

Heritage Assessment

Land at Patshull Road, Albrighton

On behalf of Boningale Homes Limited.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Boningale Homes Limited to prepare a Heritage Assessment to consider the proposed residential-led development of Land at Patshull Road, Albrighton, Shropshire, as shown on the Site Location Plan provided at Plate 1.

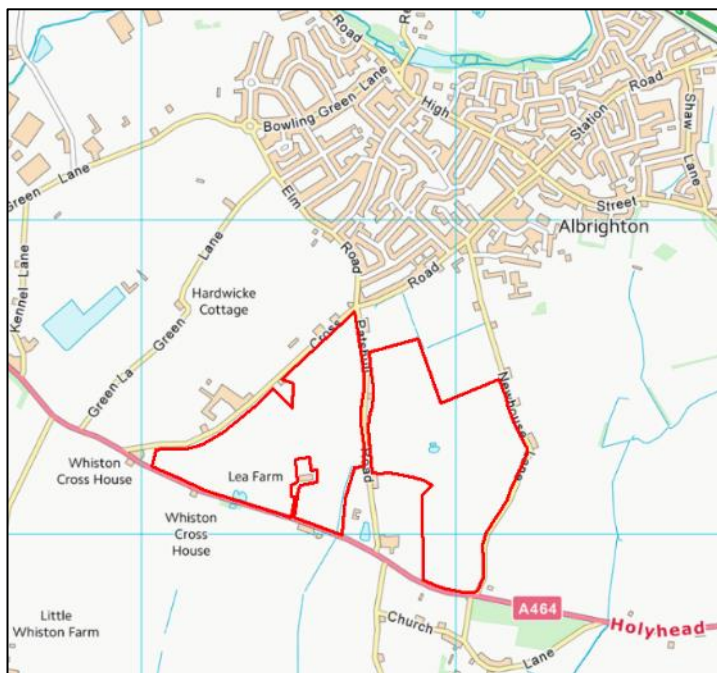


Plate 1: Site Location Plan.

- 1.2. The Site incorporates two parcels of farmland to the south of Albrighton. The westernmost parcel is bounded to the north and west by Cross Road and to the east by Patshull Road. It encloses c. 21ha of land. The eastern parcel is bounded to the north by agricultural fields, to the west by Patshull Road and to the east by Newhouse Lane. It encloses c. 23ha of land.
- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 200 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:
- "...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹***
- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 205 to 209 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.
- 1.5. As required by paragraph 200 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance".²*

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

² DLUHC, *NPPF*, para. 200.

2. Proposed Development

2.1. The application seeks outline consent for a Sustainable Urban Extension to Albrighton.

2.2. The full schedule of works is as follows:

- Residential development of up to 800 dwellings;
- A neighbourhood centre;
- A circa 70-bed care home;
- A secondary school;
- Public Open Space;
- Green corridors; and
- Associated roads and infrastructure.

2.3. A copy of the Framework Plan is provided at Plate 2.

2.4. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.



Plate 2: Illustrative Masterplan.

3. Methodology

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

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

Sources

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

- The Shropshire Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- Historic England's Aerial Archaeology Mapping Explorer;
- The Shropshire Archives online catalogue;

- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

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

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

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

Site Visit

3.7. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 14th March 2024, during which the Site and its surrounds were assessed.

Photographs

3.8. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate

visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

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

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*,³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of*

Heritage Assets, the key guidance of assessing setting (hereafter GPA:3);⁵

- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁸

Consideration of Harm

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

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ DLUHC, NPPF, paras. 207 and 208.

¹⁰ DLUHC, NPPF, para. 209.

- 3.11. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹¹
- 3.12. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the

scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

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

¹¹ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Site Description and Planning History

Site Description

- 4.1. The Site incorporates two parcels of farmland to the south of Albrighton. The westernmost parcel is bounded to the north and west by Cross Road and to the east by Patshull Road. It encloses c. 21ha of land. The eastern parcel is bounded to the north by agricultural fields, to the west by Patshull Road and to the east by Newhouse Lane. It encloses c. 23ha of land.
- 4.2. The fields within the Site are presently a mixture of pasture and arable with hedged boundaries. The Site slopes from the north and west (c. 97m aOD) to the south-east (c. 90m aOD). A selection of photographs is provided at Plate 3 – Plate 17.



Plate 3: View looking west across northern section of eastern parcel from east boundary.



Plate 4: View looking south-west across northern section of eastern parcel from east boundary.



Plate 5: View looking north-west across northern section of eastern parcel from east boundary.



Plate 6: View looking south-west across southern section of eastern parcel from east boundary.



Plate 8: View looking south-west across far southern section of eastern parcel from east boundary.



Plate 7: View looking north-west across southern section of eastern parcel from east boundary.



Plate 9: View looking west across southern section of eastern parcel from east boundary.



Plate 10: View looking north across eastern parcel from south boundary.



Plate 12: View looking north-east across northern section of eastern parcel from west boundary.



Plate 11: View looking east across northern section of eastern parcel from west boundary.



Plate 13: View looking west across the northern section of western parcel from east boundary.



Plate 14: View looking north across northern section of western parcel from east boundary.



Plate 16: View looking north-east across southern section of western parcel from west boundary.



Plate 15: View looking south across northern section of western parcel from north-east corner.



Plate 17: View looking south-east across southern section of western parcel from west boundary.

Site Development / Map Regression

- 4.3. Saxton's map of 1577¹⁴ (Plate 18) recorded the presence of Albrighton and Boningale but did not provide details relating to roads or boundaries.



Plate 18: Extract from Saxton's Map, 1577.

- 4.4. Blome's map of 1693¹⁵ and Moll's map of 1724¹⁶ recorded principal roads within Shropshire but did not record any further details in the environs of Albrighton when compared to Saxton's map.

- 4.5. Rocque's map of 1752¹⁷ (Plate 19) is the first source to have recorded a detailed plan of Albrighton with the roads and extent of settlement clearly recorded. The label for Albrighton lies directly over much of the Site which impedes the ability to provide detailed comments on the layout of the fields and roads within the Site. The road network to the south of Albrighton was recorded but did not indicate the presence of either Patshull Road or Newhouse Lane. Access to Albrighton from the south-west was recorded as being exclusively via Cross Road.



Plate 19: Extract from Rocque's Map, 1752.

¹⁴ Shropshire Archive ref: MI5719

¹⁵ Shropshire Archive ref: MI6174

¹⁶ Shropshire Archive ref: 8335/17/8

¹⁷ Shropshire Archive ref: 552/8/916

- 4.6. Hogg's map of 1784¹⁸, is insufficiently detailed to add to the discussion of the landscape of Albrighton and has therefore not been reproduced here.
- 4.7. Cary's map of 1793¹⁹, recorded the same road network as that shown on Rocque's map of 1752. The details of the settlement extent and field boundaries were not recorded as clearly as on Rocque, and the map has not therefore been reproduced.

The Site and its environs were recorded on the Ordnance Survey (OS) Surveyor's Drawing of 1814²⁰ (Plate 20). The Site was recorded as two large parcels of agricultural land. The alignment of Cross Road and Newhouse Lane were recorded on generally the same alignment as the present day. Patshull Road was recorded on a slightly different alignment to its present course although it is unclear whether this is simply an error or whether the road has genuinely been realigned.

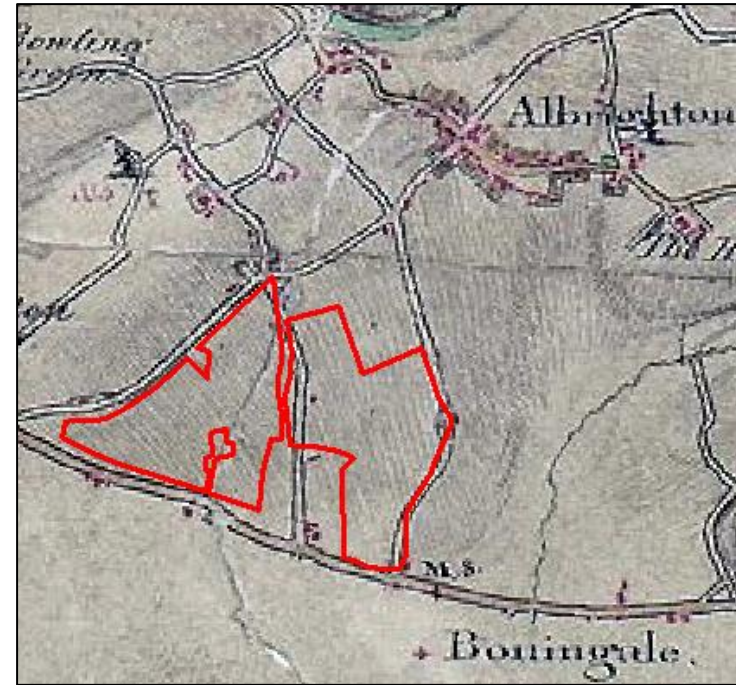


Plate 20: Extract from OS Drawing, 1814.

- 4.8. The Albrighton tithe map of 1845²¹ (Plate 21) recorded much of the land within the Site as a series of agricultural fields. Buildings recorded in 1814 at the eastern end of High Street had been demolished prior to 1845 and the alignment of the roads bounding the Site was recorded as being the same as their present-day routes. A series of large ponds was recorded within the eastern parcel of the Site.

¹⁸ Shropshire Archive ref: MI603/2

¹⁹ Shropshire Archive ref: MI603/1

²⁰ British Library – OSD208 (Newport), 1814

²¹ Tithe map accessed via www.thegenealogist.co.uk

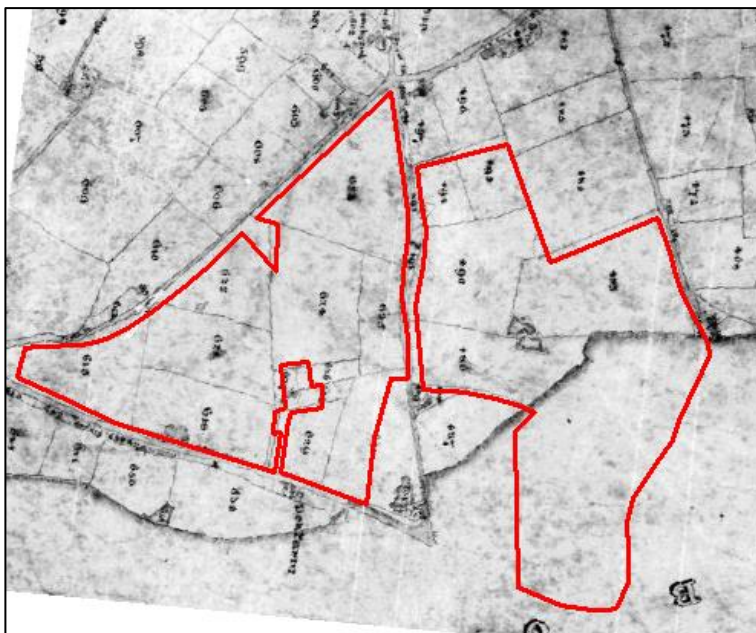


Plate 21: Extract from Albrighton tithe map, 1845.

- 4.9. The Boningale tithe map of 1837²² recorded a portion of the eastern parcel of the Site (Plate 22).

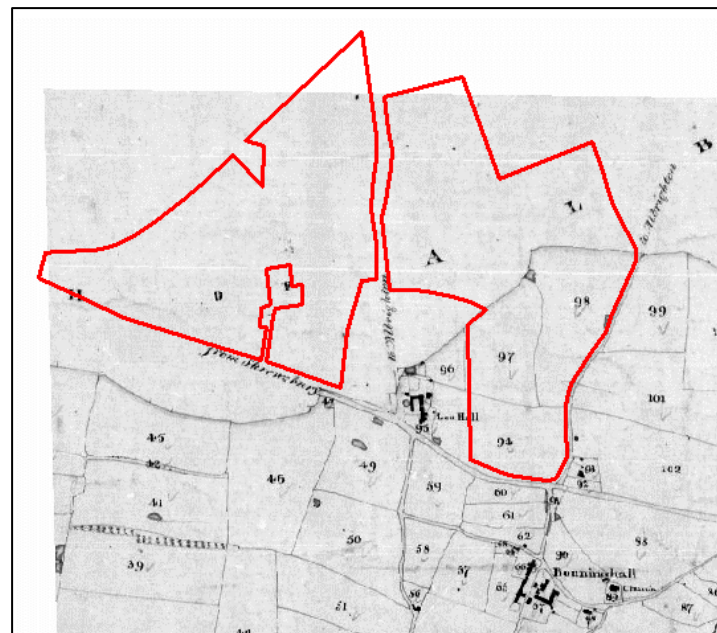


Plate 22: Extract from Boningale tithe map, 1837.

The OS map of 1888²³ (Plate 23) recorded the presence of two further ponds within the Site than had been shown in 1845. It also recorded slight changes to the field pattern with some larger fields split and some smaller fields merged when compared to the layout in 1845. Immediately adjacent to the south-western corner of the eastern parcel of the Site, a smithy was recorded.

²² Tithe map accessed via www.thegenealogist.co.uk

²³ OS – Shropshire XLIV.SE, 1888

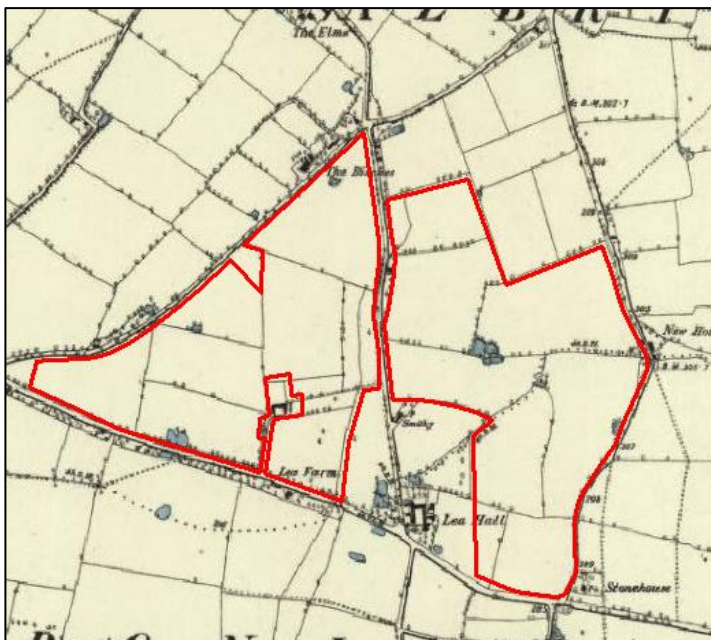


Plate 23: Extract from OS map, 1888.

- 4.10. The 1903 OS map²⁴ (Plate 24) recorded no changes within the Site when compared to the 1888 edition. The map recorded Meere House, to the west of Newhouse Lane, which is surrounded by the Site to the north, west and south.

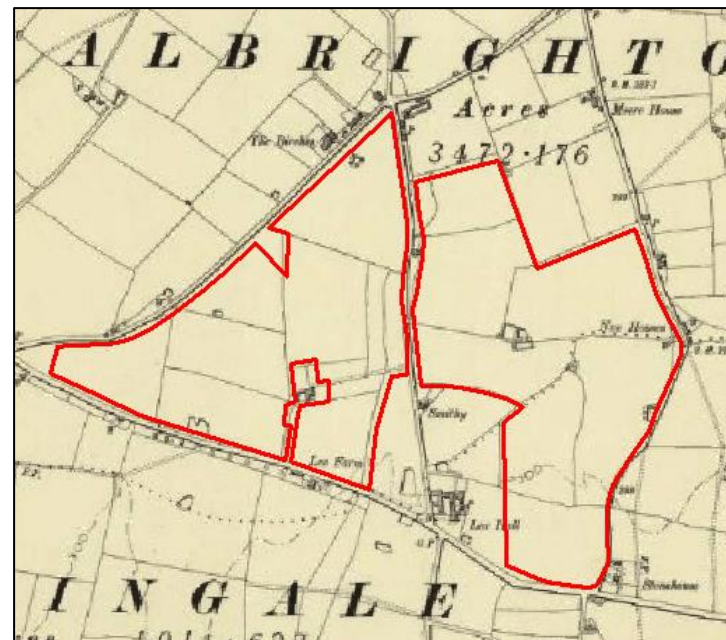


Plate 24: Extract from OS map, 1903.

- 4.11. The 1924 OS map²⁵ (Plate 25); the 1948 OS map²⁶ do not record any changes when compared to the 1903 edition.

²⁴ OS – Shropshire XLIV.SE, 1903

²⁵ OS – Staffordshire LV.SW, 1924

²⁶ OS – Shropshire XLIV.SE, 1948

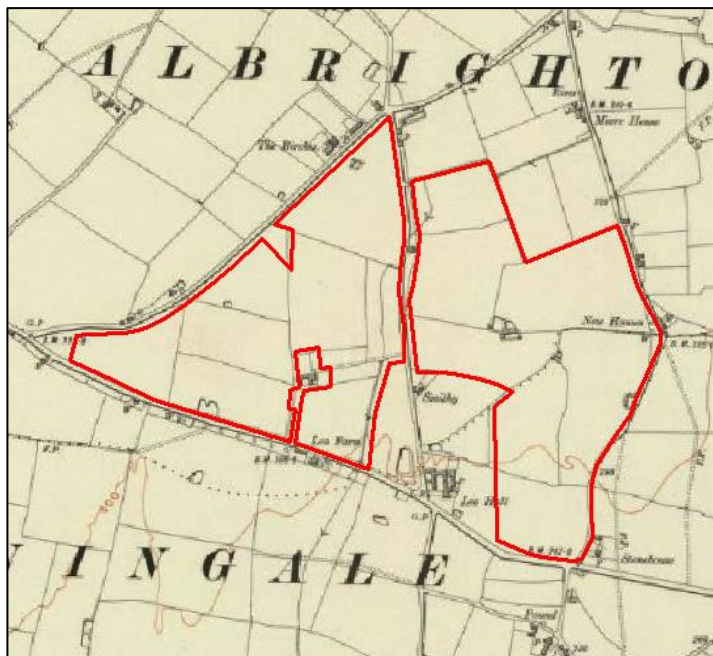


Plate 25: Extract from OS map, 1924.

- 4.12. An aerial photograph from 1946²⁷ (Plate 26) provides partial coverage of the Site. Within the Site a number of field boundaries are shown to have been removed when compared to historic OS maps. The 1954 OS map²⁸ and the 1966 OS map²⁹ also record these changes.



Plate 26: Extract from aerial photograph, 1946.

An aerial photograph from 1962³⁰ (Plate 27) also provides partial coverage of the Site. The photograph did not record any changes within the Site when compared to earlier photographs or maps.

²⁷ Historic England – RAF/IO6G/UK1698/F136/540/2090

²⁸ OS – SJ80SW, 1954

²⁹ OS – SJ80SW, 1966

³⁰ Historic England – RAF/MOHALG/1635/F21/543/0195

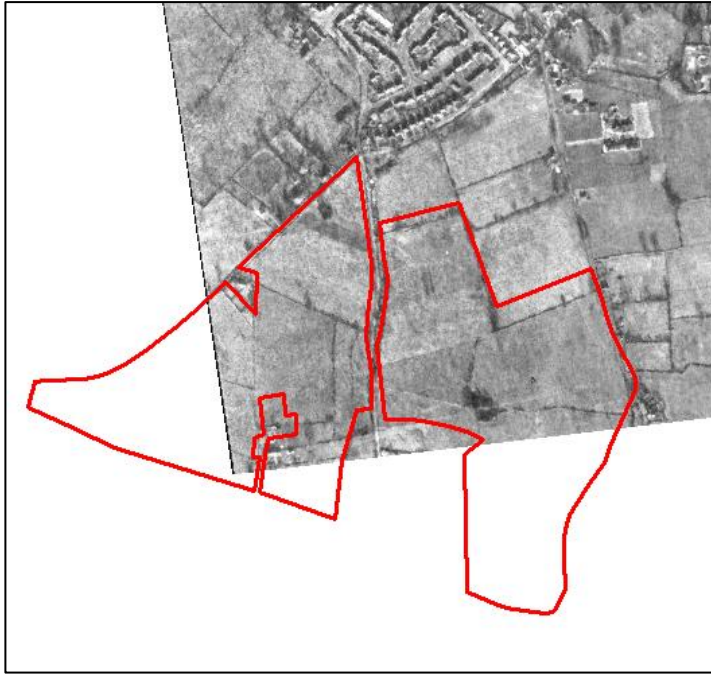


Plate 27: Extract from aerial photograph, 1962.

Planning History

- 4.13. No planning history relevant to the Site was identified from a search of the Shropshire online planning portal.

5. Policy Framework

Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.³¹
- 5.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.³² Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 5.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.³³
- 5.4. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 5.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF), an updated version of which was published in December 2023. The NPPF is also supplemented by the national *Planning Policy Guidance* (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.³⁴ The PPG also contains the *National Design Guide*.³⁵
- 5.6. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 5.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Shropshire Core Strategy Development Plan.
- 5.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

³¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

³² UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

³³ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

³⁴ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment* (PPG) (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

³⁵ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

6. The Historic Environment

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

6.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix 'ESA' and HER 'monument' numbers have no prefix. The HER data in this report is derived from search **IR2349**.

6.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1–3 in Appendix 2.

Previous Archaeological Works

6.4. There are 39 previous archaeological investigations recorded by the Shropshire HER. A gazetteer of these is provided in Appendix 1.

6.5. Only two projects have previously included parts of the Site within their study areas. These are:

- 2003–2004 assessment of RAF Cosford (ESA5848)
- 2011 DBA and walkover survey at RAF Cosford (ESA6926)

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

Topography and Geology

6.7. The fields within the Site are presently a mixture of pasture and arable with hedged boundaries. The Site slopes from the north and west (c. 97m aOD) to the south-east (c. 90m aOD), towards a watercourse at the base of a shallow valley.

6.8. The bedrock geology underlying the Site is formed of mudstone and halite-stone of the Mercia Mudstone Group. There are superficial deposits of Till, Alluvium and Glaciofluvial Sheet Deposits recorded within the Site.³⁶

6.9. The topsoil of the Site comprises slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.³⁷

Archaeological Baseline

Prehistoric (pre-43 AD)

6.10. There are no identified archaeological assets or findspots of prehistoric date within the Site. There are two

³⁶ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

³⁷ Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

findspots of prehistoric date recorded within the Study Area.

- 6.11. A Mesolithic scraper (O0278) was recovered from Pepperhill c. 775m south-east of the Site and a stone macehead (O1812), or weight, of Bronze Age date was recovered c. 705m north-west of the Site.
- 6.12. The paucity of prehistoric activity within the Study Area indicates there is a low potential for evidence of this date to be identified within the Site. Should any evidence of prehistoric activity be identified within the Site it has the potential to be of regional significance as it may be able to address regional research framework objectives.³⁸

Romano-British (AD 43 – 410)

- 6.13. There are no archaeological assets or findspots of Romano-British date recorded within the Site or Study Area.
- 6.14. The absence of Romano-British activity indicates there is a very low potential for evidence of this date to be identified within the Site. Should any evidence of Romano-British activity be identified within the Site it has the potential to be of regional significance as it may be able to address regional research framework objectives.³⁹

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

- 6.15. The HER does not record any heritage assets of early-medieval or medieval date within the Site or Study Area. However, an Anglo-Saxon presence is acknowledged given the inclusion of Albrighton in the Domesday Book.⁴⁰ The Saxon foundation of the settlement is also noted in the placename, Albrighton being derived from the Saxon name Albric.⁴¹
- 6.16. At the time of the survey for Domesday Book (1086) Albrighton was recorded as being held by Norman. There was land for four ploughs, 13 slaves, three villans and 3 bordars. Woodland within the manor was recorded as being suitable for fattening 100 pigs although this was being held by King William. Prior to the Conquest, Albrighton was held as two manors by Algar and Godgyth.
- 6.17. A parcel of ridge and furrow ploughing (33238) is recorded c. 45m north of the Site.
- 6.18. The likely area of the earliest medieval settlement at Albrighton (O5389) lies close to the Church although there is limited extant evidence. The location of the medieval urban form of Albrighton (O5385) equates largely to the existing core of the settlement complete with the major streets (O5384) and marketplace (O5383). Tenement plots (O5373; O5377-O5382; and O5390) have been identified and mapped within Albrighton.
- 6.19. The Shrewsbury Arms (13760) is an inn which was previously a house known as 'The Talbot'. The house dates to the 15th or early 16th century and is Grade II listed. The house is thought to have either been the Hall of the

³⁸ [West Midlands Research Framework \(researchframeworks.org\)](https://researchframeworks.org/)

³⁹ Ibid.

⁴⁰ Anon. (2002) *Domesday Book: A Complete Translation* London: Folio, p.710

⁴¹ Blakeway, 1899.

Talbots or their steward's house. The Shrewsbury Arms lies c. 695m north of the Site.

- 6.20. The Church of St Mary Magdalene (13758), its associated churchyard (O5376), churchyard cross (O1839) and a 12th-century altar tomb (O5369), are located on Albrighton High Street, c. 710m north of the Site. The Church is Grade II* listed whilst the cross is both a Scheduled Monument and Grade II* listed.
- 6.21. The Church of St Chad (13792) in Boningale and the Church of St Cuthbert (13801) in Donington are both medieval buildings and are Grade II* listed. Medieval crosses (O1841 and O1840) are present in both of the churchyards and are designated as Scheduled Monuments. The cross in Boningale is also Grade II listed whilst the cross in Donington is Grade II* listed. The churches are located c. 240m south-east and 965m north of the Site, respectively.
- 6.22. A possible moated site (O4106) has been recorded at Bowling Green Farm and three other farmsteads with medieval origins have also been identified within the Study Area, namely; Lea Hall Farm (22011); Church Farm (26191) and Old Farm House (26192). The farmsteads are located c. 925m north-west, 100m west, 225m south, and 205m south of the Site, respectively.
- 6.23. There are no recorded medieval heritage assets within the Site. The presence of ridge and furrow close to the Site indicates that it is likely to have been agricultural land during the medieval period.

- 6.24. Should archaeological remains of medieval date be identified within the Site they are likely to be of local significance as they have only limited potential to address the key research objectives set out in the Regional Research Framework.⁴²

Post-medieval (1540 – 1901), Modern (1901 – present)

- 6.25. During the post-medieval period the settlement pattern within the Study Area remained similar to that of the medieval period. Nucleated settlements at Albrighton, Boningale and Donington remained with an agricultural hinterland which included farms and gentry houses.
- 6.26. The Site is recorded as agricultural fields throughout the post-medieval period.
- 6.27. Lea Hall (13796) is a 16th-century manor house with later additions and alterations. Adjacent to the hall is a barn (17713) of probable 17th-century date. Both the hall and the barn are Grade II listed buildings. The hall lies c. 95m west of the nearest part of the Site although elements of the Site also lie to the west and north of this asset.
- 6.28. Two early 19th-century farmsteads; Red House (26189) and Meere House (27973) are recorded in close proximity to the Site as they lie c. 25m east and 210m north-east respectively.
- 6.29. The site of the now demolished Lea Farm at Lea Manor Hotel (22012) lies c. 25m south of the Site.

⁴² [West Midlands Research Framework \(researchframeworks.org\)](https://researchframeworks.org/)

- 6.30. There is no firm documentary evidence of when Albrighton Hall (35299) was built. Mid-19th century alterations resulted in a 3-storey 5-bay Italianate mansion. The ashlar-built Lodge (35300) that fronts Kingswood Road was built at the same time. At some time in the mid-20th century, the house was radically remodelled, reduced to two storeys and all evidence of the Italianate mansion removed.
- 6.31. Parkland at Albrighton Hall (07501) is recorded on 19th-century and later cartographic sources. Formal gardens and an orchard lay to the east and south of the Hall with a tree belt to the west and north-west screening intervisibility between the Hall and the town. The Park lay to the west of the Hall and included ponds and dispersed tree planting. The Hall and Park lie c. 495m east of the Site.
- 6.32. The potential for archaeological remains of post-medieval or modern date to be identified within the Site is low. Should any archaeological deposits of post-medieval date be identified within the Site they are likely to be of no more than local significance.

Statement of Archaeological Potential and Significance

- 6.33. The paucity of prehistoric activity within the Study Area indicates there is a low potential for evidence of this date to be identified within the Site. Should any evidence of prehistoric activity be identified within the Site it has the potential to be of regional significance as it may be able to address regional research framework objectives.
- 6.34. The absence of Romano-British activity indicates there is a very low potential for evidence of this date to be identified within the Site. Should any evidence of

Romano-British activity be identified within the Site it has the potential to be of regional significance as it may be able to address regional research framework objectives.

- 6.35. The presence of ridge and furrow to the north of the Site is indicative of the proposed development Site having been agricultural land during the medieval period.
- 6.36. Should archaeological remains of medieval date be identified within the Site they are likely to be of local significance as they have only limited potential to address the key research objectives set out in the Regional Research Framework.
- 6.37. The potential for archaeological remains of post-medieval or modern date to be identified within the Site is low. Should any archaeological deposits of post-medieval date be identified within the Site they are likely to be of no more than local significance.

Designated Heritage Assets

- 6.38. There are no designated heritage assets within the Site.
- 6.39. There are three Scheduled Monuments within the Study Area, these are churchyard crosses at Albrighton (NHLE 1015280), Boningale (NHLE 1015301) and Donington (NHLE 1015888). The crosses are dual designated and are also listed buildings, those at Albrighton and Donington are Grade II* (NHLE 1275163, 1239196) whilst that at Boningale is Grade II (NHLE 1053676).
- 6.40. There are a further 41 listed buildings within the Study Area, of which three are Grade II* and the remaining 38 are Grade II.

- 6.41. There are four Conservation Areas within the Study Area.
- 6.42. There are no Battlefields or Registered Parks and Gardens recorded within the Study Area.

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

7. Setting Assessment

- 7.1. This Section provides an assessment of the relevant aspects of the surrounding built historic environment which require consideration in relation to the proposed development.
- 7.2. As set out at **Section 1**, while no designated heritage assets are recorded within the Site, the Grade II Listed Buildings at Lea Hall and Boningale Conservation Area lie c.8m to the south and c.95m to the west of the eastern parcel, respectively. A number of designated heritage assets also lie within the wider environs.
- Step 1**
- 7.3. Step 1 of the methodology recommended by the Historic England guidance GPA 3: The Setting of Heritage Assets (see *Methodology*; **Section 4**) is to identify which designated heritage assets might be affected by a proposed development.
- 7.4. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 7.5. Consideration, based upon site analysis and professional judgment and the previous planning history, was therefore given as to which heritage assets within the 1km study area may include the Site as part of their setting, which contributes to their overall heritage significance,

and thus whether they may potentially be affected by the proposed development.

- 7.6. Assets in the vicinity of the Site that have been taken forward for further assessment on the basis of proximity and inter-visibility comprise:
- The Boningale Conservation Area, c.8m south of the eastern parcel and c.180m south-east of the western parcel;
 - Grade II Listed Lea Hall (NHLE ref. 1274036), c.95m west of the eastern parcel and c.175m south-east of the western parcel;
 - Grade II Listed Barn attached to north end of Lea Hall (NHLE ref. 1274090), c.95m west of the eastern parcel and c.175m south-east of the western parcel;
 - Grade II Listed Old Cottage (NHLE ref. 1238719), c.145m south of the eastern parcel.
 - Grade II Listed Old Farmhouse and Malthouse attached to rear (NHLE ref. 1238629), c.150m south of the eastern parcel.
- 7.7. All other heritage assets within the study area have been excluded from further assessment on the basis of onsite analysis which confirmed that, by virtue of spatial and visual separation, including intervening built form, vegetation and topography, any intervisibility is wholly screened. Meanwhile no known historic or functional relationship has been identified aside from falling within

the same parish boundary. It is therefore considered that the proposed development will not alter any aspect of these assets' settings and will result in no harm to any elements that contribute towards their overall heritage significance.

- 7.8. Further discussion of the assets within 500m of the Site, and justification for their exclusion from further setting assessment beyond Stage 1, is provided below.

The Elms and Barn about 60 metres south east of The Elms

- 7.9. The Elms and Barn about 60 metres south east of the Elms, both Grade II Listed, are located c.270m and c.240m to the north-west of the western parcel, respectively.
- 7.10. The Elms is a Grade II Listed 16th- or 17th-century house which was subject to remodelling during the early 18th century, alongside later additions and alterations. The building has a double-gabled form with red-brick principal north elevation and pebbledash-rendered flanking wings. It is understood to have historically been the farmhouse associated with The Elms Farm estate but was converted to two dwellings during the 1990s.
- 7.11. The Grade II Listed 18th-century barn to the south-east is also understood to have been associated with The Elms Farm estate but was again converted to four residential dwellings during the 1990s. The barn is timber-framed with red brick infilling and a plain-tiled hipped roof. Only part of the original barn, comprising three structural bays with square panelling and straight tension braces, survives.

- 7.12. It was confirmed during the site walkover that intervisibility between the Site and assets is wholly screened by virtue of spatial separation and intervening vegetation and built form. No further assessment has therefore been undertaken.

Designated Heritage Assets within Boningale Conservation Area

- 7.13. The Boningale Conservation Area contains ten Listed Buildings (including the Grade II* Listed Church of St Chad) and one Scheduled Monument (churchyard cross at the Church of St Chad). The most proximate is the Grade II Listed Old Cottage, which lies c.145m south of the eastern parcel.

- 7.14. It was confirmed during the Site walkover that glimpsed intervisibility exists between the Grade II Listed Old Cottage and Farmhouse and Malthouse and the southern extent of the eastern parcel. Meanwhile intervisibility between the Site and all other assets within the designation boundary was confirmed to be wholly screened by virtue of spatial separation and intervening vegetation and built form. With the exception of the Grade II Listed Farmhouse and Malthouse, all other assets within the Boningale Conservation Area have therefore been excluded from further assessment.

Albrighton Conservation Area

- 7.15. The Albrighton Conservation Area lies c.500m to the north-east of the Site (the eastern parcel) at its closest point.
- 7.16. The Conservation Area is centred upon the historic village of Albrighton, with the western section following the High

Street and encompassing the known extent of the Medieval settlement. Meanwhile the eastern half, to the east of Meadow Road, predominantly comprises the northern section of the parkland associated with Albrighton Hall and Meeson Hall.

- 7.17. It was confirmed during the site walkover that views towards the Site from the southern designation boundary are wholly screened by virtue of spatial separation in combination with intervening vegetation and undulating topography. Meanwhile views from all other areas are screened by built form. The Albrighton Conservation Area has therefore been excluded from further assessment.

Step 2

Boningale Conservation Area

- 7.18. The Boningale Conservation Area was designated by Shropshire Council on 9th March 1981 and comprises an area of approximately 12 hectares. The designation boundary captures the village of Boningale, centred upon Church Lane, alongside the undeveloped areas of pasture between the village centre and A464 (Holyhead Road) to the north. A copy of the designation boundary is included at **Appendix 7**.
- 7.19. Shropshire Council has not published a Character Appraisal for the Conservation Area and consequently the below summary is based upon observations made during the site walkover and publicly available online sources.

Character and Appearance

- 7.20. The Boningale Conservation Area is centred upon the small village of Boningale, which is characterised by large, detached dwellings set within generous plots to its western extent and smaller terraced properties and the Church of St Chad to the east.
- 7.21. The larger properties to the west of Boningale include two 16th- to 17th-century timber-framed farmhouses, Church Farmhouse and Old Farmhouse, a 17th- or early 18th-century barn attached to the latter, and a 17th-century half-timbered cottage to the south of Church Lane, all of which are Grade II Listed. Meanwhile the early 20th-century red-brick Old Vicarage and a modern bungalow lie to the north. These properties front Church Lane and are set within large domestic garden plots defined by a range of mature hedgerows and coursed-stone walls. A Grade II Listed K6 telephone kiosk is also located to the centre of the village, opposite Church Farmhouse.
- 7.22. Built form to the eastern extent of the village predominantly lies to the north of Church Lane and comprises 20th-century terraced properties with subsequent alterations. A pair of 20th-century terraced dwellings, both with modern gable-end extensions, also lie to the south of Church Lane. All properties front the road and are set back behind gardens and driveways.
- 7.23. The Grade II* Listed Church of St Chad lies to the east of Church Lane and is set back from the road by its associated churchyard and boundary coursed-stone walls, which contains the Scheduled Former Churchyard Cross and a number of Grade II Listed funerary monuments. Three mature trees within the churchyard partially filter views towards the church from Church Lane

to the south. Built form to the east of the village is extinguished by the 19th-century red-brick former School House, which is again set within a generous domestic plot with hedgerow-bound garden to the west and open driveway to the east.

- 7.24. The built form at Boningale is centred upon Church Lane, which bisects the settlement east – west. Church Lane is a narrow thoroughfare separated from flanking built form by mature hedgerows, alongside sections of stone wall within the village centre. A narrow unnamed road connecting with Holyhead Road to the north and a private access track to a group of modern farm buildings to the south form a crossroads to the centre of the village.
- 7.25. The designation boundary tightly bounds built form to the south of Church Lane, it captures the areas of undeveloped land to the north. These areas are characterised by pasture fields bisected by mature hedgerows and interspersed trees, alongside a large L-shaped parcel of woodland to the east and arable field to the west.



Plate 28: View looking east along Church Lane within village centre.



Plate 29: Grade II Listed Old Farmhouse to south of Church Lane.



Plate 30: Grade II Listed Church Farmhouse to south of Church Lane.



Plate 32: View looking east along Church Lane with variety of boundary treatments.



Plate 31: View looking west along Church Lane within village centre, with Grade II Listed Old Cottage to the left and Old Vicarage to the right.



Plate 33: 20th-century terraced houses within eastern section of village to north of Church Lane.



Plate 34: Pair of 20th-century houses within eastern section of village to south of Church Lane.



Plate 36: View looking north-west from churchyard towards undeveloped pasture and woodland parcel to northern designation boundary (right).



Plate 35: Church of St Chad viewed from Church Lane.



Plate 37: View looking north-west from central crossroads towards undeveloped pasture to northern section of designation.

Approaches, Views and Setting

- 7.26. The primary approaches to the Conservation Area are taken along Church Lane from the east and west, with the shift from open countryside to rural settlement legible in both approaches via the transition from unbroken mature boundary hedgerows to more diverse boundary treatments, including stone walls, hedgerows and property accesses. A secondary approach also exists from the north from Holyhead Road and is again characterised by mature boundary hedgerows giving way to a rural settlement character on the approach to Church Lane.
- 7.27. Key views identified during the site walkover comprise short-range inward-facing views along Church Lane. Due to the containment afforded by flanking hedgerows, these are linear on the approach to Boningale, opening up into wider views of the surrounding properties within the village centre. Short-range views towards the historic properties within the village centre, alongside the prevailing rural character when experienced as a group, also contribute towards articulation of the settlement's historic development. This legibility is enhanced in views from the historic properties towards the undeveloped pasture to the north and the level of visual and spatial enclosure afforded by the mature vegetation beyond which separates the settlement from Holyhead Road to the north.



Plate 38: Approach towards village centre along Church Lane from the east.



Plate 39: Approach towards village centre along Church Lane from the west.



Plate 40: View looking south towards secondary approach from Holyhead Road.



Plate 42: Short-range view looking east along Church Lane.



Plate 41: Short-range view looking east along Church Lane.



Plate 43: Short-range view looking west along Church Lane.



Plate 44: Short-range view looking west along Church Lane towards central crossroads.

- 7.28. Unrestricted outward-facing views from the public realm identified during the site walkover were all south-facing, taken from the churchyard and interspersed gaps in the hedgerow along Church Lane to the east of the village. Panoramic views of the surrounding agricultural landscape to the south are possible from these areas and help to place the settlement within its rural context. It is anticipated that similar views may be possible to the rear of private properties south of Church Lane.
- 7.29. By virtue of mature vegetation, outward-facing views to the north are limited to filtered, glimpsed views to the surrounding agricultural land from property curtilages and small sections of Church Lane. Views of the countryside to the north and west, albeit filtered by intervening field boundary hedgerows, are also experienced from along the western boundary at Patshull Road. While these again

help to place the settlement within its historic rural context, this contribution is much more limited than those to the south.



Plate 45: Long-range view towards surrounding agricultural land to the south of the settlement from churchyard.



Plate 46: Long-range view towards surrounding agricultural land to the south-west of the settlement from eastern section of Church Lane.



Plate 47: Long-range northerly view towards surrounding agricultural land, beyond arable field to the foreground which falls within the designation boundary.



Plate 48: Long-range westerly view towards surrounding agricultural land from the western designation boundary.

- 7.30. The setting of the Conservation Area is principally characterised by open agricultural land divided by mature hedgerows. The designation is separated from the agricultural land to the north by Holyhead Road which defines its northern boundary.

Statement of Significance

- 7.31. The special interest of the Conservation Area is primarily derived from preservation of the Boningale's prevailing rural character and layout, and thus legibility of the settlement's historic function and development.
- 7.32. The following components are of particular importance to the asset's special interest:

- The survival of the historic form and identity of the settlement, as evidenced by the buildings and historic street and plot layouts.
- The survival of high-quality historic buildings, six of which are Listed, including two farmhouses and the church, which contribute towards appreciation of the settlement's historic development and agricultural role within the surrounding area.
- The presence of historic stone walls within the village centre, which help to define the settlement nucleus.
- The abundance of green space and mature vegetation, including large property curtilages, which contribute towards retention of the prevailing rural character and provide a sense of enclosure from the surrounding landscape.

7.33. It is the interaction of these components, which are inextricably linked to the historic patterns of land ownership and building plots, that has resulted in the unique character of the Boningale Conservation Area.

7.34. With regard to key views, those that contribute towards the Conservation Area's special interest are predominantly short-range and inward facing. As noted above, long-range outward-facing views from the churchyard and small sections of Church Lane to the east, alongside the western extent of Church Lane at Lea Manor Gardens, also help to place the settlement within its historic rural context. Meanwhile, due to intervening mature vegetation, outward-facing views to the north and west make a much more limited contribution towards the asset's special interest.

Any Contribution Made by the Site

7.35. The Boningale Conservation Area lies 8m to the south of the eastern parcel at its most proximate point, separated by Holyhead Road, and c.180m to the south-east of the western parcel.

7.36. It was confirmed during the site walkover that views towards the Site from the eastern section of the Conservation Area, beyond the lane running north towards Holyhead Road, are wholly screened by virtue of spatial separation and intervening vegetation and built form. It was also confirmed that views between the Conservation Area and western parcel in its entirety are screened.

7.37. With regard to the western section of the Conservation Area, outward-facing northerly views are largely limited by intervening mature vegetation within domestic curtilages, field boundary hedgerows, and to the northern designation boundary. As such, only filtered intervisibility is possible from publicly accessible areas, notably along the central lane running north from Church Lane and at the gap in the hedgerow at the junction between Church Lane and Patshull Road (Plate 49 – Plate 52). From these areas the Site is experienced as a small element of the wider agricultural landscape which surrounds the settlement in all directions. While it was not possible to access private properties during the site walkover, views from the southern boundary of the eastern parcel confirmed that partially-filtered intervisibility exists with the areas of open pasture to the northern-western extent of the designation (Plate 53), alongside filtered intervisibility from Birchcroft, a mid-20th-century dwelling which lies within this area.



Plate 49: Long-range view towards eastern parcel (outlined in red) from Church Lane within village centre. Only trees are visible from street level.



Plate 51: Long-range filtered view towards eastern parcel (outlined in red) from gaps in vegetation to the western section of Church Lane.



Plate 50: Glimpsed long-range view of eastern extent of eastern parcel along lane running north from Church Lane.



Plate 52: Long-range filtered view towards eastern parcel (outlined in red) from western designation boundary at junction between Church Lane and Patshull Lane.



Plate 53: View looking south-east towards northern designation boundary from Holyhead Road.

- 7.38. Due to their spatial proximity and relative positioning, the southern extent of the eastern parcel is also co-visible with the areas of pasture and Birchcroft to the north-eastern section of the Conservation Area in partially-filtered short- to medium-range views along a small section of the intervening Holyhead Road (Plate 54 and Plate 55), alongside medium-range north-easterly views from Patshull Road (Plate 52, above). While heavily oblique and glimpsed long-range co-visibility may also be possible with the northern extent of the eastern parcel, no co-visibility was identified between the asset and western parcel.



Plate 54: View looking west along Holyhead Road capturing northern designation boundary (left) and southern boundary of eastern parcel (right).



Plate 55: View looking east along Holyhead Road capturing southern boundary of eastern parcel (left) and northern designation boundary (right).

- 7.39. As summarised at **Section 2**, the southern section of the eastern parcel historically fell, and indeed continues to fall, within the parish of Boningale. It is also this section of the Site with which intervisibility exists. This historic association, however, lacks clear legibility due to the intervening Holyhead Road alongside the presence of mature vegetation to the northern boundary of the Conservation Area.
- 7.40. Notwithstanding the above, it should also be reiterated that the special interest of the Conservation Area largely derives from the preservation of its prevailing rural character, including the street and plot layout, the survival of numerous historic buildings and the sense of separation from the surrounding landscape afforded by mature boundary vegetation. Important views are therefore predominantly short-range and inward-facing within the historic settlement core, from where this special interest can be best articulated. Meanwhile key long-range outward-facing views are focused southwards whereby their open, panoramic nature helps to place the settlement within its historic rural context.
- 7.41. Taken together, the Boningale Conservation Area is best experienced from within its boundary, from where the components that contribute towards its special interest are best experienced and articulated. The land to the southern extent of the eastern parcel is considered to make a minor positive contribution towards the asset's significance, via setting, as an area of agricultural land historically associated with the settlement. This contributes in a limited way towards legibility of Boningale's historic rural context. In light of the intervening mature vegetation, any such contribution is more limited than that afforded to land to the south of the village with which the settlement continues to hold a

strong spatial and visual relationship. Overall, the southern extent of the eastern parcel is considered to make a minor positive contribution, via setting, towards the special interest of the Boningale Conservation Area.

- 7.42. By virtue of extensive screening provided by mature vegetation, alongside the spatial separation and lack of any known functional relationship, the wider Site is not considered to make any appreciable contribution, via setting, towards the special interest of the Conservation Area.

Assessment of Impact

- 7.43. When considering potential impacts of the proposed development upon the special interest of the Boningale Conservation Area, it is important to recognise that the designation covers a large area and includes a variety of elements with differing characters. As noted at paragraph 213 of the NPPF, it is therefore necessary to consider the relevant significance of the element which has the potential to be affected and its contribution significance of the designation as a whole.
- 7.44. It should also be noted that, unlike Statutory Listed Buildings, the setting of a Conservation Area is not afforded statutory protection under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This makes it plain that it is the character and appearance of the Conservation Area that is the focus of special attention.
- 7.45. The proposed development would result in a change in character of part of the surrounds of the Conservation Area which has historic illustrative value as part of the agricultural landscape within which Boningale has

developed. This is especially true of the southern extent of the eastern parcel which historically fell, and continues to fall, within Boningale parish.

- 7.46. Due to the level of spatial separation and intervening vegetation, the proposed development would be wholly screened in views from the eastern section of the designation beyond the lane running north towards Holyhead Road. Meanwhile filtered views of the most proximate built form may be possible from small sections of Church Lane to the west, albeit any such visibility would be partially screened by intervening vegetation. A very small area of the proposed built form will also become visible as one travels northwards along the lane towards Holyhead Road. While it was not possible to access private properties during the site walkover, views from southern extent of the eastern parcel confirmed that partially-filtered intervisibility is likely to exist with the areas of pasture to the northern extent of the designation. Filtered views of the proposed built form to the south of the eastern parcel would therefore be visible from these areas. The degree of visual change will be reduced through retention and enhancement of the existing southern boundary hedgerow and offsetting of the new built form by c.20m beyond a landscaped buffer.
- 7.47. With regard to co-visibility, the proposed built form to the south of the eastern parcel would be experienced alongside the far northern extent of the asset, notably the open pasture to its northern boundary, in short- to medium-range views along a small section of Holyhead Road.
- 7.48. Notwithstanding the above, it should again be reiterated that the special interest of the Conservation Area largely derives from the preservation of its prevailing rural

character, including the street and plot layout, the survival of numerous historic buildings and the sense of separation from the surrounding landscape afforded by mature boundary vegetation. Important views are therefore predominantly short-range and inward-facing within the historic settlement core, from where this special interest can be best articulated. Meanwhile key long-range outward-facing views are focused southwards whereby their open, panoramic nature helps to place the settlement within its historic rural context.

- 7.49. The land to the southern extent of the eastern parcel is therefore considered to make only a minor positive contribution towards the asset's significance, via setting, as an area of agricultural land historically associated with Boningale. This contributes in a limited way towards legibility of settlement's historic rural context.
- 7.50. Overall, the proposed development would result in a change in character to the eastern land parcel with which intervisibility exists, albeit this change will be directly visible only in filtered views from the open pasture to the northern boundary, alongside heavily filtered views from small sections of Church Lane. Taking into account the existing baseline, this is considered to result in less than substantial harm at the low end of the spectrum to the Boningale Conservation Area.

Grade II Listed Buildings at Lea Hall

- 7.51. In order to appropriately understand their heritage significance, in line with the provisions of paragraph 200 of the NPPF, the significance of each asset is described separately below. However, given the strong group association between the buildings and equal level of intervisibility with the Site, the existing contribution of the

Site and impact of the proposed development will be assessed as a whole.

Grade II Listed Lea Hall

- 7.52. Lea Hall has origins as a 16th-century manor house, albeit with later additions and alterations. It is now in use as a farmhouse. The asset is of 2.5 storeys constructed of red brick laid in English bond with pebbledash render to the rear elevation and tiled gabled roofs.
- 7.53. The principal west elevation has a projecting gabled bay to the right while the two northernmost bays are set below a lower pitched gable roof. The gabled projecting bay has eight-light windows at ground and first floor level alongside a three-light window to the second floor. The central bay is characterised by a 20th-porch beneath a two-light window in the angle with the projecting gable alongside an eight-light window at ground- and first-floor levels to the left. The lower-pitched northern wing is of two bays with a four-light and eight-light window to left and right, respectively, at both levels. The windows throughout have brick mullions and transoms and, on the basis of the much-altered brickwork surrounding the openings, are anticipated to be later replacements. Indeed the reference in the List Entry to stone mullions and transoms, dated 1984, indicates that this may be a recent change albeit no relevant applications have been identified on Shropshire Council's planning register.
- 7.54. A large external gable-end stack with multiple brick shafts is located to the southern gable end, while an integral brick ridge stack is present to junction between the varied roof pitches. The rear east elevation has an irregular fenestration pattern, with alterations having been made to the ground floor openings. The two first-

floor windows are of three lights with brick mullions. A single-storey gabled wing also projects eastwards from the rear of the lower-pitched northern wing. Three roof lights have also been inserted to the west elevation, alongside two to the east elevation.

- 7.55. Lea Hall lies to the centre of a large curtilage with the Grade II Listed Barn abutting the north gable end and a u-shaped range of former agricultural buildings beyond. This range has been converted to residential use and now sits within a separate domestic curtilage with gardens and driveway to the north (Plate 58 and Plate 67, below). Gardens associated with Lea Hall lie immediately to the south and east of the asset (Plate 57), while areas of undeveloped pasture separated from the domestic curtilage by mature trees are located to the north-eastern and eastern extents of the property boundary. The asset and its curtilage are separated from the surrounding landscape by mature boundary vegetation and is accessed via a gated driveway from Patshull Road to the west.
- 7.56. While it is not known when the building began use as a farmhouse, it appears to have been the farmhouse associated with a wider agricultural land holding held by a William Farmer by the 1835 Tithe Survey. This is supported by the presence of a u-shaped farmyard to the north by this time.



Plate 56: View towards principal west elevation of Lea Hall from Patshull Road.



Plate 57: View towards rear west elevation of Lea Hall from Holyhead Road.



Plate 58: View towards western property curtilage with Lea Hall to the right and converted outbuildings to the left.

- 7.57. Lea Hall was added to the National List, at Grade II, on 25th September 1984, with the following List Description

“Manor house, now farmhouse. C16 with later additions and alterations. Pebbledash rendered, red brick (English bond) to rear, plain tiled roofs. 2 storeys and attics; 2:1:1 front with projecting gable to right and lower roof pitch on left, 4 and 8 light mullioned and transomed stone windows; entrance through C20 door in angle between projecting gable and main range; prominent external gable end stack with multiple brick shafts to right, integral ridge stack to left at junction between different roof pitches.”

- 7.58. A fully copy of the List Entry is included at **Appendix 8**.

Statement of Significance

7.59. The significance of Lea Hall is principally derived from its historic and architectural interests, alongside its group value with the associated Grade II Listed Barn, and can be summarised as follows:

- **Architectural:** the asset is an example of a 16th-century manor house, the fabric of which has the ability to inform our understanding of construction techniques during this period. While the external elevations have been much altered, it has not been possible to determine the level of survival of the internal structure or features. While later alterations have resulted in the loss of historic fabric, a degree of interest is derived from the building's evident phased development, which illustrates the evolution of both local vernacular and English domestic architecture more widely between the 18th and 20th centuries.
- **Historic:** the asset is illustrative of the historic landscape, comprising agricultural land and interspersed properties, which characterised the area between Albrighton and Boningale. A degree of interest is also derived from the building's change of use from manor house to farmhouse, which is illustrative of wider societal and economic shifts within England since its original construction. Local tradition also states that the Hall was occupied by a garrison during the Civil War to guard the route between Shrewsbury and Birmingham.
- **Group value:** Lea Hall holds strong group value with the abutting Grade II Listed Barn which, when experienced alongside the asset reinforces legibility

of its historic agricultural use. The asset also holds a degree of group value with the u-shaped former farmyard range to the north, albeit this has been eroded to a degree via the residential conversion and introduction of a separate domestic curtilage to these buildings.

- 7.60. The setting of the asset also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- The designed interrelationship with its curtilage, including the gardens to the south and east, stone boundary walls and mature boundary planting, which provide a sense of enclosure from the surrounding agricultural landscape.
 - The historically associated agricultural buildings to the north, which are illustrative of the building's later function as a farmhouse. This contribution has, however, been eroded to a degree via residential conversion of the buildings and erection of a timber fence and hedgerow planting to the historic stone boundary wall.
 - The asset's designed interrelationship with Patshull Road to the west, the layout of which appears to have remained unaltered since at least the late 18th century and possibly much earlier.
 - The historically associated wider landholding to the north and east which also makes a contribution,

through historic illustrative value, although this is relatively minor due to the visual separation created by intervening mature vegetation and the residential character of the converted former agricultural buildings and their domestic curtilage immediately to the north.

- 7.61. Overall, the heritage significance of the Grade II Listed Lea Hall is largely derived from its architectural and historic interests, alongside its group value with the abutting Grade II Listed Barn, with a lesser contribution from elements of its setting.

Grade II Listed Barn attached to north end of Lea Hall

- 7.62. The Grade II Listed Barn abuts the northern gable end of Lea Hall and is of timber-framed construction with painted brick infilling on a brick face, alongside a corrugated-iron roof. The two-storey structure, believed to date to the 17th century, is of four bays with square panelling and one long tension brace, with a wide entrance to the right of the west elevation. A jowelled wall post and weatherboarding is also present to the first floor of the northern gable end. Given the level of screening from the public realm, it was not possible to confirm the existing condition of the building, however a photograph captured in 2003 indicates that it was falling into disrepair (Plate 59).



Plate 59: West elevation of Barn attached to north end of Lea Hall (Historic England, 2003).

- 7.63. The asset was added to the National List, at Grade II, on 25th September 1984, with the following List Description
- “Barn. Probably C17. Timber framed with painted brick infilling on brick base, corrugated iron roof. 4 bays, square panelling and one long tension brace, wide entrance to right; jowelled wall post and weatherboarding to first floor at left hand gable end.”***
- 7.64. A full copy of the List Entry is included at **Appendix 9**.
- Statement of Significance
- 7.65. The significance of the Barn attached to the north end of Lea Hall is principally derived from its historic and architectural interests, alongside its group value with the associated Grade II Listed Lea Hall, and can be summarised as follows:

- **Architectural:** the asset is an example of a 17th-century agricultural outbuilding, the fabric of which has the ability to inform our understanding of construction techniques used during this period. The timber frame also adds to its architectural interest as an example of an iconic vernacular building craft. Deterioration and alteration to its historic fabric, including the modern corrugated-iron roof, have eroded the asset's architectural interest to a degree.
- **Historic:** the asset is illustrative of the agricultural landscape that once dominated this area, with the area between Albrighton and Boningale characterised by dispersed properties and agricultural land.
- **Group value:** the asset holds strong group value with Lea Hall by virtue of its historic use as an ancillary agricultural building. In turn, this mutually reinforces the historic agricultural function of both assets. It also holds a degree of group value with the u-shaped former farmyard range to the north, albeit this has been eroded to a degree via the residential conversion and introduction of a separate domestic curtilage to these buildings.

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

- The designed interrelationship with the property curtilage, including the abutting Lea Hall to the south

and associated agricultural buildings to the north (albeit eroded), alongside the stone boundary walls and mature boundary planting which provide a sense of enclosure from the surrounding landscape.

- The experience and appreciation of the asset from within the property curtilage, from where its architectural and historic interest and 'group value' with the associated buildings can be appreciated.
- Given the presence of intervening built form and mature vegetation within the curtilage, no views of the surrounding agricultural land are anticipated to exist.

7.67. Overall, the heritage significance of the Grade II Listed Barn attached to the north end of Lea Hall is largely derived from its architectural and historic interests, alongside its group value with Lea Hall, with a lesser contribution from elements of its setting.

Any Contribution Made by the Site

7.68. Both assets lie c.95m to the west of the Site at its most proximate point, the southern extent of the eastern parcel, albeit elements of the Site also lie to the north and west.

7.69. Historic mapping confirms that the southern extent of the eastern parcel was functionally associated with Lea Hall at the time of the 1837 Tithe Survey of Boningale, having been owned by a William Farmer and occupied by a John Bailey. As recorded on the annotated map at Plate 60, the existing southern parcel within the Site comprised three separate fields at this time, with field 94 recorded as a meadow and fields 97 and 98 in arable use.

- 7.70. Subsequent field boundary alterations have resulted in amalgamation of the three fields, while changes in ownership have severed the western extent of the southern parcel from the wider historic field 94 which now sits within the property boundary of Lea Hall. While it has not been possible to confirm an exact date, the land within the Site is now functionally separated from the asset, which now occupies an overwhelmingly domestic curtilage.

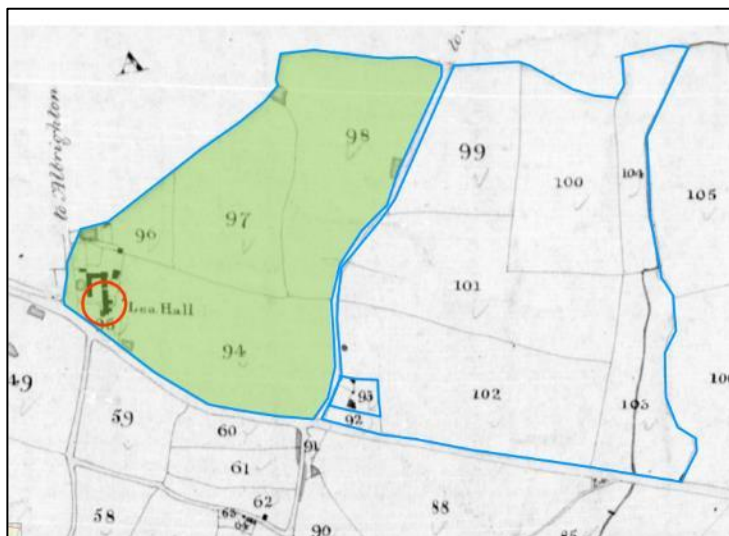


Plate 60: Extract from the Boningale Tithe Map of 1837 showing location of assets (red), landholding associated with Lea Hall in 1837 (blue) and area of historic landholding that falls within the Site (green).

- 7.71. From within the Site, there are short- to medium-range views of the roof of Lea Hall alongside, due to the presence of mature boundary trees, heavily filtered views of the east elevation (Plate 61). With regard to reciprocal views, it is anticipated that the Site would be experienced in heavily filtered short- to medium-range views from the

windows of the rear east elevation and within the property curtilage (Plate 62 to Plate 65). Views from the principal west elevation are also directed away from the eastern land parcel. Given its low height, views towards the Site from the Listed Barn are anticipated to be wholly screened.

- 7.72. With regard to co-visibility, again due to the extensive curtilage boundary vegetation and relative location the assets, the Site is co-visible with Lea Hall only in long-range northerly views from the western extent of Church Lane, adjacent to the junction with Patshull Road (Plate 66). The Hall is heavily filtered within these views by mature vegetation within its curtilage from this location, while the Listed Barn is wholly screened due to its low height. It should also be noted that, as a dwelling and functional barn, it is unlikely that either asset was constructed with inward-facing designed views in mind. As such, any glimpsed views from the surrounding landscape are not considered to better reveal their historic and architectural interest. Meanwhile the assets' group value can only be appreciated from within the immediate curtilage.

- 7.73. With regard to the wider Site, the northern extent of the eastern parcel is visually divorced from the assets at Lea Hall by way of spatial separation, mature vegetation and the converted former agricultural buildings to the north of the hall. Similarly, the western parcel is separated from the assets by Patshull Road and the parcel of woodland at the junction with Holyhead Road (Plate 67 and Plate 68). No intervisibility between the assets and these areas of the Site was therefore identified, nor is any functional historic relationship inferred within documentary evidence.



Plate 61: Long-range view towards Lea Hall from southern extent of eastern parcel.



Plate 63: View looking north-east across pasture to the east of Lea Hall towards the eastern parcel (beyond tree line).



Plate 62: Glimpsed medium-range visibility of Lea Hall from adjacent to south-western corner of eastern parcel. Screening is provided by the intervening mature trees to both the property boundary and domestic curtilage boundary of Lea Hall.



Plate 64: View looking north-west across pasture to the east of Lea Hall towards the assets (heavily screened by mature boundary vegetation to domestic curtilage).



Plate 65: View looking north-east across domestic curtilage of Lea Hall towards the eastern parcel (outlined in red).



Plate 67: View looking south-east towards Lea Hall from Patshull Road with converted agricultural buildings to north.



Plate 66: Long-range view looking north-east from junction between Church Lane and Patshull Road towards Lea Hall (denoted by arrow) and Site (outlined in red).



Plate 68: View looking north-west towards western parcel (not visible) from adjacent to Lea Hall.

7.74. Taken together, Lea Hall and associated Barn are best experienced from within their curtilage, from where their special historic and architectural interest, and group value, can be best appreciated and understood. The southern extent of the eastern parcel is considered to make a minor positive contribution to the assets' significance, via setting, as an area of agricultural land with which they were historically associated. In light of any functional association being long severed, alongside the level of screening provided by the curtilage vegetation, this contribution cannot be considered more than minor.

7.75. By virtue of the extensive screening provided by mature vegetation and built form, alongside the lack of any known historic functional relationship, the wider Site (the northern extent of the eastern parcel and the western parcel) is considered to make a much more limited contribution, via setting. This very minor contribution is derived wholly from the land's undeveloped nature and the sense of separation from the settlement of Albrighton to the north that this engenders.

Assessment of Impact

7.76. It is recognised that the proposed development will alter the character and appearance of the Site, including land with which the Listed Lea Hall and Barn were historically associated. However, built form to the east of the assets will be physically separated by a distance of c.100m and will be partially screened by retention of the existing mature boundary vegetation. Meanwhile setback of the new built form from Holyhead Road beyond a landscaped SuDS basin will retain existing, albeit heavily glimpsed, easterly views across the Site. As such, any change to the composition of views from the assets will be limited to at

most heavily filtered visibility of the most proximate development in oblique north-easterly views taken from the western rear elevations. Development within the northern extent of the eastern parcel and entirety of the western parcel will be screened in views from both Listed Buildings by intervening vegetation and built form.

7.77. With regard to co-visibility, the proposed development may be visible alongside Lea Hall in long-range northerly views from the western extent of Church Lane. Due to the spatial separation between the assets and new built form, alongside the presence of mature boundary vegetation and glimpsed nature of the view towards Lea Hall, the development would not be anticipated to alter the overall understanding and appreciation of the asset when experienced alongside it in these views. The proposed development may also be visible as a heavily filtered backdrop in short-range views towards the assets from the adjacent sections of Holyhead Road and Patshull Road. Any such co-visibility would again be restricted to the southern extent of the eastern parcel. It should, however, be reiterated that, as domestic and functional agricultural buildings, views towards the assets from the surrounding landscape are incidental and therefore do not better reveal their historic and architectural interest, nor their group value.

7.78. Notwithstanding the proposed change to the character and appearance of the Site, by virtue of extensive boundary vegetation and reconfiguration of the assets' curtilage following cessation of their functional agricultural use, including residential conversion of the outbuildings to the north, the special historic and architectural interest, and group value, of the Listed Lea Hall and Barn is now best experienced at close range from within their domestic curtilage. Meanwhile the

contribution of the assets' wider setting is minimal and predominantly relates to the southern extent of the eastern parcel, with which they hold a historic functional association. This contribution has in any event been much reduced, despite retention of the land's prevailing agricultural character, with the former relationship now only readily appreciable via archival sources. Furthermore, by virtue of their domestic and agricultural use, alongside the westward-facing aspect of the Hall's principal elevation, views towards the historically associated agricultural land does not appear to have formed a key element of their original design intent. Taken together, the contribution made by the southern section of the eastern parcel's agricultural character towards the special architectural and historic interest of the assets is limited. The wider Site is considered to make no contribution towards the assets' significance, via setting.

- 7.79. Artificial lighting also has the potential to change the setting of the asset at night. However, the function of lighting is generally to aid wayfinding and not to broadly illuminate the Site. With this in mind, low lumens lighting could be explored to facilitate safety and useability whilst minimising any light pollution effects on surrounding Listed Buildings. Existing and proposed vegetation would also further mitigate lighting intrusion.
- 7.80. Overall, the proposed development will result in a degree of harm to the overall heritage significance of Lea Hall and Barn, via a change in setting. Such harm is principally derived from development of the southern extent of the eastern parcel, with which it is historically associated, alongside removal of agricultural character across the wider eastern parcel and the resulting reduction in the sense of separation of the assets from Albrighton to the

north. A very small degree of harm would also be anticipated to result from redevelopment of the wider Site again through removal of its undeveloped character and reduction in the sense of separation of the assets from the urban area to the north.

- 7.81. Considered alongside the existing baseline, the overall level of harm to the Grade II Listed Buildings is anticipated to be at the low to moderate extent of less than substantial.

Grade II Listed Old Cottage

- 7.82. The asset comprises a 17th-century half-timbered cottage with painted brick infilling on a sandstone plinth and machine-tiled roof. It is a single storey structure with dormer slit attic and has three structural bays and a blocked cross passage. Various later alterations are present, including a 20th-century rear extension, 19th- and 20th-century casement windows, and 20th-century gabled roof dormers and brick end stacks. The building fronts directly onto Church Lane however it is accessed from the rear southern elevation via the 20th-century addition. It sits within a modest curtilage with a drive to the west and pasture to the south, separated by a detached garage. The curtilage is defined by mature boundary hedgerows.



Plate 69: North elevation of Old Cottage viewed from the east.



Plate 70: North elevation of Old Cottage viewed from the west.

- 7.83. The asset was added to the National List, at Grade II, on 25th September 1984, with the following List Description:

“Cottage. C17 with later additions and alterations. Half timbered with painted brick infilling on sandstone plinth, machine tiled roof. One storey and dormer slit attic; 3 structural bays and blocked cross passage, square panelling, one short tension brace; C19 and C20 casements and small window lighting staircase, 2 C20 gabled dormers in roof slope, entrance to rear through C20 addition, 2 C20 brick end stacks. Interior retains cross passage with traces of former staircase; timber framing substantially intact.”

- 7.84. A full copy of the List Entry is included at **Appendix 10**.

Statement of Significance

- 7.85. The significance of the Old Cottage is principally derived from its architectural, historic and archaeological interests and can be summarised as follows:

- **Architectural:** the asset is a well-preserved example of a 17th-century vernacular cottage, the fabric of which has the ability to inform our understanding of construction techniques used during this period. Survival of the building's original half-timbered frame also adds to its architectural interest as an example of an iconic vernacular construction method. While not inspected as part of this assessment, the timber framing is understood to remain substantially intact to the interior.
- **Historic:** the asset's evident phased development, including blocking of the cross passage and removal of the original staircase (traces of which remain), is illustrative of the evolution of English vernacular architecture between the 17th and 20th centuries.

- **Archaeological:** Surviving elements of former features, notably the cross passage and original staircase, have the potential to yield evidence of Post-Medieval construction techniques.

- 7.86. The setting of the asset also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- The designed interrelationship with its curtilage, including the driveway to the west, pasture to the south and mature boundary planting, which provide a sense of enclosure from the surrounding properties and wider agricultural landscape.
 - The asset's designed interrelationship with Church Lane to the north, the layout of which has remained unaltered since at least the 18th century and possibly much earlier.
 - The prevailing visual relationship between the asset and other surviving Post Medieval buildings within Boningale village centre which, when experienced as a group, mutually reinforce articulation of their origins as part of a historic rural settlement.
 - The historically associated wider landholding to the south also makes a contribution, through historic illustrative value, although this is relatively minor due to the visual separation created by intervening mature vegetation and the domestic character of the asset's reconfigured curtilage.

- 7.87. Overall, the heritage significance of the Grade II Listed Old Cottage is largely derived from its architectural, historic and archaeological interests, with a lesser contribution from elements of its setting.

Any Contribution Made by the Site

- 7.88. The Listed Old Cottage lies c.145m south of the eastern parcel and c.495m south-east of the western parcel.
- 7.89. It was confirmed during the site walkover that the asset is spatially and visually separated from the Site by intervening mature vegetation and built form when viewed at street level (Plate 69 and Plate 70, above). There are, however, long-range filtered views of the roof and dormer windows to the north elevation from the southern site boundary (Plate 71). It is therefore reasonable to assume that reciprocal views towards the Site would exist, however these would again be filtered by intervening vegetation and incidental. The northern section of the eastern parcel and the entirety of the western parcel are wholly screened in views taken from the asset.
- 7.90. Given their relative positioning, and the presence of intervening vegetation and built form, co-visibility between the Site and asset is wholly restricted.



Plate 71: Long-range filtered southerly view towards Old Cottage (denoted by red arrow) from adjacent to southern boundary of eastern parcel.

- 7.91. Notwithstanding the above, as illustrated by historic documentary sources, there is no known historic functional association between the Site and asset beyond falling within the same parish boundary. Furthermore, the asset's significance stems overwhelmingly from its architectural, historic and archaeological interests, as embodied within its built fabric. Meanwhile the contribution from setting is considered to derive from its immediate curtilage and the adjoining land parcels to the south with which it was historically associated, alongside the historic village centre of Boningale. Overall, there is nothing to suggest that long-range filtered views towards the Site are anything other than wholly incidental.

- 7.92. Taken together, the Site is considered to make no contribution, via setting, to the overall heritage significance of the Grade II Listed Old Cottage.

Assessment of Impact

- 7.93. Should the proposed development be visible in views taken from the upper floor of the asset, any such visibility will be long-range, filtered and likely comprise only the rooflines of dwellings to the far southern extent of the eastern parcel. Within the context of the spatial degree of spatial separation, any such visibility would not be anticipated to impact upon the overall experience and appreciation of these views.
- 7.94. It should also be reiterated that long-range northerly views towards the Site do not contribute in any appreciable way towards the asset's heritage significance, with designed outward-facing views (if any) focused upon the associated curtilage to the south and west and the immediate surrounds of Church Lane. As such, residential development of the Site would not be anticipated to impact upon any elements of the asset's setting that contribute towards its significance.
- 7.95. Overall, the proposed development would not be anticipated to impact upon the special architectural historic and archaeological interest of the Grade II Listed Old Cottage. As such, no harm would be anticipated to arise via a change in the asset's setting.

Grade II Listed Old Farmhouse and Malthouse attached to Rear

- 7.96. The asset comprises a 16th- to 17th-century farmhouse with later additions and alterations, including 20th-

century additions to the west, 20th century additions to the west. The two-storey building occupies a T-shaped footprint with the gable-fronted north-south central range characterised by a jettied first-floor gable end running perpendicular to Church Lane. The timber framing and brick infills are evident to the north and parts of the south and west elevations, while other areas are predominantly rendered. The gable roofs are machine-tile covered while two red brick ridge stacks are present to the central range.

- 7.97. The 17th-century malthouse attached to the rear, now forming part of the house, is a two-storey timber-framed building on a sandstone base. A gable is present to the east, while two-light stone mullioned windows are present to the ground floor.



Plate 72: Principal north elevation of Old Farmhouse fronting Church Lane.



Plate 73: East elevation of Old Farmhouse (right) with attached malthouse (gabled central element) and Grade II Listed Barn (left).

- 7.98. The asset was added to the National List, at Grade II, on 25th September 1984, with the following List Description
- “Farmhouse and malthouse. Farmhouse. C16 or C17 with later additions and alterations. Cement rendering on painted stone plinth masking timber frame (partly visible to rear) and painted brick to ground floor, machine tiled roofs, 2 red brick ridge stacks. T shaped plan. 2 storeys; gable fronted north-south range at right angles to street probably of 4 structural bays; jetty to first floor at gable end supported by carved corner brackets, exposed joist ends; C20 doorway in angle with 2 bay cross wing to east, C20 additions to west; C20 metal casements, one to cross wing, one in angle above doorway and one to gable end. C17 malthouse, now part of the house, attached to rear; timber framed on sandstone base, 2 storeys above***

cellar, gabled to east; 2 light Stone mullioned windows on ground floor."

7.99. A fully copy of the List Entry is included at **Appendix 11.**

Statement of Significance

7.100. The significance of the Old Farmhouse and Malthouse attached to Rear is principally derived from its historic and architectural interests, alongside its group value with the associated Grade II Listed Barn attached to its south end, and can be summarised as follows:

- **Architectural:** the asset is a well-preserved example of a 16th- to 17th-century farmhouse, the fabric of which has the ability to inform our understanding of construction techniques used during this period. Survival of the building's original timber frame, albeit with areas of machine-cut replacements, also adds to its architectural interest as an example of an iconic vernacular construction method. It is, however, not possible to determine the level of survival of the timber frame beyond those areas visible externally.
- **Historic:** the asset is illustrative of the agricultural landscape that once dominated this area, with the area between Albrighton and Boningale characterised by dispersed properties and agricultural land. A degree of interest is also derived from the building's evident phased development, which illustrates the evolution of English vernacular architecture between the 16th and 20th centuries.
- **Group value:** the asset holds strong group value with the attached Grade II Listed Barn which, when experienced alongside the asset reinforces legibility

of its original design intent as a farmhouse. This group value has, however, been eroded to a degree via residential conversion of the barn and creation of a domestic curtilage.

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

- The designed interrelationship with its curtilage, including the gardens to the south and west, stone boundary wall to the north and mature boundary planting, which provide a sense of enclosure from the surrounding properties and wider agricultural landscape.
- The asset's designed interrelationship with Church Lane to the north, the layout of which appears has remained unaltered since at least the 18th century and possibly much earlier.
- The prevailing visual relationship between the asset and other surviving Post Medieval buildings within Boningale village centre, which mutually reinforce articulation of their origins as part of a historic agricultural settlement.
- The historically associated wider landholding to the south and south-east which also makes a contribution, through historic illustrative value, although this is relatively minor due to the visual separation created by intervening mature vegetation

and the domestic character of the asset's reconfigured curtilage.

- 7.102. Overall, the heritage significance of the Grade II Listed Old Farmhouse and Malthouse attached to Rear is largely derived from its architectural and historic interests, alongside its group value with the abutting Grade II Listed Barn, with a lesser contribution from elements of its setting.

Any Contribution Made by the Site

- 7.103. The Listed Farmhouse and Malthouse lies c.150m south of the eastern parcel and c.500m south-east of the western parcel.
- 7.104. It was confirmed during the site walkover that the asset is spatially and visually separated from the Site by intervening mature vegetation and built form when viewed at street level (Plate 74). There are, however, long-range views of the roofline and filtered views to the upper floor windows of the north elevation from the southern site boundary (Plate 75). It is therefore reasonable to assume that reciprocal views towards the Site would exist, albeit these would again be filtered by intervening vegetation and incidental. The northern section of the eastern parcel and the entirety of the western parcel are wholly screened in views taken from the asset.
- 7.105. Given their relative positioning, and the presence of intervening vegetation and built form, co-visibility between the Site and asset is wholly restricted.



Plate 74: Northerly view towards eastern parcel (outlined in red, screened by hedgerow) from Church Lane. While not visible from street level, views may be possible from the upper floor of the north elevation.



Plate 75: Long-range filtered south-easterly view towards Old Farmhouse (denoted by red arrow) from adjacent to southern boundary of eastern parcel.

7.106. Notwithstanding the above, as illustrated by historic documentary sources, there is no known historic functional association between the Site and asset beyond falling within the same parish boundary. Furthermore, the asset's significance stems overwhelmingly from its architectural and historic interest, as embodied within its built fabric, and group value with the abutting Grade II Listed Barn. Meanwhile the contribution from setting is considered to derive from its immediate curtilage and the adjoining agricultural land parcels, which retain legibility of the building's original design intent, alongside the historic village centre of Boningale. It should also be reiterated that, owing to the asset's original design intent as a farmhouse, designed outward-facing views (if any) would have been focused on the agricultural land to the south and south-east with which it was associated, alongside short-range views to the adjacent Church Lane from the principal north elevation. As such, there is nothing to suggest that long-range views towards the Site are anything other than wholly incidental.

7.107. Taken together, the Site is considered to make no contribution, via setting, to the overall heritage significance of the Grade II Listed Old Farmhouse and Malthouse attached to the Rear.

Assessment of Impact

7.108. Should the proposed development be visible in views taken from the upper floor windows of the asset's north elevation, any such visibility will be long-range, heavily filtered and likely comprise only the rooflines of dwellings to the far southern extent of the eastern parcel. These views would also be viewed within the context of existing intervening built form. Any visibility would not therefore

be anticipated to impact upon the overall experience and appreciation of these views.

7.109. It should also be reiterated that long-range northerly views do not contribute in any appreciable way towards the asset's heritage significance, with designed outward-facing views focused upon the associated agricultural land to the south and south-east. As such, residential development of the Site would not be anticipated to impact upon any elements of the asset's setting that contribute towards its significance.

7.110. Overall, the proposed development would not be anticipated to impact upon the special architectural and historic interest of the Grade II Listed Old Farmhouse and Malthouse attached to the Rear. As such, no harm would be anticipated to arise via a change in the asset's setting.

Summary of Impacts

7.111. Taking the above analysis into consideration, the overall impact upon each of the identified heritage assets can be summarised as follows:

- **Boningale Conservation Area:** Less than substantial harm to the overall heritage significance of the asset, via a change in setting. Such harm is considered to be at the low end of the less than substantial harm spectrum.
- **Grade II Listed Lea Hall and Barn attached to north end of Lea Hall:** Less than substantial harm to the overall heritage significance of the asset, via a change in setting. Such harm is considered to be at the low to moderate extent of the less than substantial harm spectrum.

- **Grade II Listed Old Farmhouse and Malthouse attached to Rear:** no impact upon overall heritage significance of the asset, via a change in setting.

7.112. As the proposed development would result in less than substantial harm to a designated heritage asset, paragraph 208 of the NPPF confirms that such harm should be weighed against the public benefits of the scheme.

8. Conclusions

- 8.1. This Heritage Assessment has been prepared in relation to residential-led development at Land at Patshull Road, Albrighton.

Archaeology

- 8.2. The paucity of prehistoric activity within the Study Area indicates there is a low potential for evidence of this date to be identified within the Site. Should any evidence of prehistoric activity be identified within the Site it has the potential to be of regional significance as it may be able to address regional research framework objectives.
- 8.3. The absence of Romano-British activity indicates there is a very low potential for evidence of this date to be identified within the Site. Should any evidence of Romano-British activity be identified within the Site it has the potential to be of regional significance as it may be able to address regional research framework objectives.
- 8.4. The presence of ridge and furrow to the north of the Site is indicative of the proposed development Site having been agricultural land during the medieval period.
- 8.5. Should archaeological remains of medieval date be identified within the Site they are likely to be of local significance as they have only limited potential to address the key research objectives set out in the Regional Research Framework.
- 8.6. The potential for archaeological remains of post-medieval or modern date to be identified within the Site is low. Should any archaeological deposits of post-

medieval date be identified within the Site they are likely to be of no more than local significance.

- 8.7. It is anticipated that a geophysical survey of the Site will be required to better define the presence of subsurface archaeological remains. Dependent upon the results of the survey intrusive archaeological works may be required although the need for and scope of any such works will be agreed in consultation with the LPA archaeological officer.

Setting of Heritage Assets

- 8.8. An appropriate and proportionate level of settings assessment has been undertaken for designated heritage assets within a 1km radius of the Site.
- 8.9. It is concluded that the proposed development would result in a minor degree of harm to the significance of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn attached to north end of Lea Hall, via changes to their setting. Such harm is considered to be at the low end of less than substantial harm spectrum with respect to the Conservation Area, and low to moderate with respect to the Grade II Listed Lea Hall and Barn. The proposed development is anticipated to result in no harm to the special interest, and thus significance, of any other heritage assets by way of alterations to their setting.
- 8.10. In accordance with paragraph 208 of the NPPF, less than substantial harm to a designated heritage asset should be weighed against the public benefits of the scheme in determining the application.

Sources

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1724	Moll Map of Shropshire (Shropshire Archive ref: 8335/17/8)
1752	Rocque Map of Shropshire (Shropshire Archive ref: 552/8/916)
1784	Hogg Map of Shropshire (Shropshire Archive ref: MI603/2)
1793	Cary Map of Shropshire (Shropshire Archive ref: MI603/1)
1814	Ordnance Survey Drawing 208 (Newport)
1845	Albrighton Tithe Map
1888	Ordnance Survey Shropshire Sheet XLIV.SE
1903	Ordnance Survey Shropshire Sheet XLIV.SE
1924	Ordnance Survey Staffordshire Sheet LV.SW
1948	Ordnance Survey Shropshire Sheet XLIV.SE
1954	Ordnance Survey Sheet SJ8OSW

1966	Ordnance Survey Sheet SJ8OSW
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27 Aug 1946	RAF/106G/UK1698/F136/540/2089
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8 Feb 1962	RAF/MOHALG/1635/F21/543/0195

Archival Sources	
6001/372/3/2	Watercolour of Albrighton Church by The Rev Edward Williams, 1791
XPB/A/11	Photographs of Albrighton

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Blakeway, J. (1899) History of Albrighton. In Transactions of the Shropshire Archaeological Society 2nd series vol XI, 1899 pp. 25-158	
Pevsner, N. (2002) The Buildings of England: Shropshire London: Yale	

[West Midlands Research Framework \(researchframeworks.org\)](https://researchframeworks.org)

Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
ESA10020	2023 DBA of land east of Shaw Lane, Albrighton by Marrons Planning	DBA
ESA10045	2022 geophysical survey on land at Pepperhill, Albrighton by Archaeological Project Services	Geophysical Survey
ESA10072	2022 Trial trenching at Pepperhill Solar Farm, Albrighton by Wessex Archaeology	Evaluation
ESA10281	2023 Trial trenching on land east of Shaw Lane, Albrighton by PCAS Ltd	Evaluation
ESA10380	2023 Heritage Impact Assessment of land at Fair Lawn, Albrighton by Marrons Planning	DBA
ESA10522	2023 geophysical survey on land east of Shaw Lane, Albrighton by PCAS Ltd	Geophysical Survey
ESA2347	1959 field observation by the Ordnance Survey	Observation
ESA2348	1975 field observation by the Ordnance Survey	Observation
ESA2357	1959 field observation by the Ordnance Survey	Observation
ESA2358	1959 field observation by the Ordnance Survey	Observation

ESA2359	1959 field observation by the Ordnance Survey	Observation
ESA2360	1959 field observation by the Ordnance Survey	Observation
ESA2361	1959 field observation by the Ordnance Survey	Observation
ESA2362	1959 field observation by the Ordnance Survey	Observation
ESA2363	1959 field observation by the Ordnance Survey	Observation
ESA2364	1975 field observation by the Ordnance Survey	Observation
ESA2365	1959 field observation by the Ordnance Survey	Observation
ESA2366	1975 field observation by the Ordnance Survey	Observation
ESA2367	1975 field observation by the Ordnance Survey	Observation
ESA2635	1979 field observation by Shropshire County Council	Observation
ESA3306	1959 field observation by the Ordnance Survey	Observation
ESA4906	1999 Excavations at the Crown Pub, High Street, Albrighton by SCCAS	Excavation
ESA4938	1993-1996 Central Marches Historic Towns Survey	Survey
ESA5678	1992 Building recording at The Elms, Albrighton by RCHME	Building Recording

ESA5848	2003-2004 assessment of RAF Cosford by Wessex Archaeology	DBA
ESA5908	2001 site visit by English Heritage MPP Fieldworker	Observation
ESA6127	2006-07 DBA of Land at Albrighton by Birmingham Archaeology	DBA
ESA6271	2008/2015 DBA on land east of Shaw Lane, Albrighton by CgMs	DBA
ESA6541	1978-1984 Survey of windmills across Shropshire by Warwickshire Museum	Survey
ESA6743	1999 evaluation trench at the Crown Pub, High Street, Albrighton by SCCAS	Evaluation
ESA6926	2011 DBA and walkover survey at RAF Cosford by Airfield Research Group Ltd	DBA
ESA7483	2015 WB at Small Weir, Albrighton by Centre of Archaeology, Staffordshire University	Watching Brief
ESA7517	2014 Geophysical survey at Shaw Lane, Albrighton by GSB Prospection	Geophysical Survey
ESA7518	2015 Trial trenching on land east of Shaw Lane, Albrighton by Headland Archaeology	Evaluation
ESA9262	2019 Test-pit excavation of parchmark features, village green, High Street, Albrighton by Wolverhampton Archaeology Group	Test Pitting
ESA9350	2020 DBA on land at Whiteacres, Albrighton by Castlerring Archaeology	DBA
ESA9387	2011-12 Site visit to RAF Cosford by English Heritage Characterisation Team	Observation

ESA9706	2021 DBA of land at Whiteacres, Albrighton by Berrys Ltd	DBA
ESA9719	2021 DBA of Meeson House, High Street, Albrighton by Private Individuals	DBA

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MSA11250	19819	Barn, ELM ROAD (about 60m SE of The Elms)	BARN	Post-medieval
MSA11779	5365	Windmills to east of Albrighton	WINDMILL	Post-medieval
MSA11780	5366	Site of Pinfold Stocks, Albrighton	STOCKS	Post-medieval
MSA11781	5367	Hall Pool, Albrighton	MILL POND	Post-medieval
MSA11782	5368	Site of a Catholic graveyard, Hall Orchard, Albrighton	CEMETERY	Post-medieval
MSA11783	5369	Altar tomb, St Mary's Churchyard, Albrighton	TOMB	Medieval
MSA11786	5372	Watercourse to south of High St, Albrighton	WATERCOURSE	Post-medieval
MSA11787	5373	The Burgage, Albrighton	TENEMENT	Medieval
MSA11788	5374	Possible site of watermill, Albrighton	WATERMILL	Post-medieval

MSA11789	5375	Old course of mill leat, Albrighton	LEAT	Post-medieval
MSA11790	5376	Churchyard of St Mary Magdelene, Albrighton	CHURCHYARD	Medieval
MSA11791	5377	Tenement plots to west of Church Rd, Albrighton	TENEMENT	Medieval
MSA11792	5378	Tenement plots to east of Church Rd, Albrighton	TENEMENT	Medieval
MSA11793	5379	Tenement plots to west of Cross Rd, Albrighton	TENEMENT; TENEMENT	Medieval
MSA11794	5380	Tenement plots to north-west of Station Rd, Albrighton	TENEMENT; TENEMENT	Medieval
MSA11795	5381	Tenement plots to north of High St, Albrighton	TENEMENT; PIT; GULLY; WALL; TENEMENT	Medieval
MSA11796	5382	Tenement plots to south of High St and east of Cross Rd, Albrighton	TENEMENT; TENEMENT	Medieval
MSA11797	5383	Market Place, Albrighton	MARKET PLACE	Medieval
MSA11798	5384	Street system, Albrighton	ROAD	Medieval
MSA11799	5387	Post medieval vicarage, Albrighton	VICARAGE	Post-medieval
MSA11821	5388	Occupation to west of churchyard, Albrighton	SETTLEMENT	Post-medieval
MSA11822	5389	Area of earliest settlement, Albrighton	VILLAGE	Medieval

MSA11823	5390	Tenement plots fronting Cross Rd, Albrighton	TENEMENT	Medieval
MSA13166	5385	Medieval urban form, Albrighton	TOWN	Medieval
MSA13167	5386	Post Medieval urban form, Albrighton	TOWN	Post-medieval
MSA13569	1812	Find of stone macehead or weight near Albrighton	FINDSPOT?	Bronze Age
MSA1390	1831	St Cuthbert's Well, Rectory Road, Albrighton	HOLY WELL	Post-medieval
MSA1394	1835	Market House, Albrighton	MARKET HALL; POUND; PRISON; STOCKS	Post-medieval
MSA1395	1836	Toll Shop, Albrighton	COURT HOUSE	Post-medieval
MSA1396	1837	Possible site of the Market Cross, Albrighton	CROSS	Unknown
MSA1397	1838	Albrighton Old Hall, Troutbecks	HOUSE	Post-medieval
MSA1398	1839	Churchyard cross in St Mary Magdalene Churchyard, Albrighton	CROSS; SUNDIAL	Medieval
MSA1399	1840	Churchyard cross, St Cuthberts Church, Donington	CROSS; SUNDIAL	Medieval
MSA1400	1841	Churchyard cross, St Chads Churchyard, Boningale	CROSS; SUNDIAL	Medieval
MSA15119	13759	The site of the 18th century Vicarage, Albrighton	VICARAGE	Post-medieval

MSA16315	13780	The site of The Old Hall, Church Road, Albrighton	COUNTRY HOUSE	Post-medieval
MSA1698	2631	The Windmill, Green Lane, Albrighton	WINDMILL	Post-medieval
MSA17484	13762	Ashfield, High Street, Albrighton	HOUSE	Post-medieval
MSA17485	13763	17 & 18 High Street, Albrighton	HOUSE	Post-medieval
MSA17494	13765	21 High Street, Albrighton	HOUSE	Post-medieval
MSA17495	13766	22 & 23 High Street, Albrighton	HOUSE	Post-medieval
MSA17496	13767	Site of 24 High Street, Albrighton	HOUSE	Post-medieval
MSA17497	13769	27-29 High Street, Albrighton	SHOP	Post-medieval
MSA17498	13770	30 High Street, Albrighton	SHOP	Post-medieval
MSA17499	13773	33 High Street, Albrighton	HOUSE	Post-medieval
MSA17500	13774	39 High Street, Albrighton	HOUSE	Post-medieval
MSA17501	13776	75 & 76 High Street, Albrighton	SHOP	Post-medieval
MSA17502	13781	Site of Stables at Old Hall, Church Road, Albrighton	STABLE	Post-medieval
MSA17503	13782	Site of Shelton Court, Albrighton	HOUSE	Post-medieval

MSA18812	8519	RAF Cosford	AIRFIELD; MILITARY COLLEGE	Modern
MSA18827	8532	Course of old road across present RAF Cosford	ROAD	Post-medieval
MSA18844	8540	Possible World War II anti-aircraft battery SE of RAF Cosford	ANTI AIRCRAFT BATTERY; SLIT TRENCH	Modern
MSA22485	42596	Stable, converted to Loose Box, at The Elms	STABLE	Post-medieval
MSA22486	42597	Cartshed and Loose Box, converted to Loose Box, at The Elms	LOOSE BOX; CART SHED	Post-medieval
MSA22956	42594	The Elms Farm, Albrighton	FARMSTEAD	Post-medieval
MSA23487	20964	War Memorial, Newport Road, Albrighton	WAR MEMORIAL	Modern
MSA23983	15043	The Barn, NNW of Meeson House, Shaw Lane, Albrighton	BARN	Post-medieval
MSA24506	22011	Lea Hall Farm	FARMSTEAD	Medieval
MSA24507	22012	Site of Lea Farm at Lea Manor Hotel	FARMSTEAD	Post-medieval
MSA2693	4106	Possible moated site, Bowling Green Farm	MOAT; MOATED SITE; WATER MEADOW?	Medieval
MSA28559	26179	Birchfield Farm	FARMSTEAD	Post-medieval

MSA28568	26188	Meeson Hall	FARMSTEAD	Post-medieval
MSA28569	26189	Red House	FARMSTEAD	Post-medieval
MSA28570	26190	Parkside Farm	FARMSTEAD	Post-medieval
MSA28571	26191	Church Farm	FARMSTEAD	Medieval
MSA28572	26192	Old Farm House	FARMSTEAD	Medieval
MSA28583	26203	Whiston Grange	FARMSTEAD; FARMHOUSE	Post-medieval
MSA28584	26204	Bowling Green Farm	FARMSTEAD	Post-medieval
MSA30159	27973	Meere House	FARMSTEAD	Post-medieval
MSA31588	28816	Albrighton Wesleyan Chapel	WESLEYAN METHODIST CHAPEL	Post-medieval
MSA34409	31606	Medieval pit, E of Shaw Lane, Albrighton	PIT	Medieval
MSA35	278	Scraper find at Pepperhill	FINDSPOT	Mesolithic
MSA36044	33238	Slight earthwork remains of ridge and furrow, Near Mears, Albrighton	RIDGE AND FURROW	Medieval
MSA37306	34451	Former workhouse, 35 & 37, Station Road, Albrighton	WORKHOUSE; HOUSE	Post-medieval

MSA37307	34452	Former School Master's House, 39, Station Road, Albrighton	TEACHERS HOUSE	Post-medieval
MSA37308	34453	Former National School, Station Road, Albrighton	NATIONAL SCHOOL	Post-medieval
MSA37876	34976	Parchmarks of aisled building, postulated as Market Hall, High Street, Albrighton	AISLED BUILDING?; MARKET HALL	Unknown
MSA38243	35299	Albrighton Hall, Albrighton	HOUSE	Post-medieval
MSA38244	35300	Lodge at Albrighton Hall, Albrighton	LODGE	Post-medieval
MSA38959	35787	The Horns, Boningale	PUBLIC HOUSE	Post-medieval
MSA39362	36442	Headstones to John Taylor and Sarah Ward about 6m S of the S aisle of the Church of St Chad, Church Lane	GRAVESTONE	Post-medieval
MSA3942	7313	Malthouse, Albrighton	MALT HOUSE	Post-medieval
MSA39429	36506	Excavated ditch, Pepperhill	DITCH; FIELD BOUNDARY?	Post-medieval
MSA3949	7501	Parkland at Albrighton Hall	LANDSCAPE PARK	Post-medieval
MSA8023	13758	Church of St Mary Magdalene, High Street, Albrighton	PARISH CHURCH	Medieval
MSA8025	13760	Shrewsbury Arms, High Street, Albrighton	HOUSE; INN	Medieval
MSA8026	13761	Beechurst, High Street, Albrighton	HOUSE	Post-medieval

MSA8027	13764	No 20, The Manor House, High Street, Albrighton	HOUSE	Post-medieval
MSA8028	13768	The Grey House, High Street, Albrighton	HOUSE	Post-medieval
MSA8029	13771	No 31, High Street, Albrighton	HOUSE	Post-medieval
MSA8030	13775	No 73, High Street, Albrighton	HOUSE	Post-medieval
MSA8031	13777	No 77, High Street, Albrighton	SHOP	Post-medieval
MSA8032	13778	The Crown Inn, High Street, Albrighton	INN; INN	Post-medieval
MSA8033	13779	No 84, The Red House, High Street, Albrighton	COMMUNITY CENTRE	Post-medieval
MSA8034	13783	The Elms, Elm Road, Albrighton	HOUSE	Post-medieval
MSA8035	13784	Bowling Green Farmhouse, Bowling Green Lane, Albrighton	FARMHOUSE	Post-medieval
MSA8036	13785	Meeson Hall, High Street, Albrighton	HOUSE	Post-medieval
MSA8043	13792	Church of St Chad, Church Lane, Boningale	PARISH CHURCH	Medieval
MSA8044	13793	Church Farmhouse, Church Lane, Boningale	FARMHOUSE	Post-medieval
MSA8045	13794	Old Farmhouse and malthouse attached to rear CHURCH LANE, Boningale	FARMHOUSE; MALT HOUSE	Post-medieval

MSA8046	13796	Lea Hall, Holyhead Road, Boningale	MANOR HOUSE	Post-medieval
MSA8050	13801	Church of St Cuthbert, Rectory Road, Donington	PARISH CHURCH; PARISH CHURCH	Medieval
MSA9155	17425	K6 Telephone kiosk, near St Chads Church, Boningale	TELEPHONE BOX	Modern
MSA9311	17667	No 2 and No 4, Church Road, Albrighton	TERRACED HOUSE	Post-medieval
MSA9315	17671	No 70 and No 71, High Street, Albrighton	TERRACED HOUSE	Post-medieval
MSA9317	17673	Chest tomb to Ann Gold, Church St Mary Magdalene	CHEST TOMB	Post-medieval
MSA9318	17674	Chest tomb, churchyard of St Mary Magdalene	CHEST TOMB	Post-medieval
MSA9319	17675	Memorial, pedestal shaped, Church of St Mary Magdalene	COMMEMORATIVE MONUMENT	Post-medieval
MSA9320	17676	The Oaklands, High Street, Albrighton	HOUSE	Post-medieval
MSA9321	17677	The Pound, High Street, Albrighton	POUND	Post-medieval
MSA9325	17681	Whiston House, Holyhead Road (Whiston Cross)	HOUSE	Post-medieval
MSA9348	17707	2 chest tombs, about 2m S of the Church of St Chad, Church Lane, Boningale	CHEST TOMB	Post-medieval

MSA9349	17708	Headstone to Anna Ward, about 4m S of the Church of St Chad, CHURCH LANE	CHEST TOMB	Post-medieval
MSA9350	17709	Chest tomb to Joseph Nock about 6m S of the Church of St Chad CHURCH LANE	CHEST TOMB	Post-medieval
MSA9351	17710	Barn, attached to S end of Old Farmhouse, CHURCH LANE, Boningale	CRUCK BARN?; BARN	Post-medieval
MSA9352	17711	Old Cottage, Church Lane, Boningale	HOUSE	Post-medieval
MSA9354	17713	Barn, attached to N end of Lea Hall, Holyhead Road, Boningale	BARN	Post-medieval
MSA9369	17728	Chest tomb, Church of St Cuthbert	CHEST TOMB	Post-medieval

Historic England Data

List Entry	Name	Grade	Eastings	Northings
1015280	Churchyard cross, St Mary Magdalene's Church	Scheduled Monument	380930.6	304408.2
1015301	Churchyard cross, St Cuthbert's Church	Scheduled Monument	380877.2	304635.2
1015888	Churchyard cross, St Chad's churchyard	Scheduled Monument	381162.4	302590.3
1052154	Chest Tomb to Joseph Nock about 6 metres south of the Church of St Chad	Listed Building Grade II	381160	302581.4
1053662	The Pound	Listed Building Grade II	381621.4	304061.3
1053674	Whiston Hall and carriage entrance attached to north east corner	Listed Building Grade II	379348	302756.4
1053675	Church of St Chad	Listed Building Grade II*	381167	302601.4

1053676	Former Churchyard Cross, approximately 5 metres south of the Church of St Chad	Listed Building Grade II	381162	302591.4
1053677	Headstone to Anna Ward about four metres south of the Church of St Chad	Listed Building Grade II	381169	302580.4
1053691	Bowling Green Farmhouse	Listed Building Grade II	379852	304210.4
1053692	The Elms	Listed Building Grade II	380553	303961.4
1053693	The Old Windmill	Listed Building Grade II	380272.3	304056.3
1053697	Meeson Hall	Listed Building Grade II	381814	304028.4
1053698	73, High Street	Listed Building Grade II	381437.5	304061.3

1053699	The Crown Inn	Listed Building Grade II	381285	304162.4
1053700	Church of St Mary Magdalene	Listed Building Grade II*	380939	304427.4
1053701	Chest tomb to Ann Gold approximately 14 metres south of the chancel of the Church of St Mary Magdalene	Listed Building Grade II	380945.9	304407.3
1053702	The Oaklands	Listed Building Grade II	380882	304405.4
1053703	The Grey House	Listed Building Grade II	381380.3	304047.3
1221299	The Red House	Listed Building Grade II	381254.9	304207
1221370	Chest tomb immediately north of the monument to Ann Gold in the churchyard of St Mary Magdalene	Listed Building Grade II	380947.1	304410.9

1221417	31 High Street	Listed Building Grade II	381426.8	304031.1
1221600	Whiston House	Listed Building Grade II	379578.9	303565.7
1238448	Little Whiston Farmhouse	Listed Building Grade II	379590	302646.4
1238628	Church Farmhouse	Listed Building Grade II	381049	302593.4
1238629	Old Farmhouse and Malthouse attached to rear	Listed Building Grade II	381007	302650.4
1238630	Barn attached to south end of Old Farmhouse	Listed Building Grade II	381000.6	302636.7
1238719	Old Cottage	Listed Building Grade II	380976	302675.4

1239196	Churchyard Cross about 10 metres south of the tower of the Church of St Cuthbert	Listed Building Grade II*	380875.8	304638.3
1239645	K6 Telephone Kiosk near St Chad's Church	Listed Building Grade II	381059	302618.4
1273815	St Cuthbert's Well	Listed Building Grade II	380842.7	304564.3
1273838	Church of St Cuthbert	Listed Building Grade II*	380883	304654.4
1273839	Chest Tomb approximately 10 metres north of the chancel of the Church of St Cuthbert	Listed Building Grade II	380892.4	304664
1274036	Lea Hall	Listed Building Grade II	380796.4	302948.4
1274090	Barn attached to north end of Lea Hall	Listed Building Grade II	380795.5	302962.4

1274120	Two Chest Tombs about two metres south of the Church of St Chad	Listed Building Grade II	381176	302581.4
1274153	Whiston Hall Farmhouse	Listed Building Grade II	379320	303047.4
1275150	Beechurst	Listed Building Grade II	380863.9	304380.4
1275153	The Manor House	Listed Building Grade II	381255	304126.4
1275163	Churchyard Cross about 5 metres south of the south porch of the Church of St Mary Magdalene	Listed Building Grade II*	380931	304408.4
1275226	70 and 71 High Street	Listed Building Grade II	381480.5	304054
1275233	77 High Street	Listed Building Grade II	381400.9	304077.9

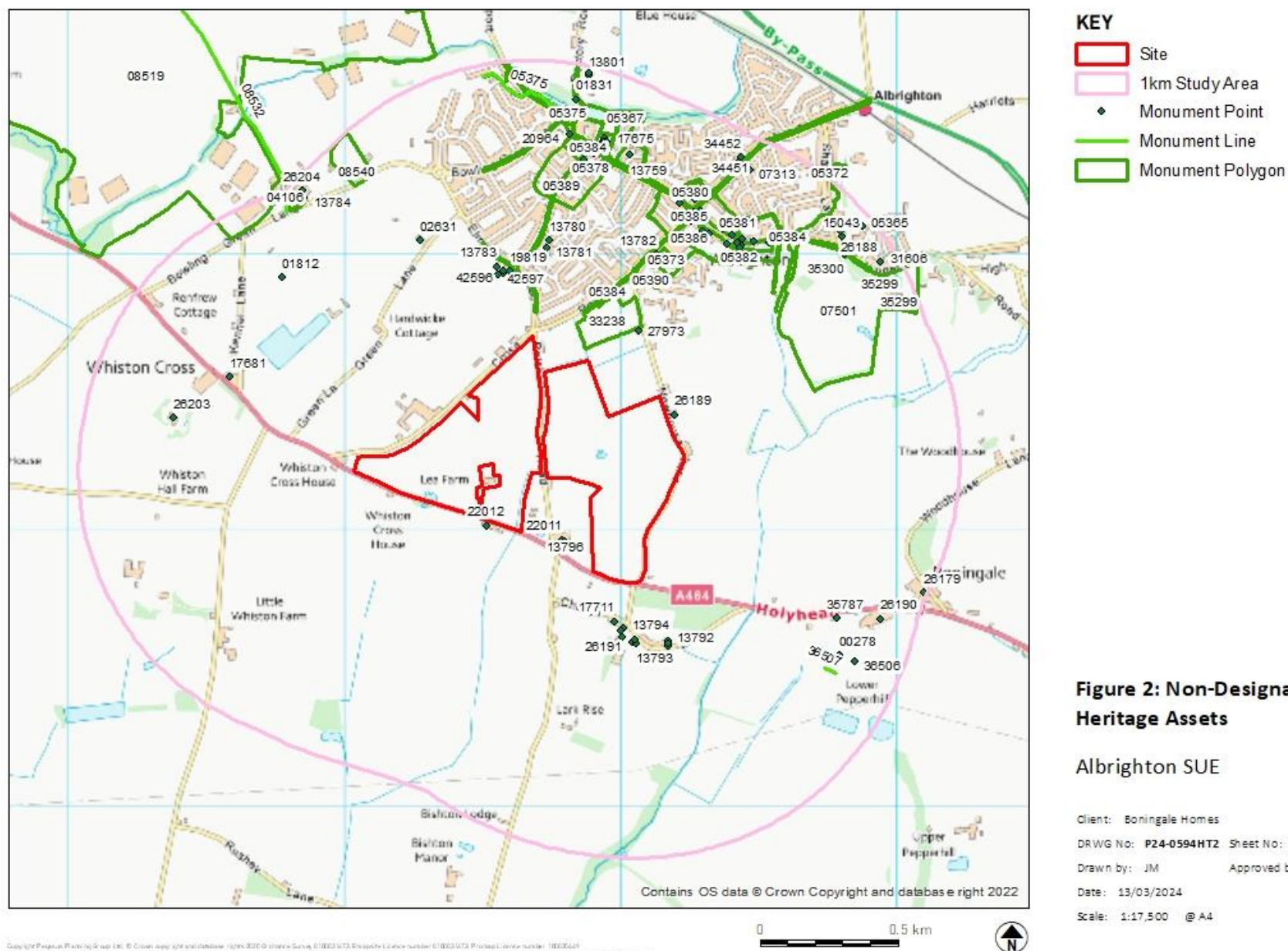
1367611	2 and 4, Church Road	Listed Building Grade II	380863	304351.4
1367612	Barn about 60 metres south east of The Elms	Listed Building Grade II	380596	303946.4
1367614	Pedestal Shaped Memorial approximately 12 metres south east of the chancel of the Church of St Mary Magdalene	Listed Building Grade II	380962.1	304414
1367615	Shrewsbury Arms	Listed Building Grade II	380891.4	304375.8
1392640	War Memorial	Listed Building Grade II	380811.7	304441.8
n/a	Albrighton	Conservation Area		
n/a	Albrighton (Station Road)	Conservation Area		
n/a	Donington and Albrighton	Conservation Area		



n/a	Boningale	Conservation Area		
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Appendix 2: Figures



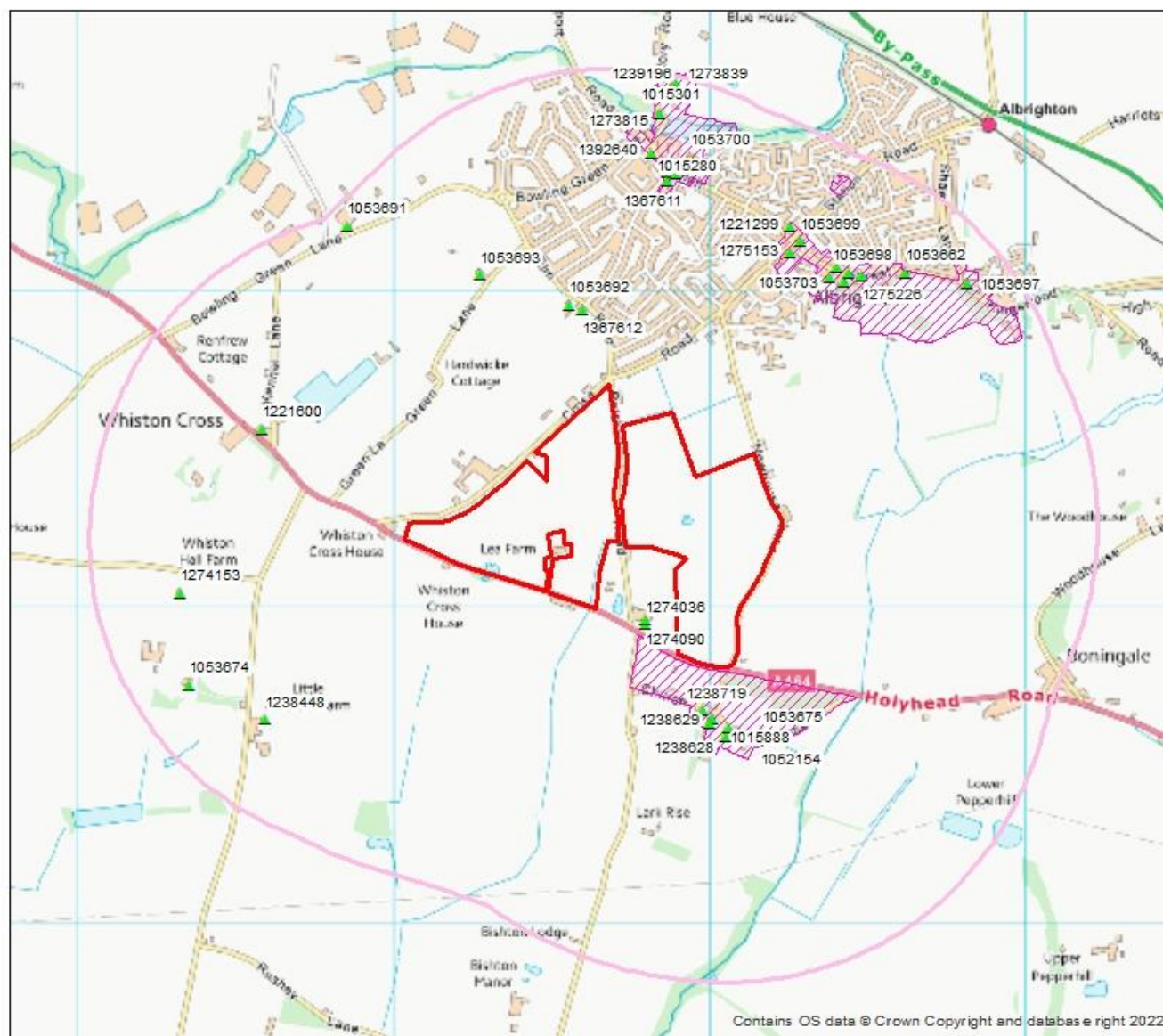


Figure 3: Designated Heritage Assets

Albrighton SUE

Client: Boningale Homes

DRWG No: P24-0594HT3 Sheet No: - REV: -

Drawn by: JM Approved by: GS

Date: 13/03/2024

Scale: 1:17,500 @ A4

Appendix 3: Assessment Methodology

Assessment of significance

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

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁴³

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.⁴⁴

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁴⁵ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.⁴⁶

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

- **Archaeological interest:** As defined in the Glossary to the *National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.⁴⁷

⁴³ DLUHC, *NPPF*, Annex 2.

⁴⁴ Historic England, *GPA:2*.

⁴⁵ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

heritage values are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

⁴⁶ DLUHC, *NPPF*, Annex 2; DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-2019072.

⁴⁷ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

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

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.⁴⁸

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

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴⁹

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁵⁰

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

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.⁵¹

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

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

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

⁴⁸ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

⁴⁹ DLUHC, *NPPF*, Annex 2.

⁵⁰ DLUHC, *NPPF*, Annex 2.

⁵¹ Historic England, *GPA:3*, pp. 8, 11.

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

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a–013–20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”⁵²

Levels of significance

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

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

- **Designated heritage assets of the highest significance**, as identified in paragraph 206 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 72 of the *NPPF*;⁵³
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 206 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);⁵⁴ and

⁵² *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

⁵³ *DLUHC, NPPF*, para. 206 and fn. 72.

⁵⁴ *DLUHC, NPPF*, para. 206.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.⁵⁵

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

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

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

*"...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved."*⁵⁶

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of significance and are areas and elements that have

⁵⁵ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

⁵⁶ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

potential for restoration or enhancement through new work.

Assessment of harm

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

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

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*.⁵⁷ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."⁵⁸

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

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

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.⁵⁹

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.⁶⁰ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

⁵⁷ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁵⁸ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁵⁹ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

⁶⁰ Historic England, GPA:2, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁶¹ Of particular relevance is the checklist given on page 13 of *GPA:3*.⁶²

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁶³

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

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

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁶⁴

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁶⁵

Benefits

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

As detailed further in **Appendix 5**, the *NPPF* (at Paragraphs 207 and 208) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁶⁶

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.⁶⁷

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

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

⁶¹ Historic England, *GPA:3*, p. 8.

⁶² Historic England, *GPA:3*, p. 13.

⁶³ Historic England, *GPA:3*, p. 4.

⁶⁴ Historic England, *GPA 3*, p. 8.

⁶⁵ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁶⁶ DLUHC, *NPPF*, paras. 207 and 208.

⁶⁷ Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 207 and 209.

private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁶⁸

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

⁶⁸ DLUHC, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁶⁹ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁷⁰

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

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

when the decision-maker carries out the balancing exercise.”⁷¹

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 208 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁷²

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

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁷³

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

⁶⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁷⁰ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁷¹ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁷² Jones v Mordue [2015] EWCA Civ 1243.

⁷³ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁷⁴

⁷⁴ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (December 2023)

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

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

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

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

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

For plan-making this means that:

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

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

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

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or***
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”⁷⁵***

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

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.”⁷⁶ (our emphasis)

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

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁷⁷

⁷⁵ DLUHC, NPPF, para. 11.

⁷⁶ DLUHC, NPPF, para. 11, fn. 7.

⁷⁷ DLUHC, NPPF, Annex 2.

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

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁷⁸

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁷⁹

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

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁸⁰

Paragraph 203 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁸¹***

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

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to

⁷⁸ DLUHC, NPPF, Annex 2.

⁷⁹ DLUHC, NPPF, Annex 2.

⁸⁰ DLUHC, NPPF, para. 201.

⁸¹ DLUHC, NPPF, para. 203.

substantial harm, total loss or less than substantial harm to its significance.”⁸²

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

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁸³**

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

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

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁸⁴**

Paragraph 208 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁸⁵

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

⁸² DLUHC, NPPF, para. 205.

⁸³ DLUHC, NPPF, para. 206.

⁸⁴ DLUHC, NPPF, para. 207.

⁸⁵ DLUHC, NPPF, para. 208.

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁸⁶

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

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁸⁷ (our emphasis)

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

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁸⁸

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

National Planning Practice Guidance

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

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

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

⁸⁶ DLUHC, NPPF, para 212.

⁸⁷ DLUHC, NPPF, para. 213.

⁸⁸ DLUHC, NPPF, para. 209.

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁸⁹

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

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

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which

harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁹⁰ (our emphasis)

National Design Guide:

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

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁹¹

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁹²

It goes on to state that:

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

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

⁸⁹ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁹⁰ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁹¹ DLUHC, NDG, para. 46.

⁹² DLUHC, NDG, para. 47.

- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁹³

⁹³ DLUHC, NDG, paras. 48–49.

Appendix 6: Relevant Development Plan Policies

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

Key policies relevant to heritage are:

CS5: Countryside and Green Belt

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

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

- Small-scale new economic development diversifying the rural economy, including farm diversification schemes;
- dwellings to house agricultural, forestry or other essential countryside workers and other affordable housing / accommodation to meet a local need in accordance with national planning policies and Policies CS11 and CS12;
- With regard to the above two types of development, applicants will be required to demonstrate the need and benefit for the development proposed. Development will be expected to take place primarily in recognisable named settlements or be linked to

other existing development and business activity where this is appropriate.

- Agricultural/horticultural/forestry/mineral related development, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;
- The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement would be more appropriate;
- The conversion or replacement of suitably located buildings for small scale economic development / employment generating use;
- Sustainable rural tourism and leisure and recreation proposals which require a countryside location, in accordance with Policies CS16 and CS17;
- Required community uses and infrastructure which cannot be accommodated within settlements;
- Conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside. Proposals for conversions will be considered with regard to the principles of PPS4, giving equal priority to the following uses:
 - small scale economic development/employment generating use, including live-work proposals and tourism uses;
 - affordable housing to meet local need (including agricultural workers dwellings);

- other uses appropriate to a countryside location.

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

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

Green Belt

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

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

approach to development in the Green Belt and any new site allocations required within the safeguarded land.

CS6: Sustainable Design and Development Principles

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

- Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;
- Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced;

And ensuring that all development:

- Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;
- Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and

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

- Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.
- Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;
- Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;
- Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8. Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.

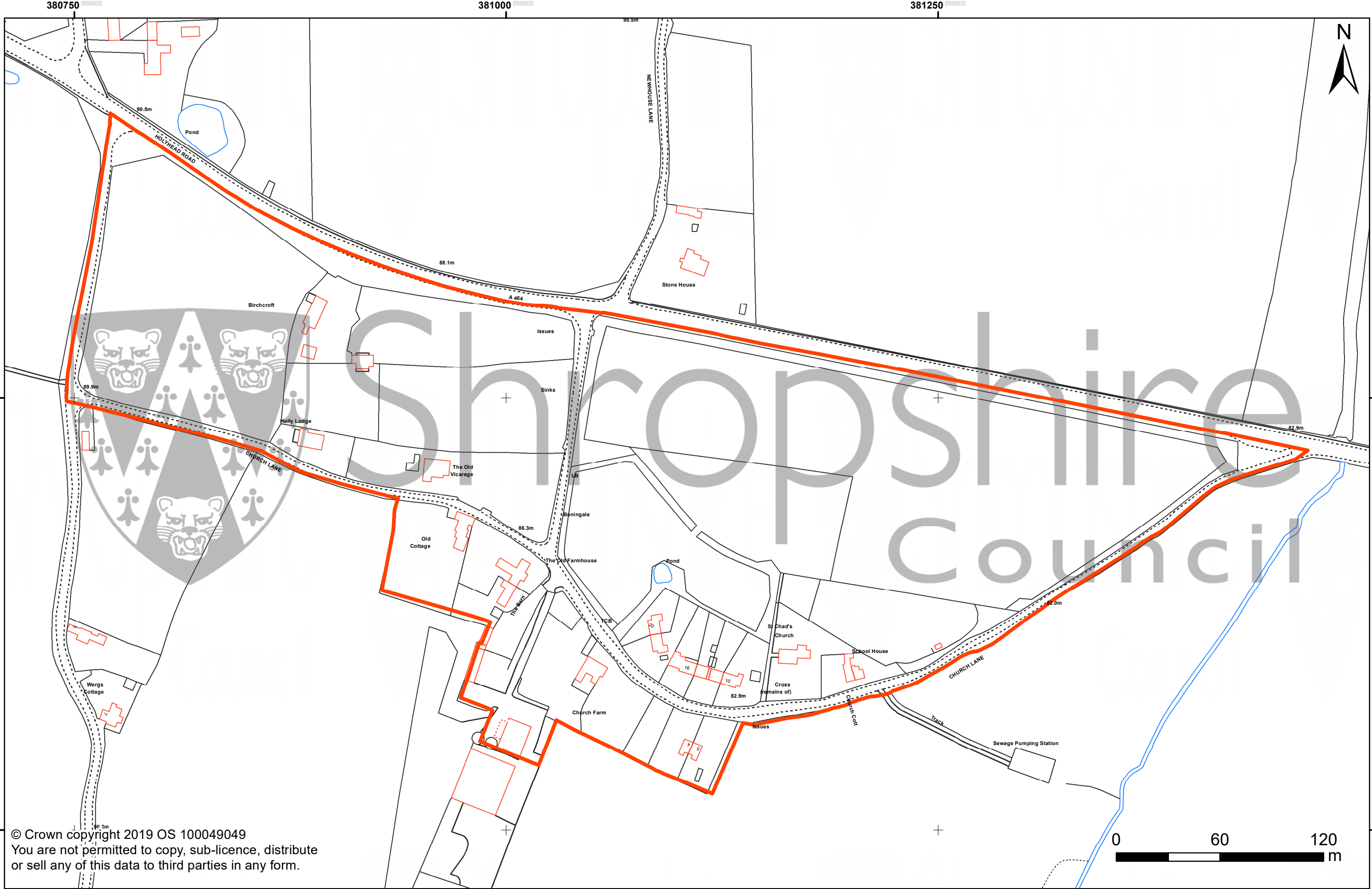
CS17: Environmental Networks

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

- Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;
- Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge;
- Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites;
- Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.



Appendix 7: Boningale Conservation Area Boundary



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BONINGALE CONSERVATION AREA
Designated: 09/03/1981

Historic Environment Team
Development Services

The Shirehall, Abbey Foregate
Shrewsbury, Shropshire, SY2 6ND

Appendix 8: Lea Hall List Entry

LEA HALL

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1274036

Date first listed: 25-Sep-1984

List Entry Name: LEA HALL

Statutory Address 1: LEA HALL, HOLYHEAD ROAD

Location

Statutory Address: LEA HALL, HOLYHEAD ROAD

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

District: Shropshire (Unitary Authority)

Parish: Boningale

National Grid Reference: SJ8079602948

Details

SJ 80 SW BONINGALE C.P. HOLYHEAD ROAD (north side) 6/110 Lea Hall -

G.V. II

Manor house, now farmhouse. C16 with later additions and alterations. Pebbledash rendered, red brick (English bond) to rear,

plain tiled roofs. 2 storeys and attics; 2:1:1 front with projecting gable to right and lower roof pitch on left, 4 and 8 light mullioned and transomed stone windows; entrance through C20 door in angle between projecting gable and main range; prominent external gable end stack with multiple brick shafts to right, integral ridge stack to left at junction between different roof pitches.

Listing NGR: SJ8079602948

Legacy

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

Legacy System number: 416195

Legacy System: LBS

Legal

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



End of official list entry

Appendix 9: Barn Attached to North End of Lea Hall List Entry

BARN ATTACHED TO NORTH END OF LEA HALL

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1274090

Date first listed: 25-Sep-1984

List Entry Name: BARN ATTACHED TO NORTH END OF LEA HALL

Statutory Address 1: BARN ATTACHED TO NORTH END OF LEA HALL,
HOLYHEAD ROAD

Location

Statutory Address: BARN ATTACHED TO NORTH END OF LEA HALL,
HOLYHEAD ROAD

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

District: Shropshire (Unitary Authority)

Parish: Boningale

National Grid Reference: SJ8079602962

Details

SJ 80 SW BONINGALE C.P. HOLYHEAD ROAD (north side) 6/111 Barn attached to north end of Lea Hall -

G.V. II

Barn. Probably C17. Timber framed with painted brick infilling on brick base, corrugated iron roof. 4 bays, square panelling and one long tension brace, wide entrance to right; jowelled wall post and weatherboarding to first floor at left hand gable end.

Listing NGR: SJ8079602962

Legacy

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

Legacy System number: 416196

Legacy System: LBS

Legal

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



End of official list entry

Appendix 10: Old Cottage List Entry

OLD COTTAGE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1238719

Date first listed: 25-Sep-1984

List Entry Name: OLD COTTAGE

Statutory Address 1: OLD COTTAGE, CHURCH LANE

Location

Statutory Address: OLD COTTAGE, CHURCH LANE

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

District: Shropshire (Unitary Authority)

Parish: Boningale

National Grid Reference: SJ 80976 02675

Details

SJ 80 SW BONINGALE C.P. CHURCH LANE (south side) 6/108 Old Cottage -

- II

Cottage. C17 with later additions and alterations. Half timbered with painted brick infilling on sandstone plinth, machine tiled roof. One

storey and dormer slit attic; 3 structural bays and blocked cross passage, square panelling, one short tension brace; C19 and C20 casements and small window lighting staircase, 2 C20 gabled dormers in roof slope, entrance to rear through C20 addition, 2 C20 brick end stacks. Interior retains cross passage with traces of former staircase; timber framing substantially intact.

Listing NGR: SJ8097602675

Legacy

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

Legacy System number: 416193

Legacy System: LBS

Legal

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



End of official list entry

Appendix 11: Old Farmhouse and Malthouse Attached to Rear List Entry

OLD FARMHOUSE AND MALTHOUSE ATTACHED TO REAR

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1238629

Date first listed: 25-Sep-1984

List Entry Name: OLD FARMHOUSE AND MALTHOUSE ATTACHED TO REAR

Statutory Address 1: OLD FARMHOUSE AND MALTHOUSE ATTACHED TO REAR, CHURCH LANE

Location

Statutory Address: OLD FARMHOUSE AND MALTHOUSE ATTACHED TO REAR, CHURCH LANE

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

District: Shropshire (Unitary Authority)

Parish: Boningale

National Grid Reference: SJ 81007 02650

Details

SJ 80 SW BONINGALE C.P. CHURCH LANE (south side) 6/106 Old Farmhouse and malt- – house attached to rear

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G.V. II

Farmhouse and malthouse. Farmhouse. C16 or C17 with later additions and alterations. Cement rendering on painted stone plinth masking timber frame (partly visible to rear) and painted brick to ground floor, machine tiled roofs, 2 red brick ridge stacks. T shaped plan. 2 storeys; gable fronted north-south range at right angles to street probably of 4 structural bays; jetty to first floor at gable end supported by carved corner brackets, exposed joist ends; C20 doorway in angle with 2 bay cross wing to east, C20 additions to west; C20 metal casements, one to cross wing, one in angle above doorway and one to gable end. C17 malthouse, now part of the house, attached to rear; timber framed on sandstone base, 2 storeys above cellar, gabled to east; 2 light Stone mullioned windows on ground floor.

Listing NGR: SJ8100702650

Legacy

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

Legacy System number: 416190

Legacy System: LBS

Legal

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



End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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