

# APPENDIX 12 : EMPLOYMENT AND HOUSING NEED REPORT – BIDWELLS LLP, SEPTEMBER 2019

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## LAND AT J3

# REPRESENTATIONS ON BEHALF OF BRADFORD RURAL ESTATES LTD

# CONSULTATION ON STRATEGIC SITES

# EMPLOYMENT AND HOUSING NEED

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## Executive Summary

The purpose of this report is three-fold. First, it reviews the Objectively Assessed Needs (OAN) for housing and employment over the emerging local plan period (2016-2036) in the context of the new National Planning Policy Framework (NPPF). Second, it considers the case for Shropshire to accommodate some of the unmet housing and employment needs of the Black Country. Third, it considers what the proposed J3 development would comprise in the event that Shropshire agrees to accept some of that unmet need.

### OAN for Housing and Employment

The review of the OAN in the context of the new NPPF is entirely justified. Analysis of Household Representative Rates (HRRs) found that in all probability the 'high growth' scenario selected by the Council will reflect the base demographic projections once adjustments are made to the rate of formation of younger households to reflect the Government's national target of achieving 300,000 dwellings per annum by the mid-2020s.

Bidwells' economic projections for Shropshire concur with those produced for the Council by Oxford Economics. These suggest the creation of approximately 15,000 jobs over the plan period. However, due to the ageing population profile, the resident labour force is not projected to grow at the same rate, which is likely to manifest through changing commuting patterns.

While Shropshire currently has net out-commuting, the job growth anticipated does not reflect the profile of many of these out-commuters. This means that while the commuting ratio may appear to be more balanced, it will likely hide large flows into and out of the County.

Not all of these flows are adverse or unwanted; Shropshire benefits from a network of railways and has major employment centres close to its borders such as Telford and the Greater Birmingham area. Consequently, seeking to attract many of the out-commuters to instead work within the County to facilitate job growth is highly unlikely to be successful.

Instead it will be fundamental that employment is located appropriately to facilitate sustainable forms of commuting from outside of Shropshire, and look to increase the labour force through further housing specifically to meet the economic needs.

### Unmet Needs

It is well documented that the Greater Birmingham area and the Black Country cannot meet its own housing needs now that it has effectively used up its brownfield legacy of its former industrial base. The scale of this housing needs depends on which demographic, housing and economic projections are used but it is certainly in excess of 2,000dpa.

This unmet housing need cannot be left unaddressed. It is also likely to be underestimated given the age and ethnic profile of the area. Land beyond the urban area therefore needs to be considered for development, but this is largely Green Belt.

Several spatial and distributional strategies could be employed:

- Possibly, the Green Belt immediately adjacent to the urban areas could be sacrificed, allowing incremental expansion, irrespective of its quality. This would however fail as it would concentrate the housing supply into a relatively small band of competing sites that would simply not be able to achieve the necessary rates of delivery. Furthermore, locations adjacent to the urban area may not necessarily be well connected by sustainable forms of transport. There is also a concern of what

## Land at J3 – Employment and Housing Need

happens beyond the current plan periods – it is undesirable to continue to sacrifice elements of the Green Belt – a longer term solution is required.

- The other extreme is to safeguard the Green Belt and expand existing settlements or build new settlements beyond. However, many of those existing settlements, such as Telford, also have Green Belt constraints. Furthermore, there are many other environmentally important statutory designations on which development might encroach. There is also the issue that major new settlements can take a considerable amount of time to start to deliver. Finally, there is the distance from the parent housing markets to be considered and whether people will consider new settlements as a viable alternative to living in more cramped conditions, which relates partially to transport connections, but also perceived separations.
- Finally, a blended approach can be taken that looks for particular opportunities adjacent to the existing urban area, within the Green Belt and outside it. This enables development to be dispersed such that delivery is likely without saturating a local market. It enables sites to be selected on their sustainability credentials and improves the chances of success (i.e. ensuring that eggs are not all in one basket).

The latter is certainly the correct approach. As such, it is fundamental that Shropshire makes some contribution to meeting this unmet housing need, in locations that can still serve the parent markets. Given the shape of Shropshire, this inevitably means the M54 corridor.

## Land at J3

The proposed development on Land at J3 can accommodate some 3,000 dwellings towards the unmet needs of the Greater Birmingham area and the Black Country. It has been recognised as a key location to facilitate the growth of employment in key sectors along the M54 corridor with 50ha of dedicated strategic employment land. The colocation of these dwellings with the employment land meets key sustainability objectives in minimising commuting and facilitating a good work-life balance. It will assist in addressing the lack of labour growth in Shropshire to meet the projected job growth.

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# 1.0 Introduction

## Background

- 1.1 This report setting out the Objectively Assessed Needs (OAN) for housing and employment in Shropshire has been prepared by Bidwells on behalf of Bradford Rural Estates Ltd, who are promoting land north of Junction 3 of the M54 motorway for development. It is submitted in support of representations to Shropshire Council's consultation on strategic sites<sup>1</sup>.
- 1.2 OAN was a matter for a previous consultation on the local plan review, which Bidwells also made representations to on behalf of Bradford Estates. Since that time, however, there have been significant changes in national planning policy, particularly to the way in which OAN for housing is determined. Consequently, the purpose of this report is to review the latest evidence in the context of this new policy framework and reflect on the appropriateness of the housing requirement currently being pursued by Shropshire Council.
- 1.3 In addition, the report considers if it is appropriate for Shropshire to accommodate some unmet housing and/or employment from the Black Country local authorities (Dudley, Sandwell, Walsall and Wolverhampton).
- 1.4 Finally, in the context that meeting some of these unmet needs is required, the report considers what the proposed new settlement on Land at J3 may comprise.

## The Local Plan Review

- 1.5 Shropshire Council published their issues and options for consultation in January 2017<sup>2</sup>, which set out that the OAN for housing was 25,178 dwellings for the period 2016-2036 (1,259dpa)<sup>3</sup> and contained a series of potential housing requirements:
  - Option 1 'Moderate Growth': 26,250 dwellings (1,325dpa);
  - Option 2 'Significant Growth': 27,500 dwellings (1,375dpa); and
  - Option 3 'High Growth': 28,750 dwellings (1,437dpa).
- 1.6 This was followed by a preferred options consultation in October 2017<sup>4</sup>, which confirmed that Option 3 was being pursued. This document also introduced the Local Housing Need Standard

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<sup>1</sup> Shropshire Council. July 2019. Shropshire Local Plan Review Consultation on Strategic Sites.

<sup>2</sup> Shropshire Council. January 2017. Shropshire Local Plan Review Consultation on Issues and Strategic Options.

<sup>3</sup> Shropshire Council. July 2016. Full Objectively Assessed Housing Need Report.

<sup>4</sup> Shropshire Council. October 2017. Shropshire Local Plan Review Consultation on Preferred Scale and Distribution of Development.

Method (LHNSM), which at the time the Government was seeking to introduce<sup>5</sup>. The LHNSM at that time was calculated to be 1,270dpa, slightly higher than the previous calculation of OAN. The current LHNSM result is 1,212dpa, the calculation of which is set out in **Appendix 1**.

- 1.7 The preferred sites consultation followed in November 2018<sup>6</sup>, which maintained the preferred option of 28,750 dwellings, as does the current strategic sites consultation. However, the current strategic sites consultation also introduces the potential for provision of a further 3,000 dwellings to help meet the unmet housing needs of the Black Country Authorities, which comprises Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton local authorities.
- 1.8 It is the housing requirement of 28,750 dwellings and the 3,000 dwellings unmet need that are considered in this report.

## The National Planning Policy Framework

- 1.9 A revised version of the National Planning Policy Framework (NPPF) was published in July 2018 and subsequently updated in February 2019<sup>7</sup>. It is accompanied by revised Planning Practice Guidance (PPG)<sup>8</sup>.

## Economic Need

- 1.10 NPPF Paragraph 8a identifies the economic objective of the planning system:
- “...to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure ...”*
- 1.11 NPPF Paragraph 80 builds upon this:
- “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation<sup>40</sup>, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”*
- 1.12 NPPF Footnote 40 states:
- “The Government’s Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery*

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<sup>5</sup> Shropshire Council. October 2017. Full Objectively Assessed Housing Need Supporting Document.

<sup>6</sup> Shropshire Council. November 2018. Shropshire Local Plan Review Consultation on Preferred Sites.

<sup>7</sup> MHCLG. February 2019. National Planning Policy Framework.

<sup>8</sup> MHCLG. Live document accessed September 2019. Planning Practice Guidance.

*programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility; and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future.”*

1.13 The Industrial Strategy<sup>9</sup> identifies five foundations of productivity:

- Ideas: the world’s most innovative economy.
- People: good jobs and greater earning power for all.
- Infrastructure: a major upgrade to the UK’s infrastructure.
- Business Environment: the best price to start and grow a business.
- Places: prosperous communities across the UK.

1.14 Infrastructure and places are clearly linked with planning and development.

1.15 In terms of infrastructure, the Strategy highlights that decisions should actively support long-term productivity. In particular, the Government confirmed that it should take greater account of disparities in productivity and economic opportunity between different places, ensuring investments drive growth across all regions. The Strategy notes that:

*“Well targeted investment can drive economic development, particularly when implemented as part of a wider programme of interventions to address the unique circumstances of each area. However, an approach based solely on static analysis can favour investment in places where development has already happened, and overlook long-term benefits that infrastructure can bring to a place.”*

1.16 In terms of places, key policies include:

- Agreeing Local Industrial Strategies that build on local strengths and deliver on economic opportunities (although the first of these are unlikely to be before March 2019).
- Find projects that drive productivity by improving connections within city regions.

1.17 The Strategy states that:

*“Strong local economies around the world tend to have some key attributes. They have a good supply of skilled labour; they are well connected and have land available for homes, offices and factories; and they have rich innovation ecosystems, often built around a university. They have an attractive cultural environment.”*

1.18 NPPF Paragraph 81 states that:

*“Planning policies should:*

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<sup>9</sup> HM Government. November 2017. Industrial Strategy: Building a Britain Fit for the Future.

- a) *set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;*
- b) *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
- c) *seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and*
- d) *be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”*

1.19 NPPF Paragraph 82 then states that:

*“Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.”*

1.20 Finally, NPPF Paragraph 104 states that:

*“Planning policies should:*

...

- f) *recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy<sup>43</sup>.”*

1.21 NPPF Footnote states references the Department for Transport (2015) General Aviation Strategy. Building on this Strategy and the UK Industrial Strategy, the Aerospace Growth Partnership (a partnership between key members of the industry and the Government) has published an Industrial Strategy for Aerospace<sup>10</sup>. The Strategy identifies that aerospace is the powerhouse of the UK’s advanced manufacturing sector and that the UK is second only to the US in terms of aerospace manufacture. However, the Strategy makes clear that the industry can expand further, including expanding capacity and capability in manufacturing.

1.22 It is clear therefore that location, infrastructure and local priorities are fundamental considerations in pursuing economic development.

1.23 In terms of understanding local priorities and economic needs, PPG Paragraph 2a-027-20190220 states that:

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<sup>10</sup> Aerospace Growth Partnership. 2016. Means of Ascent: The Aerospace Growth Partnership’s Industrial Strategy for UK Aerospace 2016.

*“Strategic policy making authorities will need to develop an idea of future needs based on a range of data which is current and robust, such as:*

- *sectoral and employment forecasts and projections which take account of likely changes in skills needed (labour demand);*
- *demographically derived assessments of current and future local labour supply (labour supply techniques);*
- *analysis based on the past take-up of employment land and property and/or future property market requirements;*
- *consultation with relevant organisations, studies of business trends, an understanding of innovative and changing business models, particularly those which make use of online platforms to respond to consumer demand and monitoring of business, economic and employment statistics.*

*Authorities will need to take account of longer term economic cycles in assessing this data, and consider and plan for the implications of alternative economic scenarios.”*

1.24 In terms of the specific locational requirements of specialist or new sectors, PPG Paragraph 2a-032-20190722 states that:

*“When assessing what land and policy support may be needed for different employment uses, it will be important to understand whether there are specific requirements in the local market which affect the types of land or premises needed. Clustering of certain industries (such as some high tech, engineering, digital, creative and logistics activities) can play an important role in supporting collaboration, innovation, productivity, and sustainability, as well as in driving the economic prospects of the areas in which they locate. Strategic policy-making authorities will need to develop a clear understanding of such needs and how they might be addressed taking account of relevant evidence and policy within Local Industrial Strategies. For example, this might include the need for greater studio capacity, co-working spaces or research facilities.*

*These needs are often more qualitative in nature and will have to be informed by engagement with businesses and occupiers within relevant sectors.”*

## **Housing Need**

1.25 Housing is highlighted above all other land uses in several places in the NPPF, including paragraphs 1, 11 and 15. This underscores the commitment the Government has made to increase house building.

1.26 NPPF Paragraph 59 states that:

*“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

- 1.27 This objective has been central to Government policy since the beginnings of Conservative and Liberal Democrat coalition<sup>11</sup>:
- “2. One of the most important things each generation can do for the next is to build high quality homes that will stand the test of time. But for decades in Britain we have under-built. By the time we came to office, house building rates had reached lows not seen in peace-time since the 1920s. The economic and social consequences of this failure have affected millions: costing jobs; forcing growing families to live in cramped conditions; leaving young people without much hope that they will ever own a home of their own.”*
- 1.28 Subsequently, various measures were introduced, not least the first version of the NPPF. More recently a white paper explained that<sup>12</sup> *“the consensus is that we need from 225,000 to 275,000 or more homes per year to keep up with population growth and start to tackle years of under-supply”*. MHCLG is now targeting<sup>13</sup> *“... the delivery of a million homes by the end of 2020 and half a million more by the end of 2022 and put us on track to deliver 300,000 net additional homes a year on average”*. This results in the following stepped trajectory:
- Between 2015 and 2020, one million homes, equating to an average of 200,000 net additional new homes per annum.
  - Between 2020 and 2022, half a million homes, equating to an average of 250,000 net additional new homes per annum.
  - From the mid-2020s, an average of 300,000 net additional new homes per annum.
- 1.29 The term ‘home’ is used exclusively throughout MHCLG’s policy documents and is often thought to be synonymous with ‘dwelling’. This is not however correct; it also includes communal living such as older persons accommodation and student housing, and accommodation for travellers. For ease, where applicable, homes are converted to dwellings using multipliers derived from the 2011 Census.
- 1.30 The first Housing Delivery Test (HDT) results<sup>14</sup>, which meet with the definition of ‘homes’, provide an insight as to how the MHCLG has fared against these targets (**Table 1.1**). The data clearly shows that with two years remaining, the target of one million homes by 2020 is achievable. However, growth between 2016/17 and 2017/18 was marginal (2.1%) and a step change in delivery will be needed to achieve an average of 250,00 net additional homes per annum in 2020/21 – 2022/23.

**Table 1.1: MHCLG Targets to Boost the Supply of Housing compared to the HDT Results**

	2015/16	2016/17	2017/18	TOTAL	AVERAGE
MHCLG averaged target	200,000	200,000	200,000	600,000	200,000
HDT results	195,073	222,172	226,777	644,022	214,674

<sup>11</sup> HM Government. November 2011. Laying the Foundations: A Housing Strategy for England.  
<sup>12</sup> DCLG. February 2017. Fixing our Broken Housing Market.  
<sup>13</sup> MHCLG. May 2018. Single Departmental Plan.  
<sup>14</sup> MHCLG. February 2019. Housing Delivery Test: 2018 measurement.

1.31 NPPF paragraph 60 recognises this:

*“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”*

1.32 The LHNSM is intended as the minimum required to achieve MHCLG’s targets with the indicative estimates provided with the consultation document<sup>15</sup> summing to 266,000 net additional homes. The intention was to adjust the standard method over time to ensure it maintained a minimum requirement close to the MHCLG’s targets as they increased.

1.33 This however failed to take account of changes in the methodology used to calculate the household projections on which the LHNSM is based. Amendments were made to the relevant guidance to prevent this taking effect<sup>16</sup>. This is however only a temporary fix<sup>17</sup>:

*“Over the next 18 months we will review the formula and the way it is set using National Statistics data with a view to establish a new approach that balances the need for clarity, simplicity and transparency for local communities with the Government’s aspirations for the housing market.”*

1.34 In any event, the LHNSM is only intended as a minimum benchmark to assist progress towards meeting the MHCLG target of 300,000 net additional homes per annum. It does, however, underline the commitment that MHCLG has to boosting the supply of housing and therefore the weight it should be attributed in planning decisions.

1.35 Indeed, the concept of ‘Objectively Assessed Needs’ (OAN) that was introduced in the first NPPF is largely unchanged and is central to plan-making and the presumption in favour of sustainable development as set out in NPPF Paragraph 11:

*“Plans and decisions should apply a presumption in favour of sustainable development.*

*For plan-making this means that:*

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- 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...”*

1.36 NPPF Paragraph 23 further explains that:

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<sup>15</sup> DCLG. September 2017. Planning for the right homes in the right places: consultation proposals.

<sup>16</sup> MHCLG. October 2018. Technical consultation on updates to national planning policy and guidance.

<sup>17</sup> MHCLG. February 2019. Government response to the technical consultation on updates to national planning policy and guidance.

*“...Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development...”*

- 1.37 When plans are examined, inspectors are required to apply four tests of soundness, as set out in NPPF Paragraph 35, the first of which is:

*“Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs<sup>19</sup>; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;”*

- 1.38 NPPF Footnote 19 deals specifically with housing:

*“Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in paragraph 60 of this Framework.”*

- 1.39 This footnote is the lynchpin, connecting the concept of OAN with LHN, as explained in NPPF Paragraph 60, set out earlier. Therefore, OAN for housing is synonymous with LHN, but not the standard method (LHNSM) which is largely a way to show how collectively LPAs can meet the objective of boosting the supply of housing (i.e. NPPF Paragraph 59). It is a benchmark only using a rather crude method.

- 1.40 While NPPF Paragraph 60 indicates that an alternative approach to LHNSM can only be used in exceptional circumstances, this needs to be considered in the context of what it is ultimately seeking to achieve; that is, an objective assessment of housing need (i.e. NPPF Paragraphs 11 and 23) using a clear and justified method (NPPF Footnote 19).

- 1.41 Furthermore, as a crude benchmarking method, the LHNSM is not objective since it is tailored to meet an aspirational national target and applies a series of arbitrary caps. Consequently, the LHNSM is only a useful starting point to understanding housing need but requires testing to ensure it is objective and justified, which this report does.

- 1.42 In terms of exceptional circumstances, PPG Paragraph 2a-010-20190220 explains what these might comprise:

*“The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.*

*This will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include, but are not limited to, situations where increases in housing need are likely to exceed past trends because of:*

- *growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);*
- *strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or*
- *an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;*

*There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.”*

1.43 PPG Paragraph 2a-015-20190220 then explains how this will be tested at examination:

*“Where a strategic policy-making authority can show that an alternative approach identifies a need higher than using the standard method, and that it adequately reflects current and future demographic trends and market signals, the approach can be considered sound as it will have exceeded the minimum starting point.*

*Where an alternative approach results in a lower housing need figure than that identified using the standard method, the strategic policy-making authority will need to demonstrate, using robust evidence, that the figure is based on realistic assumptions of demographic growth and that there are exceptional local circumstances that justify deviating from the standard method. This will be tested at examination.*

*Any method which relies on using the 2016-based household projections will not be considered to be following the standard method as set out in paragraph 60 of the National Planning Policy Framework. As explained above, it is not considered that these projections provide an appropriate basis for use in the standard method.”*

1.43.1 Therefore, an OAN that is lower than the LHNSM will be under greater scrutiny than one that is higher. Furthermore, the Government recognises that the LHNSM cannot predict the influence of economic changes on housing need, which is particularly relevant in the case of Shropshire.

## 2.0 Economic Need

### Introduction

- 2.1 Shropshire Council's Preferred Scale and Distribution of Development document confirmed that the emerging local plan would target 300ha of employment development at a rate of 15ha per year. This is based on Economic Growth Strategy for Shropshire<sup>18</sup> and employment projections produced by Oxford Economics in 2016. These projections suggest that the number of jobs in the County could increase from 147,000 in 2016 to 162,000 on 2036, growth of 15,000 jobs (750 jobs per year).

### Bidwells Economic Projections

- 2.2 A methodological note on how the Bidwells economic projections are prepared is included in **Appendix 2**. For Shropshire, these indicate the following:
- Based on the 2016-based Sub National Population Projections (2016SNPP), the economically active population of the County is projected to increase from 162,600 people in 2016 to 164,600 people in 2036, an increase of just 2,000 people.
  - Unemployment is projected to decline to 3.1% by 2036, which equates to 5,100 people, which is slightly less than current levels.
  - Employment is projected to increase by just 2,200 people.
  - The number of jobs available in the County is projected to increase from 153,000 in 2016 to 168,000 in 2036, which equates to 140,500 and 153,900 workspaces respectively (workspaces effectively remove the influence of those people who have more than one job). This suggests growth of 15,000 jobs (750 jobs per year), which is entirely consistent with the Oxford Economics analysis.

### Commuting

- 2.3 There is a clear issue when the number of jobs projected is compared with the number of people in employment, which is a symptom of an ageing population (see **Chapter 3**). Such disparities in jobs to labour usually manifest themselves in changes to commuting patterns.
- 2.4 The commuting ratio (employment divided by workspaces) in 2016 was 1.119, or 11.9% net out commuting. The Bidwells economic projections suggest that this would decrease to 1.036, or 3.6% net out commuting by 2036. This would suggest that the amount of employment and workspaces are coming into balance, reducing commuting and therefore contributing to sustainability. The reality is however somewhat different.

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<sup>18</sup> Shropshire Council. 2017. Economic Growth Strategy for Shropshire 2017-2021.

2.5 **Table 2.1** sets out commuting ratios for the County by broad industrial sector. Two sectors that dominate out-commuting are highlighted, information and communication, and financial and insurance. The Oxford Economics projections indicate that employment in both sectors is expected to grow to 2036, but neither is identified as a key growth sector in the Economic Growth Strategy. The reason for this is simply that Shropshire does not have the capability to compete with Birmingham in these sectors; according to the 2011 Census, Birmingham has 33.0% of all workspaces in the West Midlands in the financial and insurance sector, and 20.6% of those in the information and communication sector.

**Table 2.1: Commuting ratios by broad industrial sector, 2011**

	SHROPSHIRE
A, B, D, E. Agriculture, Energy & Water	1.01
C. Manufacturing	1.10
F. Construction	1.04
G. Wholesale & Retail Trade; Repair of Motor Vehicles/Cycles	1.01
H. Transport & Storage	1.04
I. Accommodation & Food Service	0.92
J. Information & Communication	1.25
K. Financial & Insurance	1.27
L. Real Estate	1.08
M. Professional, Scientific & Technical	1.10
N. Administrative & Support	1.04
O. Public Administration & Defence; Compulsory Social Security	0.99
P. Education	1.10
Q. Human Health & Social Work	1.01
R, S, T, U Other	1.00
<b>All</b>	<b>1.04</b>

Source: ONS 2011 Census Tables QS605EW & WP503EW

2.6 Consequently, these two sectors in particular are likely to see high levels of net out commuting. The reality therefore is likely that a ‘balanced’ commuting ratio in the future is likely to hide large commuting flows into and out of the County, which is far from a sustainable pattern of economic land use.

2.7 It is also worth considering the economic growth in the WMCA area. **Table 2.1** sets out the job projections and anticipated changes in commuting ratios over the 2016-2036 period.

2.8 This shows that while Birmingham and Coventry are projected to continue to grow, the net effect across the WMCA is a decline in employment. Both Birmingham and Coventry continue to be net in commuting areas, but to a lesser degree. However, the Black Country authorities see a worsening rate of net out-commuting.

2.9 In reality, it is likely that these projections are heavily influenced by the decline in the manufacturing sector over the last twenty years. The economy is restructuring, and new sectors

are emerging such that the net decline in jobs is unlikely to be as stark as suggested. However, land supply constraints will also factor such that it is improbable that significant job growth is possible (discussed further in **Chapter 3**).

**Table 2.2: Job and Commuting Projections for the WMCA**

LPA	AVERAGE CHANGE IN JOB PER ANNUM	2016 COMMUTING RATIO	2036 COMMUTING RATIO	DIFFERENCE (%)
Birmingham	906	0.888	0.899	+12.5
Coventry	321	0.979	0.996	+26.1
Dudley	-775	1.241	1.251	+23.1
Sandwell	-161	1.046	1.052	+17.9
Walsall	-348	1.072	1.084	+21.2
Wolverhampton	-308	1.078	1.092	+18.0
<b>WMCA</b>	<b>-365</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Market Demands and the M54 Corridor

- 2.10 The employment land supply that the Council has identified to date as part of the preferred options is distributed across the County, with much of it in the west and associated with existing settlements. Very little is available along the M54 corridor, which is physically and economically separated from the west of the County by Telford.
- 2.11 Earlier this year Shropshire Council published a study they had commissioned into the strategic growth options for the M54 corridor<sup>19</sup>. The Economic Growth Strategy identified the M54 as a key strategic corridor:
- *“M54/A5 East growth corridor – this is linked to investment in Telford and the clustering and supply chain opportunities from existing and future companies in close proximity to this part of the County. This is a key road and rail transport corridor which reinforces Shropshire’s close proximity to the West Midlands and the growth potential that will develop from the Land Commission as part of the Combined Authority structure.”*
- 2.12 Clearly there is a disconnect between this focus and the identified employment land supply. Furthermore, as the Council discuss in their preferred options report, there is potential for some of this employment land to be used differently.
- 2.13 The Study concludes that:
- “The strategic employment offer needs to be complementary to and not in competition with neighbouring locations (both within and outside of Shropshire) so that it distinguishes its offer from that provided locally. We recommend that a sector/market niche that builds upon*

<sup>19</sup> Avison Young. June 2019. M54 Growth Corridor – Strategic Options Study.

*Shropshire's Economic Growth Strategy objectives, meets both local and inward investor needs and integrates into the existing offer/critical mass is a priority i.e. advanced manufacturing/engineering/automotive supply chain."*

- 2.14 It also found that:
- "The location of RAF Cosford within the M54 corridor is a major asset and draw for visitors, military personnel and students with many activities linked to the development of the engineering sector and its supply chain. It is our view that the complete integration of RAF Cosford as part of the developing employment offer along the M54 corridor is central for Shropshire's vision to be realised. The site currently offers military and advanced manufacturing training, with future plans to establish a hub for science, technology, engineering and mathematical (STEM) courses and the RAF Cosford Museum which is a key visitor draw."*
- 2.15 With the exception of the land within Cosford itself, Land at J3 is the largest and nearest developable location that could be used for strategic employment uses. RAF Cosford, and the existing hub of skills clustered in this area, is key and it would therefore be disadvantageous to try and compete with it. The two offers must be complementary.
- 2.16 As such it is envisaged that the strategic employment area would provide a centre for innovation and skills linked to Further and Higher Education establishments; principally those nearby. The focus should be on engineering, particularly aeronautical engineering, but also other STEM-related areas. For example, the i54 employment area to the east is a growing hub for the automotive industry and it may be that some spin-offs from that which cannot be accommodated at i54 could instead be located at J3.
- 2.17 To date, many highly skilled individuals who have decided to leave the RAF have been lost to the County because there is not the commensurate private sector hub. Many of these individuals have voiced their desire to remain in the Cosford area; hence why the adopted Core Strategy makes provision for 1,000 dwellings towards this. J3 is therefore an opportunity to enable this, retain these considerable skills in the area, generate a larger and more skilled labour force through the links to education establishments, improve earnings and productivity.
- 2.18 It is anticipated that the strategic employment area would be predominantly B1, particularly light industrial and research and development, with a small amount of associated B2 heavy industry. B8 uses are specifically excluded except for ancillary storage and warehousing.
- 2.19 The circa 50ha is indicatively thought to be capable of accommodating approximately 256,000m<sup>2</sup> of gross floorspace in a range of building formats and sizes. Generally, buildings are assumed to be 1-2 (commercial) storeys, but 3-storeys might be appropriate in some locations. It is anticipated that this would ultimately support approximately 10,000 full time equivalent (FTE) jobs, although this will be phased based on market demand.
- 2.20 Assuming a relatively low level of productivity of £30,000 per FTE job, it is anticipated that the strategic employment area could generate some £300m gross value added (GVA) to the local economy each year.

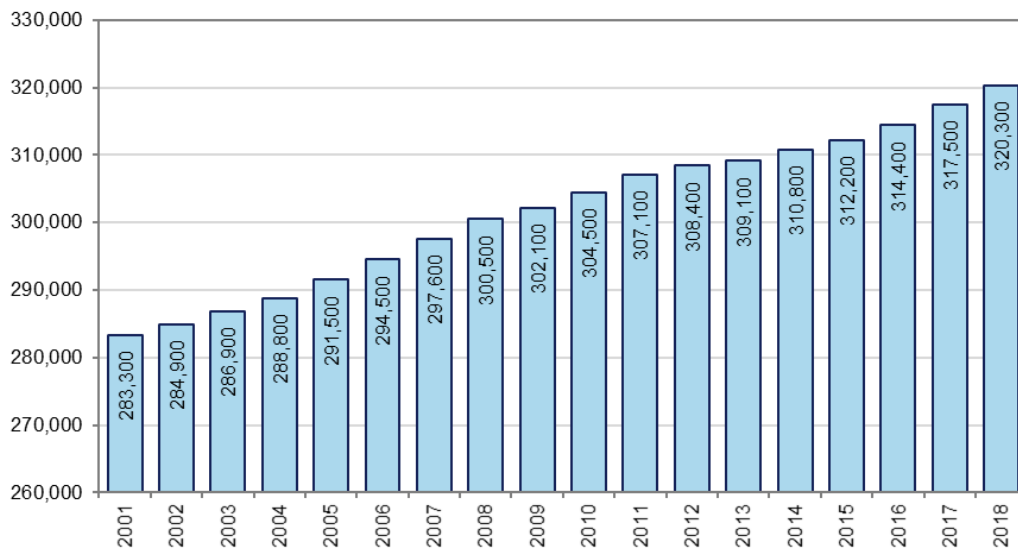
- 2.21 In addition, the residential element of the development is likely to support approximately 1,300 FTE jobs through retail and community uses (described further in **Chapter 4**), plus those that are likely to work at or from home.

# 3.0 Housing Need

## Introduction

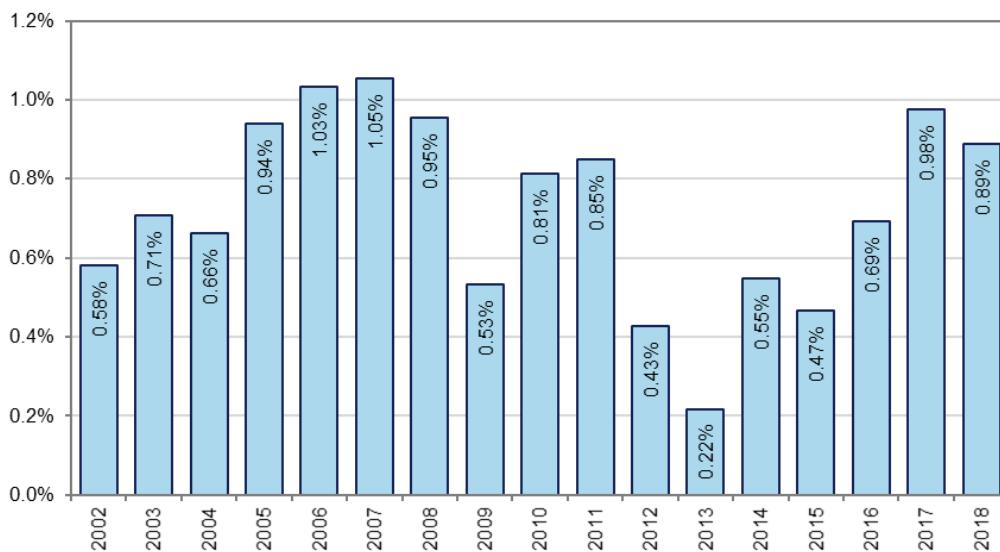
3.1 Since 2001 the population of Shropshire has increased by 37,000 people; approximately 13.1% (**Figure 3.1**). Growth, however, has not been steady throughout this period (**Figure 3.2**). Like much of the country, the highest levels of growth were seen in the run-up to the 2008 recession. Since then growth has been erratic but has increased to pre-recession levels in the past two years.

**Figure 3.1: Population Growth**



Source: ONS Mid-Year Population Estimates

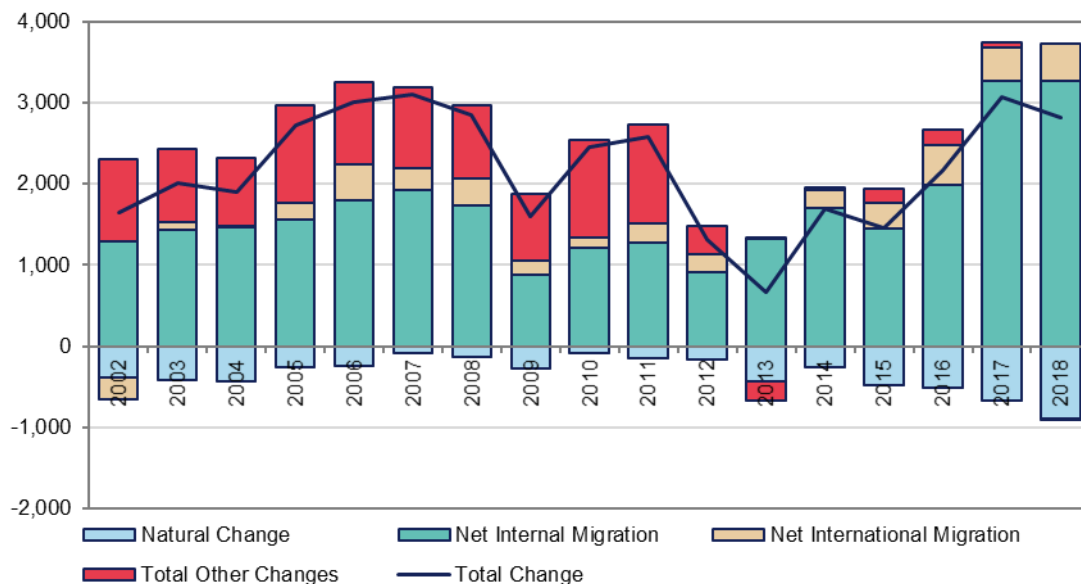
**Figure 3.2: Annual Percentage Change in Population**



Source: ONS Mid-Year Population Estimates

- 3.2 Population growth has largely been a result of net in-migration from the rest of the UK (**Figure 3.3**). Net migration (births less deaths) has been consistently negative since 2001. Net international migration has generally been positive but minimal.
- 3.3 Other changes include various adjustments made between the 2001 and 2011 censuses and reflect errors in the methods used at the time to estimate population. Adjustments since 2011 are relatively small but most likely reflect movements of armed forces personnel.

**Figure 3.3: Components of Change**



Source: ONS Mid-Year Population Estimates

## Official Projections

- 3.4 The current official projections comprise the 2016-based Sub National Projections and Household Projections (2016SNPP and 2016HP respectively). For Shropshire, these suggest the following:
- Population is projected to increase from 314,390 people in 2016 to 334,790 people in 2036, growth of 20,400 people or 1,020 people per year.
  - Total net migration is projected to average +2,170 people per year.
  - Natural change is projected to average -1,170 people per year.
  - The median age for males and females is projected to increase from 45.4 and 47.9 respectively in 2016, to 49.8 and 53.1 respectively in 2036.
  - Households are projected to increase from 135,540 in 2016 to 153,800 in 2036, growth of 18,260 households or 913 households per year.
  - Dwellings are projected to increase from 140,620 in 2016 to 159,560 in 2036, growth of 18,940 dwellings or 947 dwellings per year.

- The labour force is projected to increase from 162,570 in 2016 to 164,580 in 2036, growth of 2,010 workers or 101 workers per year.
- Workspaces are projected to increase from 140,490 in 2016 to 142,270 in 2036, growth of 1,780 workspaces or 89 workspaces per year.

3.5 Clearly the increasing average age of the population is projected to have a significant effect on the ratio of those in employment to the total population (51.7% in 2016 to 49.2% in 2036). This dependency ratio is a good indicator of the potential growth on demand for social care relative to public sector income from taxes. Since the number of children (aged 0-15) is projected to decrease from 52,300 in 2016 to 49,180 in 2036, growth will be dominated by the generally more expensive per person adult social care.

## Official Projections with Adjusted Household Representative Rates

3.6 As set out in **Appendix 3**, there are significant issues with the Household Representative Rates (HRRs) applied in the 2016HP when the projections are used to determine future housing need. The Government's current standard method (the LHNSM referred to in Chapter 1) suggests a need for 1,212dpa but this is based on the previous 2014HP that used a different methodology, plus an adjustment for house price affordability.

3.7 Bidwells have produced an alternative method of calculating housing need using the 2016HP and then making direct adjustments to the HRRs for younger cohorts. As discussed in **Appendix 3**, this not only achieves the Government's national target of 300,000dpa by the mid-2020s, the distribution of housing need across the country is significantly more aligned with the previous Strategic Housing Market Assessments (SHMAs) than the LHNSM.

3.8 Rerunning the model with the Bidwells HRRs does not make any changes to the population or labour force. It results in the following:

- Households are projected to increase from 135,540 in 2016 to 164,030 in 2036, growth of 28,490 households or 1,425 households per year.
- Dwellings are projected to increase from 140,620 in 2016 to 170,170 in 2036, growth of 29,550 dwellings or 1,478 dwellings per year.

3.9 This level of growth is clearly consistent with 'High Growth' scenario that Shropshire Council decided to pursue in the local plan of 1,437dpa.

## Employment-Led Projections

3.10 The current version of the NPPF makes no provision for employment-led projections. This is because the LHNSM is meant to sum to the total national housing need; any substantial adjustments to this would undermine it. Instead, employment-led projections can assist in understanding if there should be a redistribution of housing need between local authorities where, for example, they share a housing market area (HMA) or travel to work area (TTWA).

- 3.11 Bidwells' economic projections suggest that workplaces (jobs with a subtraction for double jobbing) in Shropshire would increase from 140,490 in 2016 to 153,900 in 2036, growth of 13,410 workspaces or 671 workspaces per year.
- 3.12 Historically, Shropshire has seen net out-commuting, which is not surprising given the major employment centres nearby, not least Telford and Wolverhampton. To achieve this level of job growth, commuting would need to become almost balanced with the number of jobs equalling the size of the resident labour force. While this might theoretically be a sustainable scenario, the reality is much more complex.
- 3.13 Local plans are produced to reflect administrative boundaries rather than functional market areas. Therefore, it is fundamental that a local plan recognises existing intrinsic cross-boundary relationships, such as commuting. It would be irrational to expect a local plan to assume that the administrative area's resident labour force would work within that area, particularly where there are such diverse employment opportunities just across the border. Indeed, job growth between 2007 and 2016 increased by an average of 1,690 workspaces per year, yet the commuting ratio remained largely unchanged at approximately 1.12.
- 3.14 Consequently, rather than seeking to adjust commuting patterns, which is likely to be impossible, it is necessary to consider if the housing requirement can be adjusted to meet the economic need. For Shropshire, these employment-led projections, using Bidwells HRRs, suggest the following:
- Population is projected to increase from 314,390 people in 2016 to 355,840 people in 2036, growth of 41,450 people or 2,073 people per year.
  - Total net migration is projected to average +4,170 people per year.
  - Natural change is projected to average -1,170 people per year.
  - The median age for males and females is projected to increase from 45.4 and 47.9 respectively in 2016, to 49.2 and 52.2 respectively in 2036.
  - Households are projected to increase from 135,540 in 2016 to 175,250 in 2036, growth of 39,710 households or 1,986 households per year.
  - Dwellings are projected to increase from 140,620 in 2016 to 181,810 in 2036, growth of 41,190 dwellings or 2,060 dwellings per year.
  - The labour force is project to increase from 162,570 in 2016 to 178,020 in 2036, growth of 15,450 workers or 773 workers per year.
  - Workspaces are projected to increase from 140,490 in 2016 to 153,900 in 2036, growth of 13,410 workspaces or 671 workspaces per year.

## Discussion

- 3.15 The employment-led projections suggest a need for 41,190 dwellings over the 20-year period compared to the 29,550 dwellings suggested by the revised demographic-led projections, a difference of 11,640 dwellings.

- 3.16 By contrast, the emerging local plan suggests a need for 28,750 dwellings, plus potentially a further 3,000 dwellings to help address the unmet needs of the Black Country Authorities area located to the east. This would total 31,750 dwellings. Since the demographic-led projections are relatively consistent with the Council's proposed target, it is the additional 11,640 dwellings suggested in the employment-led projections and the 3,000 additional dwellings to meet the Black Country's unmet needs that seem out of balance.
- 3.17 The employment-led projections would suggest that the emerging local plan requirement would lead to a deficit of 9,440 dwellings, which might suggest that the local plan requirement should be adjusted upwards accordingly. However, this needs to be considered in context.
- 3.18 First, the employment-led projections assume that net commuting remains fixed at 2016 levels. As discussed above, this is reasonable given that net commuting has remained relatively static over the previous ten years. However, Shropshire Council could adopt a policy of seeking to attract-back workers. This would only work however if housing and employment uses are suitably co-located to make living and working in the County an attractive alternative.
- 3.19 Second, population growth in the employment-led projections is driven by migration. The model however assumes this migration would have the same age/sex profile seen in previous years, which is not necessarily the case. Whereas migration in previous years has likely been a mixture predominantly of those seeking employment and those seeking to retire, it is likely that future migration would be skewed more towards those seeking employment, which are likely to be younger and have lower rates of household formation. This would suggest that less housing would be needed to provide the same sized labour force.
- 3.20 Third, accurate long-term local economic projections are notoriously difficult to achieve due to the constant changes to work practices and national and global influences that cannot be anticipated. However, the Bidwells economic model is benchmarked against other leading models and in the case of Shropshire has a particularly high correlation to the projections produced by Oxford Economics that form part of the Council's evidence base. Consequently, while the projections are as accurate as possible, it is equally possible that changing work practices would mean that less employment would be needed, which would result in less housing need.
- 3.21 Fourth, LPAs are now obliged by law to review their local plans every five years. In addition, it is unlikely that the housebuilding sector could make the substantial stepped increase in completions required by the employment-led projections within the next few years. Therefore, it is reasonable to plan at this stage for 31,750 dwellings (28,750 + 3,000) over the 20-year period at a rate of 1,588dpa with a policy in the local plan stating that the five-yearly review should specifically consider if the housing requirement should be adjusted further upwards to reflect employment-led need and the unmet needs of neighbouring authorities.

## 4.0 Social Infrastructure

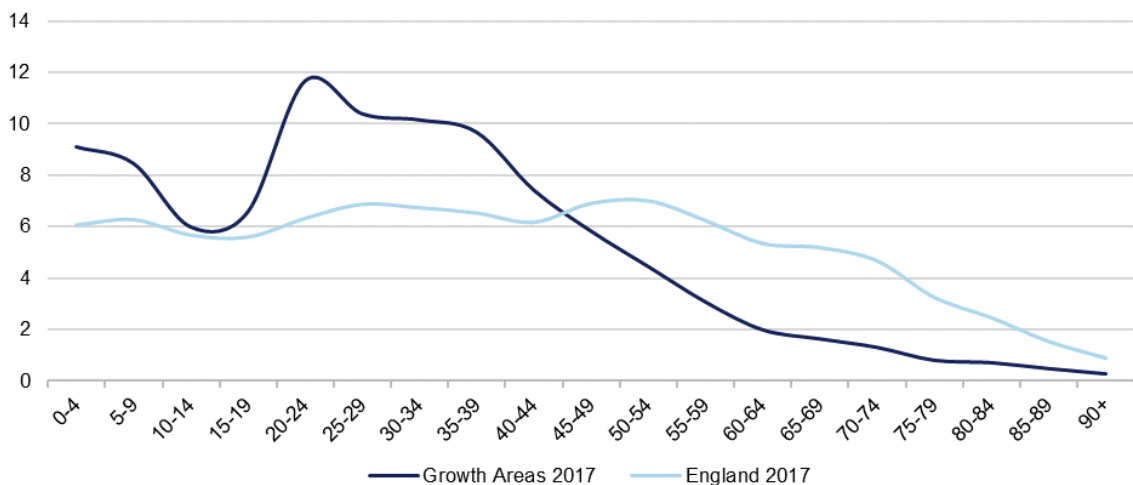
### Introduction

- 4.1 To introduce a new settlement into an area requires a detailed analysis of the social infrastructure necessary to support it. In some instances, existing infrastructure in the area can be used, where there is capacity; in others the new settlement provides an opportunity to invest in infrastructure that is already over stretched.
- 4.2 At this stage of the process, however, it is difficult to determine exactly how social infrastructure will be implemented, or indeed how much is needed. This is because standards of provision, demographics, financial constraints and simple onsite practicalities are all likely to evolve in the intervening period. Consequently, the key is flexibility to ensure the new settlement can adapt as necessary.

### The Resident Population

- 4.3 Analysis of the population projections and 2011 Census suggests that the 3,000 dwellings would likely accommodate a population in excess of 7,000 people. Of these, approximately 1,300 are anticipated to be aged 0-16.
- 4.4 However, care needs to be taken when considering these. There is growing evidence that new settlements attract younger populations and J3, with its employment offer, is likely to be typical of this.
- 4.5 **Figure 4.1** sets out the difference in age profile between England and the highest population ‘Growth Areas’ in the country. It shows that generally the adult population is, proportionally, significantly younger than the national picture. Furthermore, the child population is also proportionally younger.

**Figure 4.1: Comparison of England and Growth Area Age Profiles (%), 2017**



Source: Bidwells analysis of ONS Small Area Population Estimates

- 4.6 The high growth areas were defined by comparing growth patterns at the Lower Super Output Areas (LSOAs) level between 2002 and 2017. Of the 32,844 LSOAs that cover England, 39 were found to fall within the following parameters:
- Population growth of at least 25% in the five years 2012-2017;
  - Population growth of at least 50% in the ten years 2007-2017;
  - Population growth of at least 100% in the fifteen years 2002-2017; and
  - Is not defined as either a major or minor conurbation in the 2011 Rural Urban Classification.
- 4.7 The latter ensures that inner city areas are removed, which are likely to have a very different built form to new settlements and major extensions to existing settlements. Combined, these areas saw growth of over 1,200% between 2002 and 2017, compared to national growth of 12% over the same period.
- 4.8 The high proportion of children aged 0-9 is likely to relate primarily to children born in the Growth Areas and associated with the high proportion of adults aged 30-44, although there will certainly be some families moving into the areas. This is also likely to chart the end of the period of increased fertility rates seen between 2006 and 2011.
- 4.9 The increase in fertility was almost certainly driven by the increase in net international migration, which primarily comprised young adults. Over time, the age profile of net international migration has been less skewed towards young adults, and the overall numbers of young adults staying in the UK long term (and therefore likely to have a family) has declined. At the time of writing it is unclear how future foreign policy will influence net international migration numbers and patterns. However, it is unlikely that such a significant increase in fertility rates will be seen at least in the next decade.
- 4.10 The comparable proportion of children aged 10-19 is likely to be primarily associated with children that moved to the Growth Areas aged 0-9; generally, families appear less likely to move once children are at secondary school. This is in part due to wanting to provide a stable setting while children are undertaking their exams, but also partly due to families moving before children are of secondary school age to ensure they are living in their preferred school catchment area. This is also likely to be partly the reason why adults in their 40s and 50s are underrepresented in the Growth Areas.
- 4.10.1 The significant difference in the proportion aged 20-24 is assumed to relate to high density student accommodation with LSOAs in Cambridge, Southampton and Coventry included in the growth areas. It could also be indicative of increased sharing amongst this age group, either as grown-up children in family housing or groups of young adults sharing the housing costs.
- 4.10.2 Finally, the low proportion of people aged 60+ is likely to be due to inertia with many people of this age being happy in their homes (which they may now own without a mortgage or is now seen as 'the family home').
- 4.10.3 It should be noted that **Figure 4.1** reflects a snapshot in time for these Growth Areas. As the areas mature, the differences in age profile from the national average will begin to change. Within another 20 years the differences are likely to be marginal. This maturing of the resident population is a key factor in determining how a new settlement should be built out.

## General Wellbeing

- 4.11 Health and wellbeing are now central to the NPPF and are now considered integral to the design of any new development. This is expanded upon in the Bidwells Development Principles Document, but it is relevant to consider it in broad terms here.
- 4.12 Wellbeing is largely about creating environments that people can feel comfortable and relaxed, minimise stress and physical harm (including through pollutants) while facilitating exercise and enjoyment. Clearly, not all people will respond equally positively to all environments all the time; some may at times prefer much quieter, isolated natural environments, whilst others may prefer more active or animated settings. Consequently, it is essential that new settlements provide a mosaic of environments.
- 4.13 In providing this mosaic, it is also possible to create interesting walkable and cyclable routes, reducing the desire to use the car for short journeys. For example, parks can be linear, along clear desire lines, interspersed with play areas, more naturalised areas and areas of open space. On crossing a road, or even a junction with another desire line, there could be public art and meeting places. All need to be designed in such a way to be safe and feel secure.
- 4.14 Hubs can be created, within walkable distance of one another, linking into the strategic employment area and the wider countryside. Hubs could be themed, although not exclusively so:
- Retail centre, providing local shopping needs.
  - Healthcare and childcare.
  - Sports.
  - Hospitality and conferencing.
- 4.15 In addition to the broad theme, each could have community facilities and cafes, providing activity and surveillance. For example, one hub could be adjacent to formal open space providing pitches for a variety of sports. A hall could serve the local community while providing changing facilities in support of the pitches, possibly at a cost towards its upkeep. Storage space for maintenance equipment may also be included if needed. A community café might also be possible, opening during active periods. Such halls are particularly desirable for children's clubs, such as scouts and guides, because the availability of open space significantly increases the opportunities they can provide to their participants.
- 4.16 Overall, the intention is to provide an environment that is beneficial for users and residents alike, but in such a manner that it remains maintainable and financially viable in the long term.

## Education and Child Services

- 4.17 Discussions with the Shropshire local education authority (LEA) have indicated that it is possible that J3 would only need to accommodate one two-form entry (2FE) primary school, which would have capacity for 420 pupils. It is possible that any demand in excess of this (current analysis suggests at least 500 primary school aged children) could be accommodated in existing schools.

No provision is required for secondary schooling, despite an anticipated population of 400 secondary school aged children, due to plans to expand current schools.

- 4.18 However, as discussed earlier, the population is likely to be younger than anticipated by the LEA, with a birth rate that is higher than elsewhere in the County. Furthermore, the presence of the strategic employment area is likely to maintain a relatively young population with those reaching retirement age likely to prefer to move to quieter areas and replaced by younger families. As such it is key that enough land is set aside to ensure flexibility should this occur.
- 4.19 This being the case, provision is being made for two 2FE primary schools, plus a small secondary school. Should the second primary school not be required it could be used for an alternative community use, or further housing. The land for the secondary school will be predominantly formal open space that could be used by the rest of the community when not needed for education. As such, it would only be the footprint of the building itself that could be used for something else. Its location in the indicative masterplan means that this could be used for a wide variety of alternative uses.
- 4.20 Even if there is not necessarily the need for the secondary school, it might still be implemented, possibly as a free school or college associated with the strategic employment area. There are clear synergies here that could be explored to facilitate high quality learning and high academic qualifications, with direct pathways into rewarding careers.
- 4.21 Another consideration is the distances to nearby existing schools. There are no schools in Tong or Cosford. The closest primary schools in Shropshire are likely to be St Mary's (CofE) and Albrighton, both in Albrighton. Shifnal and St Andrew's (CofE), both in Shifnal, are alternatives that could be accessed using Stanton Road. The only nearby secondary school is Idsall, which is understood to already being considered for expansion.
- 4.22 In terms of nurseries, it is assumed that at least one will be included at the first primary school. Depending on local demand, a second could be implemented at the second primary school; enough land has been provided.
- 4.23 Pre-schools will be another requirement, but need to be considered as part of the wider need for community halls etc. Generally, pre-schools are not viable in isolation despite being a statutory requirement. Therefore, they often rent community halls or rooms during the week, which provides a regular income towards their upkeep. Co-location with other services, such as healthcare is key to facilitating outreach services such as parent and baby groups etc.

## Healthcare

- 4.24 In terms of primary healthcare, it is anticipated that there will be a need for a new medical centre at J3 with 2-3 full time equivalent GPs and a range of support services. Given the growth elsewhere in the M54 corridor, it is anticipated that current practices would not be able to accommodate all this growth. However, some consideration will need to be given to the phasing of the medical centre to ensure that it is delivered prior to existing services being over-reached but not so early that it becomes a financial burden. As such it would be preferable that this medical centre at least starts as a branch of an existing neighbouring practice. Potentially in the

earliest years of the development, a satellite service could operate from a community hall or primary school (which is likely to be under occupied for several years) as an interim measure.

- 4.25 As discussed above, it will be fundamental to ensure that the medical centre is co-located with other services, such as a dentist, pharmacy and pre-school.

## Recreation and Open Space

- 4.26 The NPPF at Paragraph 96 states that:

*“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.”*

- 4.27 The TCPA in its guidance on the delivery of Garden Communities<sup>20</sup> suggests that:

*“Using a landscape-led approach, at least 50% of a new Garden City’s total area should be allocated to green infrastructure (of which at least half should be public), consisting of a network of multi-functional, well managed, high-quality open spaces linked to the wider countryside.”*

- 4.28 The indicative masterplan makes provision for over 400ha of open space, not including school playing fields, which equates to 57ha per 1,000 residents. The commonly held national standard is just 2.4ha (six acres) per 1,000 people<sup>21</sup>.

- 4.29 How this open space is actually used is dependent on several factors, including competing uses (drainage, ecology, archaeology, etc.) and the wishes of the local community. Several formal pitches will be provided at the schools, with further planned elsewhere in the development (see the Development Principles Document). Less formal spaces are, however, likely to dominate with pedestrian and cycle ways providing access to the wider countryside, to the benefit of both residents and employees.

## Other Community Facilities

- 4.30 Several references have already been made to community halls, which are considered fundamental to creating cohesion early in the delivery. Community halls are, however, difficult to finance in the long term, particularly when it is desirable for them to be as inexpensive to hire as possible to allow the creation of local groups.

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<sup>20</sup> TCPA. December 2017. Garden City Standards for the 21<sup>st</sup> Century, Guide 3: Design and Masterplanning.  
<sup>21</sup> Fields in Trust. October 2015. Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard.

#### Land at J3 – Employment and Housing Need

- 4.31 One way of providing more financial security is to design the community halls in such a way that they can be used for a wide variety of uses, and appeal to regular users. Furthermore, it is theoretically possible for various desirable public sector uses that would not necessarily be financially viable individually to be co-located.
- 4.32 For example, a library is unlikely to be viable for a 3,000 dwelling new settlement. However, it may be viable when housed in one room of a community hall. Similarly, a room could be set aside for the County Council, allowing officers and council members to meet residents locally. Similarly, the police may wish to have space available should they require it, rather than needing a manned station in the new settlement.
- 4.33 Private sector uses that have a community benefit could also be co-located. Cash machines can provide a rental income. Post office counters are highly desirable, as are small newsagent-type shops or cafes/pubs.
- 4.34 These are models that are being formulated across the country and Bidwells will continue to monitor their progress with a view to implementing the best options for the local community at J3.

## 5.0 Conclusions

- 5.1 This report has considered the Objectively Assessed Needs for housing and employment in Shropshire. It has found that the housing target proposed by the Council of 28,750 dwellings between 2016 and 2036 (1,437dpa) is likely to be appropriate to meet the demographic-led needs. However, it is insufficient to meet the housing needs generated by the projected growth of jobs in the County.
- 5.2 It is likely that some of these jobs could be filled by residents that would otherwise commute outside of the County. These are, however, likely to be limited as many out-commuters are employed in industrial sectors that are not expected to see significant growth in the County. Other jobs could be filled by residents of the Black Country, which is projected to see significant housing growth but declines in job growth. However, for this to work, employment sites would need to be located close to the Black Country to limit the impact on transport networks and wider sustainability objectives. Finally, it is probable that the availability of jobs may entice a younger mix of in-migrants than has traditionally been seen, which would provide a larger resident labour force. Overall, however, the most sustainable solution would be to provide additional housing near the employment land.
- 5.3 The current methods of calculating housing need advocated in the NPPF do not allow for economic-led housing need. Instead it is necessary to identify a source of the housing, relocating it from elsewhere. The alternative is to relocate the economic need to the source of the housing, although this is generally more difficult to achieve.
- 5.4 In the case of Shropshire, The Black Country Authorities have already indicated that they will not be able to meet their projected housing and employment needs due to land supply constraints, predominantly due to the Green Belt.
- 5.5 Potentially, the Black Country could simply remove enough land from the Green Belt to meet their needs. This will however fail due to the amount of housebuilding this would result in, in a relatively small area. Furthermore, housing needs are unlikely to abate significantly in the future and a long-term solution is required. Removing enough land from the Green Belt now will simply mean that in a decade's time another tranche of land will need to be removed.
- 5.6 Other possible solutions are explored but it is clear that a blended approach is necessary with the housing need dispersed such that it allows the market to deliver the needed supply without saturating it in a small area. This dispersal however needs to be informed by sustainable transport links and land use patterns to ensure that environmental impacts are minimised.
- 5.7 The Land at J3 proposals achieves these objectives:
- It provides a strategic employment area within an existing transport corridor, close to an existing growing hub for advanced manufacturing and training.
  - The strategic employment area is located close to transport links into the Black Country, such that it can provide employment opportunities for an area that is anticipated to see a decline in jobs.

### Land at J3 – Employment and Housing Need

- It provides housing close to the strategic employment area to reduce the needs for commuting, creating a sustainable new settlement.
- It provides strategic employment and housing as close as possible to the Black Country to meet some of its unmet needs.

- 5.8 In creating this new settlement, it is fundamental that the right social infrastructure is provided such that it becomes a truly sustainable settlement. The key to this is to provide enough land for flexibility. The report discusses the issues in estimating the age profile of the new settlement given that it is likely to attract a different demographic from that of traditional in-migrants to the area. As such, an over provision of land for education is provided to ensure that the flexibility is integral to the masterplan.
- 5.9 The masterplan intentionally significantly overprovides for open space, creating opportunities for a mosaic of different settings, benefiting the health and wellbeing of both residents and those in employment in the area.
- 5.10 Other community facilities are proposed in hubs to create walkable neighbourhoods in a manner that allows for flexible arrangements that can improve their overall long-term financial viability.
- 5.11 The conclusion therefore is that the proposed Land at J3 will make a significant positive contribution to the area, benefitting the economics of both Shropshire, the Black Country and the wider West Midlands. It is therefore recommended that it becomes integral to the emerging local plan.

# APPENDIX 1

## LHNSM CALCULATION, SEPTEMBER 2019

---

### Step 1 - Setting the baseline

Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number.

#### For Shropshire:

- Current year = 2019, 2014HP = 138,844 households
- Tenth year = 2029, 2014HP = 148,490 households
- Stage 1 result, average households = 965dpa

### Step 2 - An adjustment to take account of affordability

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4 (with a ratio of 8 representing a 100% increase), the average household growth should be increased by a quarter of a percent. To be able to apply the percentage increase adjustment to the projected growth figure we then need to add 1.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

#### For Shropshire:

- Median house price, 2018 = £215,000
- Median gross workplace earnings, 2018 = £26,519
- Affordability ratio (house price / workplace earnings) = 8.52
- Adjustment factor =  $((8.53 - 4)/4) \times 0.25 + 1 = 1.26$
- Stage 2 result, 965dpa x 1.26 = 1,212dpa

### Step 3 - Capping the level of any increase

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.

For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan, the figure in the spatial development strategy should be used.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

#### For Shropshire:

- The Core Strategy is more than five years old
- The Stage 2 result is less than 40% greater of Stage 1
- The Stage 2 result is less than 40% of the average annual housing requirement of 1,375dpa
- **Stage 2 result = 1,212dpa**

# APPENDIX 2 ECONOMIC PROJECTIONS

## Introduction

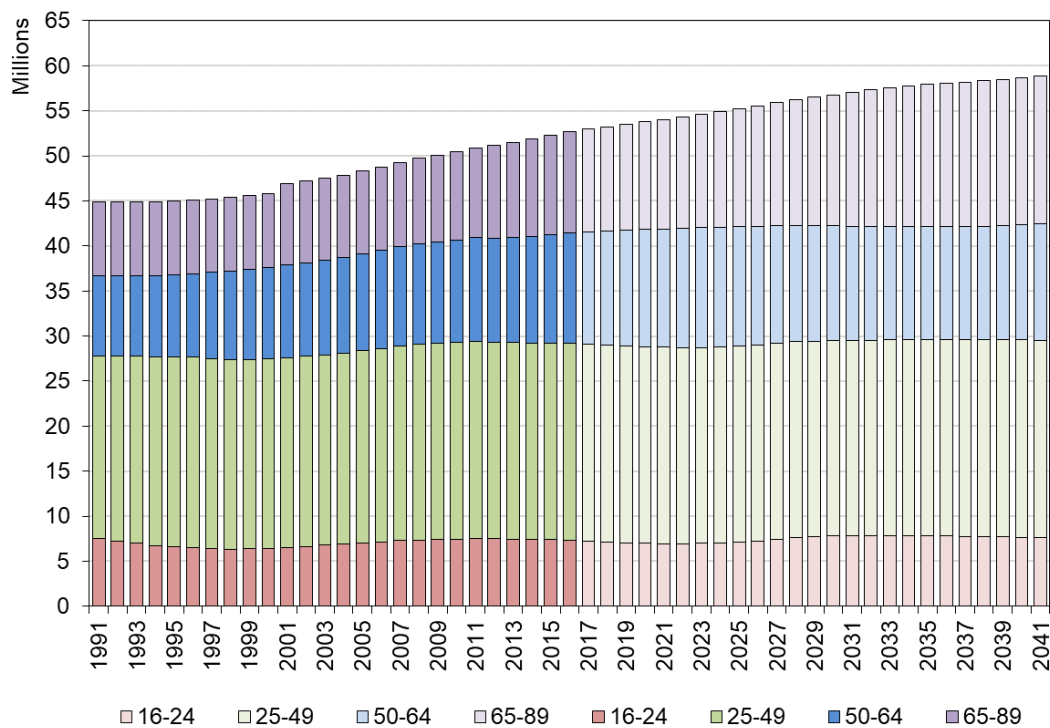
The purpose of this economic model is to provide a broad indication of employment in the future over various geographic areas. It is not intended to predict the implications of future economic policy or consider wider economic outputs.

## Projecting Labour Force

Labour force is determined by first understanding the number of people aged 16 or more that are economically active. This is then divided into those that are employed and those that are unemployed.

Age and sex are significant factors in understanding economic activity and the changing age profile of the UK population will have a significant effect on the structure of the labour force in the future. **Figure 1** shows the Mid Year Population Estimates (MYPE)<sup>1</sup> by broad age range from 1991 to 2016, and then shows the 2016-based National Population Projections (2016NPP, principal projection)<sup>2</sup>.

**Figure 1: UK population estimates and projections by broad age range (1991-2041)**



<sup>1</sup> [ONS. Annual publication. Population estimates for the UK, England and Wales, Scotland and Northern Ireland Statistical bulletins.](#)

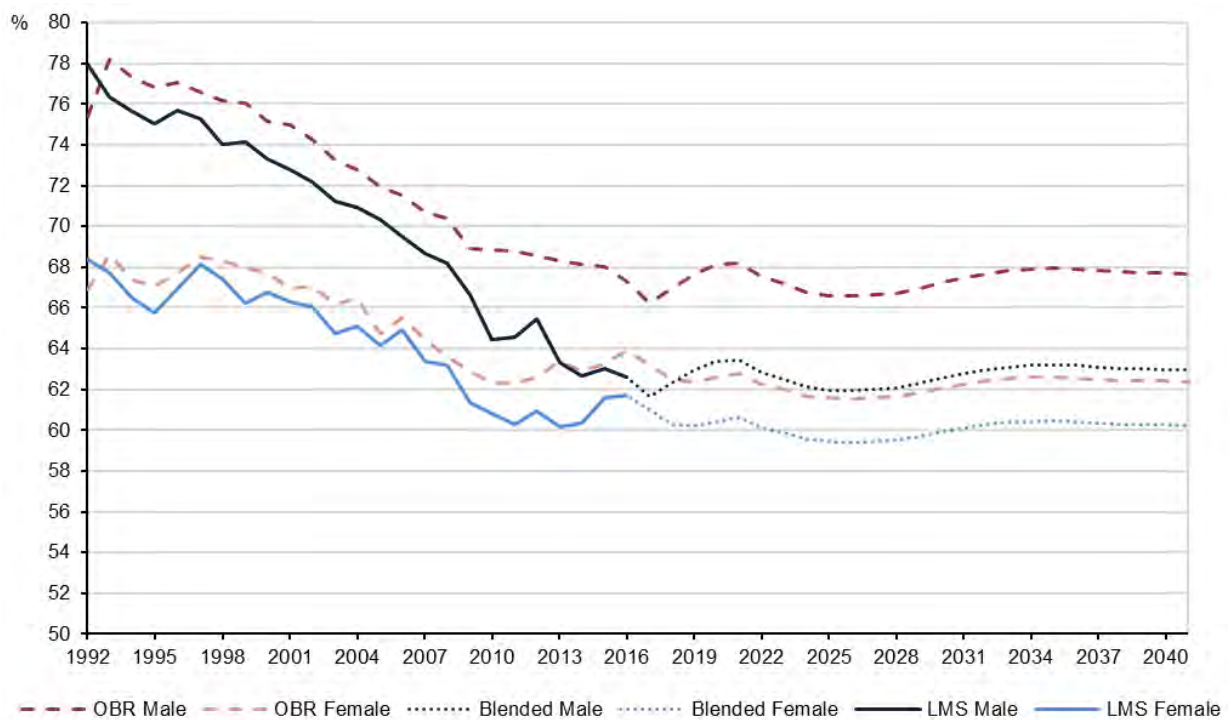
<sup>2</sup> [ONS. 26 October 2017. National Population Projections: 2016-based statistical bulletin.](#)

Labour market statistics (LMS) are published monthly by ONS<sup>3</sup>. From these, economic activity rates (the percentage of the population that are economically active) can be calculated by age and sex. In addition, the Office for Budget Responsibility (OBR) provide forecasts of future changes in participation rates, which are similar to economic activity rates<sup>4</sup>.

Unfortunately, due to differences in methodology, there are small differences between the available economic activity rates and participation rates for the period 1992 to 2016. To remedy this and provide a seamless dataset, the LMS data is used for 1992-2016. For 2017-2041, the average change in the OBR participation rates is applied to the economic activity rates to create blended rates. **Figures 2 to 6** set out the resulting blended rates.

The greatest variation between the LMS and OBR data is found in those aged 16-24, particularly amongst females. This is largely due to issues with this relatively small cohort and the difficulty in classifying individuals as economically active when they are only active outside of term times. However, the size of this cohort means that the difference is of little significance to the total economically active population.

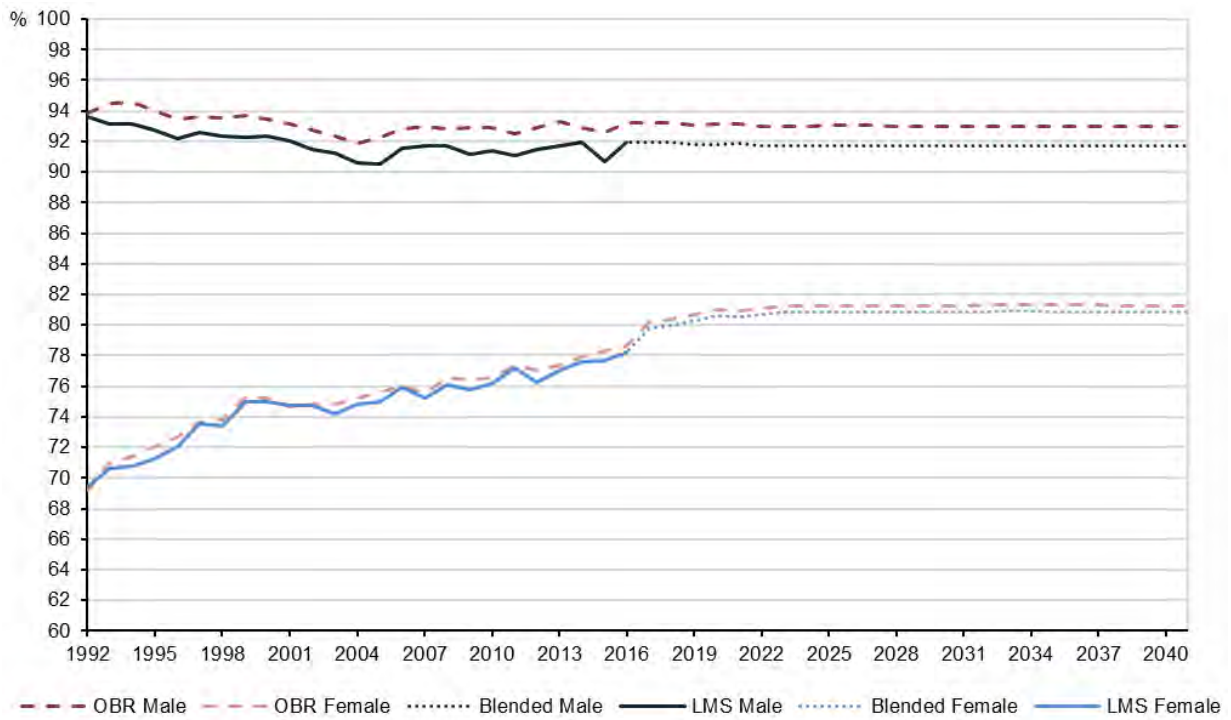
**Figure 2: Comparison of LMS and OBR economic activity estimates (aged 16-24)**



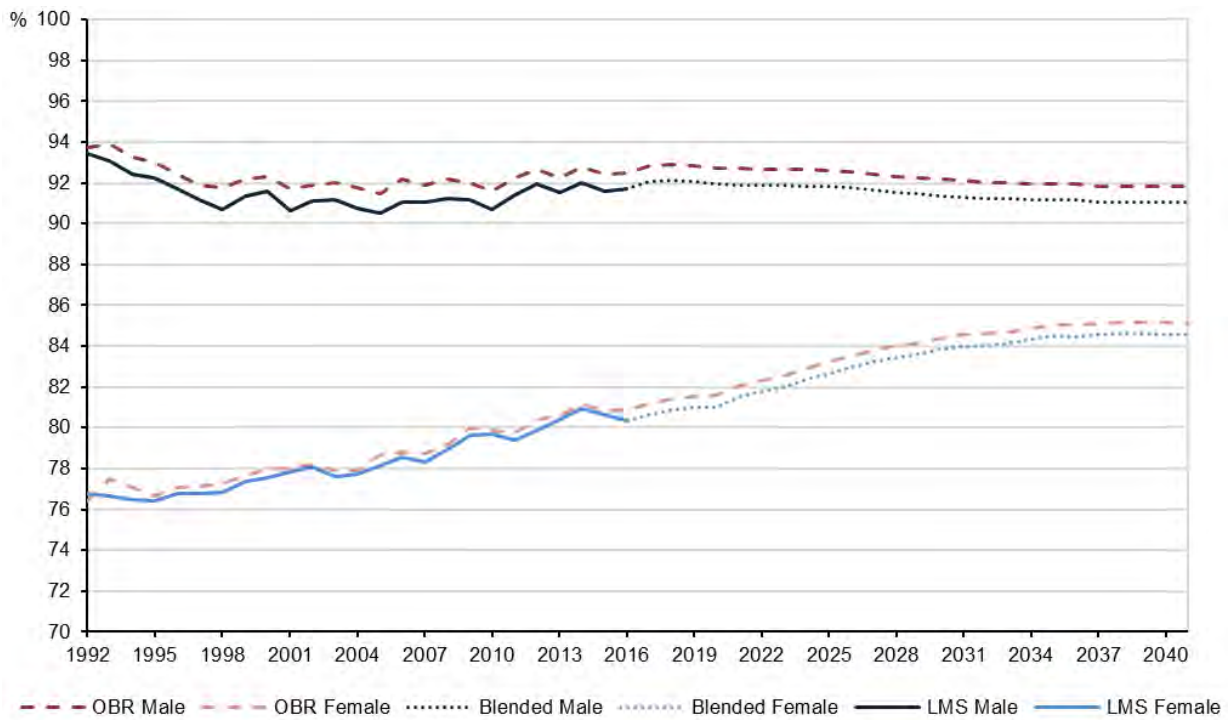
<sup>3</sup> [ONS. Monthly publication. A05 SA: Employment, Unemployment and Economic Inactivity by Age Group \(Seasonally Adjusted\).](#)

<sup>4</sup> [OBR. 17 July 2018. Fiscal Sustainability Report – July 2018.](#)

**Figure 3: Comparison of LMS and OBR economic activity estimates (aged 25-34)**

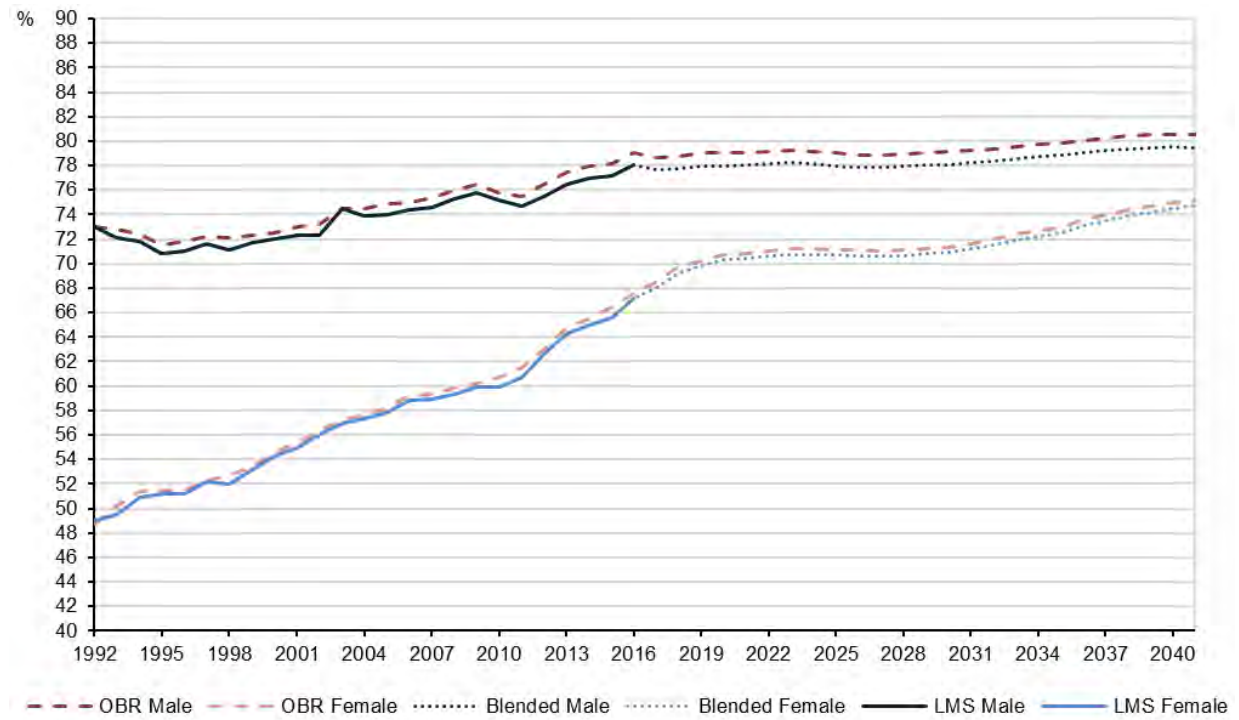


**Figure 4: Comparison of LMS and OBR economic activity estimates (aged 35-49)**

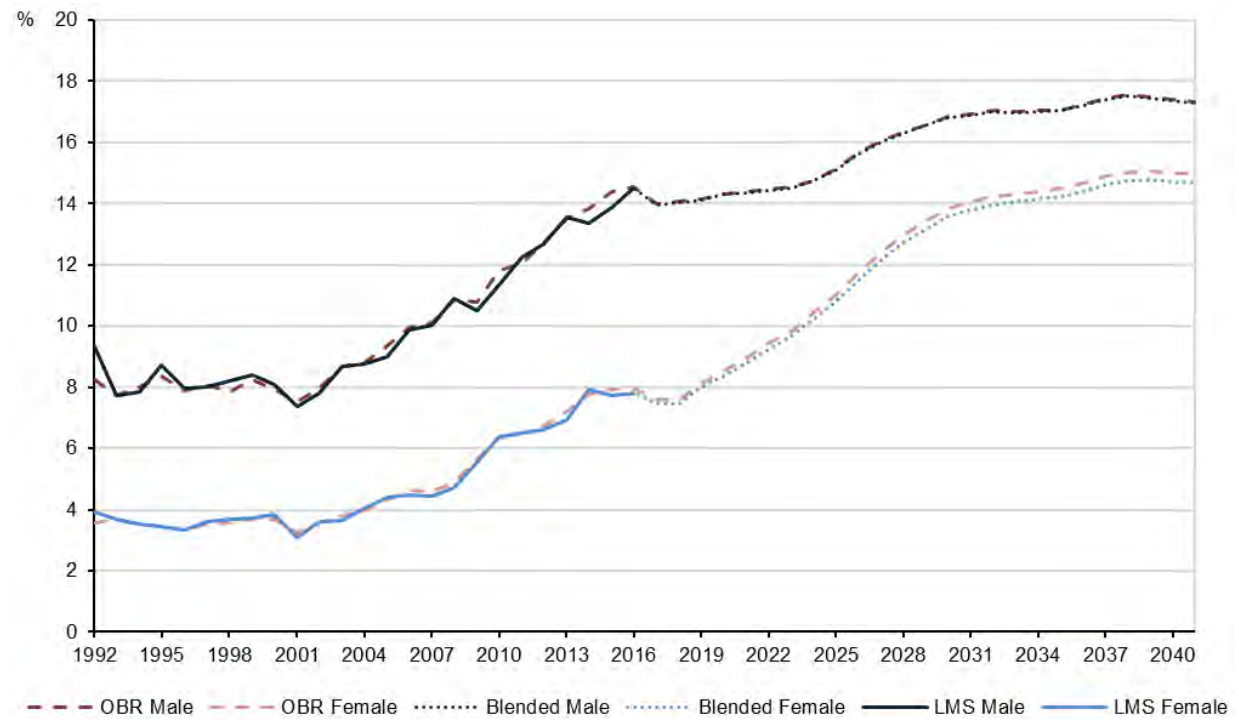


The OBR rates consider how participation is likely to change as a result of changes to statutory pensionable age and the effect this may have on retirement. This results in the gap between male and female economic activity closing significantly for older persons, as shown in **Figures 5 and 6**.

**Figure 5: Comparison of LMS and OBR economic activity estimates (aged 50-64)**

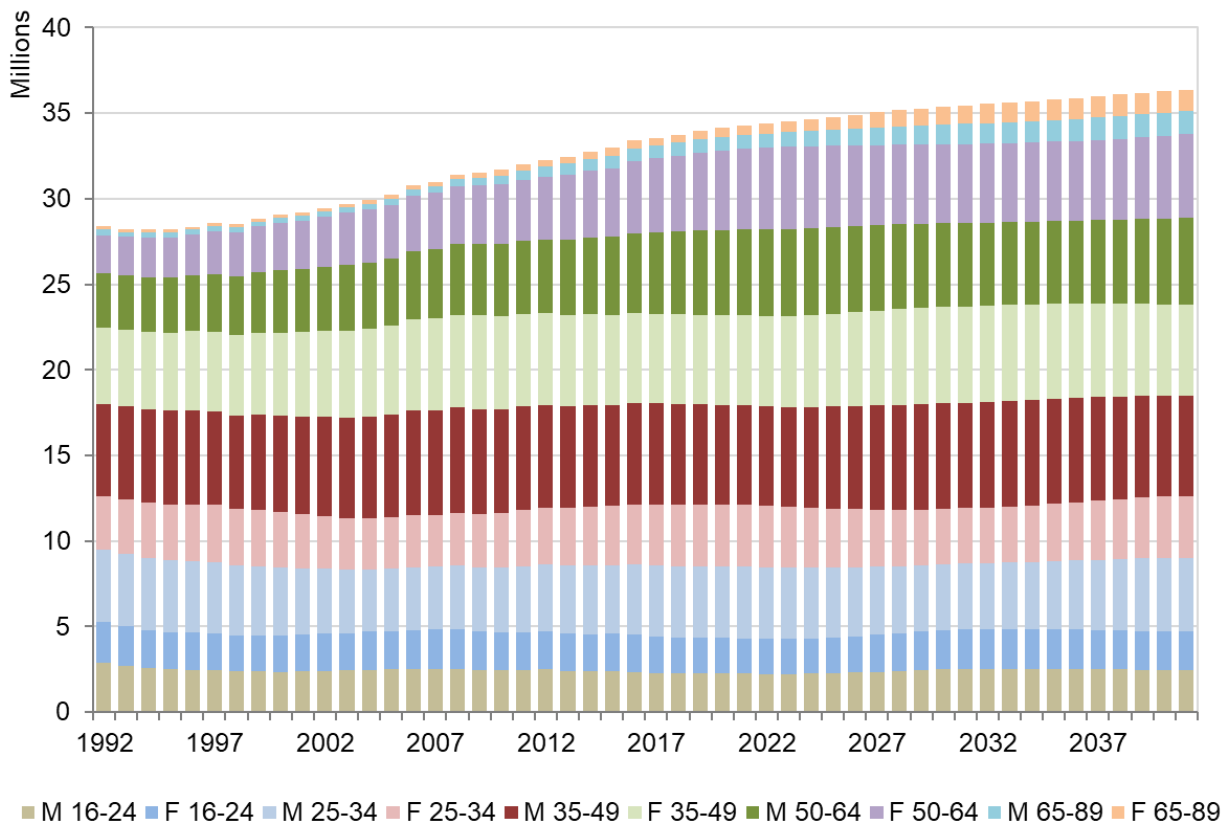


**Figure 6: Comparison of LMS and OBR economic activity estimates (aged 65-89)**



With these blended economic activity rates, it is then possible to project the scale of the economically active population (**Figure 7**).

**Figure 7: Economic active population projections**

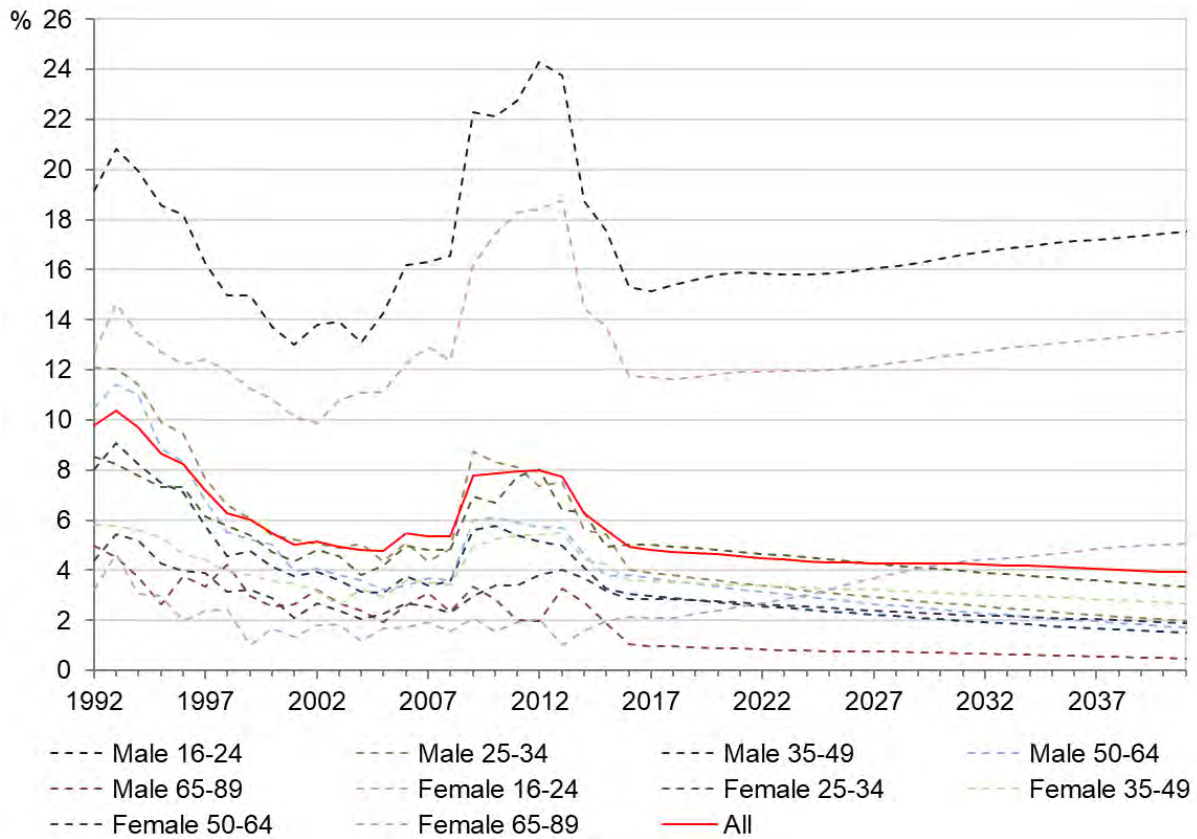


Unemployment data for 1992-2016 is also included in the ONS LMS. This is projected by considering the relationship of unemployment rates to economic activity rates as a ratio for each age/sex cohort. This is because the population that is economically inactive, depending on their economic outlook, may seek employment. For example, in periods of recession, older persons may decide to retire early and younger people may not be able to afford to be in full time education. This is a complex relationship that is not fully researched and consequently the longest term possible (1992-2016, 25-year period) average annual change is used to project unemployment rates. The resulting unemployment rate projections are shown in **Figure 8** and the scale of unemployment shown in **Figure 9**.

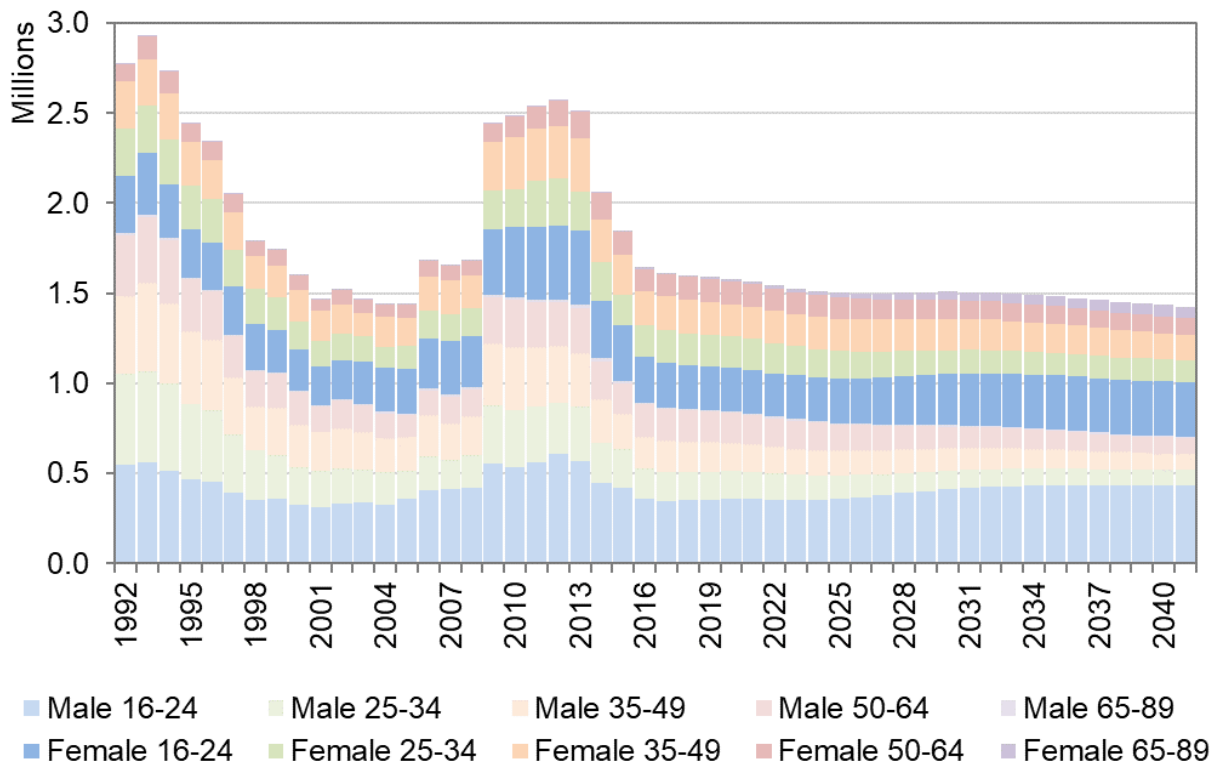
Both **Figure 8 and 9** indicate an issue with growing unemployment among those aged 16-24, even though economic activity rates are projected to fall (**Figure 2**). This may be an issue that the Government might seek to address through a policy intervention. However, this is beyond the scope of these projections.

Employment is then simply the number of people that are economically active less those that are unemployed for each year and age/sex cohort.

**Figure 8: Unemployment rate projections**



**Figure 9: Unemployment projections**



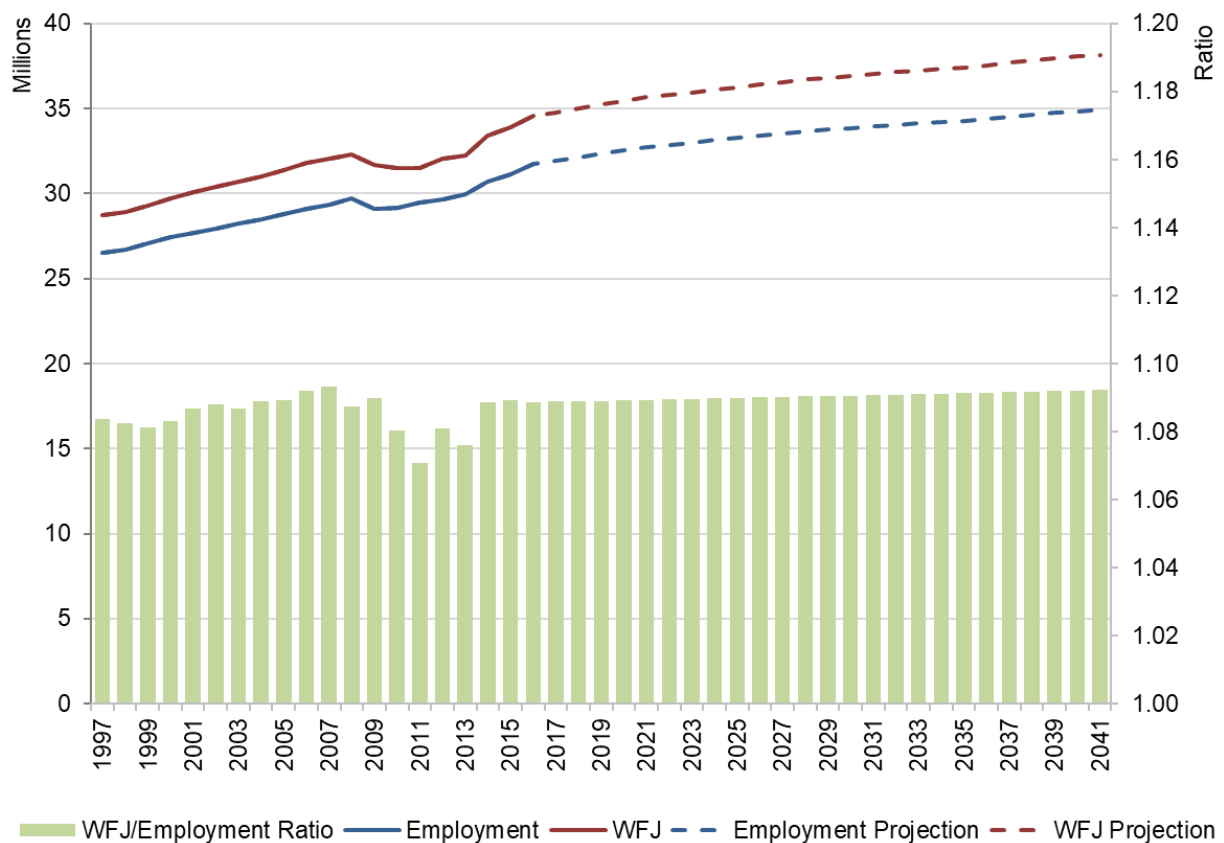
## Projecting Workforce Jobs

ONS publishes detailed data on labour force every quarter for each country/region<sup>5</sup>. This includes numbers of workforce jobs (WFJ), which ONS defines as a compound measure and draws upon a range of sources including employee jobs estimated from a range of employer surveys, self-employment jobs estimated from the Labour Force Survey (LFS), HM Forces from administrative sources and Government-supported trainees from administrative sources<sup>6</sup>.

The total projected number of WFJs is calculated by understanding the ratio with the available labour force. For this it is assumed that all residents of the UK in employment work in the UK rather than abroad and the all WFJs in the UK are filled by residents of the UK. In reality there is a small amount of interaction with outside markets, but it is insignificant for the purposes of these projections. This also assumes that labour force is the main constraint on job growth. Again, while the reality is more complex, the relationship between labour and jobs is sufficiently consistent that it will continue.

To create the projection, the average change in the ratio between 2002 and 2016 (15-year period) is applied. This provides a good cross-section of the economic cycle.

**Figure 1: Projection all UK WFJs**



<sup>5</sup> [ONS. Quarterly publication. Regional Labour Market Statistics in the UK.](#)

<sup>6</sup> [ONS. 4 March 2019. A Guide to Labour Market Statistics.](#)

## Land at J3 – Employment and Housing Need

WFJ are available for each broad industrial sector using the 2007 Standard Industrial Classification (SIC07)<sup>7</sup>. These comprise:

<b>A</b>	Agriculture, forestry and fishing
<b>B</b>	Mining and quarrying
<b>C</b>	Manufacturing
<b>D</b>	Electricity, gas, steam and air conditioning supply
<b>E</b>	Water supply; sewerage, waste management and remediation activities
<b>F</b>	Construction
<b>G</b>	Wholesale and retail trade; repair of motor vehicles and motorcycles
<b>H</b>	Transportation and storage
<b>I</b>	Accommodation and food service activities
<b>J</b>	Information and communication
<b>K</b>	Financial and insurance activities
<b>L</b>	Real estate activities
<b>M</b>	Professional, scientific and technical activities
<b>N</b>	Administrative and support service activities
<b>O</b>	Public administration and defence; compulsory social security
<b>P</b>	Education
<b>Q</b>	Human health and social work activities
<b>R</b>	Arts, entertainment and recreation
<b>S</b>	Other service activities
<b>T</b>	Activities of households as employers; undifferentiated goods-& services-producing activities of households for own use

Due to the size of the sectors, two amalgamations are used:

- B, D, E: Mining, energy and water supply
- R, S, T: Other services

These are amalgamations that are used consistently in official statistics.

**Figure 2** shows the base WFJ data for the UK in percentages. This shows the decline of the manufacturing sector (C) and rise of the public sector (particularly Q).

For each industrial sector, the average annual change 2002-16 (15-year period) in the percentage of all WFJs is calculated. Again, this period provides a good cross-section of the economic cycle. Using these multipliers, a first-round projection of the annual percentage of all WFJs is created for 2017-2041. Inevitably, this projection results in the total WFJs summing to more than 100% for each year on the projection. To correct this, each year is constrained to 100% by a pro-rata reduction to each industrial sector. The results are shown in **Figure 3**.

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<sup>7</sup> [ONS. 2009. UK SIC 2007.](#)

Figure 2: WFJ by industrial sector (% , 1997-2016)

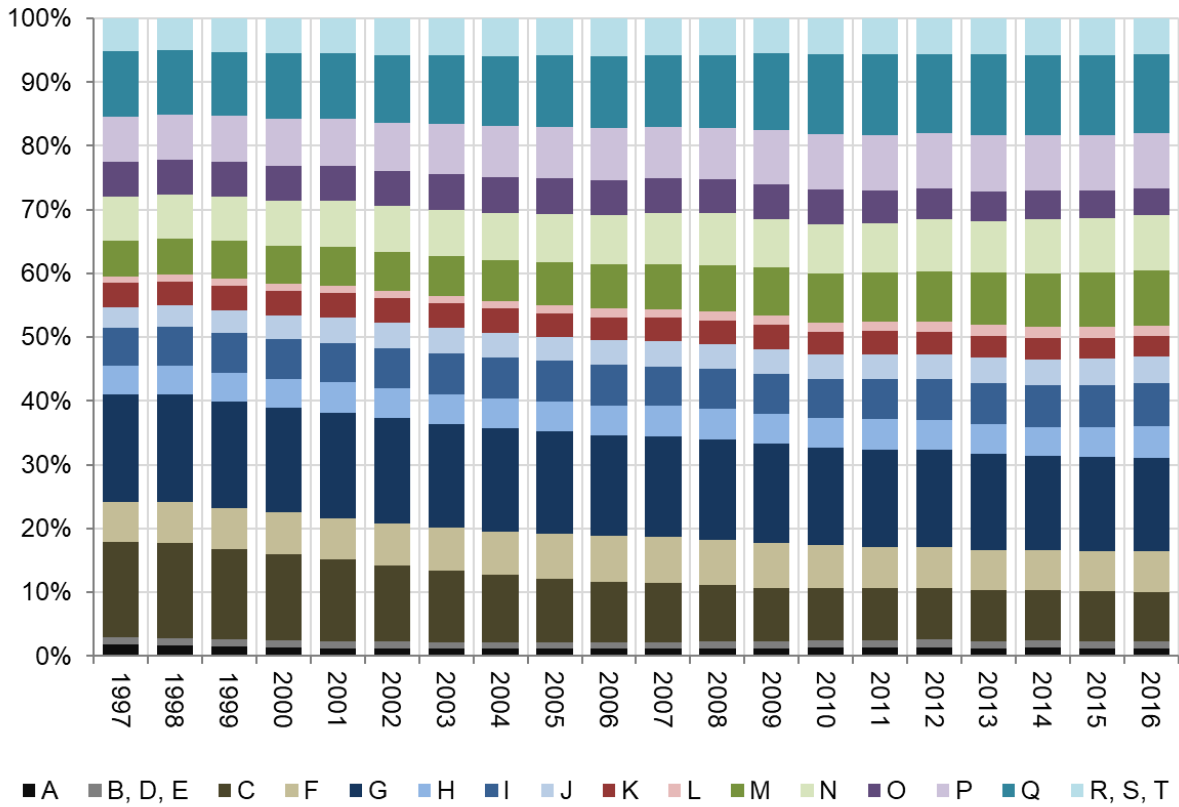
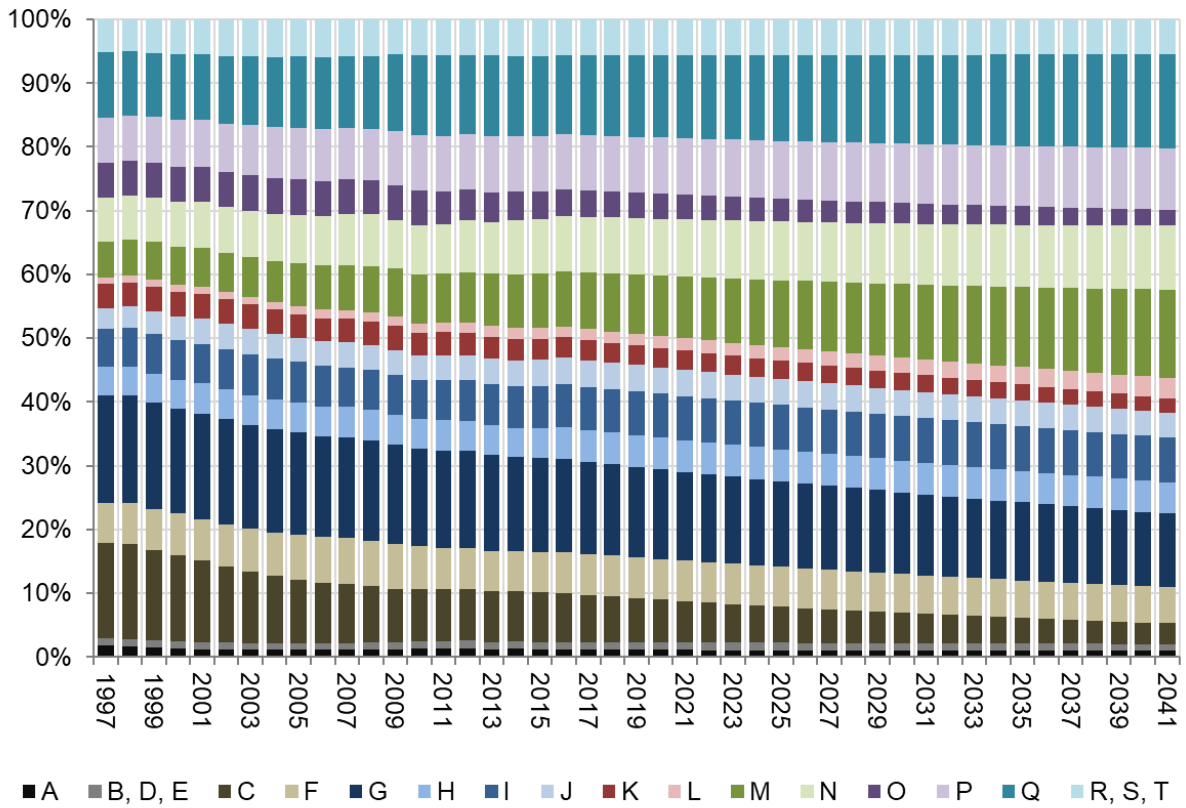


Figure 3: WFJ projection by industrial sector (% , 1997-2041)

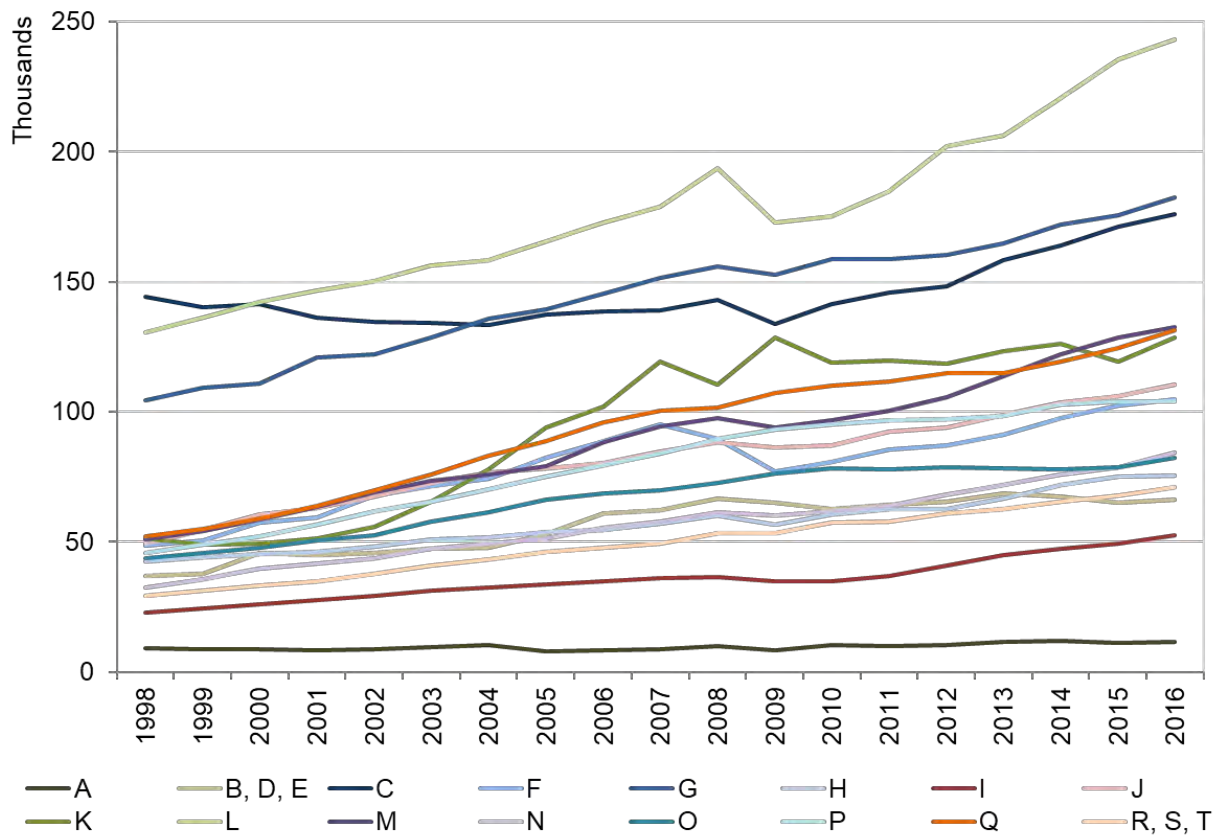


## Projecting GVA

ONS have published estimates of Gross Value Added (GVA) by industrial sector for 1998-2016<sup>8</sup> (Figure 4). By simply dividing the GVA by the number of WFJs for each industrial sector provides an estimate of productivity; the GVA generated by each job (Figure 5).

For each industrial sector, the annual change in GVA per WFJ is then calculated for each year. The 2002-2016 (15-year period) average is then used to project GVA per WFJ for 2017-2041 (Figure 6). This is then converted back to GVA using the WFJ projections (Figure 7). This suggests average annual GVA growth of 3.2% for 2017-2041, compared to 3.8% seen in 1998-2016.

**Figure 4: GVA by industrial sector (£m, 1998-2016)**



<sup>8</sup> [ONS. 12 December 2018. Regional Gross Value Added \(Production Approach\).](#)

Figure 5: GVA per WFJ by industrial sector (£, 1998-2016)

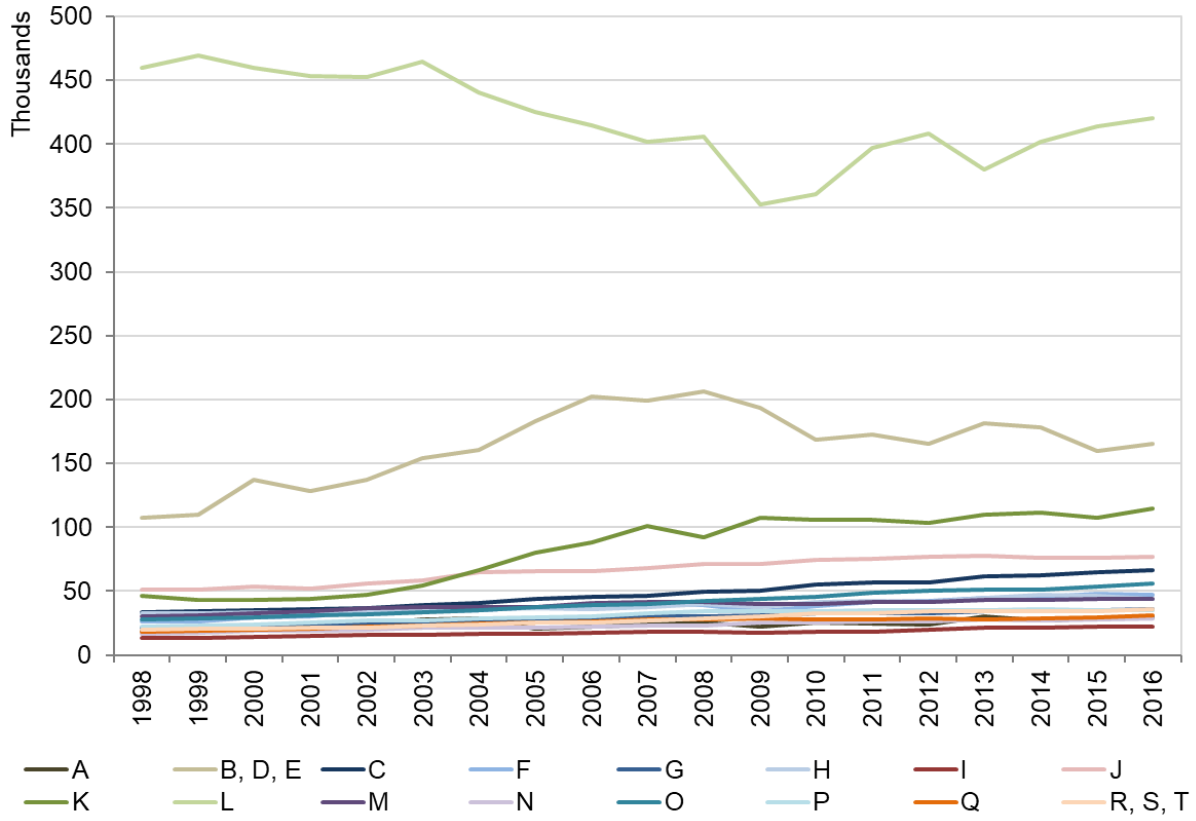


Figure 6: GVA per WFJ projection by industrial sector (£, 1998-2041)

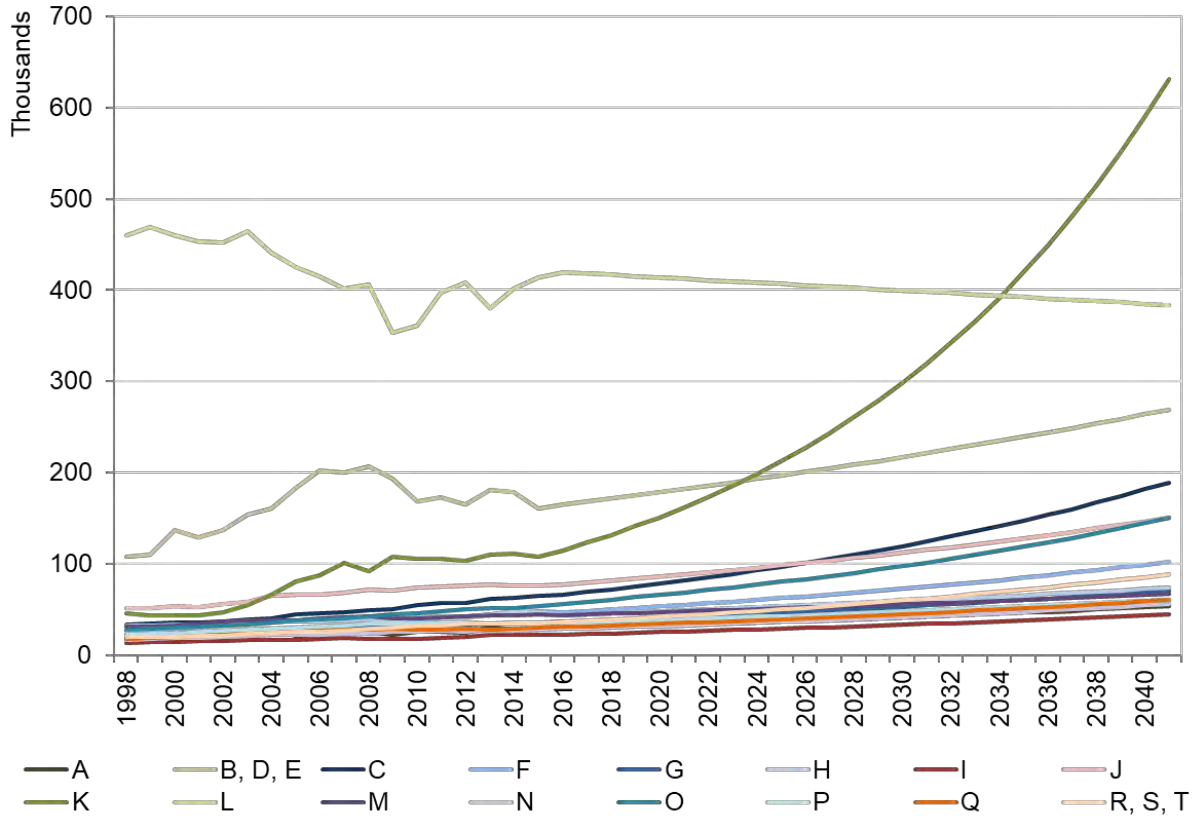
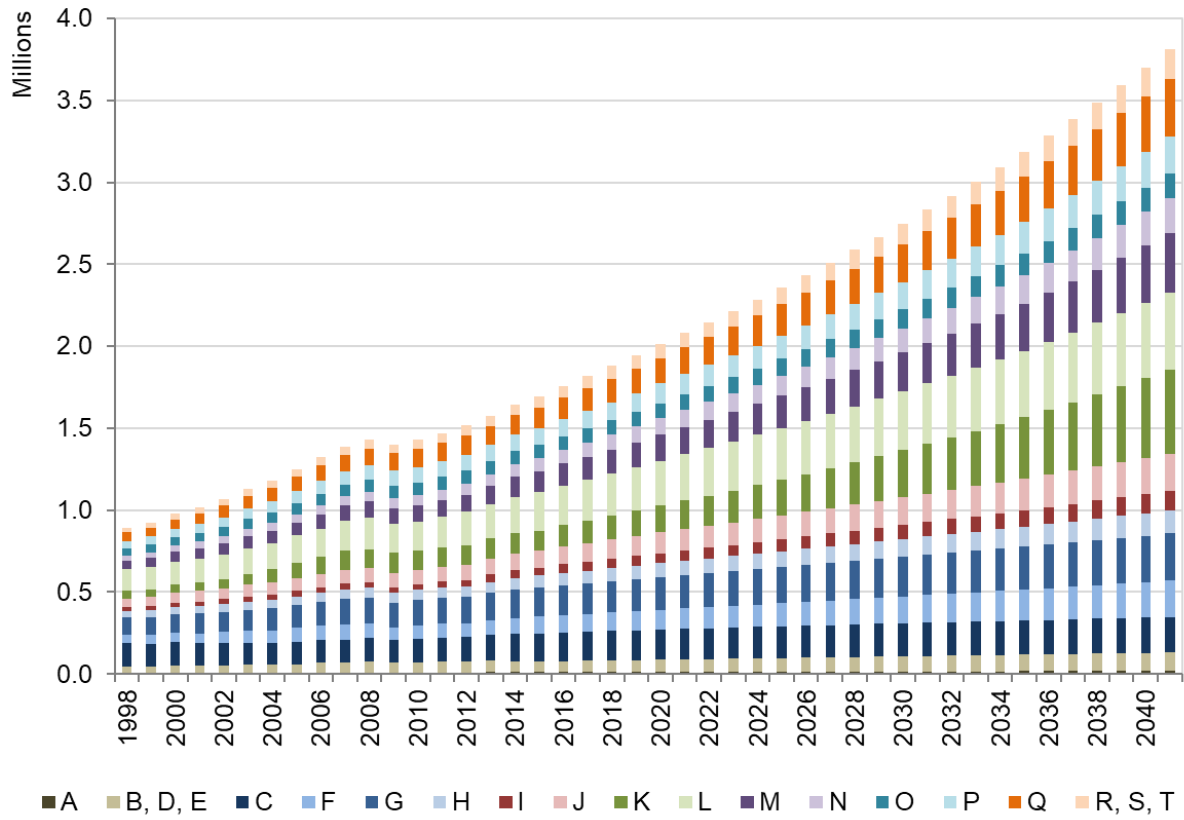


Figure 7: GVA projection by industrial sector (£m, 1998-2041)



## APPENDIX 3

# HOUSEHOLD REPRESENTATIVE RATES

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Household projections simply replicate the circumstances in previous years over the projection period. They cannot take account of policy decisions made during the base period or the projection period. Consequently, where insufficient housing is available to allow households to form in the base period, this will be continued into the projection period. As such, household projections are not a particularly good indicator of future housing need.

Previous analysis has suggested a range of estimates of total housing need. Some suggest a rapid increase in housebuilding is required to address the backlog before setting back to a lower rate. Others advocate a more long-term view that housebuilding should increase to a target level and then maintain it. To complicate things, some consider 'dwellings' while other consider 'homes', which also includes communal living and spaces for travellers.

The Government's target of 300,000 'homes' by the mid-2020s is likely to be a reasonable one. It reflects targets for 250,000+ dwellings, 40,000+ elderly care bed-spaces and increasing demand for dedicated student housing. It also reflects the need to increase and then sustain capacity in the construction sector, which cannot happen overnight. Furthermore, all major political parties have acknowledged this scale of housebuilding is required and therefore the target is likely to survive any change in government.

The key issue however is how these 300,000 homes should be distributed across England. The Government's Local Housing Need Standard Method (LHNSM) attempts to do this by using the household projections as a base that is then multiplied by an 'affordability factor', which is derived from the ratio of median house prices and median gross workplace earnings.

There are significant issues with this, which have led to the 300,000 homes being skewed towards London and the South East of England. The reason for this is that the calculation is too simplistic and only addresses affordability amongst those wish to buy a property. While this might be the aspiration for many, over half of households live in rented accommodation for various reasons and not always due to affordability. Consequently, unless a comprehensive analysis of all housing market indicators is carried out for each housing market area, the final distribution of the 300,000 homes is unlikely to be particularly accurate. Even then, there will be significant debate in terms of the weight attributed to each variable, making the entire exercise extremely complex.

There is however an alternative. No matter the reasons for the lack of suitable housing in an area, and accessibility to it, the young are disproportionately affected. The reasons for this might include:

- Lower earnings
- Fewer financial assets
- Lending is likely to be more difficult to obtain due to the above and lack of credit history
- Less accessibility to social rented housing, particularly single person households and couples without children

Only the first of these is addressed in the LHNSM and then only marginally as younger people in employment are more likely to fall into the lower quartile of earnings.

Consequently, there is some justification to make weighted adjustments directly to the household representative rates (HRRs) rather than seeking to include affordability. By distributing more housing

towards younger age ranges, those areas with the greatest affordability issues, which usually coincide with younger populations with lower HRRs, will see the greatest uplift.

Furthermore, those areas of the country that command higher house prices and where households accept that a higher proportion of their earnings should contribute to housing costs, will likely be less affected. These areas are usually the most desirable areas, such as areas of particular landscape value and the affordability ratios more likely reflect society's wants (demand) rather than requirements (need).

The method therefore assumes the following:

- The benchmark year is 2025 by which a target of 300,000 homes per year needs to be achieved.
- This should then be sustained over subsequent years in the projection period.
- Age ranges where HRRs are in excess of 90% require no adjustment, the majority of people can access housing.
- For each age range from 25-29 up to 55-59. Regular adjustments are made with 25-29 seeing the largest adjustment.
- Age ranges 16-24 reflect those most likely to still reside in the familial home or be in full time education. Therefore, they are likely to be less affected by accessibility to housing as they have less desire to form households. That said, they are also the age ranges most likely to require student housing. Consequently, an adjustment half that of the 25-29 adjustments.



BIDWELLS

# APPENDIX 13 : HERITAGE GAZETEER - BIDWELLS LLP, SEPTEMBER 2019

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Bradford Rural Estates Ltd  
August 2019



# HERITAGE GAZETTEER LAND AT JUNCTION 3, SHROPSHIRE

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# Quality Assurance

<b>Site name:</b>	Land at Junction 3 Shropshire
<b>Client name:</b>	Bradford Rural Estates Ltd
<b>Type of report:</b>	Heritage Gazetteer
<b>Prepared by:</b>	Daniele Haynes BA(Hons) MSc
<b>Signed</b>	
<b>Date</b>	August 2019
<b>Reviewed by:</b>	Chris Surfleet MA, MSc, PGDipUD, IHBC
<b>Signed</b>	
<b>Date</b>	August 2019



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## Executive Summary

This Heritage Gazetteer has been prepared on behalf of Bradford Rural Estates Ltd to provide a Significance Assessment of the existing built heritage assets in and around the area identified as 'Land at Junction 3', hereafter referred to as 'the site'. The aim is to identify potential assets that may be affected by the proposed development and to present an understanding of their heritage value.

This report identifies the relative values of assets which we have identified as requiring assessment (including an initial assessment of the extent and quality of their settings) with reference to Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and NPPF Paragraphs 193-197. Through the process of Significance Assessment, the relative heritage value of the existing buildings and settings can be analysed, providing a clear framework from the outset for the development team to recognise their value.

This report identifies at least 60 separate heritage assets which have either a visual or physical relationship with the proposed site, including those whose settings may be affected.

Of these identified assets, 17 Listed Buildings, 1 Scheduled Monument, 1 Registered Park & Garden, 2 Conservation Areas and 4 non-designated assets are considered to have the most significant relationship (in other words the site makes a good contribution to their setting) with the proposed allocation site as a result of the contribution that it currently makes to their settings. The contribution made to the setting of these assets varies.

The majority of these identified assets are located within the village of Tong but the site also forms part of the wider setting of the Grade II\* Registered Park & Garden at Weston Park (containing the Grade I listed Weston Hall and associated assets), and the Weston-Under-Lizard Conservation Area. Within the boundaries of this Registered Park & Garden and its related Conservation Areas are a number of individually listed buildings and other statutorily-listed structures, the majority of which have limited or no direct or setting-relationship with the site. In considering the values of Weston Park, our assessment takes into account the combined value of the assets within, but we have undertaken detailed assessments only where individual assets may be affected by the proposed development area, either directly or by effects on their setting.

This Significance Assessment has therefore reviewed a large number of assets over a wide area to identify potential impacts arising from the principle of development on the site. The report finds that the site does contribute, to varying extents and in varying degrees of importance, to the setting of a number of designated and non-designated heritage assets.

The extent to which the proposed development would impact on the setting of the heritage assets is to be considered separately in an Initial Heritage Impact Assessment, to follow the understanding of the assets and their settings presented in this report. The levels of impact arising will be based on an emerging masterplan for the development of the site, and levels of impact will be based, firstly, on the level of detail available in the masterplan at that stage and, secondly, on the details of potential mitigation that are identified. This application of impact-assessment will form the next stage of the process.

This report considers built heritage assets. Archaeological assets are considered separately in the Archaeological Assessment prepared by EDP, dated August 2019.

## 1.0 Introduction

- 1.1 This Heritage Gazetteer has been prepared on behalf of Bradford Rural Estates Ltd. The document provides a collection of information about the significance and setting of the built assets found in and around the land identified as the potential site of the Land at Junction 3 Project. The report identifies assets where it is considered that they may be affected by the proposed development.
- 1.2 The document assesses the significance of each of the individual heritage assets which may be affected by the proposal. In each case, the report identifies the heritage asset and includes the following information:
- **Conservation Area** Is the building/asset located in the Conservation Area?
  - **Listed** Is the building/asset statutorily listed or scheduled? If so, what grade?
  - **Non-designated Heritage Asset** If not listed, would the building/asset be considered to be a 'heritage asset'?
  - **Group value** Does the building/asset contribute to the group value of the buildings on the site as a whole?
  - **Setting** To what extent does the existing setting of the heritage asset contribute to its significance, and can the physical extent of the setting be defined?
- 1.3 The record then provides a summary of original use and the use to which the building/asset is currently put. The date of construction is estimated (if not known), as well as the date of any extensions or alterations of note that affect significance. A general assessment of condition is also provided. A summary of the significance of the individual asset is provided, as a top-level assessment of why the asset is considered important. This includes an initial assessment of how, and to what extent, the setting of the asset contributes to its significance.
- 1.4 In addition, the document will assess the assets' group value and contribution to the Tong and Weston-under-Lizard Conservation Areas (both parts in South Staffordshire and Shropshire) and the Weston Park and Boscobel Registered Park & Gardens.
- 1.5 A categorisation of heritage significance is provided for each entry - although this is a recognition of individual value rather than value as part of the overall group. The assessment of significance follows current best practice, including guidance provided by Historic England in Conservation Principles 2008.
- 1.6 The aim of this Gazetteer is to identify the significance of existing heritage assets that may be affected by the proposed development, including an assessment of the extent to which settings contribute to that significance. This information will then be used to inform the development of the subsequent masterplan for the site, with the aim to acknowledge the significance of heritage assets throughout, to minimise harms and to identify benefits wherever possible. The significance evaluation will also be used as a baseline for assessing impacts arising from the proposed development as the detail evolves, presented separately in an Initial Heritage Impact Assessment.

## 2.0 Policy and Guidance

### National Policy

#### Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or 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*”.
  - Section 66(1) reads: “*In considering whether to grant planning permission 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*”.
  - In relation to development on land within Conservation Areas, Section 72 states that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

#### National Planning Policy Framework (2019)

- 2.2 The revised National Planning Policy Framework (NPPF) was published on 19<sup>th</sup> February 2019, replacing the previously-published 2012 and 2018 frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.



- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 184).
- 2.4 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 189).
- 2.5 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 Paragraph 193 requires that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”

2.7 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 194). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to “*wholly exceptional*” for those assets of the highest significance such as Scheduled Monuments, Grade I and Grade II\* listed buildings or Registered Parks & Gardens as well as World Heritage Sites.

2.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:

*“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.”*

2.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “*less than substantial harm*”, paragraph 196 provides the following:

*“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.”*

2.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.11 In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.

2.12 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

2.13 With regards to conservation areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that “*proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.*”

### **Planning Practice Guidance (PPG) (2019)**

2.14 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.

2.15 In relation to non-designated heritage assets, the PPG explains the following:

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

2.16 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

2.17 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

### Historic England ‘Conservation Principles: Policies and Guidance’ 2008



2.18 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:

- *“The historic environment is a shared resource*
- *Everyone should be able to participate in sustaining the historic environment*
- *Understanding the significance of places is vital*
- *Significant places should be managed to sustain their values*
- *Decisions about change must be reasonable, transparent and consistent*
- *Documenting and learning from decisions is essential”*

2.19 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:

- ***Evidential value:*** *the potential of a place to yield evidence about past human activity*
- ***Historic value:*** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*
- ***Aesthetic value:*** *the ways in which people draw sensory and intellectual stimulation from a place*
- ***Communal value:*** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.*

2.20 It states that:

*“New work or alteration to a significant place should normally be acceptable if:*

*a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*

*b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*

*c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*

*d; the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (Page 58)”.*

### **Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ (February 2016)**

2.21 This document provides advice in relation to aspects of addition and alteration to heritage assets:

*“The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting” (paragraph 41).*

### **Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (March 2015)**

2.22 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: *“assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness” (para 1).*

2.23 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: *“Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.*

### **Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (second Edition) Note 3 (December 2017)**

2.24 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

2.25 Page 2, states that *“the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise,*

*dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*

2.26 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:

- “Step 1 - identify which heritage assets and their settings are affected;
- Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;
- Step 5 - make and document the decision and monitor outcomes.” (page 8)

### **Historic England The Historic Environment and Site Allocations in Local Plan Advice Note 3 (October 2015)**

2.27 This advice note provides information on evidence gathering and site allocation policies to ensure that heritage considerations are fully integrated into site allocation processes. It provides a site selection methodology in stepped stages:

**“STEP 1 Identify which heritage assets are affected by the potential site allocation**

- Informed by the evidence base, local heritage expertise and, where needed, site surveys
- Buffer zones and set distances can be a useful starting point but may not be appropriate or sufficient in all cases Heritage assets that lie outside of these areas may also need identifying and careful consideration.

**STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:**

- Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)
- Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)
- Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information
- For a number of assets, it may be that a site makes very little or no contribution to significance.

**STEP 3 Identify what impact the allocation might have on that significance, considering:**

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views
- Form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development.

**STEP 4 Consider maximising enhancements and avoiding harm through: Maximising Enhancement**

- Public access and interpretation
- Increasing understanding through research and recording
- Repair/regeneration of heritage assets

- Removal from Heritage at Risk Register
- Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design
- Avoiding Harm
- Identifying reasonable alternative sites
- Amendments to site boundary, quantum of development and types of development
- Relocating development within the site
- Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings
- Addressing infrastructure issues such as traffic management

**STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness**

- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
- Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
- Effective in terms of deliverability, so that enhancement is maximised and harm minimised
- Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

*Decisions should be clearly stated and evidenced within the Local Plan, particularly where site allocations are put forward where some degree of harm cannot be avoided, and be consistent with legislative requirement.”*

**Historic England The Historic Environment in Local Plans Historic Environment Good Practice Advice (GPA) in Planning Note 1 (March 2015)**

2.28 This advice note emphasises that:

*“all information requirements and assessment work in support of plan-making and heritage protection needs to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time, those taking decisions need sufficient information to understand the issues and formulate balanced policies” (Page 1).*

## **Local Policy**

### **Shropshire Council Core Strategy (2011)**

2.29 The Shropshire Core Strategy sets out the Council’s strategic planning policy including their ‘spatial vision’, objectives and development strategy until 2026. The document was formally adopted on 24<sup>th</sup> February 2011. The relevant policies for any new developments are:

2.30 Policy CS1 Strategic Approach:

*“Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering over the plan period 2006-2026, around 27,500 new homes, of which 9,000 will be “affordable housing”, around 290 hectares of employment land, and accompanying infrastructure across Shropshire”*

*“The rural areas will become more sustainable through a “rural rebalance” approach, accommodating around 35% of Shropshire’s residential development over the plan period. Development and investment will be located predominantly in community hubs and community*

*clusters, and will contribute to social and economic vitality. Outside these settlements, development will primarily be for economic diversification and to meet the needs of the local communities for affordable housing.”*

2.31 Policy CS4 Community Hubs and Community Clusters:

*“In the rural area, communities will become more sustainable by:*

- a) Focusing private and public investment in the rural area into Community Hubs and Community Clusters, and not allowing development outside these settlements unless it meets policy CS5;*
- b) Allowing development in Community Hubs and Community Clusters that helps rebalance rural communities by providing facilities, economic development or housing for local needs, and is of a scale that is appropriate to the settlement;*
- c) Ensuring that market housing development makes sufficient contribution to improving local sustainability through a suitable mix of housing that caters for local needs and by delivering community benefits in the form of contributions to affordable housing for local people and contributions to identified requirements for facilities, services and infrastructure. The priorities for community benefit will be identified in partnership with the community;*
- d) Ensuring that all development in Community Hubs and Community Clusters is of a scale and design that is sympathetic to the character of the settlement and its environs, and satisfies policy CS6.”*

2.32 Policy 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:*

- a) Small-scale new economic development diversifying the rural economy, including farm diversification schemes;*
- b) 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...”*

*“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.”*

2.33 Policy 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.”*

2.34 Policy CS9 Infrastructure Contributions:

*“Development that provides additional dwellings or employment premises will help deliver more sustainable communities by making contributions to local infrastructure in proportion to its scale and the sustainability of its location”*

2.35 Policy 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:*

- a) 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;*
- b) 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...”*

**The Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015)**

2.23 The SAMDev plan sets out proposals for the use of land and policies to guide future development in order to help to achieve the objectives of the core strategy until 2026. The SAMDev Plan was adopted on 17<sup>th</sup> December 2015. The relevant policies are:

2.36 Policy MD6: Green Belt as the Tong Estate lies within designated Green Belt land.

*“In addition to meeting the general requirements that apply in the countryside as set out in Policies CS5 and MD7a and MD7b, development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt. Further to these requirements the following development will be supported:*

- a) Limited infill development in identified Community Hubs or Clusters that accords with Policy MD3 and can demonstrate that it is sympathetic to the character of the settlement and the settlement policy, and in all other respects meets the policy tests set out in the Local Plan;*

- b) *Development on previously developed sites, which would not have a greater impact on the openness of the Green Belt than the existing development, providing the development is for employment or economic uses, defence uses, local community use or affordable housing; and the development enhances the site and its contribution to the landscape setting.”*

2.37 Policy MD17 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:*

- a) *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;*
- b) *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...”*

## 3.0 Methodology

- 3.1 A heritage asset is defined within 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” (NPPF Annex 2: Glossary)
- 3.2 The significance of the heritage assets within the existing site requires assessment in order to provide a context for, and to determine the impact of, potential development proposals. 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.” (NPPF Annex 2: Glossary).
- 3.3 Table 1 sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The Table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued – which may be judged by other aspects of merit, discussed in paragraphs 3.4 onwards.

Table 1 - Assessing heritage significance

SIGNIFICANCE	EXAMPLES
<b>Very High</b>	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.  Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
<b>High</b>	Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality.  Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with a high level of coherence, integrity, time-depth, or other critical factor(s).
<b>Good</b>	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives.  Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have good qualities in their fabric or historical association.  Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
<b>Medium/ Moderate</b>	Grade II Listed Buildings, Conservation Areas, locally listed buildings and non-designated assets that can be shown to have moderate qualities in their fabric or historical association.  Grade II Registered Parks and Gardens, Registered Battlefields, non-designated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

<b>Low</b>	<p>Assets compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic buildings or structures of low quality in their fabric or historical association. Locally-listed buildings and non-designated assets of low quality.</p> <p>Historic landscapes and townscape with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p>
<b>Negligible</b>	<p>Historic buildings or structures which are of limited quality in their fabric or historical association. Historic landscapes and townscape of limited sensitivity, historic integrity and/or limited survival of contextual associations.</p>
<b>Neutral/ None</b>	<p>Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.</p> <p>Landscape and townscape with no surviving legibility and/or contextual associations, or with no historic interest.</p>

3.4 Beyond the criteria applied for national designation, the concept of ‘value’ can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England’s Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

**Evidential value** – *‘derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.’* (Conservation Principles Page 28)

3.5 Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

**Aesthetic Value** – *‘Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive’.* (Page 30-31)

3.6 Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

**Historic Value** – *‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical*

*values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.’ (Page 28-30)*

- 3.7 Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

**Communal Value** – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.” (Page 31-32)*

- 3.8 Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

- 3.9 Historic England’s Conservation Principles also considers the contribution made by setting and context to the significance of a heritage asset.

- *“Setting’ is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”*
- *“Context’ embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.” (Page 39)*

- 3.10 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

- 3.11 Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the asset itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting being considered as the asset itself.

- 3.12 Table 2 sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial.

Table 2 - Assessing magnitude of impact

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
<b>Very High</b>	<p><b>Adverse:</b> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
<b>High</b>	<p><b>Adverse:</b> Impacts will damage cultural heritage assets; result in the loss of the asset’s quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
<b>Medium</b>	<p><b>Adverse:</b> Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><b>Beneficial:</b> Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>
<b>Minor/Low</b>	<p><b>Adverse:</b> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><b>Beneficial:</b> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
<b>Negligible</b>	Barely discernible change in baseline conditions
<b>Nil</b>	No discernible change in baseline conditions.

3.13 Aspects of impact are not considered in this document but will follow once there are sufficient details available within a masterplan to enable initial assessments of heritage impact to be made. These will be presented in an Initial Heritage Impact Assessment.

## 4.0 Historic Context

### Introduction

- 4.1 The cumulative historical significance, both tangible and intangible, of Tong, Weston Park, White Ladies Priory, Boscobel House and a series of farmsteads close to Tong, and within or close to a proposed development site, is high, and extremely complex, and relates in part, perhaps unexpectedly, to religious meanings embedded in the landscape. Aristocratic patronage has created a multi-layered panorama of early mediaeval and later elements, including the use of the Park at Tong Castle to create esoteric links to White Ladies Priory and Shackerly via avenues of trees, and subsequent manipulation of the landscape at Weston by Capability Brown, and at Tong Castle (predominantly lost), such that the Church of St Bartholomew was also incorporated into a *Picturesque* composition, linking both Castle and Tong the village.



*Blaeu's Map of Staffordshire, 1646, including Tong Castle, Weston under Lesearth (sic) and Chillington with Deer Parks*

- 4.2 The intricacies of architectural form and meaning are fundamental to the setting, including the idiosyncratic 'gaps' in Tong such as the loss of the 15<sup>th</sup> century college buildings to the south of the Church of St Bartholomew, founded at approximately the same time (*circa* 1410) which also represent the medley of ownership patterns. Tong was not exclusively in the hands of the inhabitants of Tong Castle: 'the site of the College still belonged [in 1630] to a descendant of James Wooleitch who bought it at the Dissolution of Religious Houses; a tenement and land at Tong Norton belonged to the Marion family then and till 1875; the Duncalfs owned property at Tong; Ruckley Grange belonged to Richard Vernon; the land between Lizard Grange and Burlington to Sir Richard Levison; Hubbal Grange to the Giffards, as did also land at Neachley Brook besides small freeholders owning land at Norton.'<sup>1</sup>
- 4.3 The historical, architectural and aesthetic coherence of Tong as a settlement has been tempered predominantly as a result of the construction of the M54 between 1973 and 1975, and the A41 of

<sup>1</sup> Frost Joyce, Ed., *Auden's History of Tong*, Volume 2, 2004, p12

1966 – although the latter paradoxically saved the village from the immediate effects of traffic. The contraction of the place is less Shrunken Mediaeval Village, and considerably more displacements and flattening as a result of development which destroyed the site of Tong Castle (demolished in 1954 as it had become a dangerous ruin), and severed relationships with Kilsall Hall, Tong Lodge and Neachley Hall. This is a settlement imbued with monumental historical significance, as expressed literally in the form of the Church of St Bartholomew, built from *circa* 1260, initially for Elizabeth de Pembruge, then added to and finally restored by Ewan Christian between 1889 and 1892. Hence, ‘despite a motorway nearby, the church on its mound seems to exist in a time of its own. The little village gives plenty of signs of a dignified past, fallen into disuse, but not much overlaid’<sup>2</sup>.

- 4.4 There are architectural quirks in Tong which give away its aristocratic or gentry landowner patronage: George Durant ‘the first’ acquired the entire Tong Estate in 1764 on his return from the West Indies with a fortune made in the slave trade. His part demolition of the original Tong Castle built by Sir Harry Vernon in *circa* 1500, and replacement with a vast Gothick edifice by Capability Brown (who, crucially, was working at Weston Park in 1765) seems to have influenced later descendants: the albeit scattered repetition of a curious triangular pediment identifies the ‘eccentric Gothick’<sup>3</sup> works commissioned by George Durant the Younger in the early 19<sup>th</sup> century, including the former stable block to the Bell Inn, the Pig Sty and Cow House to the north of Acorn Cottage in the village, and the extraordinary pyramidal Fowl House close to Vauxhall Farmhouse<sup>4</sup>. Each is of an approximate 1818 date, and as per the illusory nature of the architectural ‘message’ of longevity, often typical of estate owners who had bought their assets in the 18<sup>th</sup> and 19<sup>th</sup> centuries; the Rosary Lodge, reached via a drive established in *circa* 1820 is another ‘gothick essay in light and dark brick’<sup>5</sup>.
- 4.5 Tong Castle passed by acquisition from the Durant family to the Earls of Bradford in 1854-1855; thus, aesthetic patronage connecting Tong with Weston Park creates another tier of development pursued by different benefactors, generating a complex scene of landscape and architectural elements, each representing the motives and taste of the different landowners. The multilayers are, however, dominated by the Gothick very much in the Strawberry Hill tradition – note the ‘k’ – as a form of estate ‘identification’, which perhaps represents a transgression from some responses to Brown’s landscapes as a form of repetitive insipidness: Brown ‘drained the landscape of meaning and dissent’<sup>6</sup>, but Tong Castle’s Brownian landscape was just as enchanting as that he designed at Wimpole. ‘We can see how he tore down field boundaries and fences, laying the whole area smoothly to grass and naturalising two square ponds into a chain of serpentine pools. The end result, complete with a Gothic Folly, was so magical that Jemima Grey enthused: “Mr Brown has been leading me such a Circle, & his Magic has raised such landscapes to the Eye – not visionary for they were all there but his Touch has brought them out with the same Effect as a Painter’s Pencil upon canvass”...’<sup>7</sup> Crucially, Brown was not only at Weston Park at the same time, but also devised the landscape park at Chillington in Staffordshire, the estate to the south east of Tong and Weston Park, which he developed during the early part of career, such that it was ‘rooted firmly in that Arcadian tradition of the first part of the century’<sup>8</sup> and composed of relatively fussy elements.
- 4.6 So complicated are the entangled historical links, that it is enthralling to attempt to unravel the leads to monarchy, and its continuity, Catholicism, the politics of taste, vernacular architecture, estate patronage, agriculture, folklore, mythology, the *Picturesque*, landscape development of the 18<sup>th</sup> century, and the mediaeval establishment of domains whose power was expressed via the

<sup>2</sup> Harbison, Robert, cited on *Discovering Tong*, online edition, 2006 & 2017

<sup>3</sup> Historic England, List Entry No.

<sup>4</sup> Vauxhall is apparently an ironic name, presumably referring to the London pleasure gardens: Shropshire HER, 07551

<sup>5</sup> Shropshire HER, 07551, citing *Country Life*, 27<sup>th</sup> September 1946, p581

<sup>6</sup> Richardson, Tim, *Landscape Gardens: Is Capability Brown always best?*, The Telegraph, 27<sup>th</sup> August 2007, online edition

<sup>7</sup> Mayer, Dr Laura C., *A Legacy in Landscape: the Aesthetic Minimalism of Lancelot ‘Capability’ Brown*, 2016, p13

<sup>8</sup> Mayer, Dr Laura C., *A Legacy in Landscape: the Aesthetic Minimalism of Lancelot ‘Capability’ Brown*, 2016, p14

deer park and other devices of authority. 'If there be any place in Shropshire calculated alike to impress the moralist, to instruct the antiquary and interest the historian, that place is Tong'<sup>9</sup>.

## Tong

- 4.7 The village of Tong, called a 'towne'<sup>10</sup> by Camden in 1610, retains elements of what was arguably a more 'complete' form, and in erratic manifestation thanks, in part, to the rebuilding of the Old Post Office in the mid-20<sup>th</sup> century with new Neo-Georgian front, distorting its form as the Gothick Entrance Lodge to the north of Tong Castle: as each incumbent of the Tong Castle Estate, and then Weston Park, made his mark on the physical environment, what appear to be disassociated fragments survive in part. Even though fragmentary, and developed over several centuries, there are no doubt residual vistas contrived by Brown, as well as vestiges of the mediaeval landscape, but it is intriguing to consider whether the view which frames The Wrekin, with all of its associated folklore, from Hubbal Lane via the Church of St Bartholomew and Church Farmhouse and stables was ever intentional; that the settlement developed gradually suggests not, but it provides a dramatic viewpoint nevertheless.
- 4.8 These fragments include the former north gates to Tong Castle along Newport Road, which must surely correspond with the design of the Gothick Castle commissioned by George Durant in *circa* 1765 (Historic England also suggests a possible early 19<sup>th</sup> century date) characterised by Maltese and Latin crosses cut into the sandstone (repeated to a section of wall proximate to Tong Norton Farm). The accompanying 'bollards were brought from near the castle when it ceased to be lived in. The walls have similar details to that East of Convent Lodge entrance which are dated 1821, but... they are probably by its Architect, "Capability" Brown.'<sup>11</sup>
- 4.9 The settlement is made up of various styles of architecture; some are vernacular manifestations; others are strangely incoherent structures which have been disconnected from the original context driven by aristocratic patronage. Among the former are examples such as Church Farmhouse, a 17<sup>th</sup> century timber framed edifice which was purportedly where Charles Dickens wrote *The Old Curiosity Shop* when staying here when it was the Bell Inn in the 19<sup>th</sup> century; Hafod, formerly three cottages, is another example of the 17<sup>th</sup> century timber framed manner of construction, albeit which has lost its original thatch. Intriguingly, one has gothic tracery to a single window. Holly Tree Cottage, predominantly 17<sup>th</sup> century, also exhibits the stylistic articulation of George Durant the Younger via the early 19<sup>th</sup> century addition to the rear, consistent with several other buildings in Tong; the Red House is broadly concomitant with the purchase of Tong Castle George Durant, his father: dated 1766, it exhibits several architectural motifs which recur broadly locally, including the projecting keystones to the windows, the symmetrical, three-storey façade, and the slim side view – and the composition in red brick.
- 4.10 The College which formerly stood to the west of the Church, founded in 1448, and which 'survives as largely buried structures, layers and deposits', received endowments of land in Tong in the 15<sup>th</sup> century. The associated collegiate Almshouses of the same period endure as remains, defined by an arched doorway – and represent the village, apparently diminished in extent, to the south of Newport Road as per a map of 1814 showing a cluster of buildings proximate to the extant gates. The church, a formidable structure, 'still [showing] scars if war where it was attacked by Parliamentary cannon during the Civil War'<sup>12</sup>, was begun in 1260, and then rebuilt in *circa* 1410 for Elizabeth de Pembruge ('that no doubt marks the beginning of the Perpendicular church'<sup>13</sup>), with an addition of the south chapel in 1515. It is of note that 'the place to visit in Shropshire for mediaeval

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<sup>9</sup> Eyton, R.W., Rev., cited on *Discovering Tong*, online edition, 1854 & 2017

<sup>10</sup> Camden, William, *Britain, or, a Chorographical Description of the most flourishing Kingdomes England, Scotland and Ireland*, 1610, online edition

<sup>11</sup> Historic England, List Entry No. 1054608, 29<sup>th</sup> August 1984

<sup>12</sup> Kinross, John, *Castles of the Marches*, 2015, p61

<sup>13</sup> Pevsner, Nikolaus, *The Buildings of England – Shropshire*, 1958, p23

monuments is Tong. There are six monuments to members of the Vernon family here dating from between 1450 and 1520, one of them being connected with a whole large chantry chapel, and one being of a type known abroad but unique in England, the frontal demi-figure of Arthur Vernon... placed on a bracket in the chapel.<sup>14</sup> It is doubtful 'if any other village or provincial church in England contains within its walls so many beautiful and costly monuments to the memory of so many noble families as this little Westminster. You see here how and when these various families intersected with each other in wedlock and interweaved the new branches they put forth as a result of their union.'<sup>15</sup> Crucially, the church appears to have performed a role in the pictorial composition devised by Brown in the mid-18<sup>th</sup> century as an eye-catcher seen from the south, and incorporated as part of the pictorial composition seen from Tong village – and one with particular historic meaning.

### Tong Castle

- 4.11 What is intriguing about the early history of Tong Castle is the relative transience of tenure (even within the same families), thereby compounding the potential for changes to the buildings and landscape, although this appears to have conformed to the archetypal mediaeval panorama with deer park at its inception. Its early history is dominated by the Vernon family – into which Juliana, daughter of Sir Fulk de Pembrugge had married in the mid-14<sup>th</sup> century, although her death in 1410, 'enabled [Sir Richard Vernon] to recover a substantial share of his patrimony... Thus, on his coming of age, Vernon also became owner of the castle and lordship of Tong'<sup>16</sup>.



*Map of Shropshire, Christopher Saxton, 1577, showing a paling fence deer park at Tong Castle; Weston Park was not depicted with the same enclosure: Chillington, to the south east, was*

- 4.12 Christopher Saxton's, and Joan Blaeu's maps of the mid-16<sup>th</sup> century and 17<sup>th</sup> centuries respectively delineate a deer park with paling fence at Tong Castle (and at Chillington, but not

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<sup>14</sup> Pevsner, Nikolaus, *The Buildings of England – Shropshire*, 1958, p25

<sup>15</sup> Burritt, Elihu, cited on *Discovering Tong*, online edition, 1868 & 2017

<sup>16</sup> Roskell, J.S., Clark, L., & Rawcliffe, C., Eds., *The History of Parliament: the House of Commons 1386-1421*, 1993, online edition 2018

Weston Park) – apparently recorded as ‘from thence across the bottom of widow Harrison’s field unto the corner of Tonge Park pale... There seems to be little doubt that the Park belonging to Tong Castle was enclosed with pales, and extended from the present brook at Tong Park Farm northward to Hubbal and possibly to the foot of the Knoll. There is no reason why it should not have done so, as the Offoxey Road is a comparatively new one... substituted for the old tortuous way by the Knoll House, passing not far from the old Tithe Barn to the White Oak.’<sup>17</sup> Any residual elements of the Tong Castle deer park, extant by 1273<sup>18</sup>, are difficult to discern, given that it was disparked by 1725, and the Castle uninhabited.

- 4.13 Thomas Harris or Harries, lawyer, and member of Lincoln’s Inn, involved in the legislation relating to the securing of a new town Charter for Shrewsbury in 1584, and knighted in 1603, purchased Tong Castle in 1613 from Sir Edward Stanley. His wife, Ellinor Harres (*sic*), was ‘the daughter of Roger Gifford of Lindon, physician to Queen Elizabeth, and was also a most munificent benefactor to Tong’<sup>19</sup>. At the outbreak of the Civil War, the Castle was in the hands of William Pierrepoint, who had ‘come to it about 1626 by his marriage with Elizabeth, daughter and eventual heiress of Sir Thomas Harris.’<sup>20</sup> Pierrepoint was, despite attempts to retreat into his private life, engaged by the King as Royal Lieutenant General for Lincoln, Rutland, Huntington and Cambridge in 1643, and was killed in July of that year. In 1645, Tong Castle was a microcosm of national political upheaval: ‘first the King had it, then the rebels got it; the Prince Rupert took it and putt in a garrison, who afterwards burnt it when he drew them out to the battaile (*sic*) of York.’<sup>21</sup>



*View of Tong Castle, Samuel Buck, 1721; defensive, utilitarian, imposing, but not aesthetic*

- 4.14 Care, however, must be taken in relation to the Civil War records for Tong Castle: there are often conflicting accounts, and various battles mentioned which may or may not be accurately documented, although it is probable that the Castle was indeed burned down in 1645 ‘lest they [including Rouse Castle and Lea Hall] should be advantageous to the Parliament’<sup>22</sup>. It must have been standing when the King’s troops marched through Tong in May 1645 when the church was described as ‘faire... the windows much broken yet divers ancient coates of armes remaine. A

<sup>17</sup> Griffiths, G., *History of Tong and Boscobel*, 1894, pp132-137, cited by the Shropshire HER, 01848

<sup>18</sup> Stamper, Paul, Dr., *Tong Castle: A Shropshire Brown Commission*, online edition, 2007

<sup>19</sup> Frost Joyce, Ed., *Auden’s History of Tong*, Volume 2, 2004, p25

<sup>20</sup> Frost Joyce, Ed., *Auden’s History of Tong*, Volume 2, 2004, p37

<sup>21</sup> Frost Joyce, Ed., *Auden’s History of Tong*, Volume 2, 2004, p39; citing John Holland

<sup>22</sup> Frost Joyce, Ed., *Auden’s History of Tong*, Volume 2, 2004, p39; citing the *Weekly Account* of Mar.4. 1644-1645

fayre old castle near this church: called Tong Castle belonging to Peirpoint this 18 years: it was the ancient seate of Stanley who came to it by marrying Vernon of the Peak at Haddon.'<sup>23</sup>

- 4.15 The Pierrepoints, the Dukes of Kingston from 1715, remained at Tong Castle until just after the mid-18<sup>th</sup> century when it was sold to George Durant. An estate map made during their tenure, however, and dating to 1739 when in the custodianship of Evelyn Pierrepont, 2<sup>nd</sup> Duke of Kingston-upon-Hull, shows two avenues of trees – one of which appears to be directed at White Ladies Priory to the north east; the other at the old deer park, and Shackerley to the south east. It was relatively common during the period to find geometric and 'axial formal avenues of trees radiating from the principal house and feature points'<sup>24</sup> focussed on specific elements, and found at numerous sites, including Castle Kennedy in Scotland, Castle Howard in North Yorkshire, and Blenheim in Oxfordshire, but the death of their proponents, royal gardeners, George London, Henry Wise – and Charles Bridgeman marked 'the end of the great fashion for avenue planting'<sup>25</sup>.



*Tong Estate Map, anonymous, 1739: showing Tong Castle centre left; note the trajectory of both the avenues of trees, since gone, the northernmost of which appears to be focussed on White Ladies Priory, Shropshire Archives*

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<sup>23</sup> Frost Joyce, Ed., *Auden's History of Tong*, Volume 2, 2004, p42

<sup>24</sup> West, Sebastian and Heath, Eric, *Trees and the Historic Environment*, Building Conservation, online edition, 2014

<sup>25</sup> Eburne, Andrew & Taylor, Richard, *How to Read an English Garden*, 2016, p72



*View of Tong Castle in its Gothick incarnation, circa 1780*

- 4.16 Hence, ‘long before the arrival of “Capability” Brown on the scene... the park was a designed landscape, with an immense pedigree, loaded with significance and meaning’<sup>26</sup>, and this evidently applied to the Tong Castle Park layout prior to Brown’s changes. There was also a propensity, in the first part of the 18<sup>th</sup> century to incorporate into landscape gardens and architectural design British national figures of significance, imbued with political and heroic meaning: the Temple of British Worthies of 1734 at Stowe by William Kent with its niches for sixteen busts of Inigo Jones, Alexander Pope and William Shakespeare among others, represents the genre; the apparent focus on White Ladies Priory at Tong might be an allusion to a comparably ‘worthy’ Charles II, but also act as a device to suggest the Estate extended beyond its boundaries, and was embedded in the natural landscape beyond.

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<sup>26</sup> Arnold, Dana & Peters Corbett, David, *A Companion to British Art: 1600 to the Present*, 2016, p378



*Estate Map of 1796, Sam Botham  
Shropshire Archives, SA5233/1*

- 4.17 Within a year of his purchase from the Duke of Kingston, George Durant, however, had commissioned Lancelot 'Capability' Brown in 1765 to improve the landscape park at Tong Castle, although his role appears to have been limited to advisory responsibility, and provision of a scheme (including the house: his account books record 'Various plans for the alterations of Tong Castle. My journeys there several times... Various plans and elevations made for Tong Castle...'<sup>27</sup>): 'there are no records of further payments [in addition to the proposals], which may mean that Durant carried out Brown's proposals himself.'<sup>28</sup>
- 4.18 Angus records that Durant 'was his own Architect on the Occasion' of replacing 'on the Scite (sic) of the old Castle...' the new house, 'which is grand and striking [and] stands nearly corresponding with the Cardinal Points, in a healthy, fruitful and pleasant Plain, excellently well wooded and watered. It has one noble and elegant Front towards the East... and another to the West, with the most captivating and extensive rural Prospects... The Fronts are of durable Stone, built in the most regular and superb Stile (sic) of Gothic Architecture, adorned with Turrets, Towers, and stately Gothic Domes.'<sup>29</sup> Brown's plans appear to have transformed the previously formal lakes around the Castle into more 'natural' features, so that the South Pool became much more serpentine; a dam was installed to the north of the Castle to form North Pool, in addition to the creation of two further lakes, Norton Mere and Lodge Lake. In addition, Brown appears to have promoted a new meandering route for the carriage drive from Tong village, past the east side of the church, and running alongside the lake to the 'tree-framed' house beyond. A comparison of the 1739 and 1796

<sup>27</sup> Stamper, Paul, Dr., *Tong Castle: A Shropshire Brown Commission*, online edition, 2007

<sup>28</sup> Tong Castle, Shifnal, Shropshire, Capability Brown 300 Years, online edition, 2017

<sup>29</sup> Angus, William, *The Seats of the Nobility and Gentry: In Great Britain and Wales in a Collection of Select Views*, Engraved by W. Angus, February 1787, plate XX

estate maps reveals the removal of the formal elements from the Park, including the plantation or wilderness to the south boundary, criss-crossed by geometric pathways radiating from the centre, and the two avenues of trees. The Parkland became relatively open; the plantation was replaced with an 'organic', curved woodland plot. Castle Wood was planted.



*Tong Castle, 18<sup>th</sup> century, British school (naive); the large tree to the left might be a remnant of the avenue of trees shown in 1739 – pointing towards White Ladies Priory*

- 4.19 During the transformation of Tong Castle from Tudor edifice to Gothick 'palace', when Durant demolished Sir Henry Vernon's old castle, according to *The Gentleman's Magazine* of 1845 (Vol 177), he spent £100,000 (the modern equivalent of more than £7million) 'including the formation of several superb artificial drlakes... Tong Castle is a magnificent specimen of "modern Gothick" as represented in Neale's *Views of Seats*. With respect to its internal decorations, it has long ranked high among the virtuosi, as possessing some of the choicest gems of the fine arts. Some of the pictures have been purchased at an enormous price... The castle also possesses a number of bas-relievos and specimens of choice sculpture...' <sup>30</sup> Furthermore, the 'Apartments are fitted up and finished with uncommon Splendour, and contain one of the largest and best selected Collection of capital Paintings, and other Works of Vertu, to be met with in this Kingdom.' Crucially, 'the Garden contains four Acres, walled round, well furnished with Fruit-trees, and enriched with delightful Shrubberies. North East of the Castle, at the Distance of about 600 yards (in the Park) stands the venerable Parish Church of Tong, a much-admired piece of Antiquity, which forms a very pleasing Object, and is remarkable for containing one of the largest Bells in England, as well as many rich, elegant, and ancient Monuments.'<sup>31</sup>
- 4.20 'Hence, Durant appears to have been a man of taste; and engaged the 'immensely fashionable'<sup>32</sup> Brown approximately twenty years into his career, despite new aspects, such as an 'arrangement of space... [which] was equally up to date: the hall was no bigger than either of the drawing rooms'<sup>33</sup>, his new house was either ridiculed for fantastical architecture defined by ogee arches, 'Baroque domes and Jacobean cupolas'<sup>34</sup>; or was perceived as pioneering, denoting the first instance of the Gothick in Shropshire. Nevertheless, 'if you were anyone in Georgian society, your garden would have been designed by Lancelot "Capability" Brown. Wealthy lords and ladies, and even the royals, commissioned Brown to landscape their vast estates, which revealed much about

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<sup>30</sup> Jeffries, F., *The Gentleman's Magazine*, Volume 177, 1845, p265

<sup>31</sup> Angus, William, *The Seats of the Nobility and Gentry: In Great Britain and Wales in a Collection of Select Views*, Engraved by W. Angus, February 1787, plate XX

<sup>32</sup> English Heritage, *Capability Brown: The Man who Changed English Landscapes Forever*, 28<sup>th</sup> December 2016, online edition of blog

<sup>33</sup> Stamper, Paul, Dr., *Tong Castle: A Shropshire Brown Commission*, online edition, 2007

<sup>34</sup> Stamper, Paul, Dr., *Tong Castle: A Shropshire Brown Commission*, online edition, 2007

their status and style. Moving from formal to functional with sweeping lawns and key focal features, Brown revolutionised gardening in England.<sup>35</sup>



*A View of 'The Park' at Tong Castle, circa 1800 – with Tong Church as Picturesque ornament, and Brown's new carriage drive leading to the house. The Castle is now demolished, and the composition severed  
RIBA SC187 [SALOP4]*

- 4.21 Durant's funeral was held at Tong Church (there does not appear to have existed a separate estate church at the Castle): 'crowds of tenants and villagers assembled in the churchyard and castle demesne... The church was crowded to excess, and after the first part of the funeral service... the children of the school assembled round the bier, and sung a hymn selected by Mr Durant previously to his decease... The Tong Castle estate goes into the hands of the executors of the late George Eld Stanton Durant esq. eldest son of Col. Durant, who reside in Ireland, and will have the management of the estate until the heir, who is now sixteen, attains his majority.'<sup>36</sup>

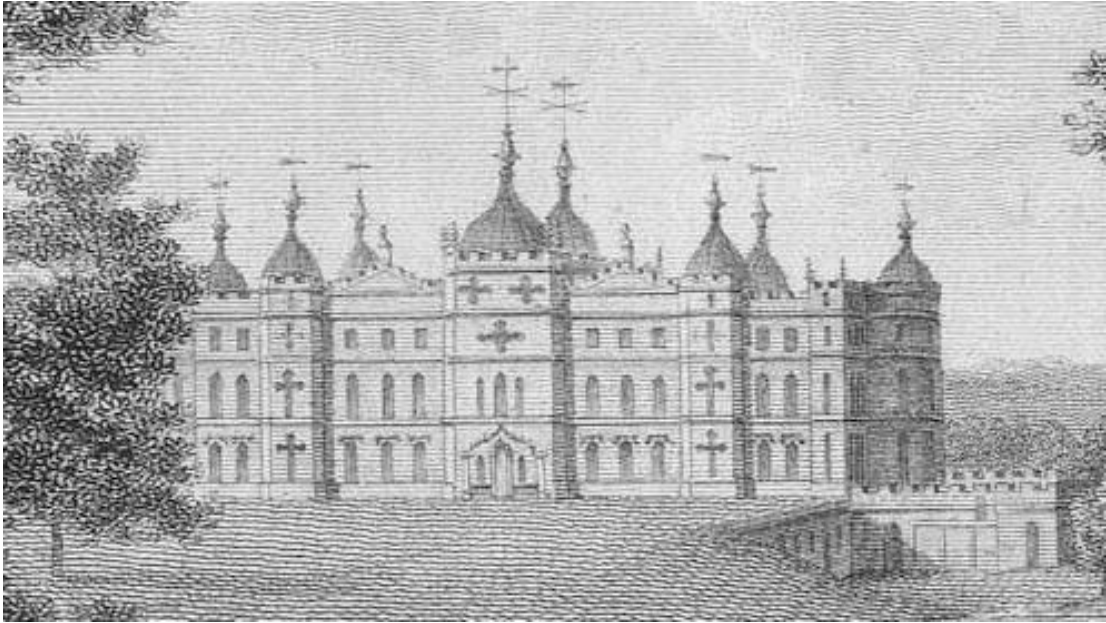
*His sentiments were liberal  
His disposition humane  
His manners polished  
Happy alike in his mental  
And in his personal accomplishments<sup>37</sup>*

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<sup>35</sup> English Heritage, *Capability Brown: The Man who Changed English Landscapes Forever*, 28<sup>th</sup> December 2016, online edition of blog

<sup>36</sup> Jeffries, F., *The Gentleman's Magazine*, Volume 177, 1845, p206

<sup>37</sup> Memorial to George Durant in the Church at Tong, 1780



*18<sup>th</sup> century view of the fantasy Gothick Tong Castle by Lancelot 'Capability' Brown*

- 4.22 The 1814 map shows that Tong Castle Park was not as heavily wooded as Chillington; and was also more 'open' than Weston. That it was smaller, and submersed within the landscape, less defined by woodland or boundaries – a consequence of Brown's schemes – perhaps means it is less obvious now. What might be purely coincidental is that the front of Brown's Tong Castle faced White Ladies Priory, albeit at some distance, but on a direct line – clear on later maps, including the 1881 OS.
- 4.23 The Tong Castle Estate was sold in 1855 by the Durant family to the Earl of Bradford, 'and the contents of the house were also sold by public auction... Lord Bradford contemplated pulling down the castle, and we are probably mainly indebted to the antiquarian spirit of captain Thorneycroft that that intention was not carried out.'<sup>38</sup> It is fortunate that 'one of the most numerous and eccentric collections'<sup>39</sup> of the 19<sup>th</sup> century and in the county was preserved, at least in diminished part – those constructions, commissioned by George Durant the Younger, comprised 'numerous structures of a picturesque, whimsical or eccentric nature, many of them carrying equally odd or humorous inscriptions. Those in the grounds of Tong Castle included... 'a second elaborate gate surmounted by Aeolian harps inscribed with lines from Sir Walter Scott's *Lady of the Lake*.'<sup>40</sup>

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<sup>38</sup> *The Journal of the British Archaeological Association*, 1861, Volume 17, p147

<sup>39</sup> Shropshire HER, 07551

<sup>40</sup> Shropshire HER, 07551



Map showing the spatial relationship between Tong Castle, Weston Park and Chillington Park, Robert Dawson, 1814

British Library, OSD 208



OS, 1881 – with New Farm Buildings lower right



*OS Map, 1901, showing the relationship between Tong and Weston Park*

### **Boscobel House**

*In that fair part where the rich Salop gains  
An ample view o'er all the Western plains  
A grove appears which Boscobel thy name,  
Not known to maps; a grove of scanty fame.  
And yet henceforth no celebrated shade  
Of all the British groves shall be more glorious made.*

- 4.24 Cowley's *Sylva* Book VI, renders Boscobel a near-anonymous place, yet rightly imbued with unambiguous national significance. The house was, in 1945, in the ownership of the Earl of Bradford<sup>41</sup> and is legendary as the hiding place of Charles II for three days in September after the defeat at the Battle of Worcester in 1651. When *Country Life* wrote about the house in the mid-20<sup>th</sup> century, it was 'almost empty', but is now set out by English Heritage in a 19<sup>th</sup> century style, and curated as a set, providing understanding of the Victorian interpretation of the tumultuous years in the mid-17<sup>th</sup> century. 'It is a re-creation which can only be described as unusual; representing what Walter Evans and his daughters (Boscobel's nineteenth century owners) believed the property was like when Charles II made his famous visit after the battle of Worcester. Romantic conjecture rather than historical accuracy was the hallmark of the Evans' reconstruction. For example, outside walls were painted to resemble timber-framing and authentic casements were taken out and replaced by sash windows. Ideas based on fiction rather than fact were taken up with enthusiasm in this attempt to make the house fit the legend'.<sup>42</sup>

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<sup>41</sup> Wainwright, Clive, Boscobel House, Shropshire, A Property of English Heritage, *Country Life*, October 17<sup>th</sup> 1991, p70

<sup>42</sup> Morgan, Angela, Interpreting a Legend, *Traditional Homes*, December 1988, p33

- 4.25 Hence, the representations of Boscobel by visual and literary media must be considered with some caution, but the King's escape is commemorated with the Monarch's Way<sup>43</sup>, a six hundred and fifteen mile walk from Worcester to Shoreham, part of which circumnavigates Tong having come via Meashill Farm and White Ladies Priory, before travelling northwards towards the Offoxey Road and Tong Norton. Again, the accuracy of the route is not certain, allowing for changes in the landscape such as Enclosure, agricultural methods and patterns of ownership, but it seeks to observe the course King Charles II would most likely have followed. Thus, the landscape is permeated with historical correlation with what could be considered one of the most critical phases in British constitutional survival.



*Boscobel House and White Ladies, Robert Streeter, circa 1670  
Royal Collection Trust, RCIN 404761*

- 4.26 The view of Boscobel House and White Ladies by Robert Streeter of *circa* 1670 compresses a mile of scenery into a single perspective and is almost capriccio-like in its perversion of the topography, but necessary as a device to inform the viewer of the significance of the two locations in the survival of the monarchy via the natural landscape, and the camouflage it – and its people – provided. The King was, therefore, closer to nature; indeed, a 'natural ornament while a republican army is a monstrous aberration.'<sup>44</sup> The depiction also represents, to some extent, order over nature, a characteristic of early British pictures of the 17<sup>th</sup> century, including the birds-eye views of the period.

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<sup>43</sup> Founded by Trevor Antill; quoted as six hundred and twenty five miles on the Monarch's Way website, 2017

<sup>44</sup> Royal Collection Trust, Boscobel House, online catalogue note, 2017



*Boscobel House, described by Frost as a shelter for Catholics  
Taken from Frost, 2004, p21*

- 4.27 This is the acme of 17<sup>th</sup> century national history represented in this single work, much of which is now not quite tangible, and as a result, partly consumed by mythology, although the 'King's own encouragement of its repetition at his Restoration nine years later... [meant that it] became a central part of the Restoration celebrations in 1660... Within the year Thomas Blount's *Boscobel; or, the History of His Sacred Majesties Most Miraculous Preservation after the Battle of Worcester* had been published.'<sup>45</sup> What is notable, even in relatively modern accounts of this episode, is inconsistencies in details such as dates, including when the King arrived. Crucially, 'knowledge of events at Boscobel, like so much of our history, is buried deep in our folk memory... Many... will have drunk at least once in a pub called the Royal Oak, probably without giving a thought to the events of 1651.'<sup>46</sup>
- 4.28 Nevertheless, those events culminated in evasion of Cromwell's troops, and apparently on the advice of the Giffard family of Chillington Hall in Staffordshire, Charles II made his way to 'a place called White Ladys, hard by Tong-castle...'<sup>47</sup> The language used to describe the proximity of the Castle and priory is intriguing, suggesting immediate association by geography. Boscobel was then in the hands of the Giffards, a Catholic family whose 'White Ladies' 'might have also served as a hiding place for Catholic priests... it was seated in the midst of the woods [and] was an ideal place for Charles to seek refuge.'<sup>48</sup> The prospect shows White Ladies Priory, then a country house, at which Charles I arrived with Charles Giffard on 3<sup>rd</sup> September, and was disguised the next day as a

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<sup>45</sup> Stacey, Nicola, *An Obscure Habitation: Boscobel House and its Recusant Background*, in English Heritage Historical Review, Volume 6, 2011, p29

<sup>46</sup> Wainwright, Clive, Boscobel House, Shropshire, A Property of English Heritage, *Country Life*, October 17<sup>th</sup> 1991, p70

<sup>47</sup> Wainwright, Clive, Boscobel House, Shropshire, A Property of English Heritage, *Country Life*, October 17<sup>th</sup> 1991, p70

<sup>48</sup> Wainwright, Clive, Boscobel House, Shropshire, A Property of English Heritage, *Country Life*, October 17<sup>th</sup> 1991, p70

woodman in the company of the tenant, Richard Penderel, portrayed in Fuller's scene in Boscobel Wood. Following an abortive escape attempt, the King hid in the Wood (in the infamous oak tree, the 'descendant' of which survives at Boscobel), before making his way on the 7<sup>th</sup> September to Moseley Old Hall near Wolverhampton.



*King Charles II in Boscobel Wood, Isaac Fuller, circa 1655-1670  
National Portrait Gallery, London, 5248*

- 4.29 There is some debate about the purpose of Boscobel House: *Country Life* referred to it in 1991 as a hunting lodge<sup>49</sup>, but an investigation carried out by Nicola Stacey of English Heritage in 2011 concluded that its 'key function may have been to serve as a hub for Catholic communication in an era of persecution'<sup>50</sup>. It was indeed described as a 'sporting seat of the Giffards'<sup>51</sup> in the 18<sup>th</sup> century by John Byng and apparently used for hunting parties, but that the suggestion that it was used as a place of concealment is consistently revisited throughout literature is compelling; Stacey's work, however, concurs that the structure, commenced in circa 1621, is less associated

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<sup>49</sup> Wainwright, Clive, Boscobel House, Shropshire, A Property of English Heritage, *Country Life*, October 17<sup>th</sup> 1991, p70

<sup>50</sup> Stacey, Nicola, *An Obscure Habitation: Boscobel House and its Recusant Background*, in English Heritage Historical Review, Volume 6, 2011, p29

<sup>51</sup> Stacey, Nicola, *An Obscure Habitation: Boscobel House and its Recusant Background*, in English Heritage Historical Review, Volume 6, 2011, p30

with hunting, than with Catholicism: 'for its true origins, it may be that we should look instead to Giffard's associates, his cultured Catholic friends and family, and to the restricted circumstances of the Catholic gentry in the early 17<sup>th</sup> century. Boscobel offered both privacy and opportunity. It was the most retired place for concealment in all the country, an obscure habitation, whose survival rests, perhaps entire, on a flash of fame in 1651.'<sup>52</sup>



*The Boscobel Oak with a Medallion of William Penderel, 1651, George Alsop (active 1719-1730): Penderel or Pendrill assisted in the concealment of King Charles II  
National Trust, Moseley Old Hall 477507*

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<sup>52</sup> Stacey, Nicola, *An Obscure Habitation: Boscobel House and its Recusant Background*, in English Heritage Historical Review, Volume 6, 2011, p43



*Boscobel House, 18<sup>th</sup> century*



*Boscobel House, circa 1800, J. Walker*

### **White Ladies Priory**

- 4.30      Founded in *circa* 1186 for a small community of Augustinian nuns, ‘much of the walls of the late 12<sup>th</sup> church survives, within a rectangular enclosure, used until 1844 for Catholic burials’<sup>53</sup>. Indeed, there appears to have existed a reciprocal arrangement *viz* Protestant and Catholic interments in Tong and at White Ladies: in the late 17<sup>th</sup> century there are records of burials from White Ladies at Tong (Protestant), including Griffith Tolley (November 20<sup>th</sup>, 1697), Judy Giles (January 2<sup>nd</sup>, 1698), Magdalen Mary (September 23<sup>rd</sup>, 1698), and Mary Yates ‘of the White Ladies’ on January 21<sup>st</sup>, 1700. At the same time, two parishioners of Tong were buried at White Ladies, recorded as

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<sup>53</sup> Newman, John, *The Buildings of England – Shropshire*, 2006, p695

Isabella Duncalf, and John Rogers, the 'son-in-law of Richard and Mary Pendrill of Hubbal, by his marriage with their daughter Ann, who was nursed by the King in 1651'<sup>54</sup>.



*View of the ruinous White Ladies Priory, August 9<sup>th</sup> 1791*

- 4.31 The wealth of the Priory was not immense, despite the interest of King John in the 13<sup>th</sup> century: in '1535 there were just six nuns left, with an annual income of £17. The following year, it was one of the first religious houses to be suppressed, though four nuns apparently remained until 1538. After the suppression... most of the convent buildings were taken down, though parts of the church remained.'<sup>55</sup> 'Every house of monks, canons or nuns in mediaeval England held estates which sustained it, and no study of monasticism should neglect the impact on the landscape beyond the precinct walls...'<sup>56</sup> White Ladies Priory held a scattering of (obscure) lands in Nottinghamshire, Derbyshire and to the west and south of the main site, including – by the Dissolution – in Tong, Shrewsbury, Bridgnorth, Donington and Sutton Maddock.
- 4.32 Those remaining buildings appear to have been little altered throughout their history as a religious house, and was 'mean in size and never had a central tower'<sup>57</sup>, but White Ladies Priory's distinction is that it was in the hands of the Giffard family in 1651, and was used for the purposes of hiding Charles II, masquerading as a woodman courtesy of the Pendrills, before he was sent on to Boscobel half a mile away. It was here that the 'sympathetic housekeepers took to disguising Charles, including cutting his hair short to make him more closely resemble a roundhead than a Cavalier and rubbing his face with ash from the heath to make him look like a peasant.'<sup>58</sup> In 1841, the Priory was described as a 'picturesque ruin, situated in a sequestered spot'<sup>59</sup>.

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<sup>54</sup> Frost Joyce, Ed., *Auden's History of Tong*, Volume 2, 2004, p89

<sup>55</sup> English Heritage, History of White Ladies Priory, online website 2017

<sup>56</sup> White, Graeme, J., *The Mediaeval English Landscape, 1000-1540*, 2012, p157

<sup>57</sup> White, Graeme, J., *The Mediaeval English Landscape, 1000-1540*, 2012, p157

<sup>58</sup> Barentine, John C., *The Lost Constellations*, 2015, p345

<sup>59</sup> Knight, Charles, *The Penny Cyclopaedia of the Society for the Diffusion of Useful Knowledge*, volume 21, 1841, p443

## Weston Park



*Modern view to the north east – Weston Park, Marcus May  
Private Collection*

- 4.33 'Weston Park is not as well-known as it deserves. Paine's Temple of Diana, one of the finest of garden buildings, alone makes it worth a visit... the parkland, Brown's pleasure grounds and the formal gardens by the house are all outstandingly attractive'<sup>60</sup>. Weston Park retains early mediaeval elements, not least remnants of the deer park to the south east end of the Park which was developed prior to the building of the extant house – although curiously not depicted in the same way as at Tong Castle and Chillington by Saxton and Blaeu in the 1570s and 1640s – but a moated site to the same location dating to *circa* 1250-1350<sup>61</sup>. The patrons of this landscape are not clear: 'little is known of the origins of the park apart from a mention in fourteenth century documents; and in Leland's notes on Staffordshire families (1506)... and tells us that there was a parke (*sic*) of his [John Mytton, Sheriff of the County of Stafford] at Weston'<sup>62</sup>.
- 4.34 Between the 15<sup>th</sup> and 17<sup>th</sup> centuries, the manor of Weston was held by the Myttons: its extant form is very much a result of female patronage – unusually so – and pioneering for the use of classical architecture at a relatively early date in *circa* 1671. The Park at this date appears to have been divided into two: an upper and lower park for red and roe deer, indicative of a utilitarian landscape, rather than tamed or formal. Elizabeth Mytton had married Sir Thomas Wilbraham, but they remained childless, and the estate passed to the Newport, later Bridgeman family. 'After the property was assigned in 1763 to Sir Henry Bridgeman, later Baron Bradford, he spent over £12,000 on improvements to the house, grounds and home farm buildings, bringing in, among other contractors, Lancelot Brown.'<sup>63</sup>
- 4.35 Rocque's map of *circa* 1752, which predates Bridgeman's tenure and Brown's work by more than a decade, represents the early 18<sup>th</sup> century predilection for the geometric, and the axial: the house is focussed via an avenue of trees to the south towards 'Tong Noule' (a phonetic spelling of Knoll which cannot be found elsewhere), prior to its being wooded, with another vista directed towards what is annotated as Weston Park, a heavily forested, square enclosure leading down towards Boscobel Wood. This is a rather 'simplistic' landscape lacking the apparent historical associations that were present at Tong Castle in the early to mid-18<sup>th</sup> century, although there are some suggestions that Tong Knoll may be connected with Arthurian legend.<sup>64</sup> 'Mees Hill' is shown to the

<sup>60</sup> Taylor, Patrick, *Gardens of Britain and Ireland*, 2008, p195

<sup>61</sup> Historic England, Scheduled Monument No. 21520

<sup>62</sup> Mostyn-Owen, William & Sawtell, Richard, *Weston Park* guidebook, n.d., pXLI

<sup>63</sup> Historic England, Register of Historic Parks and Gardens, Site Reference No. 1352, 1<sup>st</sup> December 1984, Grade II\*

<sup>64</sup> Carman, Justice Neale, *A Study of the Pseudo-Map Cycle of Arthurian Romance*, 1973, p79

south, along with Hill Farm and Weston Mill – suggestive of the principal landmark buildings in the area.

- 4.36 The ‘interaction’ of the landscape at Weston Park with the fields beyond (and proposed development site) is partly aesthetic and partly historical. What is compelling is that Lancelot ‘Capability’ Brown was here – and at the Tong Castle estate simultaneously in the 1760s for different patrons, but it makes for an intriguing possible aesthetic cross-over between the two. The Knoll, shown as a distinctive feature by Rocque, was, as elsewhere (Wimpole, Berrington etc.), quarried by Brown (west end): ‘there pits not only bring out the dramatic in the composition, they might also show off the value of the place as a source of materials.’<sup>65</sup> The Knoll here had already been quarried by Lady Wilbraham for the first construction of the house in 1671.



John Rocque's Map of Staffordshire, circa 1752

- 4.37 One of Brown's first acts for Sir Henry Bridgeman, who had inherited Weston in 1763, was to design the ha-ha to exclude deer to the south of the estate and grounds; a year later he was proposing a new Menagerie and Dairy, as well as Greenhouse (actually the Temple by Paine), and to 'continue the ha-ha up the side of what is now Temple Wood'<sup>66</sup>. Furthermore, the "Old Park" was still a discrete entity in 1775, although by then it was conjoined to the west by Weston Park, the landscape park associated with the Hall. That was created at about the time of, and presumably in association with, Brown's work on the pleasure grounds and the Hall's surrounds in the later 1760s.' In circa 1855, the 2<sup>nd</sup> Earl Bradford purchased the Tong Estate, which enabled the Park to

<sup>65</sup> Phibbs, John, *Place-making: The Art of Capability Brown*, 2017, p80

<sup>66</sup> Mostyn-Owen, William & Sawtell, Richard, *Weston Park* guidebook, n.d., pXLIII

be extended to the south by circa one km, to take in the high ground rising up the Tong Knoll, itself bought in 1867 as part of a second round of land purchases in Tong.<sup>67</sup>



*Capability Brown's Plan for Weston Park, 1765*  
*Staffordshire Archives D1287/M/999*



*OS Map, 1900*

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<sup>67</sup> Shropshire HER, 20742

- 4.38 Knoll Tower was built as an eye-catcher, or flag tower<sup>68</sup>, in 1883 on land formerly in the boundaries of the Tong Castle estate. Constructed in the Tudor Gothic style, it can be seen (since the removal of proximate trees), from some distance away. It marks the pinnacle of Tong Knoll, and although it alludes to the longevity of the estate in the styles of architecture, the input of the Gothic is minimal; the battlements are less picturesque, and therefore coordinating with the themes in Tong, and more commanding, imposing as an expression of unassailable ownership.

**White Ladies Farm**

- 4.39 White Ladies Farm lies beyond the proposed development site to the south east, but is related to other sites by virtue of its corroborating and continuing a pattern of dispersed farmsteads, along with Meashill Farm and Offoxey Farm. In 1901 it was inhabited by Job Brown, farmer, and family (no farm staff recorded).

**Tong Park Farm**

- 4.40 Dated 1736, Tong Park Farm is shown on the anonymous estate map made three years later in 1739.

**Meashill Farm**

- 4.41 Meashill Farm was 'first identified and classified by the Historic Farmsteads Characterisation Project in 2008-2010, largely from the... 1900 OS map.' It is composed in red brick, with a hipped slate roof, and laid out on a 'regular courtyard F-Plan' with a house of the 18th century which is 'detached, gable on to yard.'<sup>69</sup> The structure is exceptional for its use of the 'English Bond as late as the early 19th century'<sup>70</sup> The Farm is relatively scantily documented, save for details relating to the sale of farming stock in 1911, as part of the Nock and Joseland client files held by Wolverhampton City Archives<sup>71</sup>; in 1921 it was inhabited by S.M. Brown, shire horse breeder. It is unlikely that it formed an element in a landscape composition, but it does have associations with White Ladies Priory being on a part of the route which purports to retrace the route Charles II took in 1651, and is in proximity to Hubbal Grange, Richard Penderel or Pendrill's cottage where the King may have rested.<sup>72</sup>

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<sup>68</sup> Historic England List Entry No. 1054379, 26<sup>th</sup> May 1955

<sup>69</sup> Shropshire HER, 26169

<sup>70</sup> Shropshire HER, 17640

<sup>71</sup> Wolverhampton City Archives, D-NAJ/C/1/T11

<sup>72</sup> Conduit, Brian, *Battlefield Walks in the Midlands*, 2004, p104

## 5.0 Heritage Assets

- 5.1 As a result of our desk-based and site-based assessments, the designated heritage assets which have a close or perceptible relationship with the site are set out below. The list below contains assets identified taking a broad consideration of their relationship with the site and how development on the site may relate to them.
- 5.2 The tables below provide a summary of the heritage assets likely to require further assessment in due course in terms of potential impact. A detailed assessment of their significance is provided in the following Gazetteer.

REFERENCE NUMBER	LISTED BUILDINGS	GRADE
MW 01	St Bartholomew Church	Grade I
MW 02	Durant Cross	Grade II
MW 03	Churchyard Cross Base and Sundial	Grade II*
MW 04	Remains of Almshouses	Grade II
MW 05	Church Farmhouse	Grade II
MW 06	Stable Wing adjoining Church Farmhouse	Grade II
MW 07	Hafod	Grade II
MW 08	Holly Tree Cottage	Grade II
MW 09	Outbuilding	Grade II
MW 10	The Old Post Office	Grade II
MW 11	The Red House	Grade II
MW 12	Kennels	Grade II
MW 13	1-4 Newport Road	Grade II
MW 14	Tong Hall	Grade II
MW 15	Tong House	Grade II
MW 16	Former North Gates to Tong Castle	Grade II
MW 17	Remains of Tong Castle	Grade II
MW 18	Obelisk Milestone at the Bell Inn	Grade II
MW 19	Former Stables at the Bell Inn	Grade II
MW 20	Byre with Hayloft on Tong Norton Farm	Grade II
MW 21	Wall at Tong Norton Farm Entrance	Grade II
MW 22	Willowbrook Cottage	Grade II
MW 23	Knoll Farmhouse	Grade II
MW 24	Knoll Lodge	Grade II

MW 25	Weston Hall	Grade I
MW 26	Knoll Tower	Grade II
MW 27	Boat House and Cottage	Grade II
MW 28	Shrewsbury Lodge	Grade II
MW 29	Shrewsbury Gates, Piers and Walls	Grade II
MW 30	Lizard Grange	Grade II
MW 31	Milestone	Grade II
MW 32	Brookview Cottage	Grade II
MW 33	Solhagen	Grade II
MW 34	Barn at Vauxhall Farm	Grade II
MW 35	Fowl House at Vauxhall Farm	Grade II
MW 36	Tong Park Farmhouse	Grade II
MW 37	Shackerley House	Grade II
MW 38	Shackerley Hall	Grade II
MW 39	The Wood	Grade II
MW 40	Meashill Farmhouse	Grade II
MW 41	Barn in Farmyard	Grade II
MW 42	Stable and Granary	Grade II
MW 43	Range of Farm Buildings	Grade II
MW 44	Boscobel House	Grade II*
MW 45	Garden Wall	Grade II
MW 46	Cast Iron Railings	Grade II

REFERENCE NUMBER	REGISTERED PARK & GARDENS	GRADE
MW 47	Weston Park	Grade II*
MW 48	Boscobel House Park & Garden	Grade II

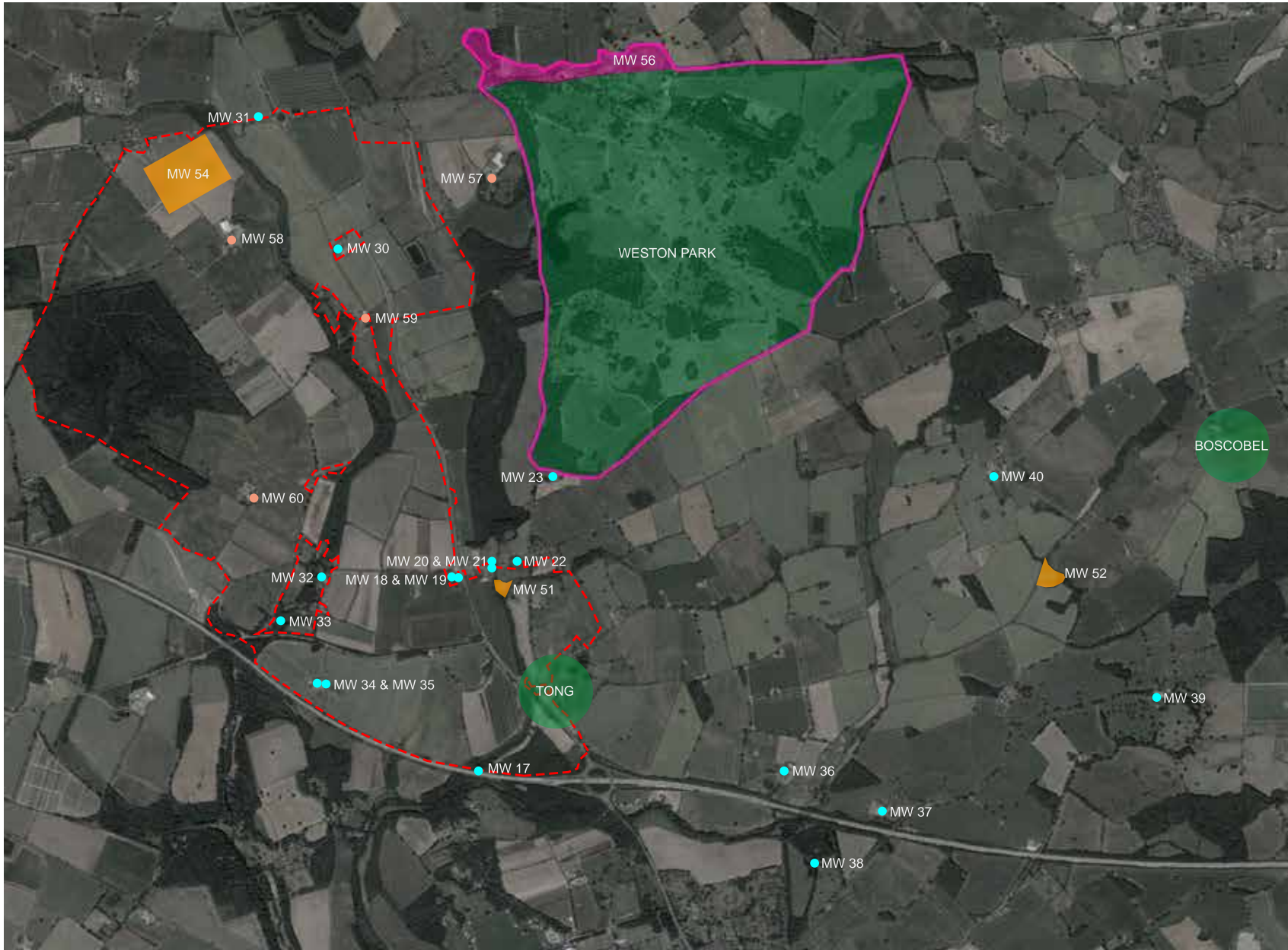
REFERENCE NUMBER	SCHEDULED MONUMENTS
MW 49	Churchyard Cross
MW 50	Site of Medieval College
MW 51	Castle Hill Motte and Bailey Castle
MW 52	White Ladies Priory

MW 53	Boscobel House
MW 54	Roman Camp Southwest of Stoneyford Cottages

REFERENCE NUMBER	CONSERVATION AREAS
MW 55	Tong Conservation Area
MW 56	Weston-under-Lizard Conservation Area

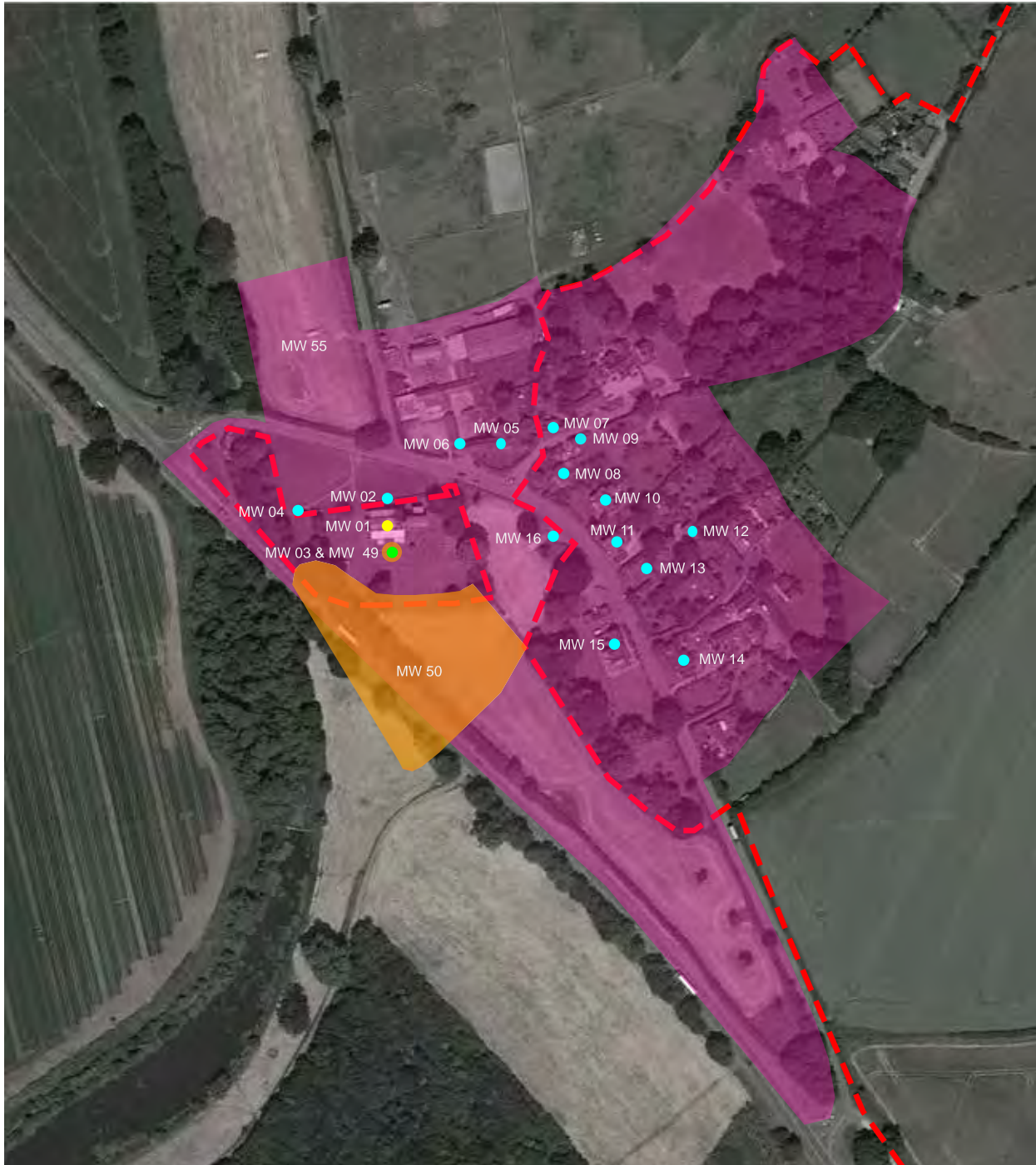
REFERENCE NUMBER	NON – DESIGNATED ASSET
MW 57	Woodlands Farmhouse
MW 58	Woodside Farmhouse
MW 59	Lizard Mill
MW 60	Lizard Farm











5.3 Our inclusion of non-designated assets above is based on our analysis of their potential historic interest but these have not yet been identified by the LPA specifically as being ‘non-designated’ assets. There is potential the LPA to identify other non-designated heritage assets over a period of time, but we consider the above to be those that may justify the status afforded.



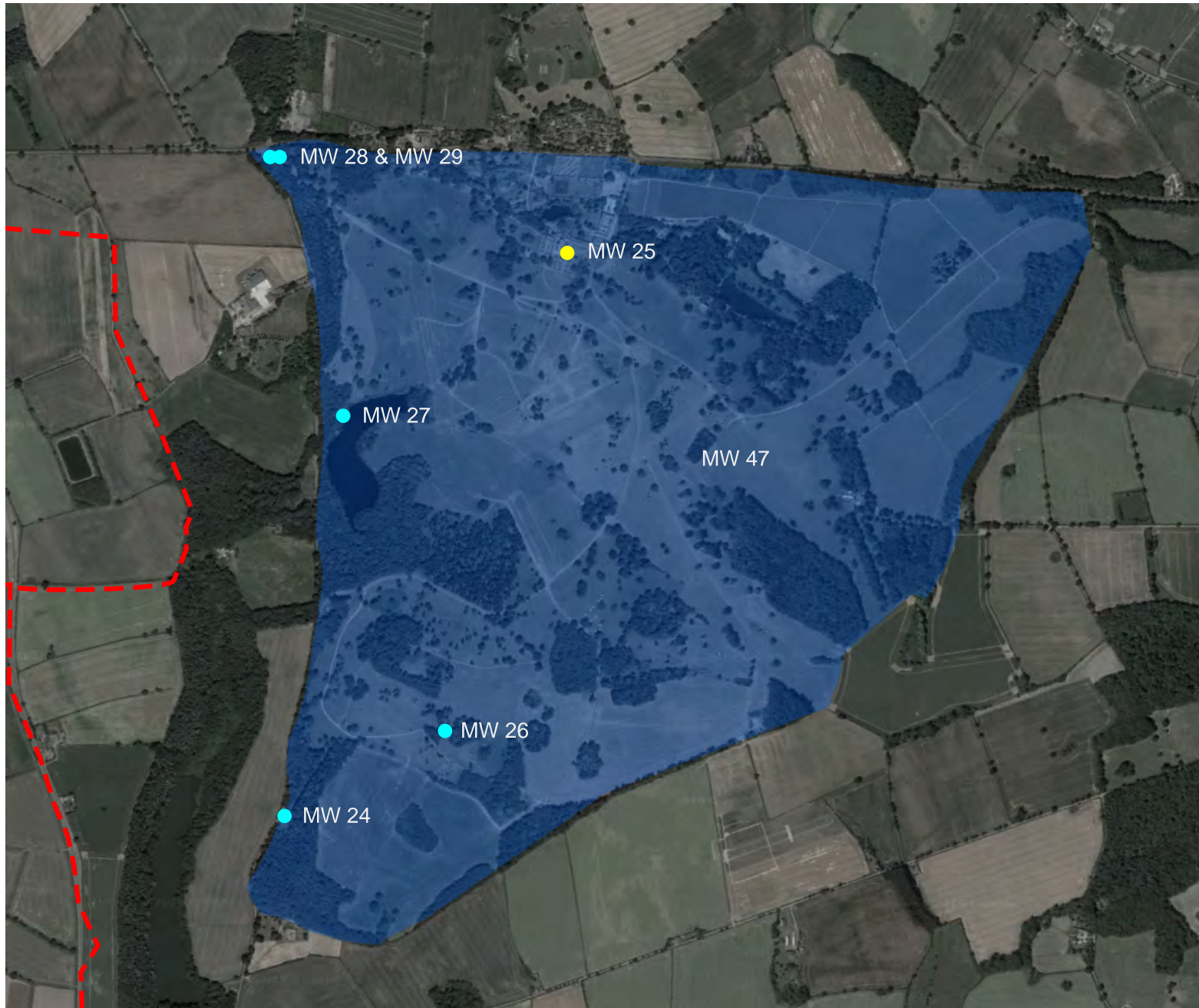
- ⬮ Outline Site Boundary
- Conservation Area
- Listed Building - Grade I
- Listed Building - Grade II\*
- Listed Building - Grade II
- Registered Park & Garden - Grade II\*
- Registered Park & Garden - Grade II
- Scheduled Ancient Monument
- Non-designated
- Please see alternative drawing for assets in this location











Title: Asset Location Plan  
 Project: Land at J3  
 Client: Bradford Rural Estates Ltd  
 Date: August 2019



-  Outline Site Boundary
-  Conservation Area
-  Listed Building - Grade I
-  Listed Building - Grade II\*
-  Listed Building - Grade II
-  Registered Park & Garden - Grade II\*
-  Registered Park & Garden - Grade II
-  Scheduled Ancient Monument
-  Non-designated
-  Please see alternative drawing for assets in this location











Title: Tong Asset Location Plan  
 Project: Land at J3  
 Client: Bradford Rural Estates Ltd  
 Date: August 2019



-  Outline Site Boundary
-  Conservation Area
-  Listed Building - Grade I
-  Listed Building - Grade II\*
-  Listed Building - Grade II
-  Registered Park & Garden - Grade II\*
-  Registered Park & Garden - Grade II
-  Scheduled Ancient Monument
-  Non-designated
-  Please see alternative drawing for assets in this location

Title: Weston Park Asset Location Plan  
Project: Land at J3  
Client: Bradford Rural Estates Ltd  
Date: August 2019



-  Outline Site Boundary
-  Conservation Area
-  Listed Building - Grade I
-  Listed Building - Grade II\*
-  Listed Building - Grade II
-  Registered Park & Garden - Grade II\*
-  Registered Park & Garden - Grade II
-  Scheduled Ancient Monument
-  Non-designated
-  Please see alternative drawing for assets in this location

Title: Boscobel Asset Location Plan  
 Project: Land at J3  
 Client: Bradford Rural Estates Ltd  
 Date: August 2019

## MW 01 - St Bartholomew Church

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade I

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



### SIGNIFICANCE ASSESSMENT:

- 5.4 The Church of St Bartholomew is a grade I listed church in the heart of the village of Tong. The original building was built in around 1260. The church was rebuilt in a perpendicular style in 1410 by Isobel Pembrugge; who had obtained a licence to convert the existing church into a collegiate building. The building was extended to the south in the 16th century and restored in the 19th century.
- 5.5 The church is built from coursed sandstone. The roof was formerly lead however, this has recently been replaced with stainless steel due to a number of lead thefts. There is some evidence of the original Norman church still visible, such as the tomb in the north wall. The crossing tower is 3 stage; the first stage is square, the second is octagonal. The tower was altered in the 16th century by Henry Vernon to house the Great Bell of Tong.
- 5.6 Internally, the building has retained a number of original 15th century features including the chancel screens and pews, some medieval fan vaulting in the Chantry Chapel (the only surviving in Shropshire) and some late medieval stained glass in the west window.
- 5.7 There are also numerous effigies belonging to members of important families associated with Tong, including the effigies of Isobel Pembrugge and her third husband Fulk Pembrugge, Henry Vernon and of Thomas Stanley, the latter featuring an epitaph by William Shakespeare.
- 5.8 The church was built as part of a collegiate. Now only the church and the ruins of the almshouses remain.
- 5.9 The church continues to be an integral part of the local community, both as an events venue and as a place of worship. The church spire and churchyard are visible from the surrounding area but much of the building is hidden from view by mature trees, particularly in views from the west.
- 5.10 The Church of St Bartholomew is considered to be of **high/ very high** value.

## MW 02 – The Durant Cross

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



Figure 2 Durant Cross

### SIGNIFICANCE ASSESSMENT:

- 5.11 An early 19<sup>th</sup> century headstone found to the north of the chancel. The headstone is formed from sandstone shaped into a Maltese cross. The inscription says “G.D./ h.m.c./ 1823”.
- 5.12 The cross stands within the grounds of St Bartholomew Church. Local tradition states that the cross is placed within the burial ground for unbaptised children and marks where George Durant II buried his children.
- 5.13 The cross is one of a number of features in the local landscape attributed to the Durants of Tong Castle.
- 5.14 The Durant Cross is considered to be of **good/moderate** value

## MW 03 – Churchyard Cross Base and Sundial

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II\*

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



*Figure 3 Churchyard cross base and sundial*

### SIGNIFICANCE ASSESSMENT:

- 5.15 The churchyard cross to the south of St Bartholomew is a medieval cross with a square stepped base and a square, decorated socket stone, both dated to the 15<sup>th</sup> Century. The socket stone is decorated with large faces at each of the corners, except for the north-east corner which is missing. The shaft has a square base, but the remainder was altered and is now cylindrical. The 18<sup>th</sup> century alteration was made to allow the cross to accommodate a sundial, which remained in situ until 1975.
- 5.16 The churchyard cross was most probably used as a station for outdoor processions. It is one of the few standing crosses thought to have survived the reformation and is thus considered to be worthy of protection by Historic England, particularly due to its evidential value as a monument relating to medieval customs.
- 5.17 The churchyard cross base and sundial is considered to be of **good/high** value

## MW 04 – Remains of Almshouses

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



Figure 4 Remains of almshouses, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.18 The north wall of the almshouses is the only remaining standing structure from the 15<sup>th</sup> century Tong College. The almshouses were built by Isobel Pembrugge in 1410 to house 13 bedesmen (deserving poor and elderly). The college was dissolved in 1546 although the buildings continued to be used until 1757. The almshouse along with the other college buildings was dismantled in the 19<sup>th</sup> century.
- 5.19 The wall is approximately 25 meters long, 0.8 meters thick and 3.7meters high. The wall is built of red sandstone with a rubble stone core. The central arched doorway with hoodmould and two arched windows can still be seen.
- 5.20 The wall is visible from points along the A41 and from Newport Road.
- 5.21 The remains of the almshouses are considered to be of **good/moderate** value

## MW 05 – Church Farmhouse

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



Figure 5 Church Farmhouse

### SIGNIFICANCE ASSESSMENT:

- 5.22 The Church Farmhouse dates from the early 17<sup>th</sup> century and was formally known as the Bell Inn. The main building is two storeyed with gable lit attics. The building has multiple chimneys with the two on the right-hand façade appearing to be later additions.
- 5.23 The building is timber framed and partially re-faced in brick. The brick refacing, the replacement of the windows with mullioned casement windows, and the brick extension, all date to the 19<sup>th</sup> century. The left half of the building is jettied with close studding on the ground floor, unusual for the area but likely to display the success of the Inn. At eaves level the queen post truss is also visible.
- 5.24 The right-hand section of the building is brick clad with a dentil brick eaves cornice. The furthestmost right-hand side of the building is also hipped with a catslide roof. This section also contains a half basement.
- 5.25 Internally, the property is reported to have panelling dated to 1625 in the ground floor room to the left of the front door.
- 5.26 The former inn is alleged where Charles Dickens wrote “The Old Curiosity Shop”.
- 5.27 Church Farmhouse is considered to be of **good** value

## MW 06 – Stable Wing Adjoining Church Farmhouse

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



Figure 6 Stables adjoining Church Farmhouse

### SIGNIFICANCE ASSESSMENT:

- 5.28 A single storey stables which was once linked with the former Bell Inn.
- 5.29 Built around 1600, the stables have undergone alterations in the late 17<sup>th</sup> century and in the 19<sup>th</sup> century; those alterations of the 19<sup>th</sup> century are stylistically similar to other structures in the local area which are associated with the Durant family.
- 5.30 The timber framing has been left visible on the front elevation of the building whilst the side and rear elevations are brick.
- 5.31 The building is L shaped in plan with the short section effectively being treated in two halves. The right-hand half, attached to Church Farmhouse, is more closely studded and sits at the same level as the Church Farmhouse. The left-hand building is square studded and sits at a lower level. The central carriage entrance still exists.
- 5.32 Despite no longer forming part of an Inn, the stables continue to house horses as part of the Tong Riding School.
- 5.33 The Stable Wing is considered to be of **good** value

## MW 07 – Hafod

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



Figure 7 Hafod

### SIGNIFICANCE ASSESSMENT:

- 5.34 A collection of 17<sup>th</sup> century timber framed cottages. Formerly four cottages, the central and right-hand cottages have now been combined to form one property.
- 5.35 One and a half storey with 4 eyebrow eaves dormers. The buildings were probably formerly thatched but now have a clay tile roof.
- 5.36 The cottages are both entered to one side, the ground floor windows are off-centre, and the cottages have fireplaces on their far walls. The right-hand cottage has an additional fireplace, presumably marking the former partition wall between the central two cottages. The left-hand cottage has a single dormer window, the right-hand cottage has three dormers.
- 5.37 Before the 1984 listing description, the furthestmost right and centre-right cottages were combined with the new front door positioned slightly off-centre. Since then, the centre-left cottage has been added to this larger house making the three cottages into one larger property. The cottage on the left-hand side is the only one to remain a small, separate dwelling and thus is most likely to reflect the original form of the cottages.
- 5.38 An interesting feature of the cottages is the exposed joist ends seen between the ground and first floors on the left-hand cottage and along the wall plate of the right-hand cottage. This feature is reflected on the outbuilding across the road.
- 5.39 Hafod is considered to be of **good** value

## MW 08 – Holly Tree Cottage

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



*Figure 8 Holly Tree Cottage*

### SIGNIFICANCE ASSESSMENT:

- 5.40 A 17<sup>th</sup> century, timber-framed, lobby entry property. The property has painted brick nogging. It is one and a half storeys with two gabled dormer windows and an off-centre ridgestack.
- 5.41 The building has an L shaped, sandstone wing at the rear of the property built in the early 19<sup>th</sup> century. This extension is stylistically similar to other buildings in the area related to the Durant family.
- 5.42 The building has been further extended with a single storey extension with a catslide roof to the rear of the building. There is also a single storey extension on the right-hand side of the building, built in the 1980s. The windows were also replaced in the late 20<sup>th</sup> century.
- 5.43 Holly Tree Cottage is considered to be of **good** value

## MW 09 – Outbuilding

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



*Figure 9 Outbuilding*

### SIGNIFICANCE ASSESSMENT:

- 5.44 A two-storey outbuilding with an attached single storey sandstone building. The earliest part of the building dates to the late 17<sup>th</sup> century and is timber framed with a brick upper storey. There are some 19<sup>th</sup> century alterations to the building including the brick infilling and a parapeted gable end with toothed brick coping and blank pointed-arched recess on the western elevation. To the east there is also a coursed sandstone building which is also a later addition.
- 5.45 The front façade of the building has exposed joist ends just above the bressumer beam. This reflects the exposed joist ends found on the front façades of the Haford cottages.
- 5.46 The building is one of a number of unusual outbuildings associated with George Durant the younger across the Tong Estate and as such was designated due to its contribution to the group's value.
- 5.47 The outbuilding is considered to be of **moderate/good** value

## MW 10 – The Old Post Office

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



*Figure 10 The Old Post Office*

### SIGNIFICANCE ASSESSMENT:

- 5.48 Formerly the entrance lodge for Tong Castle. Built of coursed sandstone in a gothic style, the original building can be dated to the late 18<sup>th</sup> or early 19<sup>th</sup> century.
- 5.49 The building was substantially altered in the 20<sup>th</sup> century. The door to the property on the north-west façade was also replaced in the 1920s. The south-west façade was rebuilt in 1946 to give the building a Neo-Georgian street frontage.
- 5.50 It is believed that this building was the north lodge to Tong Castle. Therefore, it is thought that the surviving gothic elements of the building could have been designed or inspired by Lancelot 'Capability' Brown.
- 5.51 The Old Post Office is considered to be of **good** value

## MW 11 – The Red House

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



Figure 11 The Red House

### SIGNIFICANCE ASSESSMENT:

- 5.52 The building is L shaped in plan with red brick facades and a tiled pitched roof. The property was built in the mid 18<sup>th</sup> century (the date stone on the front of the property says it was built in 1766).
- 5.53 The principle building is three storeyed with a wooden eaves cornice and a chimney stack on either side of the building. The windows are 19<sup>th</sup> century wooden mullioned casements with bracketed sills and projecting keystones. The front door is surrounded with a 19<sup>th</sup> century wrought iron, lattice porch with tented hood.
- 5.54 To the south of the property is a two-storey wing. Set back from the main building line, this wing is contemporary to the main building but has since been altered with a doorway being blocked and a small extension built on the rear of the building during the 20<sup>th</sup> century.
- 5.55 Additionally, there is a two-storey wing to the south of the main house. This too is contemporary to the main property but has been extended with a two-storey return built to the rear of the property in the 19<sup>th</sup> century.
- 5.56 The Red House is considered to be of **good** value

## MW 12 – The Kennels

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



Figure 12 The Kennels, Images of England © Mr John Cousens

### SIGNIFICANCE ASSESSMENT:

- 5.57 A former pig-sty now used as a kennel, the building was constructed in the 19<sup>th</sup> century.
- 5.58 The building is one and a half storeys and is made from coursed sandstone with brick dressings. It has a brick dentil eaves cornice and an old tile roof.
- 5.59 On the front of the building are two round-arched windows which flank a central gabled porch with a round arched doorway, all of these openings have been blocked up. On the northern elevation is a loft door.
- 5.60 It is thought that this is one of a number of unusual outbuildings created by George Durant the younger during the 19<sup>th</sup> Century.
- 5.61 The Kennels are considered to be of **moderate/good** value

## MW 13 – 1-4 Newport Road

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



*Figure 13 1-4 Newport Road*

### SIGNIFICANCE ASSESSMENT:

- 5.62 A group of four, single storey properties built as almshouses in the mid-19<sup>th</sup> century, when the medieval almshouse had been abandoned. The buildings continue to be used as such.
- 5.63 U shaped in plan, the buildings are red brick with a hipped tiled roof. Each of the ranges have a centrally placed chimney stack.
- 5.64 In the centre is a pedimented archway above a rounded arch which leads through to the rear garden. This pedimented archway has an ashlar cornice and ashlar impost blocks.
- 5.65 1-4 Newport Road are considered to be of **good** value

## MW 14 – Tong Hall

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



Figure 14 Tong Hall

### SIGNIFICANCE ASSESSMENT:

- 5.66 A two-storeyed red brick building with a multiple-gable roof, in a neo-gothic style. The list description states that the building was constructed in 1840. However, more recently the core of the building has been found to be a 17<sup>th</sup> century two storey, timber framed building with a chimney stack at the south end.
- 5.67 In the 19<sup>th</sup> century the original timber framed building was refaced in brick and two projecting gabled wings were added to the north and south. The central section of the building contains 20<sup>th</sup> century casement windows with concrete keyed lintels and two dormer windows with timber fronted gables. The keyed lintels had been simple concrete lintels from the 1950s but were reinstated, to match those on the southern elevation, in 2008. On the left of the western façade is a now blocked doorway and window.
- 5.68 The northern gable wing is two-storey with brick dentil eaves cornice. It is described in the listing description as being a 20<sup>th</sup> century addition to left with parapet'. However, more recent research states that it is in fact a 19<sup>th</sup> century extension, stylistically similar to the barn found behind the building. The gabled roof of the northern wing had fallen into disrepair in the early 20<sup>th</sup> century. Thus, the roof was removed and replaced with the parapet mentioned in the list description. The gable was reinstated in 2008.
- 5.69 The southern gable wing is far more decorative with grey and gault brick dressings. On the front elevation, there is a brick dentil eaves cornice and an octagonal panel at eaves level. The grey brick dentil string course is interrupted on this frontage. This was possibly where the bay window, removed in the 1950s was positioned. The southern elevation is particularly decorative with two blind pointed arch windows, complete with tracery and a continuous sill string, at first floor level. A three-light window had been inserted into the right-hand blind window at some point in the 20<sup>th</sup> century.
- 5.70 In the 19<sup>th</sup> century the building would have been the first property seen from the southern approach to Tong. In addition, it was the home of George Durant the younger's second wife, Celeste. Hence, the heavy decoration on the southern façade.
- 5.71 Tong Hall is considered to be of **good** value

## MW 15 – Tong House

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



Figure 15 Tong House

### SIGNIFICANCE ASSESSMENT:

- 5.72 Tong house is a two storey, red brick building, built in the early 18<sup>th</sup> century with a 19<sup>th</sup> century addition to the north. Formerly the vicarage, the house is the only building on the west side of Newport Road, with the exception of St Bartholomew's Church.
- 5.73 The principal 18<sup>th</sup> century building is 5 bays with a centrally placed doorway. Each of the 19<sup>th</sup> century mullioned windows have an ashlar keystone whilst the door is highlighted with an ashlar door surround which is topped with a segmental arch. The building is flanked by giant order brick pilasters with moulded capitals. Above the capitals is an ashlar cornice band and panelled parapet which conceals the roof on the eastern elevation. The other elevations of the 18<sup>th</sup> century have visible gables.
- 5.74 The 19<sup>th</sup> century addition is starkly different to the principle building, projecting forward from the original building line and having a pitched roof and very little detailing on the facades.
- 5.75 In 2016, permission was granted to transform the main house and 19<sup>th</sup> century addition into two separate dwellings complete with a first floor extension to the 19<sup>th</sup> century building.
- 5.76 Tong House is considered to be of **good** value

## MW 16 – Former North Gates to Tong Castle

### CONSERVATION AREA

Tong

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



Figure 16 Former north gates to Tong Castle

### SIGNIFICANCE ASSESSMENT:

- 5.77 This is a small section of the north wall and gates of Tong Castle.
- 5.78 The gates are wrought iron and are decorated with fleur-de-lys railings.
- 5.79 The walls flanking the gates is approximately 5 meters long and 1 meter high and sit at diagonally between the road and the gates. They are made of coursed sandstone with a chamfered coping above a dentil brick course. There is a segmental arched niche at the centre of both of the sections of flanking wall, these are flanked by recessed Maltese and Latin crosses. The flanking walls are bordered with square piers, also with a chamfered coping above a brick dentil course.
- 5.80 The rest of the wall is made up of 80 meters of retaining wall. Also made of coursed sandstone but with only a chamfered coping. Behind the wall are two rows of bollards linked with a chain, these were brought from the castle site once the castle was no-longer lived in. The bollards bear the shield of the Durant family.
- 5.81 It is believed that the wall itself was built in the late 18<sup>th</sup> and could have possibly been part of the Castle's redesign by 'Capability' Brown. It has similar features to a number of Durant associated structures in the local area.
- 5.82 The former North Gates are considered to be of **moderate/ good** value

## MW 17 – Remains of Tong Castle

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



*Figure 17 Part of the remains of Tong Castle as seen from the east*

### SIGNIFICANCE ASSESSMENT:

- 5.83 Remains of a sandstone and redbrick castle positioned on top of a natural rock promontory. There are fragments of the castle dating from the 12<sup>th</sup>, 14<sup>th</sup>, and 16<sup>th</sup> to 18<sup>th</sup> centuries. The castle site has been divided into two parts by the M54 motorway and consequentially, there are two list descriptions for the building.
- 5.84 Before the construction of the motorway, an emergency archaeological dig was conducted from 1976 until 1980. The excavation confirmed that there had in fact been a castle on the site for hundreds of years, uncovering defensive ditches, post holes as well as an intact ice-house and a well (the former having been moved elsewhere)
- 5.85 A number of important families, of local and national prominence, are associated with the site. These include the Montgomery Earls of Shrewsbury, the Pembrugge family and the Stanley Earls of Derby.
- 5.86 The earliest evidence of the castle suggests that there was some form of defensive fortress on the site from the 12<sup>th</sup> century. The first residential castle was built on site in the 14<sup>th</sup> century. This was then demolished in the 16<sup>th</sup> century to make way for a brick Tudor manor house built by Henry Vernon. This was then replaced by a Gothic manor built for George Durant possibly to the designs of Lancelot 'Capability' Brown, who is also thought to have designed or advised upon the surrounding park.
- 5.87 The castle has been described as unoccupied by the early 20<sup>th</sup> century. The foundations of the building have been described as being "in-substantial in nature" and the building was further destabilised by a fire which occurred in 1911. As a result, much of the building was sealed off for safety reasons by the first world war.<sup>73</sup>The castle was then blown up in 1954. The structure was further demolished by the M54, built in 1982.

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<sup>73</sup> <http://www.discoveringtong.org/castlec18.htm>

- 5.88 The surviving remains include sandstone and brick walls of the former castle as well as remains of stables and outbuildings including barrel vaulted cellars and part of newel staircase. However, much of the remains are hidden by trees and the M54 motorway. Remnants of the designed castle park can still be seen around the castle site, although this is not designated.
- 5.89 The remains of Tong Castle are considered to be of **moderate/good** value

## MW 18 – Obelisk Milestone at the Bell Inn

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II  
First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



*Figure 18 Surviving base of Obelisk Milestone*

### SIGNIFICANCE ASSESSMENT:

- 5.90 The monument has been badly damaged, presumably being hit by a car and only the base now survives.
- 5.91 The monument was an 18<sup>th</sup> century milestone in the shape of a squared obelisk positioned in the forecourt car park in front of the Bell Inn. The surviving base is reputedly a medieval wayside cross base.
- 5.92 The text on the Obelisk stated: to East; "Brewood/6/Lichfield/21" to South: "Albrighton/10/London/134" to West; "Shifnal/3/Salop/21" to North; "Newport/ 8/Chester/49"
- 5.93 The Obelisk had some 18<sup>th</sup> century graffiti on the rear of the stone which had flaked off beyond repair.
- 5.94 The Obelisk Milestone is considered to be of **low/moderate** value

## MW 19 – Former Stables at the Bell Inn

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

Yes



Figure 19 Former stables of the Bell Inn, Images of England © Mrs Val Johns

SIGNIFICANCE ASSESSMENT:

- 5.95 A former stable built in the 19<sup>th</sup> century. The building is one of a number of unusual outbuildings constructed by George Durant the younger.
- 5.96 L shaped in plan, the building is coursed sandstone on the front elevation with some brickwork on the rear elevation. It has an old tile, multiple pitched roof which is pitched on the south facing range and hipped on the west facing range. To the south-west of the building, the covered carriage way can still be seen.
- 5.97 The south facing range is one and a half storeys in height with a blind loft window in the gable end on the west. The building's western façade has 6 blind squared or straight-sided arch windows which flank a blind straight-sided arched doorway.
- 5.98 There is car parking space behind the building however, this is accessed by driving around the building. The covered carriage way remains open but can only be used by pedestrians as the Bell Inn have converted the space in front of the carriage way into a seated terrace area.
- 5.99 The Stables are considered to be of **moderate/good** value

## MW 20 – Byre with Hayloft on Tong Norton Farm

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

Yes



*Figure 20 Byre and hayloft at Tong Norton Farm*

SIGNIFICANCE ASSESSMENT:

- 5.100 A timber framed byre, built in the late 17<sup>th</sup> century. The southernmost building is two storeys with a brick ground floor and timber framed with brick nogging upper floor. The northern building is brick and single storey. Both buildings have old tile roofs.
- 5.101 On the southern building, the framing on the western face is square panels with tension braces. From the north, queen posts with v struts can be seen in the gable. The ground floor and first floor openings are still in place.
- 5.102 Connected to the building are an ancillary building to the north and a working cattle shelter to the rear.
- 5.103 The byre and hayloft are considered to be of **good** value

## MW 21 – Wall at Tong Norton Farm

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

Yes



*Figure 21 Wall at Tong Norton Farm*

SIGNIFICANCE ASSESSMENT:

- 5.104 A late 18<sup>th</sup> or early 19<sup>th</sup> century garden wall. Measuring approximately 50m long and 1.5m high, the wall is of coursed sandstone with a chamfered coping and pyramidal coping on the squared intermediate and end piers. On the first, third, fourth and sixth bays there are recessed Maltese and Latin crosses whilst the second and fifth bays are completely recessed.
- 5.105 The wall is thought to be connected to the Durant family as it bears similarities to other Durant structures in the local area.
- 5.106 The wall is considered to be of **moderate/ good** value

## MW 22 – Willowbrook Cottage

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

No



Figure 22 Willowbrook Cottage

### SIGNIFICANCE ASSESSMENT:

- 5.107 A former farmhouse built in the mid-17<sup>th</sup> century with alterations occurring in the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries. The original L shaped building is one and a half storeys in height and timber framed.
- 5.108 On the south range you can see the square panel framing with brick nogging. The east range of the L had been refaced in the 18<sup>th</sup> century with a combination of brick and coursed sandstone. There is also an exposed queen truss on the eastern gable. The southern range has two end chimney stacks, one to the south and one to the east. The western range has a ridge stack placed slightly off-centre.
- 5.109 In the 19<sup>th</sup> century an additional block was constructed in the angle of the L into which was placed the existing entrance to the property.
- 5.110 There are four sets of the gabled eaves dormers on the building. Many of the property windows were replaced in the 20<sup>th</sup> century with casement windows. Additionally, there are roof lights on the building installed in the 20<sup>th</sup> century.
- 5.111 In the 20<sup>th</sup> century a separated two storey dwelling with garage and two further cottages were built on the land to the east of the cottage.
- 5.112 Willowbrook Cottage is considered to be of **good** value

## MW 23 – Knoll Farmhouse

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

No



Figure 23 Knoll Farmhouse, Images of England © Mrs Val Johns

SIGNIFICANCE ASSESSMENT:

- 5.113 A brick farmhouse, built in the mid-18<sup>th</sup> century. The building is three storeys in height with an attic. The main house has end stacks on both sides of the building which are incorporated into the building and therefore were part of the original building. The property is flanked by single storey wings topped by ramped parapets, with square end piers with urn finials.
- 5.114 The external facades of the building are redbrick, with brick string courses between each floor. There is a brick dentil eaves course.
- 5.115 The first and second floors have 19<sup>th</sup> century casement windows, the flanking wings of the building also have casement windows. The ground floor front elevation however, has a pair of early 19<sup>th</sup> century glazing bar sash windows on the front elevation. The door is surrounded by a 19<sup>th</sup> century timber porch.
- 5.116 The property forms one of a set of three buildings built in a U-shaped formation. The farmhouse is the westernmost property. The buildings to the rear of the property appear to have undergone numerous alterations or reconstructions over the years
- 5.117 Knoll Farmhouse is considered to be of **good** value

## MW 24 – Knoll Lodge

### CONSERVATION AREA

Weston-Under-Lizard; Shropshire

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



Figure 24 Knoll Lodge, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.118 A small single storey lodge on the edge of Weston Park dated to 1882. Knoll Lodge is one of numerous lodges found at the entrances to Weston Park and is likely to have been the residence of one of the country park's gatekeepers
- 5.119 The building is built in the asymmetric Queen Anne Style. The building is T shaped in plan and has a multi-gabled roof with blank circular tympana in some of the gable ends. There are two chimney stacks positioned off centre. The windows are painted sashes with vertical glazing bars. There is a canted bay window positioned off-centre on the western elevation.
- 5.120 The building is surrounded on three sides by mature trees and an open field in front of the building. Knoll Lodge is thought to have been built at around the same time that the trees were planted. The boundary between the building and Mill Lane is defined by a low coursed sandstone wall with a chamfered coping and pyramidal coping on top of square end piers. This wall surrounds Weston Park.
- 5.121 Knoll Lodge is considered to be of **good** value

## MW 25 – Weston Hall and Service Wings to the North and East

### CONSERVATION AREA

Weston-Under-Lizard; Shropshire

### DESIGNATION

Listed Building - Grade I

First Listed 16<sup>th</sup> May 1953

### GROUP VALUE

Yes



Figure 25 Weston Hall viewed from the east, Trip Advisor

### SIGNIFICANCE ASSESSMENT:

- 5.122 The Hall is one of a number of designated assets located within the boundaries of Weston Park. The Hall is detached physically and visually from the site but has been assessed here as it is the most significant element, and the focus, of the Park.
- 5.123 A large country house formerly in the possession of the Barons and Earls of Bradford from the late 17<sup>th</sup> century until the late 20<sup>th</sup> century. The building is now in the care of the Trustees of the Weston Park Foundation who open much of the house and its surrounding parkland to the public.
- 5.124 The current core of the structure mostly dates from 1671 when the structure was almost entirely reconstructed by Sir Thomas and Lady Elizabeth Wilbraham; some attributed the building to Lady Wilbraham, however, it is more likely that William Taylor was the architect with Lady Wilbraham more of a very interested patron. Over time, the building has undergone alterations including the movement of the building's main entrance from the south elevation to the east in the late 19<sup>th</sup> century. It was at this time that the classical portico on the east front was added.
- 5.125 The existing hall does occupy the site of a Medieval manor house and possibly retains some fabric from this earlier building. The original 17<sup>th</sup> century structure was U-shaped in plan, open to the north; this has since been filled in by later additions.
- 5.126 The hall is built of red brick with stone detailing and is three storeys high. The fenestration reduces in size as you move up the building. The building has a strong horizontal articulation featuring wide elevations however the spacing between the window openings is rather narrow. The roof is concealed behind a balustraded parapet flanked by arched pediments on the north and south elevations whilst the principal east front of the building features a central pediment. To the north and east of the principal range are service wings added to the building in the 19<sup>th</sup> century. Internally the Hall predominantly retains the 19<sup>th</sup> century decorative scheme employed by Morel and Hughes. The Hall also retains an internationally-important collections.
- 5.127 Weston Hall is considered to be of **high/very high** significance in heritage terms.

## MW 26 – Knoll Tower

### CONSERVATION AREA

Weston-Under-Lizard; Shropshire

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> May 1955

### GROUP VALUE

Yes



Figure 26 Knoll Tower, [ruralestates.co.uk](http://ruralestates.co.uk)

### SIGNIFICANCE ASSESSMENT:

- 5.128 A flag tower built in 1883 in a Tudor gothic style. The building is constructed from random coursed ashlar with red stone quoins. The building is square in plan with an octagonal turret on the north-west corner. The main building is three storeys whilst the turret is four storeys.
- 5.129 The floors are highlighted with a string course at each floor and a battlemented parapet hiding the lead roofs. The windows on the tower, ground floor and first floor are narrow and rectangular, with chamfered reveals. The second-floor windows on the main building are square, mullioned windows with chamfered reveals.
- 5.130 In 2001 the Knoll Tower was converted into a dwelling and a small single storey extension was added, connected to the tower by a glass link. The extension is stylistically similar to the Knoll Tower but is subservient to the main building. A small section of land around the tower is separated from the rest of Weston Park by a small fence.
- 5.131 From the Knoll tower views can be had across Weston Park and out onto the land beyond.
- 5.132 Knoll Tower is considered to be of **good** value

## MW 27 – Boat House and Cottage

### CONSERVATION AREA

Weston-Under-Lizard; Shropshire

### DESIGNATION

Listed Building - Grade II

First Listed 4<sup>th</sup> July 1985

### GROUP VALUE

Yes



Figure 27 The Boat House and Cottage, Facebook @Matt Hayes

### SIGNIFICANCE ASSESSMENT:

- 5.133 A boathouse built in 1812 at the same time as the Capability Brown designed, New Park Lake. The building was designed in the Swiss Cottage style. The building is single storey and L-shaped in plan. The external façades of the building are formed of rusticated ashlar and the pitched roof is covered in slate.
- 5.134 The frontage facing toward the New Park Pool features an arched opening into the boathouse. Above the arch is a quartrefoil window opening within the gable end. The roof on this elevation projects above timber corbels and is decorated with a fretted bargeboard.
- 5.135 The cottage is positioned at a right angle to the lake and boat house. The southern end of the building is gable ended whilst the north end is angled with a hipped roof. A centrally placed chimney stack is positioned on the ridgeline. The cottage has cast iron casement windows, outlined with coloured glass. The door is half glazed and features patterned glazing.
- 5.136 The building was refurbished in 1999 by RH Fisheries who manage the lake.
- 5.137 The Boathouse and Cottage is considered to hold a **good** level of heritage value.

## MW 28 – Shrewsbury Lodge

### CONSERVATION AREA

Weston-Under-Lizard; Shropshire

### DESIGNATION

Listed Building - Grade II

First Listed 16<sup>th</sup> May 1953

### GROUP VALUE

Yes



Figure 28 Shrewsbury Lodge

### SIGNIFICANCE ASSESSMENT:

- 5.138 A small two-storey lodge built in the mid-19<sup>th</sup> century at the north-western corner of Weston Park. The building is T shaped in plan and is built of red sandstone with a shallow pitched, hipped slate roof. There is a chimney stack positioned centrally at the junction of the two roof ridges.
- 5.139 The principal elevation is three bays wide, the central bay projects slightly and is topped by a pediment. The front door is located within the central bay and is surrounded by a Tuscan columned pedimented porch. A recessed blind segmental pediment is directly above the entry porch in place of the central first floor window. The windows are painted glazing bar sashes, those on the first floor are half the size of the ground floor sash windows. There are some blind windows on the building.
- 5.140 The building is one of numerous lodges found at the entrances to Weston Park and is located at the north-western entrance into Weston Park. It was likely the residence of one of the country park's gatekeepers. The boundary of the building plot is marked both with a mature hedgerow as by Weston Park's low coursed sandstone boundary wall. Around the building plot are mature trees.
- 5.141 Shrewsbury Lodge is considered to be of **good** value

## MW 29 – Shrewsbury Gates, Piers and Walls

### CONSERVATION AREA

Weston-Under-Lizard; Shropshire

### DESIGNATION

Listed Building - Grade II

First Listed 4<sup>th</sup> July 1985

### GROUP VALUE

Yes



Figure 29 Shrewsbury Lodge with Shrewsbury Gates, Piers and Walls

### SIGNIFICANCE ASSESSMENT:

- 5.142 One of the entrances to Weston Park built in the mid-18<sup>th</sup> century. This entrance is located at the north-western corner of the park and provides access to Shrewsbury Drive.
- 5.143 The gates themselves are wrought iron and decorated with cresting. Either side of the gates are sand stone piers topped with stone pyramidal caps.
- 5.144 The screenwalls form part of the wider boundary wall of Weston Park. The Wall is approximately 2m high. It is predominantly built from coursed stone, although the top half of the sections immediately flanking the gateway is formed by a stone balustrade, allowing for glimpses into the park.
- 5.145 The Shrewsbury gate, piers and wall are considered to be of **moderate/good** value

## MW 30 – Lizard Grange

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First listed 29<sup>th</sup> August 1984

GROUP VALUE

No



Figure 30 Lizard Grange, Images of England © Mr John Cousens

SIGNIFICANCE ASSESSMENT:

- 5.146 A brick farmhouse, built in the late-18<sup>th</sup> century. The front of the building is three storeys in height whilst to the rear the building is two-storeys due to the rear outshuts covered with a catslide roof.
- 5.147 The external facades of the building are red brick, with a brick cornice at eaves level. The main house also has brick end chimney stacks. The roof is covered in old tiles and is pitched, becoming catslide over the two-storey section.
- 5.148 The windows of the property are glazing bar sashes. The door surround is formed of two Tuscan pilasters which support an entablature and open triangular pediment.
- 5.149 The property forms part of a farm group and is the south-westernmost building. The farmhouse is the westernmost property. The buildings in the farm group to have been altered or added to over the years
- 5.150 Lizard Grange is considered to be of **good** value

## MW 31 – Milestone

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

No



*Figure 31 Milestone*

### SIGNIFICANCE ASSESSMENT:

- 5.151 The monument has been badly damaged, presumably being hit by passing traffic or it was damaged during hedge cutting operations.  
The asset was a stone milestone dating to the late 18<sup>th</sup> century. The stone was inscribed “salop... miles” but the distance was illegible when it was last surveyed. The original monument was rectangular in plan with a segmental top
- 5.152 The Milestone, is considered to be of **low/moderate** value

## MW 32 – Brookview Cottage

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

No



Figure 32 Brookview Cottage, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.153 **A** 17<sup>th</sup> century timber framed cottage with painted brick nogging and a tiled roof. The building is one framed bay and one and a half storeys in height. The building is square-framed and a queen post truss with v struts is visible. On the north façade is an end chimney stack. The building was extended with a timber framed lean-to on its western elevation in the 20<sup>th</sup> century.
- 5.154 The upper windows on the southern elevation were altered in the 19<sup>th</sup> century with 2 two-light casement windows being installed in the attic. The on the ground floor window was replaced in the 20<sup>th</sup> century.
- 5.155 Externally the cottage appears to be in disrepair. A new, large property has been built within the site's original curtilage.
- 5.156 Brookview Cottage is considered to be of **moderate/good** value

## MW 33 – Solhagen

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

No



Figure 33 Solhagen, Images of England © Mrs Val Johns

SIGNIFICANCE ASSESSMENT:

- 5.157 A late 18<sup>th</sup> century timber framed cottage. The building has square framing with long straight braces and tension braces. It also has painted brick nogging and a plain tile roof. The gable end reveals queen post trusses. The property is T shaped in plan and one and a half storeys in height. There is a centrally placed ridge stack.
- 5.158 In the 19<sup>th</sup> century 2 light casement windows were installed. To the rear of the property is a single storey brick extension. Additionally, a detached private garage was built in the late 20<sup>th</sup> century.
- 5.159 Solhagen is considered to be of **good** value

## MW 34 – Barn at Vauxhall Farm

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

Yes



Figure 34 Barn at Vauxhall Farm, Images of England © Mrs Val Johns

SIGNIFICANCE ASSESSMENT:

- 5.160 A 17<sup>th</sup> century timber framed barn with red brick nogging and an old tile roof. The building is three bays with a central midstrey, over which is the eaves sweep up into an eyebrow. The square panelling is clearly visible on the gable end where a queen post truss is also visible.
- 5.161 An additional timber lean-to was added in the 19<sup>th</sup> century and much of the northern elevation was refaced in brick in the 20<sup>th</sup> century. Additional timber braces have been installed to support the eastern façade.
- 5.162 The Barn is considered to be of **moderate/good** value

## MW 35 – Fowl House at Vauxhall Farm

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

### GROUP VALUE

Yes



Figure 35 Fowl House at Vauxhall Farm, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.163 A Neo-Egyptian style fowl house built around 1842. The building is pyramidal with a base made of squared and coursed sandstone, the elevations are gault brick with grey brick dressings. There are three dentil brick and stone string courses with diamond shaped openings between. The pyramid is topped with a stone finial which has oval openings in each of the faces. There is a low entrance on the southern façade.
- 5.164 The building is one of the many, unusual outbuildings built by George Durant in the 19<sup>th</sup> century. Some of the bricks were originally inscribed with mottos; "LIVE AND LET LIVE; SCRAT BEFORE YOU PECK; TRIAL BY JURY; TEACH YOUR GRANNY; CAN YOU SMELL; GIVE EVERY (DOG) HIS DUE (DAY?); HONESTY IS THE BEST POLICY."
- 5.165 The Fowl House is considered to be of **moderate/good** value

## MW 36 – Tong Park Farmhouse

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

No



Figure 36 Tong Park Farmhouse, Images of England © Mr John Cousens

SIGNIFICANCE ASSESSMENT:

- 5.166 A farmhouse dated 1736 with additions from the 19<sup>th</sup> and 20<sup>th</sup> centuries. L shaped in plan, the building is red brick and two storeys in height. There is a plaited string course between the ground and first floor.
- 5.167 There is a central ridge stack on the southern range and an end stack on the north. The pitched roof had been cedar wood shingle but this was replaced with tile in 1996.
- 5.168 The ground floor windows are 19<sup>th</sup> century wooden cross windows all with segmental gauged heads. On the first floor the windows are 19<sup>th</sup> century casement windows. On the south elevation the ground floor windows flank a blocked doorway with segmental head. Above this at first floor level is a datestone.
- 5.169 To the front of the building is a glazed porch from the 20<sup>th</sup> century.
- 5.170 Tong Park Farmhouse is considered to be of **moderate/good** value

## MW 37 – Shackerley House

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> September 1984

### GROUP VALUE

No



Figure 37 Shackerley House

### SIGNIFICANCE ASSESSMENT:

- 5.171 A late 18<sup>th</sup> century red brick house. The building is L shaped and 2 storeys with an attic in the front range. On either side of the front range are 2 integral end stacks. Beneath the eaves is a brick dentil cornice. The windows are glazing bar sashes and all have plastered lintels.
- 5.172 At the front of the property is a small gable break with an attic window. This bay projects forward slightly. The door is 20<sup>th</sup> century with a rectangular overhead with glazing bars. The door surround is simple with pilasters and a cornice.
- 5.173 The property is positioned south of Shackerley farm. With the creation of the M54, Shackerley Lane was redirected further east and the section of the lane on which the house stood was changed to a Cul-De-Sac, reducing the building's prominence.
- 5.174 Shackerley House is considered to be of **moderate/good** value

## MW 38 – Shackerley Hall

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 19<sup>th</sup> December 1975

### GROUP VALUE

No



Figure 38 Shackerley Hall, Images of England © Mr John Cousens

### SIGNIFICANCE ASSESSMENT:

- 5.175 A small, three storey country house surrounded by its gardens. The current house was built in 1800 however there was a late 18<sup>th</sup> century house on the site, parts of which survive at the rear of the property; these have been integrated and masked within the later building.
- 5.176 The property is red brick with a flat pitched hipped roof. There is a sill band which surrounds the building at first floor level and at eaves level is a moulded cornice. There are 2 central eaves chimneys.
- 5.177 The windows reduce in size with each ascending floor demonstrating the hierarchy of spaces. At ground floor level the windows are tripartite sashes in arched recesses whereas the upper storeys have glazed bar sashes.
- 5.178 Shackerley Hall is considered to be of **moderate/good** value

## MW 39 – The Wood

### CONSERVATION AREA

No

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> September 1984

### GROUP VALUE

No



Figure 39 The Wood, Images of England © Mr John Cousens

### SIGNIFICANCE ASSESSMENT:

- 5.179 A three-storey farmhouse built in the 18<sup>th</sup> century. The building is redbrick with a tiled valley roof, the gable ends have been carried across hiding the valley. There are two chimney stacks in the valley. There is a moulded eaves cornice.
- 5.180 The front double doors are half glazed with a lantern and fanlight above. The front door is surrounded by a centrally placed stone porch with a moulded entablature. The windows on the front elevation are all glazed bar sashes but they reduce in size with each ascending floor. In the late 19<sup>th</sup> or early 20<sup>th</sup> century two bowed windows were added to the west elevation. In addition, there is a double height bay window in the east elevation.
- 5.181 To the rear of the property are two further wings which form a u-shape with the main property. Using historic maps these appear to be contemporary with the main house.
- 5.182 It is thought that the house once stood within a post-medieval park with drives approaching the building from the south-east and south west. To date the building forms part of a working farm and is surrounded by open fields.
- 5.183 The Wood is considered to be of **good/moderate** value

## MW 40 – Meashill Farmhouse

CONSERVATION AREA

No

DESIGNATION

Listed Building - Grade II

First Listed 29<sup>th</sup> August 1984

GROUP VALUE

No



Figure 40 Meashill Farmhouse, Images of England © Mr John Cousens

SIGNIFICANCE ASSESSMENT:

- 5.184 An 18<sup>th</sup> century farmhouse. The property is L shaped in plan.
- 5.185 The front range (19<sup>th</sup> century) is redbrick with a hipped slate roof. The building is 2 storeys and has a string course at first floor sill level. This section of the building consists of 3 bays with the central bay being slightly recessed. The front range also has two integrated end stacks. The windows are glazing bar sashes, tripartite on the ground floor. The front door is centrally placed and has a simple rectangular overlight. The door surround is formed from two doric pilasters which support the entablature with a blocking course above.
- 5.186 The rear wing is late 18<sup>th</sup> century and is 1 and a half storeys height. This section is also red brick but with some uncoursed rubble stone. There are 3 chimney stacks and the roof is covered with old tiles.
- 5.187 The building is deemed by Historic England to be notable due to its use of English bond brickwork as late as the 19<sup>th</sup> century.
- 5.188 Meashill Farmhouse is considered to be of **good/moderate** value

## MW 41 – Barn in Boscobel Farmyard

### CONSERVATION AREA

No but a Guardianship Site

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> September 1984

### GROUP VALUE

Yes



Figure 41 Barn in Boscobel Farmyard, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.189 A rectangular timber framed barn, built in the 17<sup>th</sup> century with later repairs and additions. The north-west elevation has a high coursed stone plinth and square panelling to eaves level. The south west elevation on the other hand, has a low stone and brick plinth with uneven panelling to eaves level. The roof is of queen strut and king post construction; the king posts are possibly a later addition.
- 5.190 On the south there is an early 19<sup>th</sup> century extension with a gabled hoist entry. This building once housed machinery. Another 19<sup>th</sup> century alteration was to adapt the building to house livestock.
- 5.191 The barn is considered to be of **moderate/good** value

## MW 42 – Stable and Granary in Boscobel Farmyard

### CONSERVATION AREA

No but a Guardianship Site

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> September 1984

### GROUP VALUE

Yes



Figure 42 Stable and granary in Boscobel Farmyard, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.192 Built in the mid to late 19<sup>th</sup> century, the building sits in the centre of the Boscobel Farmyard. It is thought that the barn was built by the Derbyshire mill owner, Walter Evans, shortly after he purchased Boscobel.
- 5.193 The building is red brick with plain tiled roofs. The main block of the building is two-storeys with a pitched roof. The building has two doors on the eastern face, one at ground floor level and the other providing access to the upper floor via an external staircase. On the west there is another external staircase and first floor door.
- 5.194 To the north is a projecting range which is single storey with a valley roof. The single storey projection has two doors, one of which has been blocked.
- 5.195 The stable and granary are considered to be of **moderate/good** value

## MW 43 – Range of Farm Buildings in Boscobel Farmyard

### CONSERVATION AREA

No but a Guardianship Site

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> September 1984

### GROUP VALUE

Yes



Figure 43 Range of farm buildings in Boscobel Farmyard, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.196 A collection of farm buildings built in the 19<sup>th</sup> century found on the north-eastern side of Boscobel Farmyard. The range of farm buildings are thought to have been built by Industrialist Walter Evans shortly after he purchased Boscobel House in 1811.
- 5.197 The buildings are all redbrick with plain tiled roofs. Many of the buildings have cobble stones in the front. The range of farm buildings include an implement shed, stable, dovecote and smithy. The implement shed, is single storey with three open bays, divided by redbrick, rounded piers. To the right is the stables, set slightly back from the implement shed. The stables are two-storey, with external stairs on the right of the building providing access to the upper floor. At ground floor level there are two doorways set within moulded three centred arches. On the rear of the building are two are four rounded arched windows grouped into pairs. At first floor level is a glazing bar casement window on the front elevation. At eaves level is a brick dentil cornice. There is a blocked door on the south eastern face of the building. The ground floor of the stables has been converted into visitor toilets.
- 5.198 To the right of the stables and connected by a wall, is a further range of buildings which form the dovecote and smithy. One and a half storeys with a gable on the left of the building. The gable on the left forms the dovecote. The building has three doorways, the left-hand door is set within a rounded arch. The central doorway now provides access to a disabled toilet. The right-hand door leads to a small smithy which is lit from the south-eastern gable end. The smithy is entirely complete with the tools and furnace. The smithy also has a chimney positioned off-centre on the ridge.
- 5.199 A four bay implement shed was added onto the northern end of this range of buildings in the 20<sup>th</sup> century. This building is not included within the listing.
- 5.200 The range of farm buildings are considered to be of **moderate/good** value

## MW 44 – Boscobel House

### CONSERVATION AREA

No but a Guardianship Site

### DESIGNATION

Listed Building - Grade II\*

First Listed 29<sup>th</sup> September 1951

### GROUP VALUE

Yes



Figure 44 Boscobel House, Shropshire Tourism and Leisure Guide

### SIGNIFICANCE ASSESSMENT:

- 5.201 A farmhouse and hunting lodge. The building comprises a farmhouse dated to the 16<sup>th</sup> century. This was remodelled into a hunting lodge by John Gifford (of White Ladies Priory) in circa 1632. The building was then extended in the 19<sup>th</sup> century by industrialist Walter Evans.
- 5.202 The former farmhouse and hunting lodge is close-studded timber frame, now mostly beneath an external render. Two-storeys in height, slightly jettied to the south and L-shaped with a three-bay projection to the east. On the south-east corner is a turret containing what is now called 'the oratory'. To the north is a large brick extension built in the 19<sup>th</sup> century, this has been painted black and white to replicate the timber-framing found on the older building. The building has a multi-gabled plain-tiled roof, there is a single storey extension with a catslide roof on the north east of the 19<sup>th</sup> century extension. The building has numerous chimney stacks, mostly on the ridges. The most prominent stack however, is found on the western elevation of the 16<sup>th</sup> century farmhouse. This is part garderobe/part side-stack and is rendered with painted decorations including false lattice casement windows. The building has a mixture of 19<sup>th</sup> century sashes and casement windows. On the west elevation of the 16<sup>th</sup> century farm building is a tall, latticed stair window. The building is accessible via a number of doorways with those on the south sited above stairs (within the turret and large side stack). To the west is a gabled timber lattice porch.
- 5.203 As well as extending the house, Walter Evans restored the interiors, seeking to restore the house and gardens to 'what is was when Charles was there'. Much of the internal panelling and plastered friezes presumably dates from this period. In the current dining room is a Purbeck marble fireplace which dates from the 18<sup>th</sup> century
- 5.204 The house is supposedly one of the many safe houses used by the future Charles II in 1651 whilst he was escaping to France after the battle of Worcester. The house has retained a number of 'hiding places', including within the attic. English Heritage believe that rather than simply being a hunting lodge, this house acted as a shelter for Catholics in times of need.
- 5.205 The house is situated within a formal garden, which has been reconstructed. The 19<sup>th</sup> century farmyard sits to the north of the house.
- 5.206 The Boscobel House is considered to be of **high** value

## MW 45 – Garden Wall of Boscobel House

### CONSERVATION AREA

No but a Guardianship Site

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> September 1984

### GROUP VALUE

Yes



Figure 45 Garden wall of Boscobel House, Images of England © Mrs Val Johns

### SIGNIFICANCE ASSESSMENT:

- 5.207 A redbrick fruit wall which forms the south-eastern boundary of the formal gardens of Boscobel House. 3.5 meters high and approximately 45 meters long. At the north-western end, the wall is angled so that it adjoins Boscobel house whilst the south-eastern end of the wall ramps down making it a similar height to the hedgerow which runs along the rear of the formal garden.
- 5.208 On the east of the wall is a small projecting building, apparently added in the 19<sup>th</sup> century. Single storey, red brick with a plain tiled roof, the building has a simple timber door and small side window on the north elevation. The list description suggests that this building was a privy.
- 5.209 The garden wall is considered to be of **moderate/good** value

## MW 46 – Cast Iron Railings around the Royal Oak

### CONSERVATION AREA

No but a Guardianship Site

### DESIGNATION

Listed Building - Grade II

First Listed 26<sup>th</sup> September 1984

### GROUP VALUE

Yes



Figure 46 Cast iron railings around the Royal Oak, Ancient Tree Forum

### SIGNIFICANCE ASSESSMENT:

- 5.210 Cast iron railings on a stone plinth, erected in 1817. The railings form a circular enclosure around the Royal Oak.
- 5.211 The current Royal Oak is a descendent of the oak tree that the future Charles II hid in after the battle of Worcester in 1651. The railings replace a brick wall, first built in 1680 which was built to protect the Oak Tree from souvenir hunters.
- 5.212 The stone plinth has had graffiti inscribed on it, representing years of Carolian tourism.
- 5.213 Three brass plaques used to be in the enclosure, held upright by cast iron brackets. The plaques record the history of the Royal Oak and are dated to 1787 and 1875.
- 5.214 The railings are considered to be of **moderate/good** value

## MW 47 – Weston Park

### CONSERVATION AREA

Weston-Under-Lizard (Shropshire and Staffordshire)

### DESIGNATION

Registered Park and Garden - Grade II\*

First Registered 1<sup>st</sup> December 1984

### GROUP VALUE

Yes



Figure 47 Weston Park

### SIGNIFICANCE ASSESSMENT:

- 5.215 There has been a park at Weston since the 14<sup>th</sup> century. However, the footprint of the medieval deer park extended further east than the current Weston Park. The existing landscaped park was designed by Lancelot 'Capability' Brown in 1763, who had been commissioned to improve the site by Sir Henry Bridgeman, the first Baron Bradford. The park is considered to be a fine example of 'Capability' Brown's picturesque landscape design.
- 5.216 Weston Park covers an area of circa 400 hectares. The park is almost triangular in plan, bordered by Watling Street (the A5) to the north, and Mill Lane on the west. The eastern boarder cuts diagonally across the landscape but does not appear to follow any natural features. Weston Park is surrounded by an almost continuous stone and brick wall which only breaks at the various entrances to the park. Along Watling Street and Mill Lane, a number of mature trees obscure the hall and the park from view from outside.
- 5.217 Within the boundaries of the park are a number of structures which have been included on the Statutory List of Buildings of Architectural or Historic Interest. These are predominantly positioned towards the north of the park.
- 5.218 The Hall itself is statutorily designated Grade I and is the principal building within the park, positioned centrally within the northern portion of the park. Around the hall are numerous associated structures including stables and farm buildings relating to the home farm, all of which are Grade II Listed. To the north-west of the hall is the Parish Church of St Andrew (Grade I). This was also reconstructed rebuilt by Sir Thomas and Lady Elizabeth Wilbraham in the 1670s. Again the building stands on the site of a former Medieval structure and retains some of this early fabric. The church was restored by G.E. Street in 1869. The church and the hall are linked via a 19<sup>th</sup> century Orangery which is also Listed (Grade II)
- 5.219 The park and grounds surround the hall. These have undergone a few changes since the 18<sup>th</sup> century, including the creation of large lakes, the planting of trees and the building of ornamental buildings within the park grounds. These ornamental structures include the Temple of Diana and the Roman Bridge both of which were designed by James Pane in the 1760s; also both Grade I

Listed. The park was extended to the south on multiple occasions in the mid-19<sup>th</sup> century, by the second Earl of Bradford after the earl had purchased the Tong Estate in 1857.

- 5.220 Weston Park spans the Staffordshire/Shropshire border, lying outside the boundary of the proposed development. The Hall and the majority of other buildings contained within the Staffordshire section of the Park are judged to have no visual or physical relationship with the site as they are fully contained within the parkland. As a result, the individual significance of those assets has not been assessed in detail in this document. Those that may be affected are considered in detail.
- 5.221 Weston Park, as a Grade II\* Registered Park & Garden, is considered to be of **high/good** value