2 stages externally. Ground-floor stone impost band, slightly corbelled belfry with string course, corner pilasters, frieze and cornice, and steep pyramidal cap with fishscale slates and cross finial. Louvered round-arched belfry openings to east and west with impost bands and moulded arch. Pair of west doors with diagonal match boarding, radial fanlight and stone arch with hoodmould. Stone step up to door. Stone half-H panel above west doorway inscribed: "CHRIST CHURCH / ERECTED ANNO DOMIE / MDCCCXXXV / FROM DONATIONS BY THE LATE / EARL OF BRIDGEWATER". Circular painted wooden clock below belfry to west. Nave and chancel: stone plinth, stone impost band, moulded stone eaves cornice, eaves band to east, and parapeted gable end to west with moulded stone coping. Small integral brick end stack to east. 5 bays; round-arched small- paned cast-iron windows with stone cills and brick arches. Pair of west windows flanking tower. Central round-arched east window with cement-rendered architrave and stone cill, lower small round-arched window to left and boarded door to right. Interior: mainly 1835, with some later fittings. Moulded plaster cornice and ceiling rose. Short square-ended chancel with cornice, and framed by flanking piers with capitals and bases and supporting entablature. Early C19 west gallery with 2 attenuated cast-iron Doric columns supporting frieze and cornice, cast- iron balustrade consisting of 6 panels divided by colonnettes and Gothic organ case. Dog-leg staircase up to gallery with closed string and stick balusters. Porch beneath tower. West doorway with a pair of late C19 or early C20 8-panelled oak doors with carved stone shield above to west. Fittings: tripartite reredos. C19 wrought-iron and wooden altar rails. Octagonal wooden pulpit. Plain C19 pews. Octagonal stone font with bowl inscribed: "SUFFER THE LITTLE CHILDREN TO COME UNTO ME" and wooden cover. Step up to chancel with encaustic tiles. Some early C19 memorial tablets. This church stands near the site of an earlier chapel dedicated to

Saint Giles. Tilstock became a separate ecclesiastical parish in 1844. The present building is a classical version of Christ Church, Ash (q.v.), the plan of which is almost identical (cf. partly integral tower). The church is aligned north-south but this description refers to liturgical north, south etc. B.o.E., p. 301; D.H.S., Cranage, An Architectural Account of the Churches of Shropshire, Part 8, p.730; Colvin, p. 406.

Listing NGR: SJ5426537876

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 260578

Legacy System: LBS

Sources

Books and journals

Colvin, H M, A Biographical Dictionary of British Architects 1600-1840, (1978), 406

Cranage, DHS , An Architectural Account of the Churches of Shropshire, (1908), 730

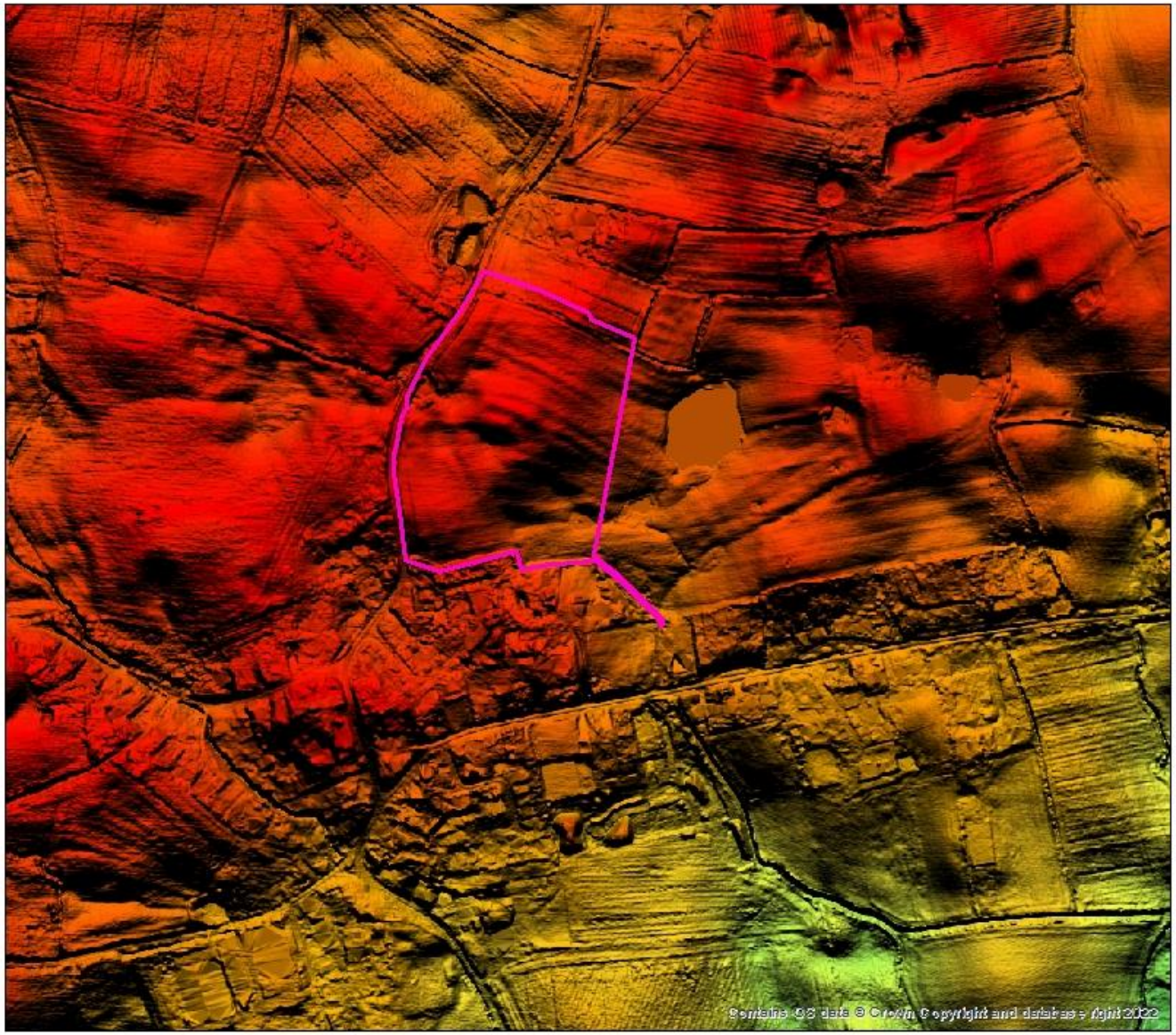
Pevsner, N, The Buildings of England: Shropshire, (1958), 301

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

Appendix 8: Hillshade Images



KEY

Site

1km Study Area

Hillshade (Azimuth 0o)

Land at Tilstock Road, Tilstock

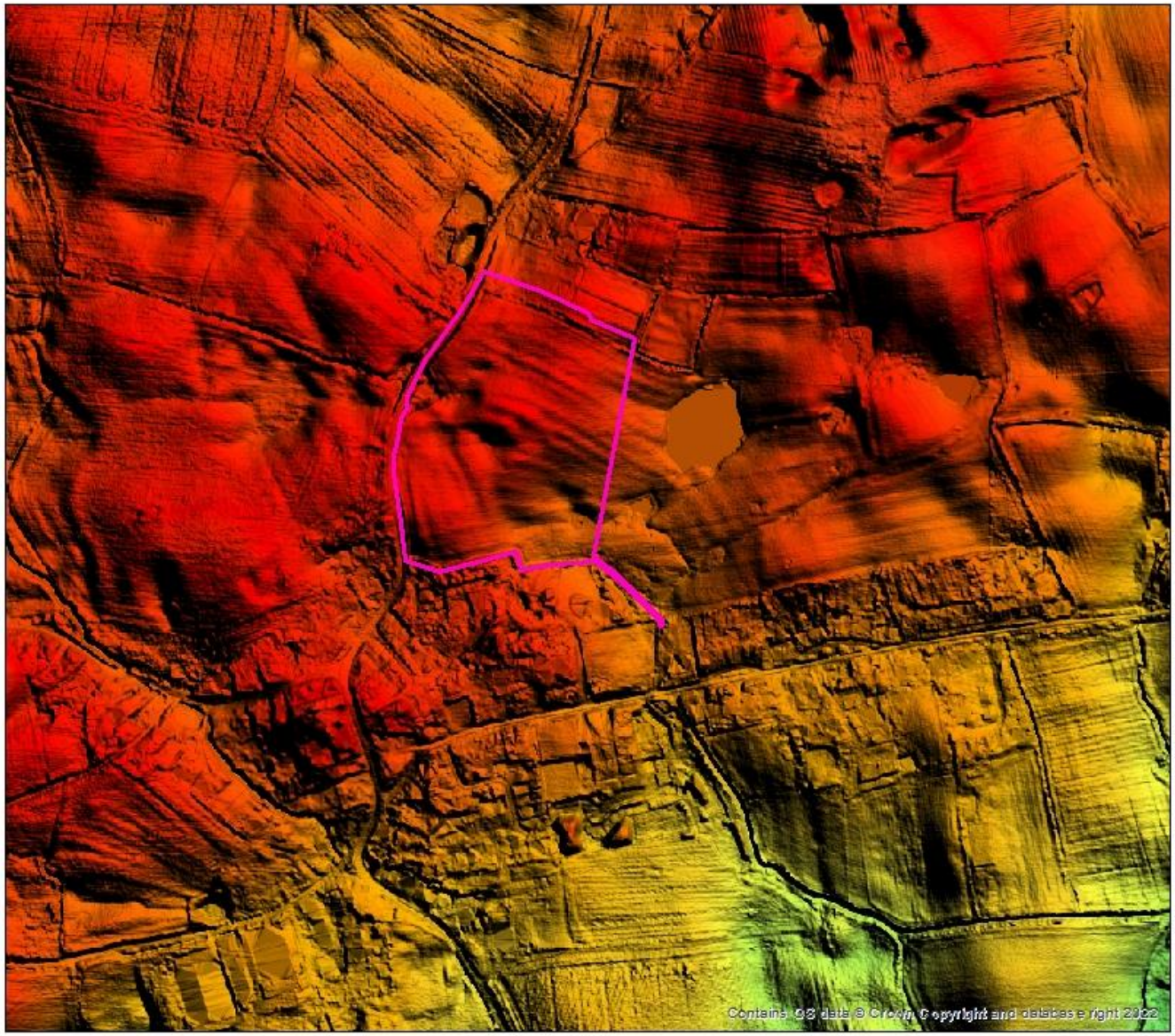
Client: Boningale Homes

DRWG No: **P24-1425HT8.1** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4



KEY

Site

1km Study Area

Hillshade (Azimuth 45o)

Land at Tilstock Road, Tilstock

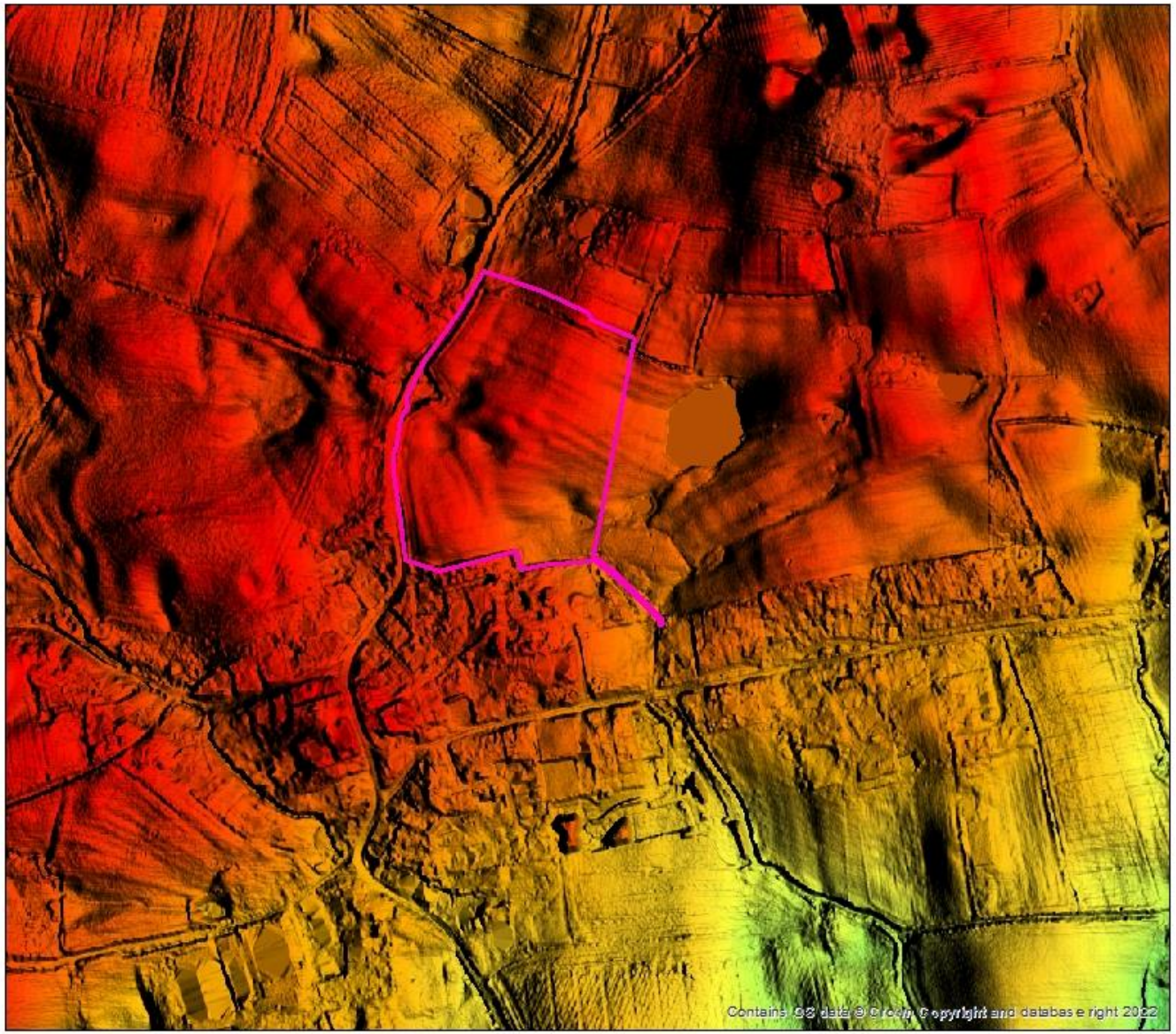
Client: Boningale Homes

DRWG No: **P24-1425HT8.2** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4



KEY

Site

1km Study Area

Hillshade (Azimuth 90o)

Land at Tilstock Road, Tilstock

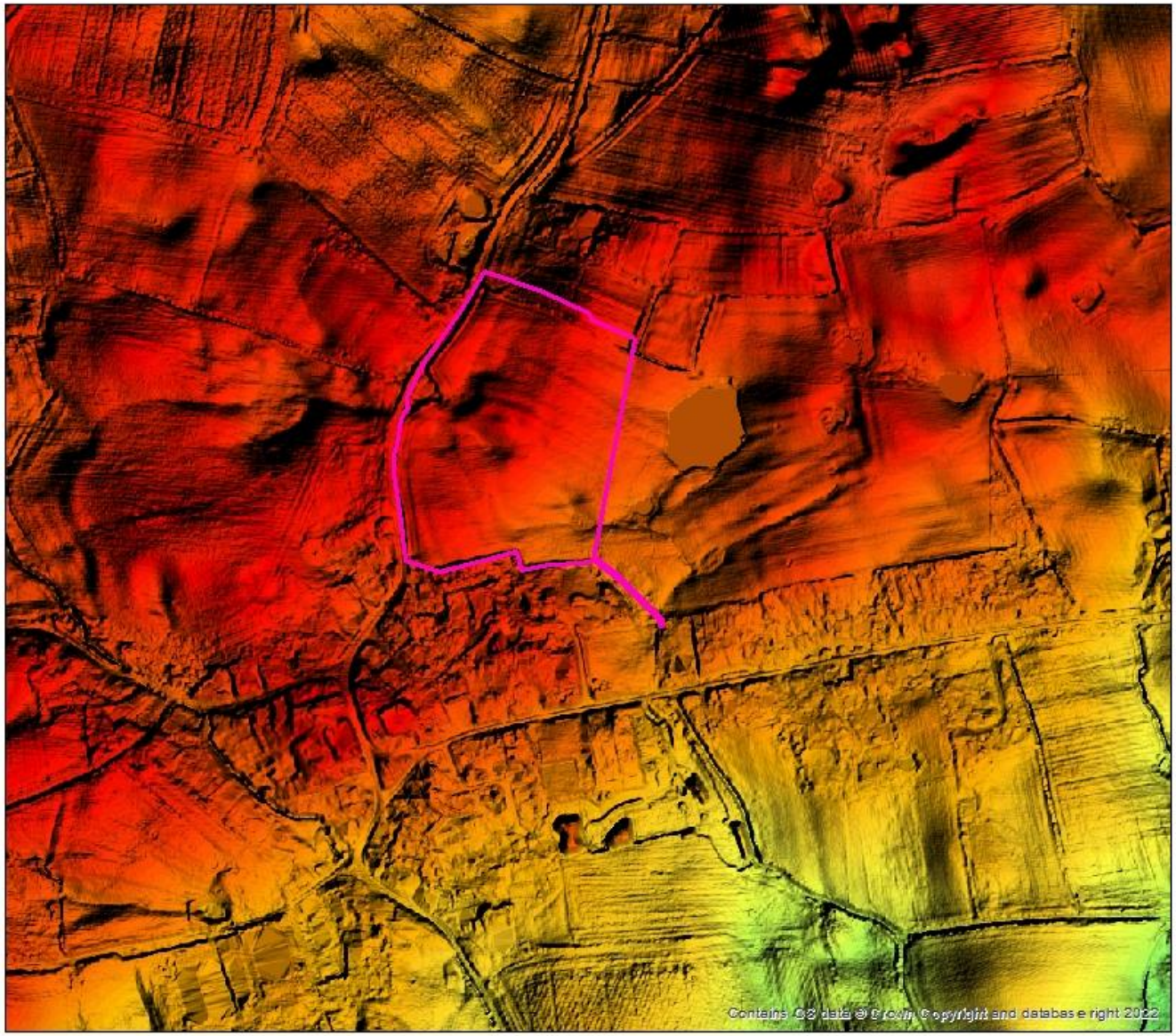
Client: Boningale Homes

DRWG No: **P24-1425HT8.3** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4



KEY

Site

1km Study Area

Hillshade (Azimuth 135o)

Land at Tilstock Road, Tilstock

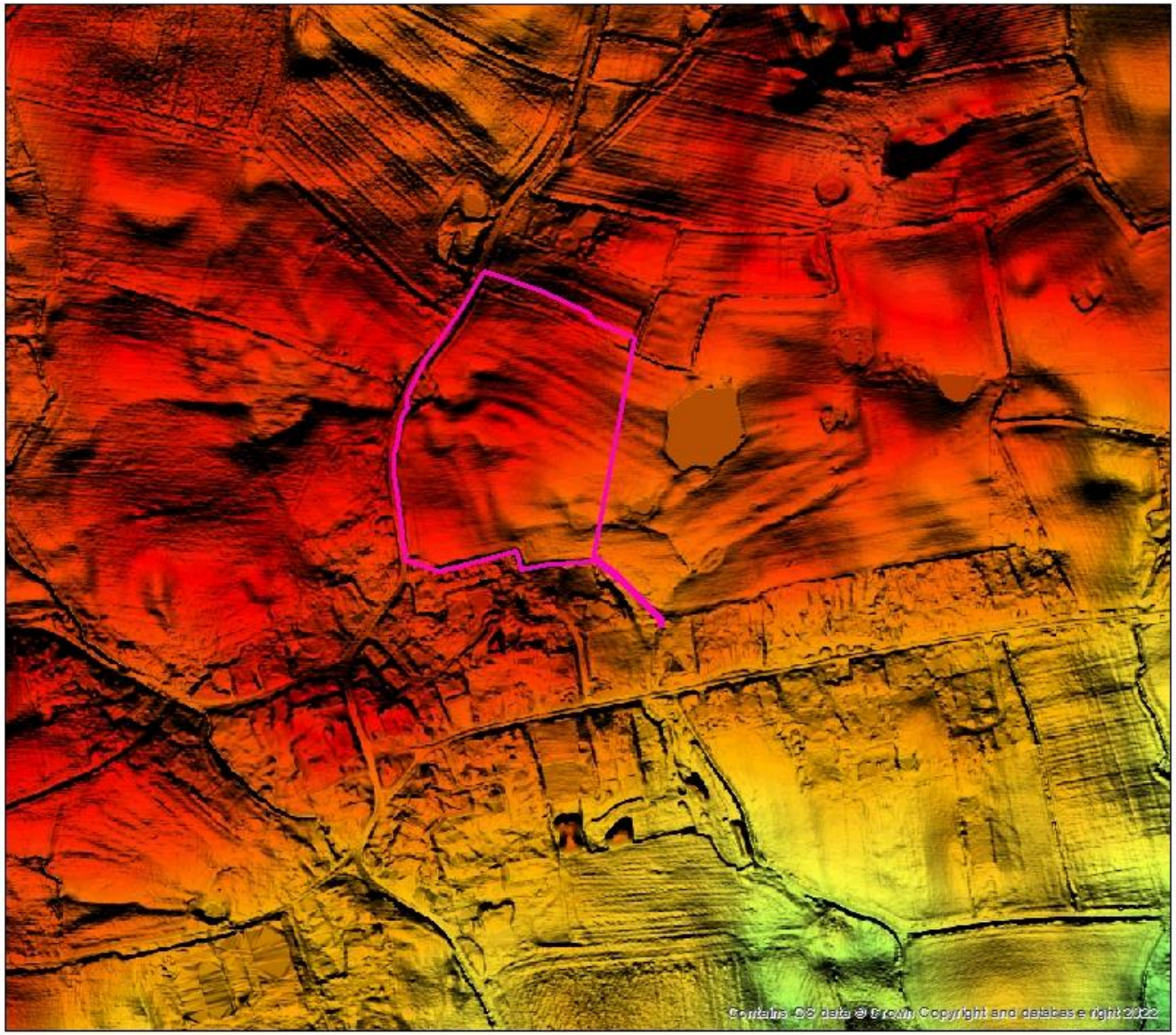
Client: Boningale Homes

DRWG No: **P24-1425HT8.4** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4



0 0.2 km

N

KEY

Site

1km Study Area

Hillshade (Azimuth 180o)

Land at Tilstock Road, Tilstock

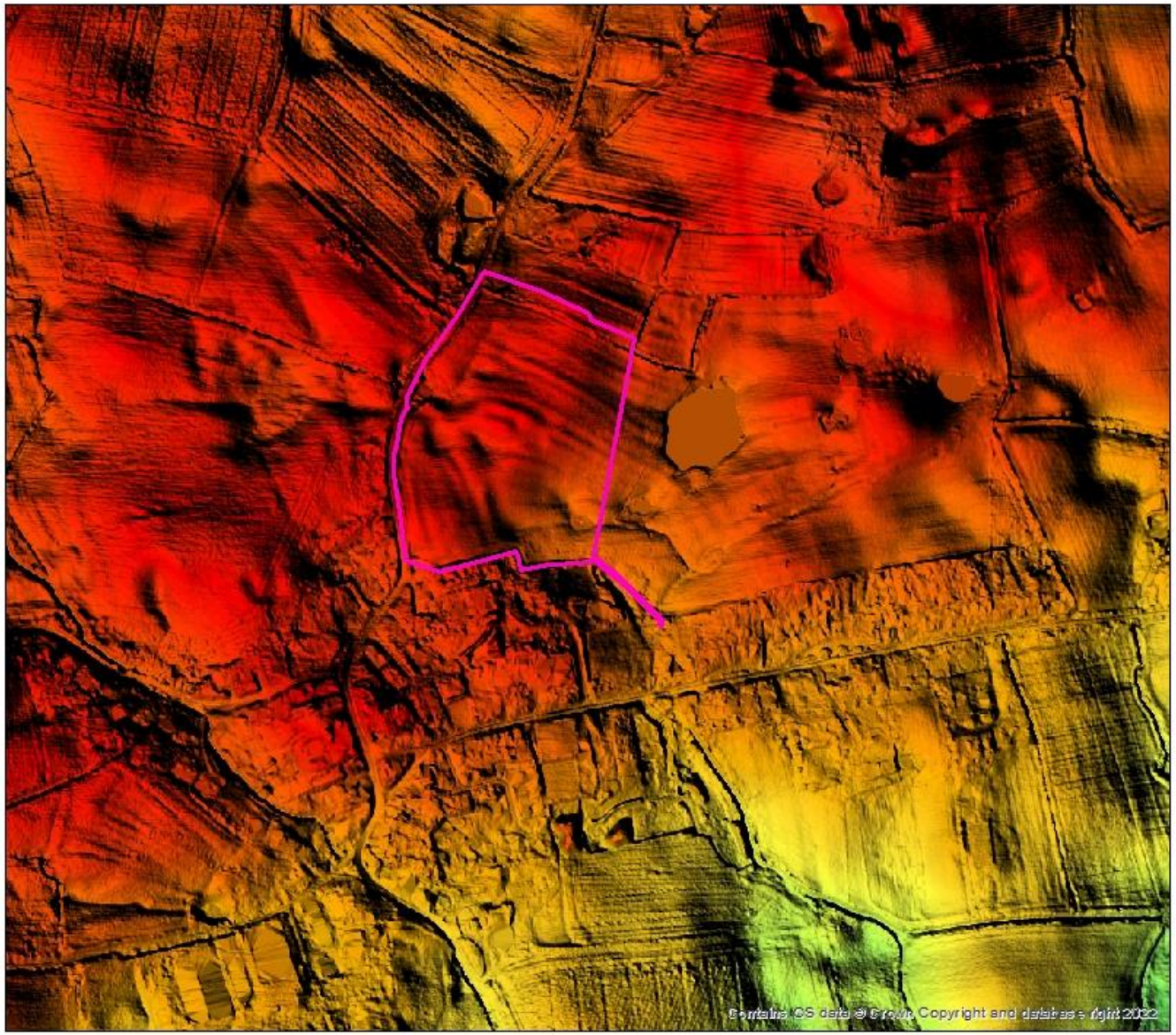
Client: Boningale Homes

DRWG No: **P24-1425HT8.5** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4



KEY

Site

1km Study Area

Hillshade (Azimuth 225o)

Land at Tilstock Road, Tilstock

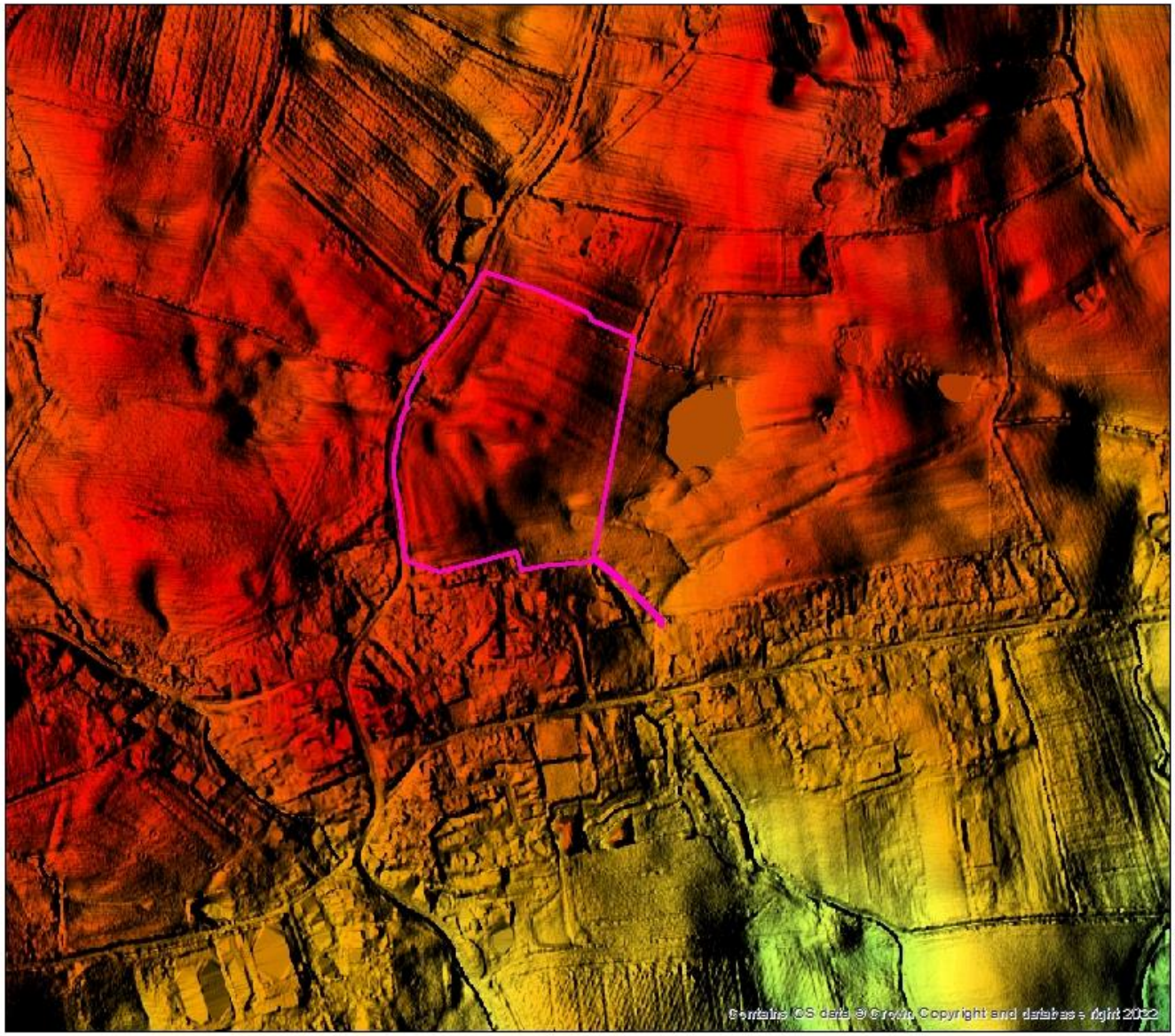
Client: Boningale Homes

DRWG No: **P24-1425HT8.6** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4



KEY

Site

1km Study Area

Hillshade (Azimuth 270o)

Land at Tilstock Road, Tilstock

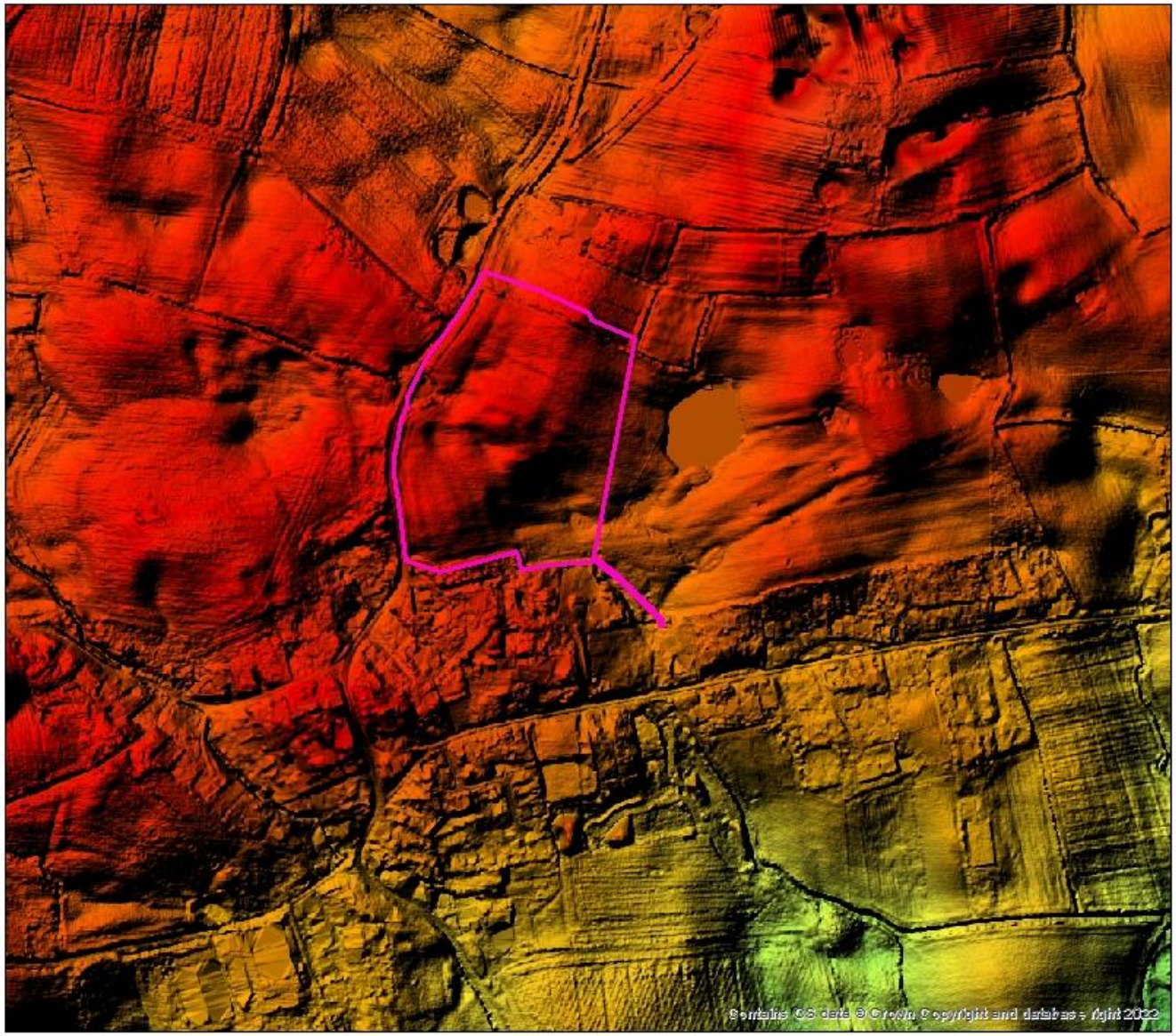
Client: Boningale Homes

DRWG No: **P24-1425HT8.7** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4



KEY

Site

1km Study Area

0 0.2 km

N

Hillshade (Azimuth 315o)

Land at Tilstock Road, Tilstock

Client: Boningale Homes

DRWG No: **P24-1425HT8.8** Sheet No: - REV: 1

Drawn by: JM Approved by: GS

Date: 02/09/2024

Scale: 1:5,000 @ A4

Birmingham (City)
5th Floor, 1 Newhall Street, Birmingham, B3 3NH
T 0121 308 9570
Birmingham@pegasusgroup.co.uk
Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

All paper sources from sustainably managed forests
Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
Registered office: 33 Sheep Street, Cirencester, GL7 1RQ
We are **ISO** certified **9001**, **14001**, **45001**

Pegasus_Group pegasusgroup Pegasus_Group

PEGASUSGROUP.CO.UK