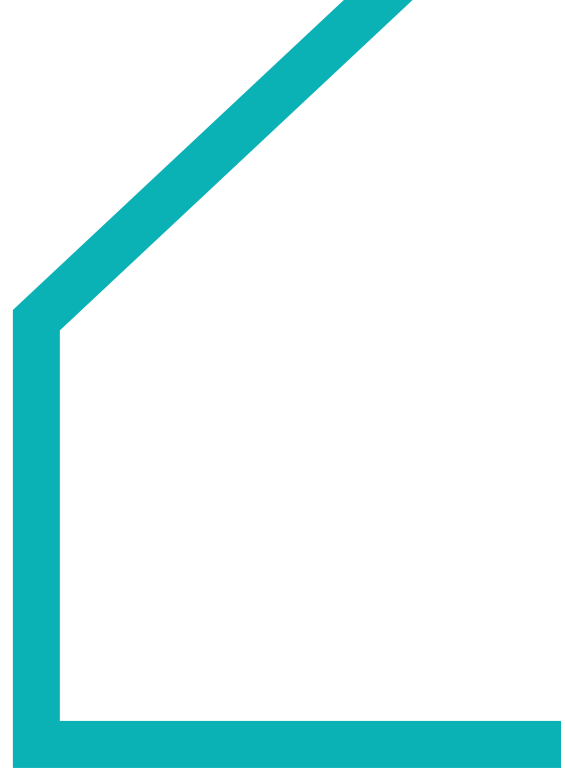




Telford & Wrekin Local Plan Review 2025

Heritage Impact Assessment

October 2025

CLIENT DETAILS

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PROJECT

Telford & Wrekin Local Plan Review 2025

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Contents

1. Introduction	4
Heritage Context	4
2. Assessment Process To Date	6
Site Selection Process	6
Call For Sites	6
Assessment.....	6
Sites Scoped Out	8
Sites Scoped In	9
3. Legislation and Planning Policy Framework.....	11
4. Methodology.....	16
Data Collation	16
HIA Methodology	18
5. HIA	21
High Level HIA	21
Detailed HIA	21
6. Summary and Conclusion.....	22
Appendix 1: High Level HIA.....	25
Appendix 2: HO3 Land South of The Dale, Church Aston	28
Appendix 3: HO6 Land South of Holyhead Road, Wellington	41
Appendix 4: HO8 Land South of Holyhead Road, Wellington	48
Appendix 5: HO11 Land off Church Road, Lilleshall.....	53
Appendix 6: HO16 AGA Site	62
Appendix 7: HO18 Old Railway Line, Church Aston	82
Appendix 8: HO23 Land Southern Side of Waters Upton.....	89
Appendix 9: HO25 Car Park Adjacent to Police Station, Legges Way.....	93
Appendix 10: HO29 Long Barn Stables Equestrian Centre, Field Aston, Newport... ..	99
Appendix 11: HO30 Land off Church Road, Lilleshall.....	108
Appendix 12: MU9 Wheat Leasows	120
Appendix 13: SC1 Land at Bratton.....	124
Appendix 14: SC2 Land North East of Muxton	136
Appendix 15: Land North of A442 Wheat Leasows (Wappenshall).....	148

1. Introduction

- 1.1. The purpose of the Heritage Impact Assessment is to inform the site allocation process of Telford & Wrekin Local Plan (TWLP). The assessment considers the significance of the historic environment relevant to each site under consideration, the likely impact of allocation on affected heritage assets, both designated and non-designated, and appropriate mitigation.
- 1.2. In allocating sites it is important that proposals are positively prepared; justified; effective and consistent with national policy. Proposed allocations are expected to avoid or minimise conflict between any heritage asset's conservation as well as any proposal taking an account of its significance. Great weight should be given to an asset's conservation and the more important an asset, the greater the weight¹.

Heritage Context

- 1.3. Telford and Wrekin Borough contains many heritage assets that reflect a range of prehistoric and historical periods, although it is perhaps best known for the Industrial Revolution. This includes the UNESCO recognised Ironbridge Gorge World Heritage Site and a number of historic market towns and villages. Within the borough there are:
 - 27 scheduled monuments;
 - 792 listed buildings;
 - 8 conservation areas; and
 - 554 buildings locally designated due to their local interest value, as well as those which are under consideration for such a designation.
- 1.4. The historic environment contributes to local distinctiveness and the quality of the wider environment which is important to the general quality of life of residents and provides a focus for inward investment and regeneration.

¹ Introduction 'The Historic Environment and Site Allocations in Local Plans' Historic England Advice Note 3.

- 1.5. Conserving our heritage is not just about preserving places in a point of time. One of the biggest challenges is achieving a balance of conserving our heritage whilst adapting to new technologies that arise to support adaptation to climate change. In today's climate, it is becoming ever more evident that shifts in our weather patterns and the need to tackle climate change threatens the resilience of our historic settings.
- 1.6. Thus, whether an asset has a statutory designation or not it is equally important to protect, conserve and enhance these historic places within our planning system and positively managing them.
- 1.7. In order to meet the required housing, employment, leisure and retail growth, the Local Plan needs to identify land that can be used to meet the requirements of development in the borough. The purpose of this HIA is to set out the potential impact of the future development of this land on the heritage interest of these sites and land within their vicinity.
- 1.8. The key challenge will be to balance growth with the protection of heritage assets to ensure it will not have a detrimental impact on the built environment and archaeological sites. Where mitigation measures are required, there are opportunities to enhance heritage assets and/or address those assets which are currently at risk.

2. Assessment Process To Date

2.1. This section establishes the process that has already been undertaken in selecting sites within the Telford and Wrekin Local Plan (T&WLP) as well the Council's existing evidence base relating to the historic environment.

Site Selection Process

2.2. As well as identifying how much development the borough needs over the Local Plan period (2020-2040), the TWLP review needed to assess and update its land supply in order to meet these requirements.

Call For Sites

2.3. To inform this process, the Council held two Calls for Sites where potential land was submitted for consideration for adoption in the forthcoming local plan.

2.4. In relation to heritage the Call for Sites submission identified whether heritage assets were on site as well as identifying whether the site fell within / party within / adjacent to a designation. These designations included the following:

- Ironbridge Gorge World Heritage Site (IGWHS);
- Scheduled Monuments (hereafter 'SM');
- Listed Buildings (hereafter 'LB');
- Conservation Areas;
- Registered Parks and Gardens (Hereafter 'RPG');
- Buildings of Local Interest, consistently referred to in this report as locally listed buildings (LLB); and
- LLB nominations.

Assessment

2.5. Sites identified through the Call for Sites process were assessed in accordance with the Council's assessment methodology (a proposed methodology was published as part of the Issues & Options Stage and since been updated for Regulation 19). Following the Regulation 18 consultation, the Council reserved

the right to reconsider sites where new information became available. The Council also reserved the right to consider sites that were presented to it during the Regulation 18 stage. Where 'late submissions' were received these were given due and proportionate consideration in line with previous site assessments.

- 2.6. This process has been undertaken to ensure the allocations (at Regulation 19 Stage) are sustainable and deliverable and is further outlined within the Councils Site Selection Paper (published March 2025).
- 2.7. When applying impacts on the historic environment (built heritage assets and archaeology) the following stages apply within the site selection process:
- Stage 2: Initial Assessment of Hard Constraints;
 - Stage 3: Integrated Assessment;
 - Stage 5: Initial Technical Assessment; and
 - Stage 8: Further Technical Clarification

Stage 2

- 2.8. Sites were subject to an assessment of any constraints including heritage designations that could impact on the level or type of development. These constraints were split into two categories:
1. Hard constraints, where sites will be deemed unsuitable for development if wholly or significantly within; and
 2. Soft constraints, where development would be possible with appropriate mitigation.
- 2.9. Hard Constraints relating to the historic environment includes Historic Parks & Gardens and Scheduled Monuments. Where development was clearly not achievable due to the presence of a hard constraint they were dismissed.

Stage 3

- 2.10. Sites progressing to this stage were appraised against the Sustainability Appraisal objectives. Significant positive or negative effects, as well as

cumulative effects were identified and rated via a Red, Amber, Green (RAG) style system.

- 2.11. Sites were assessed at a high level, which provided some baseline information for each site with regard to likely impacts, accessibility and sustainability. This was then used later in the site selection process.
- 2.12. Sites were assessed with regard to their soft constraints and the distance/accessibility to local services and facilities done through score thresholds set against sustainability appraisal criteria and objectives. These soft constraints included the IGWHS, LBs, LLBs, Conservation Areas and other non-designated heritage assets.

Stage 5

- 2.13. Following assessment of soft constraints in Stage 3, remaining sites were assessed in further detail using available evidence base and comments from technical officers based on their expertise and local knowledge of the sites (including site visits). Officers from a range of disciplines provided comments on each site regarding constraints to their specific area of expertise. This included:
- Heritage assets (built heritage): proximity to heritage assets and assessment by the Council's heritage specialists of potential impacts, including those arising from setting; and
 - Archaeological evidence: assessment of impacts and recommendations on known archaeological sites/remains undertaken by Shropshire Council Archaeology (Historic Environment).

Stage 8

- 2.14. Following Regulation 18, Stage 8 was added to provide further technical clarification where it was needed adding to comments submitted in Stage 5.

Sites Scoped Out

- 2.15. As set out above, all proposed allocations were assessed (March 2025) and a copy of the Site Assessments is included within the Evidence Base.

- 2.16. The sites listed in Table 1, below, were scoped out of further assessment, on the basis that the Council's heritage specialists and Shropshire Council Archaeology identified no potential impacts on heritage assets and/or archaeological remains during Stages 5 and 8. Additionally, Historic England raised no concerns with these sites in comments received in May 2025.

Table 1: T&WLP Sites Scoped Out Of HIA	
Site Ref.	Site Name
EC1	East of Dawley Road
EC4	Land Southeast of Newport Town Centre
EC5	Land at AGA Rangemaster, Waterloo Road
MU4	Land at Southwater Phase 2
MU5	Agriculture House, Southwater Way
MU6	Former Wilkinson Site
MU7	Telford Station
HO1	Lodgewood Farm, Redhill
HO2	Old Park
HO4	Former Phoenix School, Manor Road
HO7 (719)	Pink Skips
HO9	Land at Hilltop Farm, Waterloo Road
HO19	Malinslee, Telford
HO21	Land at Park Road, Dawley
HO32	Land between Hartbridge Road and Beverley Roundabout, Oakengates
HO35	Land at 2 Arleston Lane

Sites Scoped In

- 2.17. The remaining proposed allocations are divided into two groups:
1. Sites requiring a 'light-touch' or high level HIA which identifies nearby heritage assets which could potentially be harmed by the proposed development. These will require HIA to support any future planning application which fully addresses the impacts on heritage assets and any mitigation measures required to ensure that harm is minimised and designed out accordingly.
 2. Sites requiring a more detailed HIA where nearby heritage assets have been identified which could potentially be harmed by the proposed development.

The HIA explores the level of harm any development within the site could have and identifies whether the appropriate mitigation or design could mitigate the harm and whether the proposal could enhance or better reveal the significance of an asset. Where suitable mitigation is not identified, the HIA assessment identifies heritage-specific public benefits which could be weighed in the planning balance, against the harm; although does not consider the wider public benefits of the proposed allocation. All of the sites highlighted in this table will require HIA (including UNESCO Toolkit where identified) to support any future planning application.

- 2.18. Further to the comments received by Historic England during the Regulation 19 process (May 2025), suggested modifications to wording in policies HO1, SC1, SC2 and SC3 has been put forward as part of the consultation process for those sites in Group 2 in association with Historic England. The suggested modifications to policies better reflect and provide for the mitigation of identified harm which may occur through the allocation of these sites; and improve the relevant Historic Environment and Design policies.

3. Legislation and Planning Policy Framework

- 3.1. This assessment is written in the context of the following legislation, planning policy and guidance:

Legislation

- 3.2. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act 1979 (AMAAA; HMSO, 1979). This Act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The 1979 Act does not confer any statutory protection on the setting of scheduled monuments; this is considered as a policy matter in Paragraph 213 of the NPPF.
- 3.3. The Planning (Listed Buildings and Conservation Areas) Act (1990):
- Section 66(1) of the Act requires local planning authorities to *“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”* when determining applications which impact a listed building or its setting.
 - Section 72(1) of the Act, in reference to Conservation Areas, requires that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”* by local planning authorities.
- 3.4. Under the Act there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that ‘preserves’ them is acceptable. The statutory duty only covers development that is within a conservation area – the ‘setting’ of a conservation area is addressed by planning policy.
- 3.5. Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important if they:
- Are associated with a scheduled monument or a site recorded on an HER; or
 - form an integral part of a field system shown on a map pre-dating 1845; or

- mark a parish or township boundary predating 1850; or
 - mark the boundary of a pre-1600 estate.
- 3.6. Non-statutory designated heritage assets, including entries on an HER as well as previously unknown features which may be recorded during the course of data collection or field survey, are protected under national and local planning policy only.

National Planning Policy

- 3.7. The NPPF defines the role of the planning system as to promote and achieve sustainable development and includes ‘*to protect and enhance our natural, built and historic environment*’ (para. 8c).
- 3.8. Achieving sustainable development involves seeking positive improvements in the quality of the environment and, in the case of heritage assets, requiring local planning authorities to look for opportunities to enhance or better reveal their significance. It is also a fundamental part of Plan-making, as set out in Chapter 3 of the NPPF, which states that:

“The preparation and review of all policies should be underpinned by relevant and up to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.” (NPPF, para. 32)

“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements¹⁸. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).” (NPPF, para. 33)

- 3.9. Section 16 of the NPPF contains policies for conserving and enhancing the historic environment.

3.10. The NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”. (NPPF, Annex 2, page 73)

3.11. The significance of a heritage asset (designated or non-designated) is defined within the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’* (NPPF, Annex 2, page 78).

3.12. The NPPF also sets out that significance derives not only from a heritage asset’s physical presence, but also from its setting. The NPPF (Annex 2, page 78) defines setting 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.”

3.13. Where heritage assets (designated or non-designated) are to be affected by development, *‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’* (NPPF, para. 207).

3.14. In ensuring the statutory duty of the 1990 Act, the NPPF requires that in determining applications *‘great weight’* should be given to the asset’s conservation and that *‘substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional’* whilst *‘substantial harm to or loss of...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’* (para. 213).

- 3.15. Where heritage assets (designated or non-designated) are to be affected by development, *‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’* (NPPF, para. 207).
- 3.16. Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, para. 214). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, para. 215).
- 3.17. Public benefits do not need to be visible or accessible to the public. They may include:
- sustaining or enhancing the significance of a heritage asset
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset
- 3.18. Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, para. 216), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, page 61, footnote 75).

Guidance

- 3.19. The HIA has been prepared with reference to the assessment methodology provided in the following guidance:
- Historic England *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008)
 - Historic England’s *Advice Note 3: The Historic Environment and Site Allocations in Local Plans* (2015)
 - Historic England Good Practice Guide 2: *Managing Significance in Decision-Taking in the Historic Environment* (2015)

- Historic England Good Practice Advice in Planning 3: *The Setting of Heritage Assets* (2017)
- Historic England Advice Note 12: *Statements of Heritage Significance - Analysing Significance in Heritage Assets* (2019)

4. Methodology

Data Collation

- 4.1. For all T&WLP proposed allocation sites, the assessment has been undertaken in accordance with legislative controls and planning policy and guidance set out in Section 3.
- 4.2. This report has primarily been produced through desk-based research, using relevant secondary sources including:
- Historic England National Heritage List for England (NHLE), including GIS datasets from Historic England (August, 2025):
 - SMs;
 - LBs;
 - RPGs;
 - Registered battlefields;
 - WHS;
 - The Council's list of LLBs (the local list);
 - Shropshire Historic Environment Record (HER, ref. IR2688);
 - IGWHS Site Supplementary Planning Document (SPD);
 - IGWHS Management Plan;
 - Conservation area appraisals and management plans; and
 - Online resources including historic maps and aerial photographs.
- 4.3. Data was collated for all designated heritage assets within the borough; and all HER records within a study area of 1km radius from the boundary of each proposed allocation site. This study area both identifies known heritage assets and features of interest (records may not necessarily indicate a surviving asset) and provides sufficient data to represent the archaeological character of the area. However, designated heritage assets outside this study area were considered in the HIA where their sphere of influence or elements of their setting which contribute to their significance, were considered to be extensive.
- 4.4. The HIA consistently uses official designation names and NHLE List Entry numbers shown in **bold** and (parentheses). LLBs are referenced using the 'LI_NUM' (or HER 'prefref' numbers where this are not stated). HER 'monument' entries use the 'prefref' numbers, also shown in (parentheses). HER 'event'

entries, which record items of research; fieldwork, etc. use the 'EvUID' reference (prefixed 'ESA').

- 4.5. The IGWHIS SPD was adopted by Telford and Wrekin Council's Cabinet on the 13 July 2023, in order to provide guidance on the application of Local Plan policies and form a material consideration in the planning application process. The Council is the managing authority of the IGWHS and it has been UK Government policy that all UK WHS should have management plans. The production of the IGWHS Management Plan is overseen by the Ironbridge Gorge World Heritage Site (IGWHS) Steering Group.
- 4.6. The 'local list' of LLBS is a register of buildings that may not meet the criteria for national designation (i.e. as a listed building) but nevertheless are of great significance at a local level for their historic or architectural interest. The HIA has also included new nominations for LLBS, which may in the future be thus designated.
- 4.7. The Council has prepared a number of detailed conservation area appraisals which set out the special characteristics of the area. These identify aspects of the area where enhancement is sought. Management plans also set out how we plan to approach the future development of each area.
- 4.8. In addition, for Group 2 sites identified at the scoping stage as requiring a more detailed HIA, a walkover survey of the site and an appraisal of the significance and setting of off-site assets were undertaken in September 2025. Photographs taken during the site visit and walkover are reproduced within the HIA, where appropriate.
- 4.9. The assessment is primarily a desk-based study which has utilised secondary sources derived from a variety of published sources. The assumption has been made that this data is reasonably accurate, where it cannot be checked independently. The records held by the HER do not necessarily indicate heritage 'assets' as these include references to the former locations of items of interest and to artefactual finds, for which remains do not necessarily survive.

HIA Methodology

- 4.10. This HIA considers potential impacts upon heritage assets that could result from the development of the allocated sites identified in the T&WLP Review, and specifically those Group 2 sites commented upon by Historic England during Regulation 19.
- 4.11. The assessment aims to be non-technical and briefly describe site characteristics and affected heritage assets, and to explain the site's capacity to accommodate development. Where appropriate it recommends areas within the sites that should remain undeveloped in order to protect heritage assets or their setting, as required by primary legislation and sought by government policy in the NPPF.
- 4.12. The purpose of the HIA is to indicate whether the site allocations have the potential to cause harm and whether any harm can be appropriately mitigated. Reasonable assumptions about the general scale and appearance of development have had to be made to allow useful conclusions to be reached. If harm cannot be mitigated, the process allows decision takers to make informed decisions about balancing any harm against the need to provide sites for development.
- 4.13. In the allocation of sites, the Council must show that it has taken proper account of the historic environment and acted accordingly before taking the decision as to whether to include a site, and if so to provide appropriate guidance on the nature, scale, etc. of that development and any provision that needs to be made for mitigation of impacts on heritage assets.
- 4.14. The following steps have been employed for each allocation site and the results reported in a structured format developed in line with guidance from *Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans*.
- Step 1: Provide a baseline overview of the site and the proposed allocation.
 - Step 2: Identify designated heritage assets and significant non-designated assets in and around the allocation site, briefly describe their significance and describe the potential impact on their significance.

- Step 3: Identify potential need for mitigation and opportunities for enhancement.
- Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome with supporting figures.

4.15. As part of Step 2, a 'value' was ascribed to heritage assets under consideration, as set out in Table 2. This was determined with reference to National Planning Policy Guidance, Historic England *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* and professional judgement.

Table 2: Value of Heritage Assets	
Significance Value	Status and Definition
High	Assets which can be demonstrated to have international or national significance and/or are of extraordinary or unique archaeological, architectural, artistic or historic interest. This includes Scheduled Monuments and other nationally important archaeological sites, all building listed at Grades I and II*, Registered Parks and Gardens at Grades I and II*, and undesignated structures of clear national importance.
Medium	Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes buildings listed at Grade II, Registered Parks and Gardens at Grade II, Conservation Areas and undesignated assets of regional importance.
Low	Assets of local importance. Undesignated assets with modest archaeological, architectural, historic or artistic interest. Includes historic townscapes or landscapes of limited historic integrity and locally listed assets.
Unknown	The importance of the asset has not been ascertained.

4.16. Taking into account the recommendations from Step 3, as to appropriate mitigation, the residual risk of harm/scale of potential impact is identified using the scale set out in Table 3.

Table 3: Impact on Heritage Assets	
Scale of Impact	Definition
Major	Considerable change affecting the special character or interest of assets, including through changes to their setting; where the significance of those elements is substantially harmed or lost. Likely to result in significant conflict with National and Local Policy, which is unlikely to be substantially addressed by mitigation measures.
Moderate	Change affecting the special character or interest of assets, where elements which contribute to their significance are harmed, including through changes to their setting. Likely to result in some conflict with National and Local Policy, but which may be partly addressed by mitigation measures.
Minor	Limited change to elements that contribute to the significance of assets, including changes to their setting, where harm is minimal. Unlikely to result in notable conflict with National and Local Policy, and/or likely to be wholly or substantially addressed by mitigation measures.
None	No change to assets or their settings which affects their heritage interests, or where mitigation measures fully address potential harm.

5. HIA

High Level HIA

- 5.1. The assessment of allocation sites that were identified for a high level HIA: Group 1 sites ‘scoped in’ in Section 2 of this report; was undertaken by the Council. This is presented at Appendix 1. It identifies the results of the Stage 5 and Stage 8 Assessment undertaken by the Council’s Built Heritage Specialists and Shropshire Council Archaeology (Historic Environment).

Detailed HIA

- 5.2. Allocation sites that have been identified for a high level HIA: Group 2 sites ‘scoped in’ in Section 2 of this report are presented at Appendices 2 to 15, as follows:

- Appendix 2: HO3 Land South of The Dale, Church Aston;
- Appendix 3: HO6 Land South of Holyhead Road, Wellington;
- Appendix 4: HO8 Land East of Dawley Road;
- Appendix 5: HO11 Land off Church Road, Lilleshall;
- Appendix 6: HO16 AGA Site, Coalbrookdale;
- Appendix 7: HO18 Old Railway Line, Church Aston;
- Appendix 8: HO23 Land Southern Side of Waters Upton;
- Appendix 9: HO25 Car Park Adjacent to Police Station, Legges Way;
- Appendix 10: HO29 Long Barn Stables Equestrian Centre, Field Aston, Newport;
- Appendix 11: HO30 Land South of St Michaels Church, Lilleshall;
- Appendix 12: MU9 Wheat Leasowes;
- Appendix 13: SC1 Bratton;
- Appendix 14: SC2 Land North East of Muxton; and
- Appendix 15: SC3 Land North of A442 Wheat Leasowes (Wappenshall).

6. Summary and Conclusion

- 6.1. The HIA summarises and builds on the process that has already been undertaken in selecting sites within the T&WLP as well the Council's existing evidence base relating to the historic environment. The Council's assessment of 25 sites identified for a high level HIA is presented at Appendix 1.
- 6.2. The HIA includes an assessment of 14 proposed allocation sites, presented at Appendices 2-15 inclusive, which have been identified as part of this process as requiring more detailed assessment; where heritage assets have been identified within the Site or its proximity which could potentially be harmed by proposed development within it. These assessments have been undertaken based on information on designated heritage assets from Historic England datasets, locally designated assets from Telford's local list (LLBs), Shropshire HER and past fieldwork reports. The sites have also been visited from publicly accessible areas.
- 6.3. The assessment of each proposed allocation site explores the level of harm that could be caused to heritage assets and identifies whether appropriate mitigation or design measures could mitigate the harm; or indeed could enhance or better reveal the significance of an asset. The assessment also identifies any heritage-specific public benefits which could be considered in any decision-taking process.
- 6.4. The assessment concludes that none of the sites proposed for allocation in the T&WLP would have a High level of impact on nationally or locally designated heritage assets, or non-designated heritage assets, either through direct impacts or as a result of changes to their setting. This assessment assumes that appropriate mitigation would be considered as part of development proposals and incorporated into that development as part of any planning application and in consultation with relevant consultees. Proportionate conditions should be applied on any planning permission by the council to ensure identified mitigation measures are undertaken.
- 6.5. The assessment of the AGA site in Coalbrookdale concludes a Moderate level of impact on that part of the IGWHS and Severn Gorge Conservation Area, provided that appropriate mitigation measures are incorporated into any proposed

development. This would require the results of previous assessments to be drawn together to provide a wholistic baseline; and should include the archaeological evaluation and documentation of any extant industrial archaeological remains; and a visual impact assessment to test the effect of the proposed development on IGWHS and the character and appearance of the conservation area. Development proposals should be designed to be reflective of the Conservation Area Management Plan and IGWHS Management Plan; and retain and incorporate where possible any historic fabric that contributes to the OUVs of the IGWHS. The resulting impact would need to be balanced, in light of any specific proposal, against the public benefits of bringing the Site back into use and the potential for enhancement of the heritage assets.

- 6.6. The assessment of Land South of St Michaels Church, Lilleshall concludes a Moderate level of impact on the Grade II listed Lilleshall Hill Farmhouse and associated barn. However, provided the suggested mitigation measures: maintaining a densely vegetated boundary to the north of the Site; setting development back from this boundary and considering appropriate building heights; are incorporated into development proposals, the harm caused to the asset should be less than substantial, in terms of the NPPF.
- 6.7. The assessment of other proposed allocation sites has concluded that the impact on the heritage significance of built heritage assets would be Low or None; although the findings of the HIA for individual sites; and the suggested mitigation measures; should be taken into account.
- 6.8. Few of the sites considered have known archaeological interest. Where they do, the nature of archaeological remains, where these are untested, is that the significance of the any remains is hard to evaluate. Therefore, given appropriate mitigation the assessment has normally concluded a Moderate level of impact, given that consideration of the current baseline suggests that purely archaeological considerations are not likely to affect the deliverability of land within the Site for development; or to affect the quantum or layout of development.
- 6.9. For many of the 14 proposed allocation sites identified as requiring more detailed assessment (Appendices 2-15), the HIA suggests that further assessment is required to inform any appropriate mitigation; to include desk-based

assessment, followed by archaeological field evaluation as necessary. This includes sites where archaeological potential has previously been evidenced, or there is reason to believe that such remains may be present: HO16 AGA Site, Coalbrookdale; MU9 Wheat Leasowes; SC1 Land at Bratton; SC2 Land North East of Muxton; and SC3 Land north of A442 Wheat Leasowes (Wappenshall). It also includes those sites where archaeological potential has not yet been tested, although archaeological interest has been identified in the vicinity, such as HO11 Land off Church Road, Lilleshall; HO25 Car Park Adjacent to Police Station, Legges Way; and HO30 Land South of St Michaels Church, Lilleshall.

- 6.10. The omission of a specific recommendation for further assessment and/or archaeological evaluation in the HIA should not be taken as an indication that this is not required: all sites should be subject to appropriate assessment and consultation as part of any planning application. This may include archaeological evaluation, such as geophysical survey and/or trial trenching. In those sites where archaeological remains are identified, consideration should be given as to the significance of the remains and the potential to conserve these as part of development design. If this is not possible; and the loss of remains identified is considered acceptable, these would require excavation to record and advance understanding of their significance.

Appendix 1: High Level HIA

High Level HIA			
Local Plan Site Reference	Site Name	Identified Heritage Asset(s)	Stage 5/Stage 8 Assessment
EC2	Land East of A518 Newport	Parson's Barn and Audley Court; both Buildings of Local Interest roughly 400m distant.	There are no reciprocal views between the site and either of these heritage assets
EC3	Land North of A518 Newport	Potential long views of statutorily listed buildings circa 400m away in Chetwynd Aston.	Any long views could be designed out with landscaping.
EC6	Land at Madeley Court Way	Grade II Listed Madeley Court and located the north-eastern end of the IGWHS /Severn Gorge Conservation Area.	No reciprocal views between the site and the heritage assets.
MU1	Land off Ironmasters Way	Darby House - nominated for inclusion in the updated local list.	Site already has hybrid planning permission (TWC/2022/0914) for a regeneration project.
MU2	Blue Willow Car Park	Thomas Telford statue at Telford Square - nominated for inclusion in the updated local list.	The proposed development would be considered to have a neutral impact upon this heritage asset.
MU3	Lime Green Car Park	Thomas Telford statue at Telford Square – nominated for inclusion in the updated local list.	The proposed development would be considered to have a neutral impact upon this heritage asset.
MU8	Mere Park	The LLB of Aqualate Manor lies c. 100m north of the site.	The mature trees surrounding the Manor would likely prevent reciprocal views between the Manor and the site.
HO5	Land north of Allscott Meads	North-west of the site are the LLB of Allscott Hall Farm, and the Grade II LB Allscott Mill and Mill House.	The assets are not visible from the site due to the intervening mature trees. There is some small potential for reciprocal views with statutorily listed Walcot Bridge to the southeast of the site due to the flat and open topology here, but this could be designed out with landscaping to prevent harm to the bridge through changes to its setting.
HO10	Land south of Plough Lane	The site is located 339m from a LB.	No comments provided at stage 5; no clarification south on lack of comments at Stage 8.
HO12	Land West of Wellington Road	The site is 378m from a LB and 246m from the Horsehay Conservation Area.	The site is separated from these by extensive existing built development
HO13	South of Hutchinson Gate	No constraint to deliverability associated with archaeological matters identified at this stage.	An Archaeological Desk Based Assessment (ADBA) in accordance with National Planning Policy Framework (NPPF) is recommended to support any application. The results of the ADBA will determine the need for and scope of any archaeological evaluation and/or mitigation.

High Level HIA			
Local Plan Site Reference	Site Name	Identified Heritage Asset(s)	Stage 5/Stage 8 Assessment
HO14	Tafs Salop Ltd, Gower Street	There are heritage assets located about 250m from the site, including the LLB Trees Bungalows and the LB of The Gower.	In both cases, reciprocal views between the site and the heritage assets are prevented by existing buildings.
HO15 (450)	Land west of Allscott Meads	North-west of the site are Allscott Hall Farm LLB and Grade II LB of Allscott Mill and Mill House.	The assets are not visible from the site due to the intervening mature trees. There is some small potential for reciprocal views with LB of Walcot Bridge to the southeast of the site due to the flat and open topology here, but this could be designed out with landscaping to prevent harm to the bridge through changes to its setting.
HO17	Vasey Court	The site is located 187m from a LB.	No comments provided at Stage 5; no clarification south on lack of comments at Stage 8.
HO20	Brandon Avenue, Shawbirch	The site is located 237m from a LB.	No comments provided at stage 5; no clarification south on lack of comments at Stage 8.
HO22	Former Bush Hotel	Several LLBs, including Holy Trinity Church, lie within 100m of the site.	Harm to heritage assets through changes in setting could be designed out by lower density and ensuring frontages don't block views of the church and grounds when travelling east along High Street.
HO24	Land at Junction of Hay Street, Tibberton	Grade II LB Hay House to north.	Modern farm buildings and new development to the west preventing most reciprocal views between the LB and the site. Harm to LB as a result of changes to setting is likely to be quite limited; and could potentially be mitigated by landscaping and lower density.
HO26	Land south of Old Vicarage	The nearest heritage asset is St George's Methodist Church, circa 200m east. No constraint to deliverability associated with archaeological matters identified at this stage.	The mature trees within the church grounds would likely prevent reciprocal views of the site. An ADBA in accordance with the NPPF is recommended to support any application. The results of the ADBA will determine the need for and scope of any archaeological evaluation and/or mitigation
HO27	Little Dessert Shop, Bratton	The nearest is Grade II LB Bratton Farmhouse, circa 300m east	The LB is surrounded by mature trees, making reciprocal views highly unlikely.
HO28	Land south and west of Somerfield Road	The site is located 386m from a SM	Suitable existing screening offered between nearby heritage assets and site.

High Level HIA			
Local Plan Site Reference	Site Name	Identified Heritage Asset(s)	Stage 5/Stage 8 Assessment
HO31	Land at Badhan Factory	The site is located 236m from a LB	No comments provided at Stage 5; no clarification south on lack of comments at Stage 8.
HO32	Land between Hartbridge Road and Beverley Roundabout, Oakengates	The nearest heritage assets are LBs of Holy Trinity Church and its Vicarage, a Building of Local Interest. These are circa 400m southwest of the site on Holyhead Road	The intervening distance would likely prevent harm to the settings of these heritage assets

Appendix 2: HO3 Land South of The Dale, Church Aston

Heritage Impact Assessment: Land South of The Dale, Church Aston

LP Reference:	HO3
Site Address:	Land South of The Dale, Church Aston
Site Area (ha):	8.47
Site Allocation/Capacity:	160/160

The site lies adjacent to the existing settlement at Church Aston and presently comprises fields. The locality is characterised by dense hedge boundaries, and intervisibility with the Site is limited to the close vicinity. The Site makes a small contribution to the setting of Church Aston Manor, but the significance of the asset would remain if the site were allocated. Mitigation could include tree planting and set-backs from the boundary of the Site.

There are no HER entries within the Site and the site is of no known archaeological interest. The route of the former Shrewsbury to Stafford railway line forms the northwest boundary of Site and is here marked by a substantial tree belt.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Church Aston Manor (NHLE 1367402)	Grade II*	Church Aston Manor is an 18 th century red brick house with an earlier core. It has a semi-rural setting, accessed via The Barns, from which it is set back behind a red brick garden wall and mature boundary planting. Its primary setting comprises a large rear	The proposed allocation would change the character of the Site from an open field to a residential development, which has the potential to be visible in some views out from the garden of the LB. These would be peripheral to	The maintenance of a dense vegetated boundary would provide screening and be a characteristic element in this locality. Additionally, built form could be set back from the eastern boundary to reduce the potential for visibility of	Minor	None
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		garden, recorded on the HER (HER 36974), which is again bounded by trees to the south and east. The Site lies approx. 70m south of the LB at nearest extent, but the two are interposed by another detached property set within a defined plot. The openness of the existing configuration does make a limited contribution, as the narrow route of The Barns and mature, vegetated boundaries contribute to the edge-of-settlement character of this part of the LB's setting. However, this is a small part of its setting, which does not make a particular contribution to its significance or appreciation as an 18 th century manor house. A review of the 1840 Tithe Map indicates that the LB and the land at the Site were not under the same ownership or occupation, suggesting	the experience of the LB, and would be understood as a separate phase of development in the wider village. However, there would be a slight suburbanising effect on the setting of the house through the change in character of the land.	the upper parts of new buildings from the rear setting of the LB.		

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		there is no particular historic relationship between the two which would contribute to the significance of the LB. Historic maps also demonstrate that the two were historically interposed by the railway line, which still manifests as a substantial tree belt.				
Church Aston House (NHLE 1206128)	Grade II	This LB is a mid-C19 Italianate house on the east side of The Barns, set behind a red brick garden wall. It is set within its defined garden plot, which is surrounded to the north, east and south by other residential development which makes a neutral contribution to its significance as part of the wider village.	The proposed allocation would be separated from the LB by the existing residential development which characterises its setting to the east. Were any visibility to occur, it would be understood as part of this context. No harm would be caused to the significance of the LB through change to its setting.	None	None	None
	Medium					
Church of St Andrew (NHLE 1054124)	Grade II	The Church of St Andrew was built in 1867 by GE Street, as a sandstone	There is the potential for some very limited views south-west from	None	None	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Medium	church with tiled roofs. Its primary setting comprises its defined churchyard, which is surrounded by a low wall, and includes mature specimen trees. A number of 20 th century houses back onto the churchyard, contributing to a sense of containment to the north and west. To the east is a small car park which makes no particular contribution to the significance of the building. To the south, some partially open views across the road situate the church within its village context, and contribute to its legibility as a local parish church. The Site is physically and functionally separate from the LB due to screening provided by existing development and the rising elevation of the former railway bridge, and makes no particular contribution to its setting.	the church towards built form at the Site, which would be understood as part of the wider village context befitting a parish church. There would be no harm to the listed building through a change to its setting.			

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
19 and 20, Wellington Road (NHLE 1054126)	Grade II	This LB comprises a late 17 th /early 18 th century whitewashed stone rubble cottage. It is situated on the north side of Wellington Road, approx. 420m west of the Site at nearest extent. The cottages address Wellington Road directly, with open fields opposite bounded by a dense boundary hedge which makes a positive contribution to their significance as part of the approach to a settlement. There are some filtered views from the front of the LB towards the wider, open farmland to the east, and houses along Greenvale/ The Barns to the west. The Site itself is not discernible in these views, as it is screened by the residential development in the village, and the mature vegetation along the former railway line. The Site makes no particular contribution to	The proposed allocation would remain physically and functionally separate from the LBs and interposed by the existing residential development at The Barns and Greenvale. If there were any views towards built form, these would be peripheral to the experience of the LBs, seen over a considerable distance, and understood in the context of the existing residential development in this part of the buildings' setting. There would be no harm to the listed buildings through a change to their setting.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		the setting or significance of the LBs.				
38 Wellington Road (NHLE 1367403), 39 Wellington Road (NHLE 1054127)	Grade II	These LBs comprise 17 th century timber framed cottages with thatched roofs. They are situated adjacent to one another, on the north side of Wellington Road, approx. 300m north-east of the Site at nearest extent. The buildings' setting comprises the busy thoroughfare of Wellington Road, the modern residential development opposite, and the open aspect to the north beyond their established, vegetated boundaries. The Site is both physically and functionally separate from the buildings and makes no particular contribution to their setting or significance.	There would be no change to the setting of the listed buildings as a result of the proposed allocation. The two would remain separated by the existing residential development along Greenvale/The Barns/ Barnfield Close.	None	None	None
	Medium					
Lilleshall Hall RPG (NHLE 1001126)	Grade II	Lilleshall Hall RPG comprises the formal gardens and pleasure	There would be no change to the contribution made by	None	None	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Medium	grounds associated with Lilleshall Hall. The part of the RPG that is closest to the Site comprises the densely vegetated northern approach, which is noted in the list entry as being planted with Wellingtonia. The RPG is 8800m south-east of the Site at nearest extent, and the two are interposed by the A518, which has dense deciduous tree boundaries, and a number of wide arable fields, where the topography gently undulates contributing to screening in distant views. The Site is physically and functionally separate from the RPG and does not contribute to its setting or significance.	setting to significance of the RPG. Were there any views out towards the proposed allocation, these would be experienced over a considerable distance and would have no effect on the particular significance of the RPG.			
Church Aston Infant School (Ref: 7417/1)	LLB	Church Aston Infant School comprises a red brick village school, dating from circa 1810. It is situated on the north side of the DL, close to the range of residential development	There is the potential for views of built form at the Site to the south of the school, however, these would be understood as part of the wider village	The scale and character of development could reflect the prevalent, domestic character of residential buildings in the vicinity of the school in order to provide a	Minor	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		which characterises the village. There are some views out towards the wider countryside in its setting, but these do not make a particular contribution to the setting of the building as it is associated principally with the village and buildings therein through its use. There are some views through to the Site to the south, which are understood as part of this wider rural context, and do not particularly contribute to the significance of the building.	context, which supports the use of the building as a village school.	contextual addition to its setting.		
Church Aston Farmhouse (Ref: 7417/3), Manor Cottage, Church Aston (Ref: 7417/2),	Locally Listed	This building lies on the north side of The Barns, a semi-rural lane leading to a narrow bridge over the former railway line and a substation. The farmhouse sits within its historic complex of associated barns, which have been converted for residential use, along with a range of new houses as infill within	The Site is separated from the farmhouse by residential development on the east side of The Barns, and makes no particular contribution to the setting of the building. The proposed allocation would have no effect on the intrinsic significance of the NDHAs, or	None	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		the former farm complex. The village setting provides an attractive space within which the local interest of the building can be appreciated. Tithe maps show that in 1840 part of the Site was under the same ownership and occupation as the farmhouse, but this connection is no longer legible in the landscape and the surrounding context has changed significantly though the removal of the railway, and development in the locality, and the two are not understood together.	contribution made by their setting.			
Non-designated buildings along Wellington Road: The Last Inn (HER 10128), Milestone on the A518, north of Last Inn, Church Aston (HER 21092),	NDHA	These NDHAs are situated along the north side of Wellington Road, experienced as part of the approach to Church Aston. Their setting is defined by the linear route of Wellington Road, and open fields to the north and south. The Site makes no particular contribution to	The proposed allocation would have no effect on the intrinsic significance of the NDHAs, or contribution made by their setting. If views of built form were to occur, these would be understood in the context of the existing	None	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		their setting or significance, though there is some intermittent potential visibility through the hedge boundary to the north-west.	development to the north-west.			
Garden to Church Aston Manor (HER 36974)	NDHA	This non-designated landscape is associated with Church Aston Manor, providing its primary setting; and accessed via The Barns. It lies to the north of the former railway line, and is well contained by mature tree boundaries. The Site lies to the south- east, on the other side of the former railway line, and shares no functional or other association with the non-designated landscape, and does not contribute to its significance.	There is the potential for some views of built form from within the NDHA, which would be understood as part of the wider development in this part of the village and would not affect the primary purpose of the garden as the setting to Church Aston Manor.	A dense vegetated boundary could be maintained to the north of the Site, which would screen views out from the NDHA and soften any potential visibility.	None	None
	Low					
Church Aston Bridge (HER Ref: 31257)	NDHA	The bridge formerly provided access over the railway line in Church	The proposed allocation would be visible from the railway bridge, as	None	Minor	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Low	Aston, and remains as a route from the village to the A518. Its setting makes no particular contribution to its significance, having lost its historic connection with the railway line when this was removed, and now serving as a minor route which is locally used. The Site is visible from the bridge, but makes no particular contribution to its setting as open land which is not associated with the historic railway function.	part of the residential development near to the settlement at Church Aston. The land has no particular setting relationship with the bridge beyond one of incidental proximity, and while a noticeable change, the allocation site would not harm the significance of the bridge, or contribution made by setting to the same.			



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

Line

25 0 25 50 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

HO3 Land South of The Dale, Church
Aston: Heritage Assets within vicinity
of Site

STATUS

FINAL

SCALE @A3

1:2,500

DATE

October 2025

DRAWN BY

RJ

CHECKED BY

PF

DRG No.

SA54984-005a

Appendix 3: HO6 Land South of Holyhead Road, Wellington

Heritage Impact Assessment: Land South of Holyhead Road

LP Reference:	HO6
Site Address:	Land South of Holyhead Road
Site Area (ha):	7.3
Site Allocation/Capacity:	105/105

The Site lies to the south of Orleton Park RPG, separated by Holyhead Road which is well defined with dense vegetated boundaries screening views in and out of the park. The RPG is an inward-focussed feature, and it is not considered that development beyond its boundaries would affect its special interest, even if this were perceptible.

The enclave of listed buildings at the north of the RPG have been included for completeness, although no effect on their setting or significance is identified.

There is a listed milepost near to the Site, but elements that contribute to its setting are defined by the road, and changes to its wider context would not affect its significance.

There are no HER entries within the Site, which is of no known archaeological interest, although the Roman road of Watling Street (HER 00099) directly to the north. Although contemporary roadside settlement is relatively common, there is none indicated within the Site.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Orleton Hall RPG (NHLE 1001132)	Grade II	The RPG has a dense tree boundary screening views to the south towards the	There is the potential for built form to be visible in views south	The maintenance of a dense vegetated belt along the northern	Minor	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Medium	Site. The vegetated boundary of the Site is visible as part of the approach to the RPG along Roman Road/ Holyhead Road, where it is experienced as part of the wider landscape setting, as a peripheral element as part of a kinetic sequence. The designed landscape has an inward focus, and the land at the Site makes no contribution to its significance. The entrance to the RPG from the south faces the Site, which has a densely vegetated boundary to Holyhead Road. The road is a busy thoroughfare which is notably different in character from the more intimate space of the RPG, and the vegetated belt to its south screens views from within the RPG. Where views south	along the access route into the RPG. Where seen, this would be understood as part of the existing, separate context beyond the boundary, and would not cause harm to the significance of the asset, or the contribution made by its setting. The ability to appreciate the RPG as a designed landscape containing a range of interrelated buildings would not change.	boundary of the Site, along the B5061 Holyhead Road, would provide screening of new built form from within the RPG and would preserve the established character of the park. Consideration should be given to the placement of the entrance to any proposed development, so the impact on the character of the existing entrance into the RPG is preserved.		

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		to the Site occur along the access route, these are understood as extrinsic to the RPG, and reinforce the separation between the designed landscape and its wider context. The				
Orleton Hall (NHLE 1033348), Gazebo east of Orleton Hall (NHLE 1033349), Kitchen Garden Walls to east of Orleton Hall (NHLE 1033350), Gatehouse and Bridge immediately north-east of Orleton Hall (NHLE 1217897), Stable range immediately north-north-east of Orleton Hall (NHLE 1351997)	Grade II* (Orleton Hall) Grade II (others)	These LBs are located at the northern extent of Orleton Hall RPG, and comprise the range of historic buildings that are at the heart of Orleton Hall RPG. The buildings have a mutually reinforcing setting, within the RPG, with planned tree belts and areas of open parkland. There are no views of the buildings from the Site, which is both physically and functionally separate. Holyhead Road interposes the two and is a clear boundary in the landscape. The Site does not contribute to the	The changes would not be noticeable in the setting of the listed buildings, as they are contained within the northernmost extent of the RPG. There would be no change to their significance as a result of the allocations.	None	None	None
	High (Orleton Hall) Medium (Others)					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		setting or significance of the listed buildings.				
The Old Orleton Inn (NHLE 1209768)	Grade II	The Old Orleton Inn is a converted late 18 th - century red brick house. The LB is situated on the north-eastern side of the junction between Haygate Road and Holyhead Road, busy thoroughfares which detract from its setting. To the south and east is wider residential development, which makes no particular contribution to its appreciation as an 18 th century house. The building is best appreciated from within its own plot to the north, and in views north from Holyhead Road, though as noted the traffic detracts from the experience of the building. The Site makes no particular contribution to	There is the potential for some wider visibility of built form at the Site as part of the approach to the LB from the west, but this would be understood as part of the wider context of built form and would have no effect on the intrinsic significance of the LB or the contribution made by its setting.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		the setting of the listed building, but is experienced peripherally as part of the experience of approaching the building.				
Milepost approximately 700 yards south-south-west of Orleton Hall (NHLE 1030930)	Grade II	The Milepost dates from circa 1815-1819. It is situated on the north side of Holyhead Road (B5061), with which it is functionally associated, and which comprises the important aspect of its setting. There are views opposite towards open fields, including those at the Site, though these make no particular contribution to the significance of the milepost, which is principally associated with the road.	There is the potential for development to be perceptible in the wider setting of the milepost, but this would have no effect on its intrinsic significance or the contribution made by setting – which would remain defined by the road.	None	None	None
	Medium					



KEY

- Site Boundary
- 1km Study Area

Designated Heritage Asset

- World Heritage Site
- Scheduled Monument
- Registered Park and Garden

Listed Building

- Grade I
- Grade II*
- Grade II

- Local Interest Building
- Conservation Area

HER

- Point
- Polygon
- Line

25 0 25 50 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

HO6 Land South of Holyhead Road:
Heritage Assets within vicinity of Site

STATUS

FINAL

SCALE @A3	DATE
1:2,500	October 2025
DRAWN BY	CHECKED BY
RJ	PF

DRG No.

SA54984-006a

Appendix 4: HO8 East of Dawley Road

Heritage Impact Assessment: East of Dawley Road

LP Reference:	HO8
Site Address:	East of Dawley Road
Site Area (ha):	5.11
Site Allocation/Capacity:	89

Dawley Road is a leafy, enclosed road that links the sustainable urban extension of Lawley to the historic market town of Wellington. With little visible development from Lawley until entering Arleston to the north, the trees and planting offer an insight to the more rural landscape that punctuated the former collieries and furnaces, long abandoned, that surround the site.

To the south of the Site at the edge of the boundary is the later C21 development of Lawley, which has expanded considerably as a settlement with the loss of almost all of its built heritage, excluding the church; illustrating its vast growth.

There are no HER entries within the Site, which is of no known archaeological interest. The site of C19 colliery with remains of spoil heaps and coal shafts (HER 36732) lies to the west of the Site, on the opposite side of Dawley Road. This is likely to part of the rapid expansion from nearby Coalbrookdale Company who employed most of Lawley's population at the time. The colliery site will be unaffected as a result of the development.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Grade II	Designed by J Ladds in 1865 as part of the	Possibility for change to setting through	Retain trees/vegetation along Dawley Road.	Minor	None

Church of St. John (NHLE 1367388)	Medium	industrialisation of Telford. With land donated by the Coalbrookdale Company with a partner in the Company donating to its build costs. Architecturally of note with local materials and stained glass of Evans of Smethwick. Despite the southern edge of the site boundary being 50m from the churchyard, the church itself is set back from the road and obscured by the C20 church hall and trees. It is read in conjunction with the settlement of Lawley.	cumulative urbanisation and loss of wider rural landscape.			
Arleston Manor (NHLE 1351989)	Grade II*	Formerly a hunting lodge of Lord Forrester - a prominent local landowner - the manor has architectural and historic interest.	The site is located sufficient distance away from the site for development to have no impact.	None	None	None
	High					

		However, its original setting which would have been rural to facilitate the intended function of the building has been compromised by the M54. In addition, the later post 1950s development of Arleston has now resulted in loss of its former village character on the edge of urban Wellington. The site is over 900m away and does not contribute to the significance of the manor.				
Coal mining remains 350m north-west and 520m north of New Works village (NHLE 1018461)	Scheduled Monument	Coal mining remains 350m north-west and 520m north of New Works village (NHLE 1018461)	None	None	None	None
	High					



Appendix 5: HO11 Land off Church Road, Lilleshall

Heritage Impact Assessment: Land off Church Road, Lilleshall

LP Reference:	HO11
Site Address:	Land off Church Road, Lilleshall
Site Area (ha):	3.71
Site Allocation/Capacity:	46/46

The Site lies close to approach to the Lilleshall from the west, and new built form would be experienced in the context of this part of the setting of listed buildings at the western end of Church Road. The effect would be contained due to the existing mature vegetation and built form, which screens views from within the village core.

The placename of ‘Furnace Meadow’ (HER 03857) is recorded within the Site. This indicates a possible ironworking site in the vicinity, although not necessarily within the Site, which has not been tested by archaeological evaluation. The HER records that “*Before 1717 iron was being cast immediately upstream of the supposed mill pond at Honnington (03849), on the right bank of the stream. The place was called Founders yard in 1717, and Furnace meadow in 1804.*” The possible mill pond at Honnington Grange (HER 03849) lies directly to the northwest of the Site and could be associated. A further mill, Towns End Mill (site of), Lilleshall (HER 03854), a post medieval watermill, lies to the northeast of the Site, although would not be affected by any development within it.

The former extent of Lilleshall Deer Park HER 07771 is recorded to the south of the Site from documentary sources. There are no known physical remains of the deer park and this would not be affected by development within the Site.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
The Shiel (NHLE 1038244), Tudor Cottage (NHLE	Grade II	This group of listed buildings comprises residential buildings of	New built form would be visible from the vicinity of the listed buildings, and	The maintenance of an area of open space at the junction between Church	Minor	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
1038243), The Cottage (NHLE 1374543), Hayfield (NHLE 1038245), 9 Church Road (NHLE 1374544)	Medium	varied date which lie along the north-western side of Church Lane and illustrate the residential development of the village. They have a mutually reinforcing setting, set within their defined plots, with dense hedges forming boundary treatments and providing screening of views out. Views across the Site are experienced as part of the approach from the west and contribute to the sense of a rural village. The particular interest of each of the buildings is best appreciated in closer-in views, however. Dense hedges along Church Road funnel views along the corridor, and whilst some wider views to the Site are possible across a gate, the general sense in the immediate setting of the LBs is one of an established village character.	in the approach from the west. Where seen, this would have a slight urbanising effect on the setting of the listed buildings and would expand the area understood as the village boundary. This would have a slight urbanising effect on the setting of the listed buildings, though their intrinsic special interest would not change. From along Church Road, the change would be less noticeable as the existing boundary would provide some screening.	Road and Lilyhurst Road would help to soften the sense of arrival at the village. Additional tree and hedge planting along the northern boundary could also help to mitigate the visual appearance of the new development. The orientation of properties could be carefully considered to integrate into the rhythm of the village.		

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		As a whole, the setting contributes positively to the significance of the LBs, and the Site is a part of this positive contribution, albeit a limited one.				
Honnington Grange (NHLE 1208269)	Grade II	The primary setting of the listed building is defined by its boundary wall, and the existing range of outbuildings with which it is associated. The wider landscape is rural in character, and contributes to the legibility of the building as part of a former farm complex. The Site is separated from the LB by Wellington Road, Church Road and the fields/landscaping between, which includes dense hedge boundaries. There is no intervisibility between the two, and the Site does not contribute to the setting or significance of the listed building.	There would be no change to the elements of setting which contribute to the significance of the listed building. If any intervisibility were to occur, this would be understood in the context of the wider village development along Church Road, and would not cause harm to the LB.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Honeysuckle Cottage Mill House (NHLE 1038246), Laneside The Beaches (NHLE 120892)	Grade II	These LBs are situated further east along Church Road. Their setting is defined by the linear route of Church Road which is lined by a range of residential development, which has a mutually reinforcing setting as part of an attractive rural settlement. There is a dense planted boundary between the Site and the LBs which screens views between the two, and the Site does not contribute to the setting or significance of the LBs.	There is the potential for some limited intervisibility between the Site and the LBs filtered through the existing tree cover. Where this occurred it would be limited both in extent and duration, and would be understood as part of the wider village. The existing open character of the Site makes no particular contribution to the setting of the LBs, and the allocation/ consequent residential character would not change this The contribution made by setting to the significance of the LBs would not change.	Tree planting along the eastern boundary could help to screen views of the development were these to occur.	None	none
	Medium					
NDHAs at Church Road: Former stable range and school room north of the Old Hall, Church Road (HER 32354), The Old Hall, Church Road (HER 32355), Nos.	NDHA	These NDHAs are part of the residential development along Church Road, which is a predominantly residential street within the village of Lilleshall. They have a village setting defined by residential buildings	There is the potential for some views of built form at the allocation site, which would be understood as part of the wider village context. These would be filtered through the existing vegetated boundaries and	The existing vegetated boundary to the east could be retained and reinforced to soften views towards the allocation site.	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
11 and 12, Church Road (HER 32350),		within defined plots, and some open views out across the fields to the south, which contribute to the sense of a rural settlement. The Site lies to the west of the buildings, from which it is screened by existing residential development and dense tree and hedge planting. There is the potential for some intervisibility in views south-west, but these make no particular contribution to the setting or significance of the NDHAs.	would not affect the intrinsic special interest of the NDHAs.			
Furnace Meadow (HER 03857)	NDHA	Any archaeological remains relating to the mill would be of	There are no proven archaeological remains within the Site, where the	Archaeological evaluation required to confirm any archaeological potential.	Moderate	There is potential for the public

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Low	archaeological and historical interest.	potential has not been tested. Any archaeological remains would likely be lost to development.	If remains are present, excavation and recording, as required, would record and advance understanding of the significance of the asset		dissemination of the results of archaeological work.
NDHAs at Lilleshall Grange: Cartshed with Granary over, converted to offices, at Lilleshall Grange Building (HER 40688), Threshing Barn or Mixing House, converted to pig unit at Lilleshall Grange (HER 40686), Cartshed converted to loose boxes at Lilleshall Grange Building (HER 40689)	NDHA	These NDHAs are set within a range of modern sheds and other utilitarian buildings linked by hardstanding. The wider setting is open in character, with expansive views in all directions including toward the settlement at Lilleshall, visible as a range of built form. The Site is approximately 320m north-east of the buildings at nearest extent and is partially screened by a dense vegetated boundary. It makes no particular contribution to the significance of the NDHAs	New built form at the Site may be visible as part of the wider setting of the NDHAs. Where this occurred, it would be understood as part of the residential development associated with the village and would not affect the significance of the NDHAs or the contribution made to the same by their setting.	The maintenance of the dense boundary along the south of the Site would help provide screening in views north towards the Site.	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		but is part of the wider rural setting.				



KEY

- Site Boundary
- 1km Study Area

Designated Heritage Asset

- World Heritage Site
- Scheduled Monument
- Registered Park and Garden

Listed Building

- Grade I
- Grade II*
- Grade II
- Local Interest Building
- Conservation Area

HER

- Point
- Polygon
- Line

25 0 25 50 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

HO11 Land off Church Road,
Lilleshall: Heritage Assets within
vicinity of Site

STATUS

FINAL

SCALE @A3	DATE
1:2,500	October 2025
DRAWN BY	CHECKED BY
RJ	PF

DRG No.

SA54984-008a

Appendix 6: HO16 AGA Site

Heritage Impact Assessment: AGA Site, Coalbrookdale

LP Reference:	HO16
Site Address:	AGA Site, Coalbrookdale
Site Area (ha):	3.5
Site Allocation/Capacity:	60

The Site is located in the settlement of Coalbrookdale where from the 1700's the valley was rapidly developed by the Coalbrookdale Company, owned by the Darby family, which has shaped the historic fabric of Ironbridge Gorge World Heritage Site (IGWHS) and Severn Gorge Conservation Area.

In 1709 the Quaker Abraham Darby I developed the production technique of smelting iron with coke which began the great 18th century iron revolution. There still remains a high concentration of 18th and 19th century dwellings, warehouses and public buildings in Coalbrookdale. Cartographic evidence indicates a repeated pattern of dwellings clustered around forges and furnaces with institutional buildings in proximity.

The Site is bound by Wellington Road / Dale Road to the south and east and woodland to the west (Coach Road), rising to the disused railway track that runs parallel to the western edge of the Site. The Site is located at a low point in Coalbrookdale due to culverted tributary which flows into the River Severn. The Site is level with Wellington Road/Dale Road to the south, the road rises considerably above the site to the north, creating a considerable change in levels between the road and the Site and points.

The Site is the former Coalbrookdale Company Foundry and contributes positively to Outstanding Universal Value (OUV) of the IGWHS and embodies attributes of the OUV by virtue of its authentic character. Although it has limited visible preservation of above any original substantial above ground structures, buried remains and walls are still present. It was later taken over by AGA in 1946, remaining as an industrial site and ceased operating in 2017 to leave a vacant site. No machinery and plant remain.

On the northern boundary of the Site there is evidence of former foundry buildings including the Pattern Shop (HER 37905; now demolished) formerly attached to the Assembly and Erecting Shop (Engineuity Museum NLHE **1031523**). Any reconstruction of former buildings would need careful consideration even where Building Recording has taken place (as with the Pattern Shop) to avoid structures that are pastiche. Where structures have been dismantled due to safety, there is the opportunity for re-use.

The Site is surrounded by a plethora of designated and non-designated heritage assets; almost all have a direct or indirect relationship with the Coalbrookdale Company and therefore the Site. The most sensitive of which are also on hillside locations where the setting is experienced with views across the Gorge, appreciating its roofscape and wooded landscape.

The HER records the Power House at the former Aga Rangemaster, Coalbrookdale Works (HER 37904) in the north of the Site. This is contained within the area of *The Lower Works* 17th to 19th century Ironworks (HER 28208), within the northern part of the Site. This was developed after the construction of the New Furnace by Abraham Darby in 1718, although an earlier forge on the Site cannot be ruled out. Various assessments have been undertaken. Many buildings, such as the Pattern Shop, have been demolished. The HER entry for the Lower works also contains a record for the Moulding Shops at The Lower Works (HER 28210).

The Upper Forge Complex including Upper Forge Pool (HER 28212), is partly within the south of the Site. It is uncertain what survives: there are no standing buildings within the Site in this location, although there is the possibility for archaeological remains including below ground structures.

The route of the tramway serving Coalbrookdale Works (HER 00673) is within eastern boundary of the Site. Laid in 1757, this was the first iron tramroad that existed at the Coalbrookdale Works. Below ground remains of, or relating to, the tramway may survive within the Site.

The Site is of high historical and archaeological interest for its extensive industrial use. The industrial infrastructure of the Site is integral to its significance and enhanced further due to the loss of above ground historic structures. There have been many assessments undertaken of parts of the Site, the results of which should be drawn together in an assessment of any proposed development to provide an assessment of the entirety of the Site. The archaeological evaluation and documentation of any extant industrial archaeological remains is recommended as part of this process.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Ironbridge Gorge WHS	World Heritage Site	Ironbridge Gorge WHS was inscribed by UNESCO 1986 and presents a rare survival of the process of industrial innovation and experimentation. Coalbrookdale in which the site sits is the home	The Site is in a highly sensitive area of the IGWHS and any change in this area has the potential to impact the attributes of the OUVs. Views from Coach Road, Church Road and Lincoln Hill including	Retain and incorporate where possible any historic fabric that contributes to the OUVs including small-scale surviving boundary treatments and structures.	Moderate	The site is currently vacant and requires a use, with a sensitive approach there are opportunities to enhance the understanding of the former
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		of the blast furnace built in 1708 (NHLE 1006237) which is a reminder of the discovery of coke and one of the five features noted in its Statement of Outstanding Universal Value. The former Coalbrookdale Foundry Site has a strong historic association with the Darby family and their prominence that is ever present in the WHS. The 'coalbrookdale' stamp on ironwork is visible across the WHS and can be traced back to the foundry. However, little sustainable, above ground historic fabric remains of the foundry other than the Wing	the Sabbath Walks which are directly linked with the Site as an historic recreational walk modelled by Richard Reynold's a Quaker ironmaster for panoramic views across the Gorge will be impacted.	Any future development should take in consideration scale in respect of its former industrial use in the wider residential context. Detailed design to reflective of the Conservation Area Management Plan and IGWHS Management Plan. Any ironwork with the "Coalbrookdale" stamp should be retained and incorporated into the development where possible. Undertaking of a Visual Impact Assessment to understand extent of impact to views from sensitive areas and		foundry site through interpretation and recording.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		Shop (identified separately in this table). The Site is now mostly hardstanding and has several later large steel-framed structures and C20 buildings on that although don't contribute to the CA or WHS, echo the sites former long-term industrial use At points, due to the steep rise of Wellington Road sits below road level with a retaining wall bordering the site. Either side of the site the wooded banks typify the landscape of the Gorge and offer views across and down to the site from several angles, but of particular sensitivity is to the east from Church Road.		influence the roofscape design.		

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		The entrance to the Site itself is bound by a cast iron gate with the the 'Coalbrookdale Company'. The Site contributes highly to the attributes of the OUVs, in particular attributes b). c). and m).				
Severn Gorge Conservation Area	Conservation Area	Coalbrookdale is at the heart of the conservation area being the location of the blast furnace furnace, which led to the production of iron and steel across the world. The CA is physically characterised by a deep valley with the River Severn running through and a tributary valley of Coalbrookdale.	The Site is in a highly sensitive area of the WHS and any change in this area has the potential to impact the attributes of the OUVs. Views from Coach Road, Church Road and Lincoln Hill including the Sabbath Walks which are directly linked with the Site as an historic recreational walk modelled by Richard Reynold's, a Quaker ironmaster, for	Retain and incorporate where possible any historic fabric that contributes to the special interest of the conservation area including small-scale surviving boundary treatments and structures. Any future development should take in consideration scale in respect of its former industrial use in the	Moderate	The Site is currently vacant and requires a use, with a sensitive approach there are opportunities to enhance the understanding of the former foundry site through interpretation and recording.
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		Coalbrookdale grew rapidly due to the innovation of the Darby family and was shaped by the Coalbrookdale Company and its enterprises. Not just the buildings, but its blue infrastructure such as pools and dams along the valley fuelling forges and a network of railway lines linking the ironworks with the river. Coalbrookdale is illustrative of the townscape that integrates industry and community that has developed to support each other. The steep topography has influenced the pattern of development and tiers of terraces and	panoramic views across the Gorge will be impacted.	wider residential context. Detailed design to reflect the Conservation Area Management Plan and IGWHS Management Plan. Any ironwork with the “Coalbrookdale” stamp should be retained and incorporated into the development where possible. Undertaking of a Visual Impact Assessment to understand extent of impact to views from sensitive areas and influence the roofscape design.		

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		larger houses that are set amongst the wooded slopes of the valley.				
Holy Trinity Church (NHLE 1280353) and Churchyard Wall, Railings and Gates to North of Holy Trinity Church (NHLE 1054132)	Grade II* & Grade II	A church dated 1850-54 set below Church Road and looking down across Wellington Road on its hillside location. Built 1850-4 with money provided by the Darby family and furnished by them for their workers. The site has an historic relationship by association and is part of the wider understanding of area's industrial activity. It also has a visual relationship with the site.	Potential to impact intervisibility and setting as well as footpath (flight of steps) up to church from Wellington Road to Church Road.	Undertake LVIA to assess key views and potential impact. Development should give attention to roofscape of site.	Minor	None
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Coalbrookdale Institute (NHLE 1054148) and Railings Gates and War Memorial West of the Coalbrookdale Institute (NHLE 1367414)	Grade II* & Grade II	A striking burnt brick building (converted to a youth hostel in the 1980's) formerly the Literary and Scientific Institute, built by the Coalbrookdale Company in the 1850s. The principle aim from the Quaker family was to provide their workers and community an education in literary and scientific subjects. The site is illustrative of the ethos of the Coalbrookdale Company and the industrial activities in Coalbrookdale.	Topography increases potential for intervisibility, which is reduced by existing intervening vegetation and tree belt. Views across to Coach Road would continue to appreciate unique Gorge setting of the Institute.	Undertake LVIA to assess key views and potential impact. Retention of landscaping buffer along Wellington Road to limit intervisibility. Development should give attention to roofscape of site.	Minor	None
	High					
Darby Ironworks (NHLE 1006237) and The Old Furnace at Coalbrookdale	Scheduled Monument & Grade I	Remains of foundation walls from 1638, where later the furnace was improved and repaired by Abraham Darby III where the first iron ever	Due to proximity and intervening buildings, the development will have no impact. The scheduled monument is experienced within the	See IGWHS	See IGWHS	See IGWHS
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Ironworks (NHLE 1054135)		to be made with coke was smelted. The furnace has global significance in understanding the industrial revolution and its beginnings. The furnace later developed and expanded to the former Coalbrookdale Company Foundry site and the two are functionally linked.	context of the (now) Ironbridge Gorge Museum Trust building's which is an enclosed site and turns its back on the former foundry site to the south.			
Warehouse with Clock Tower (NHLE 1206215)	Grade II*	Warehouse building built by the Coalbrookdale Company circa. 1792 with later clocktower. Historic association with site to south.	As above. It is unlikely to be impacted being now experienced as an enclosed site although historically linked to the adjacent site.	See IGWHS	See IGWHS	
	High					
Office Range South of Clock Tower Warehouse (NHLE 1054138),	Grade II	As above. Group of assets built by the Coalbrookdale Company as part of former	As above. It is unlikely to be impacted being now experienced as an enclosed site although	See IGWHS	See IGWHS	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Long Warehouse (NHLE 1031524) and Wheel Pit (NHLE 1054136)	Medium	ironworks and now forming Ironbridge Gorge Museums Trust site which is experienced by the public. Topography similar to site to south and directly associated through Darby family.	historically linked to the adjacent site.			
Erecting Shop and Assembly Shops, Coalbrookdale Ironworks (NHLE 1031523)	Grade II	As above. Erection Shop built in 1879 with railway line on the floor to replace smaller workshop. Building abuts boundary of site.	As above. Slight increase for potential impact due to location of immediate boundary with site.	Retain and incorporate where possible any historic fabric that contributes to the setting of the Erecting Shop and Assembly Shops including small-scale surviving boundary treatments.	Minor	None
	High					
44-47 Wellington Road (NHLE 1054158)	Grade II	As above. Due to proximity of the entrance and Wing Shop, the setting of the site is enhanced and better appreciated in the context 44-47 Wellington Road.	As above. 44-47 Wellington Road is not set back on the higher slopes but instead set back from the road. It is however, immediately opposite the entrance to the site and Wing	See Wing Shop	See Wing Shop	See Wing Shop
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		Therefore, the site's contribution is slightly increased, comparable to other listed buildings along Wellington Road.	Shop, therefore has the potential to be more sensitive to any changes. The impact of the development on the Wing Shop and entrance to the site will impact 44-47 Wellington Road.			
27 Church Road (NHLE 1054133), Oswald House (NHLE 1054134) and The Vicarage (NHLE 1206186)	Grade II	The buildings sit atop Church Road looking across the Gorge and the site. The Vicarage has a direct relationship with the church, thus the site. The site sits below the buildings and any glimpsed views to the site contribute to the expansive views from its hillside location that are characteristic of the Gorge setting appreciating rooftops in amongst the green landscape.	Topography increases potential for intervisibility, which is reduced by existing intervening vegetation and tree belt. Views across to Coach Road and Benthall Edge would continue to appreciate unique Gorge setting of the Institute.	Undertake LVIA to assess key views and potential impact. Retention of landscaping buffer along Wellington Road to limit intervisibility. Development should give attention to roofscape of site.	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
31 Wellington Road (NHLE 1280166), 32 and 33 Wellington Road (NHLE 1054155), 34 Wellington Road (NHLE 1054156), 35-37 Wellington Road (NHLE 1200173), 39 Wellington Road (NHLE 1054157), 43 Wellington Road (NHLE 1206543) and 52-54 Wellington Road (NHLE 1206554)	Grade II	The buildings (exc. 39 and 32-33) are set back along Wellington Road and its sloping topography offering higher levels of intervisibility to the site. The site lies to the west of Wellington Road and is experienced through glimpsed views from Wellington Road through the tree planting as the topography changes from north to south. The buildings themselves are characteristic of Coalbrookdale as foundry workers cottages with innovative cast iron windows, cills and lintels illustrative of their associative with the site.	Topography increases potential for intervisibility, which is reduced by existing intervening vegetation and tree belt. Views across to Coach Road would continue to appreciate unique Gorge setting of the Institute.	Undertake LVIA to assess key views and potential impact. Retention of landscaping buffer along Wellington Road to limit intervisibility. Development should give attention to roofscape of site.	Minor	None
	Medium					
Upper Forge (NHLE 1206257)	Grade II	Former stabling block to Coalbrookdale ironworks	Upper Forge is set enclosed by reasonable	Retention of boundary wall and landscaping	Minor	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Medium	set back from Dale Road. Historic relationship to site to west which is concealed by heavy vegetation.	tree coverage and set back and down from the site so has very limited potential to be impacted.	buffer along Dale Road/ Wellington Road to limit impact.		
Paradise Villa, the Villa (NHLE 1367415), Paradise House (NHLE 1054149) and 11 and 12 Paradise (NHLE 1054150)	Grade II	A group of C19 domestic buildings south-east of the site with Paradise Villa a large gothic-style village. Paradise is an elevated and leafy road with some intervisibility directly to the site.	Topography may result in glimpsed views of the development and change the views to of residential rooftops.	Undertake LVIA to assess key views and potential impact. Retention of landscaping buffer along Wellington Road to limit intervisibility. Development should give attention to roofscape of site.	Minor	None
	Medium					
40 Wellington Road (6604/8) and 41 and 42 Wellington Road (6604/7)	Locally Listed Building	This group of 1800's locally listed buildings are experienced alongside other non-designated heritage assets along Wellington Road which all derive	Limited potential for development to impact significance as an isolated heritage asset. Its heritage value is derived from its wider	None	None	None
	Low					

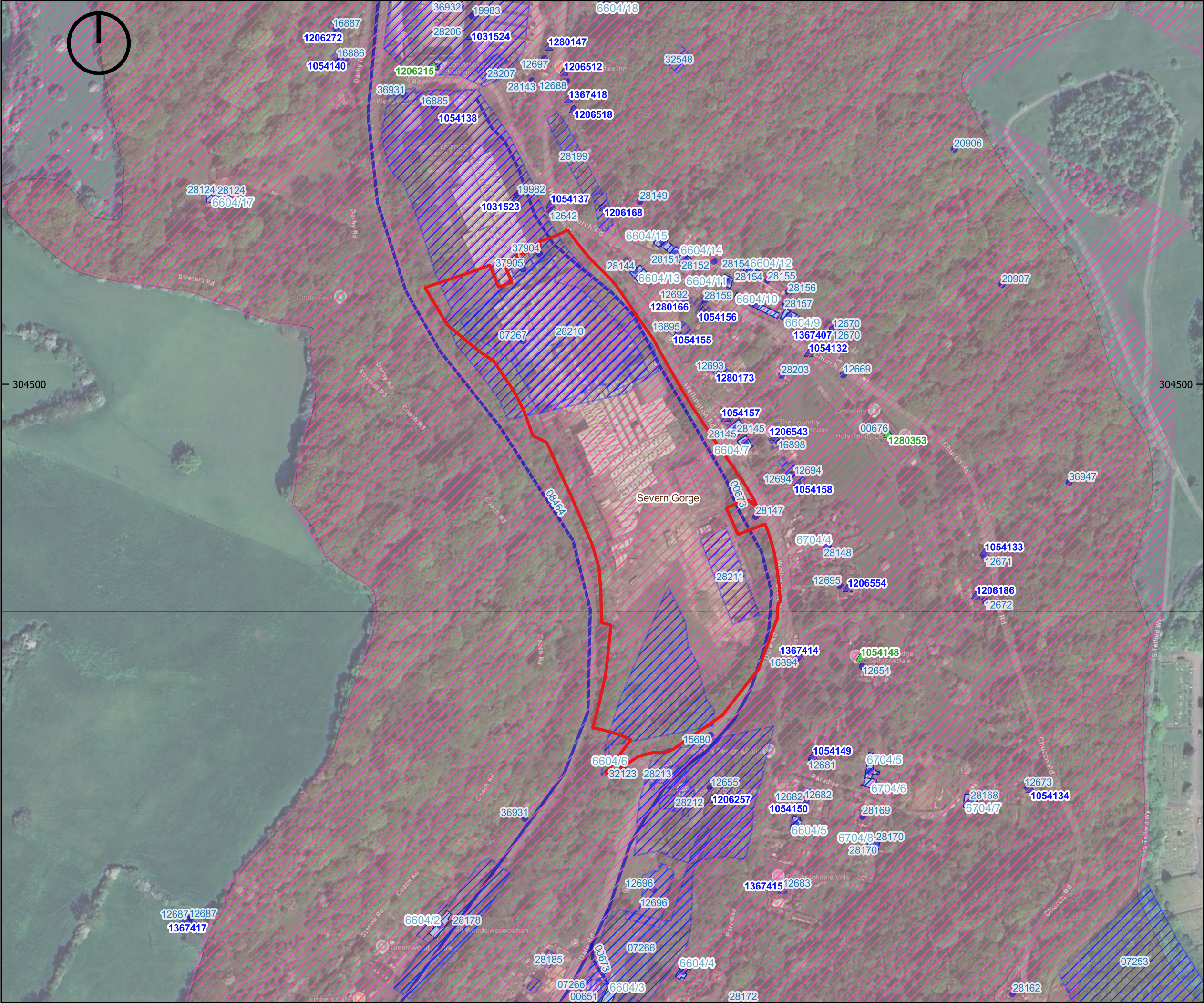
Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		their significance from the context of the former Coalbrookdale Company Foundry site as former worker cottages, although have limited inversibility directly into the site due to the vegetation along the boundary the assets and their location further down the bank of Wellington Road. The site makes a positive contribute to overall understanding of the former industrial context of this group of assets including the Wing Shop.	grouping within the setting of the CA/WHS.			
2 and 3 Church Road (6604/15), 4-6 Church Road (6604/14), 8 and 9 Church Road (6604/12), 17	Locally Listed Building	This group of 1800's locally listed buildings are located atop Church Road looking down onto Wellington Road. They derive their significance	Limited potential for development to impact significance as isolated heritage assets. Its heritage value is derived from its wider grouping	See IGWHS	See IGWHS	See IGWHS
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Church Road (6604/11), 19-24 Church Road/Charity Row (6604/10), 25 Church Road (6604/9) and 28 and 30 Wellington Road (6604/13)		not just from their architectural interest but from the setting of the former Coalbrookdale Company Foundry site as former foundry dwellings included Coalbrookdale Company Housing (Charity Row). Cast iron features are present both internally and externally and likely to have come from the site itself.	within the setting of the CA/WHS. There is some inversibility directly into the site despite the vegetation along the boundary the assets and their location which has the potential to be impacted as a result of the development.			
50 and 51, Wellington Road (6704/4)	Locally Listed Building	Mid-c19 pair of cottages, previously three single unit cottages of yellow brick. Later cumulative insertions have reduced its significance. The site makes a positive contribute to overall understanding of the former industrial setting.	As above.	See IGWHS	See IGWHS	See IGWHS
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
5-6 Paradise (6704/5), 7 Paradise (6704/6), 14 Paradise/Hilldean (6704/8) and 15 Paradise/Raymore (6604/5)	Locally Listed Building	Group of locally listed cottages characteristic of the Coalbrookdale vernacular set only 100m and located on a hillside slope. The site contributes more generally to the building's significance both linked to the industrial past of Coalbrookdale.	As above. Long distance views across to Captains Coppice will remain and illustrate the setting.	See IGWHS	See IGWHS	See IGWHS
	Low					
Station gate piers approx. 180 yds NE of Station (6604/6)	Locally Listed Building	Mid C19 red brick gate with square piers on plan and moulded corners. The gate posts now demarcate a footpath to the former station. The setting of the site contributes positively to the greater understanding of the isolated gateposts as a former industrial hub of activity.	The development boundary abuts the gate piers. Currently the two are not experienced together visibly due to physical height of vegetation.	Retention of boundary wall and landscaping buffer along Dale Road/ Wellington Road to limit impact.	Minor	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Wing Shop	NDHA	A former cast iron goods warehouse-built c. 1901 later used to manufacture aeroplane wings during WW2. Extensions to the west and south have been demolished and historic roof structure and finishes removed with structure now in disrepair and partially demolished which limits its contribution.	Development of the site including wholesale loss of the NDHA has the potential to alter experience of entrance to site and kinetic views along Wellington Road. With limited physical remains of the site's former industrial use the Wing Shop is highly sensitive to change. It is noted it is later addition to the Darby activities.	Review condition, repair and incorporate into the development where possible.	Minor (Beneficial)	Opportunity for increased appreciation of asset and wider site.
	Negligible					
Lower Furnace, once the New Furnace, and Lower Furnace Pool (HER 07267)	NDHA	The New Furnace, later the Lower Furnace, was constructed by Abraham Darby in 1718 and no evidence has been recorded that the pool still exists. The site and lower pool furnace are functionally linked.	Any remains would likely be lost to development.	Archaeological excavation and recording, as required, which would record and advance understanding of the significance of the assets.	Minor	None
	Unknown					
Tramway serving Coalbrookdale	NDHA	Tramway serving Coalbrookdale Works	Records indicate that there are some remains	Retain/ partially retain within development,	Minor	Opportunity for increased

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/ Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Works (HER 00673)	Unknown	within eastern boundary of Site Laid in 1757: The first iron tramroad that existed at the Coalbrookdale Works. The site and tramway are functionally linked.	of the tramway. Any remains would likely be lost to development.	followed by archaeological excavation and recording, as required, which would record and advance understanding of the significance of the assets.		appreciation of asset and wider site.



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

Line

25 0 25 50 m

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2025: Heritage Impact Assessment

DRAWING

HO16 Aga Site, Coalbrookdale:
Heritage Assets in vicinity of Site

STATUS

DRAFT

SCALE @A3

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SA54984-002a

Appendix 7: HO18 Old Railway Line, Church Aston

Heritage Impact Assessment: Old Railway Line, Church Aston

LP Reference:	HO18
Site Address:	Old Railway Line, Church Aston
Site Area (ha):	1.5ha
Site Allocation/Capacity:	41/41

The Site is presently accessed via the non-designated Church Aston railway bridge (HER 31257), which provides access to agricultural land over the former Shrewsbury to Stafford railway line, visible in this location only as a tree belt. The proposed allocation would introduce new development to the southeast of the Bridge, though this would not affect its legibility as an historic railway bridge, and would have a minor impact on its setting. There would be no other material setting impacts as a result of the proposed allocation.

There are no HER entries within the Site, which is of no known archaeological potential.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Church Aston Manor (NHLE 1367402)	Grade II*	Church Aston Manor is an 18 th century red brick house with an earlier core. It has a semi-rural setting, accessed via The Barns, from which it is set back behind a red brick garden wall and mature boundary planting. Its primary setting comprises a large rear garden, which is again	The setting of the listed building would remain defined by the landscaped garden with which it is associated, and The Barns to the north-west. If there were to be any views toward built form from the setting of the listed building, these would be very limited in both extent	None	None	None
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		bounded by trees to the south and east. The Site lies approx. 98m south-west of the LB at nearest extent, but the two are interposed by another detached property set within a defined plot, and the elevated feature of the former railway bridge. The openness of the existing configuration does make a limited contribution, as the narrow route of The Barns and mature, vegetated boundaries contribute to the edge-of-settlement character of this part of the LB's setting. A review of the 1840 Tithe Maps indicates that the LB and the land at the Site were not under the same ownership or occupation, suggesting there is no particular historic relationship between the two which would contribute to the	and duration and be understood as a different phase of development within the village. The ability to appreciate the 18th century manor house would be unimpeded, and the contribution made to significance by its setting would not change.			

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		significance of the LB. Historic maps also demonstrate that the two were historically interposed by the railway line.				
38 Wellington Road (NHLE 1367403), 39 Wellington Road (NHLE 1054127)	Grade II	These LBs comprise 17th century timber framed cottages with thatched roofs. They are situated adjacent to one another, on the north side of Wellington Road. The buildings' setting comprises the busy thoroughfare of Wellington Road, the modern residential development opposite, and the open aspect to the north beyond their established, vegetated boundaries. The Site is both physically and functionally separate from the buildings and makes no particular contribution to their setting or significance.	There would be no change to these LBs as a result of the proposed allocation, and the contribution made by their setting to significance would remain the same.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Church Aston Bridge (HER 31257)	NDHA	The bridge formerly provided access over the railway line in Church Aston to agricultural land beyond (including the Site), and remains as a route from the village to the A518. Its setting makes no particular contribution to its significance, having lost its historic connection with the railway line when this was removed, and now serving as a minor route which is locally used. The Site is visible from the bridge, and makes a small contribution to its setting as open land, although which is not associated with the former railway.	The proposed allocation would introduce new built form to the south of the bridge, either side of the existing lane. This would increase usage of the bridge, and extend the village boundary to encompass the bridge as a feature. The existing character of the Site makes a small contribution to the setting of the asset. The increase in use of the bridge may bring an increased appreciation of its particular significance.	Potential for interpretation or similar to help with the understanding of the historic route of the railway and the bridge's former function.	Minor	None
	Low					
Garden to Church Aston	NDHA	This non-designated landscape is associated with Church Aston Manor	The Site would remain both physically and functionally separate from	Boundary planting along the north-eastern boundary of	None	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Manor (HER 36974)	Low	and accessed via The Barns. It lies to the north of the former railway line and is well contained by mature tree boundaries. The Site lies to the south-west, and the existing feature of the railway bridge also screens views towards the Site due to its elevated position. The Site does not contribute to its significance.	the NDHA, which is densely bounded by mature vegetation. Any views out toward built form would be understood as part of the wider village and would not affect the intrinsic interest of the NDHA.	the Site could help to screen any views out from the NDHA towards built form.		



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

Line

250050

250050

250050

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2025: Heritage Impact Assessment

DRAWING

HO18 Old Railway Line, Church
Aston: Heritage Assets within vicinity
of Site

STATUS

FINAL

SCALE @A3

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DATE

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SA54984-009a

Appendix 8: HO23 Land Southern Side of Waters Upton

Heritage Impact Assessment: Land on the Southern Side of Waters Upton

LP Reference:	HO23
Site Address:	Land Southern Side of Waters Upton
Site Area (ha):	0.90
Site Allocation/Capacity:	26

Land within the Site is agricultural land under arable; and comprises the northern part of a large irregular post-War field enclosure. It is bound by the A442 to the west, a tree belt to the east and a modern cul-de-sac residential development (Upton Stones) to the north.

There are no designated heritage assets within the Site or in close proximity, with the nearest being listed buildings in the historic core of Waters Upton, some 370m and more to the north. Land within the Site makes no specific contribution to the setting of any of these assets, which are visually separated by intervening built form, trees and hedgerows.

The (former) Lion Inn LLB (6319/6) lies to the north, although separated by the modern residential development along Upton Stones, to the north of the Site. The HER describes this as a an early-mid C19 house, formerly a public house, of painted brick on a painted stone plinth, over two storeys with a clay tiled roof and two brick chimney stacks. The building is located directly on the A442, a former post medieval Turnpike road that ran from Kidderminster to Telford. The building is now the Bharat Indian Restaurant.

There are no HER entries within or adjacent to the Site, which is of no known archaeological interest.

Archaeological desk-based assessment of land including the Site: *Archaeological desk based assessment: Land at Waters Upton, Shropshire* (Gidman J, 2014) (ESA7402), concluded a low archaeological potential for land within the Site.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
The (former) Lion Inn (6319/6)	LLB	The asset is of primary architectural and secondary historical interest as an example of a C19 Inn on the A442. Its roadside setting, and views from the road, in which its primary interest can be experienced, contribute to its interest.	Development within the Site would extend the existing mixed residential character of the surroundings of the asset further to the south. There would be a small impact on views of the asset on the approach from the south, although these would not obscure any existing views or relationships.	None	Minor	None
	Low					



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

Line

25 0 25 50 m

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2025: Heritage Impact Assessment

DRAWING

HO23 Land Southern Side of Waters
Upton: Heritage Assets within vicinity
of Site

STATUS

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DATE

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Appendix 9: HO25 Car Park Adjacent to Police Station, Legges Way

Heritage Impact Assessment: Car Park Adjacent to Police Station, Legges Way

LP Reference:	HO25
Site Address:	Car Park Adjacent to Police Station, Legges Way
Site Area (ha):	0.25
Site Allocation/Capacity:	20

Madeley is the earliest significant settlement within the WHS and retains early historic structures. 1960's development severed the settlement from the north and interrupted the medieval street pattern. Late 20th century housing estates of varying quality surround Severn Gorge Conservation Area, which have impacted the setting of the WHS which unlike later World Heritage Site's does not have a formally designated buffer zone has part of its inscription.

The CA and Ironbridge Gorge WHS broadly follow the same boundary – the latter bound by the Silkin Way, a former canal route and the former runs right up to Legges Way itself. Within Madeley Character Area of the CA/WHS there are a cluster of locally listed buildings and listed buildings along Madeley High Street, which collectively contribute to the significance of the CA/WHS. Neither of which can be directly appreciated from the Site, owing to intervening trees and other vegetation, with the majority of buildings of interest surrounded by more recent built form.

The Site is physically separated from both the CA and WHS by Legges Way on the opposite side of road to the east. The Site is located outside the CA and WHS, but accessed from a well-used route to the southeast of the WHS. The route is characterised by sparse development and steep wooded banks a sense of enclosure echoing the general character of the WHS.

The northern part of the Site is within the recorded extent of the medieval (HER 05201) and post medieval (HER 05215) urban form of Madeley, with some evidence of medieval tenement plots to the south of the High Street (HER 05193). All of this is known from documentary and cartographic evidence and the medieval town may not have been this extensive.

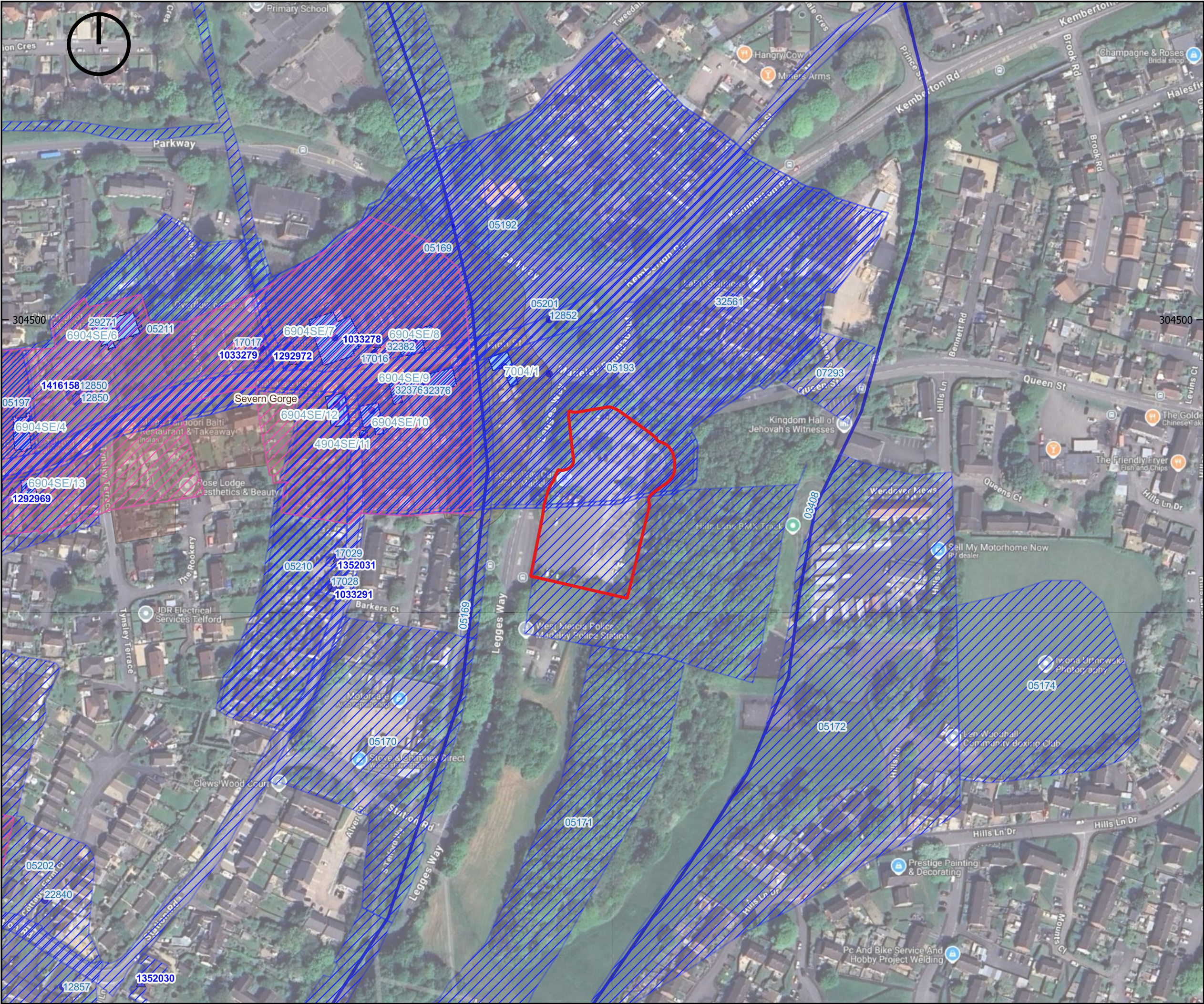
The southern part of the Site is within the former extent of the 19th and 20th century Hills Lane Colliery (HER 05172), although no above ground remains survive.

Any earlier archaeological remains would be likely to have been truncated by colliery activity and subsequently by the development of the current car park. Remains would be unlikely to affect the quantum/design of development within the Site, although a desk-based assessment, followed by archaeological evaluation if necessary, would be required to inform any appropriate mitigation.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Ironbridge Gorge WHS	World Heritage Site	Ironbridge Gorge WHS was inscribed by UNESCO 1986 and presents a rare survival of the process of industrial innovation and experimentation. Its character is defined by a steep sided gorge in a preserved historic landscape including workshops, factories, warehouses, railroad, workers cottages – all conveying the intense pioneering and industrial past within the green landscape. Madley as a character area provides a link between the Severn Gorge and Telford New Town. Unlike other areas of the Gorge, it is now more heavily influenced by later development and lies outside the steeply sloped banks of the Gorge itself resulting	Development will further urbanise the immediate setting of the Madeley character area and northern boundary of the WHS. The attributes of the OUVs have already compromised resulting in a less sensitive part of the WHS.	Retain existing tree planting to north and western edge. Proposals should include details of landscaping to ensure extent of any tree loss across the Site. Any future development should take in consideration scale in respect of the surrounding area.	Minor	Additional tree planting along Legges Way (western boundary) to continue existing tree belt.
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		in no significant views to the wider landscape. The Site sits outside the WHS and does not contribute to the attributes to the OUV. The Madley character area of the WHS is largely inward looking.				
Severn Gorge Conservation Area	Conservation Area	The CA was extended in 1980 to include the settlement of Madeley as an earlier settlement in the Gorge area where there are surviving examples of 16th and 17th century timber framed houses. The Conservation Area Appraisal (2016) sets out that there are several distinct areas of contrasting character, resulting from the differing combinations of land and building uses together with the variety of form and massing of development.	As above. Madley character area within the Severn Gorge Character area is appreciated separately to the Site with the High Street being the focal point. The roundabout presents a key entrance and views to Madeley High Street as well as an appreciation of the overall character of the conservation with its industrial residential character and rich	As above	Minor	As above
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		There is no invisibility between the Site and conservation area and reflects the contrasting character and landforms that has eroded areas this area of the conservation area.	landscaping along Legges Way as it connects to Coalport and Jackfield. The development will have a neutral impact on this part of the conservation area.			
Medieval (HER 05201) and post medieval (HER 05215) urban form of Madeley	NDHA	These potential assets are known from documentary sources and there is no current physical evidence for any remains within the Site. Any surviving remains are likely to have been substantially truncated by past development.	Any remains would likely be lost to development.	Archaeological evaluation required to confirm any archaeological potential. If remains are present, excavation and recording, as required, would record and advance understanding of the significance of the asset.	Moderate	None
	Low/Unknown					



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

Grade I

Grade II*

Grade II

Local Interest Building

Conservation Area

HER

Point

Polygon

Line

2502550 m

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2025: Heritage Impact Assessment

DRAWING

HO25 Car Park adjacent to Police
Station, Legges Way: Heritage
Assets within vicinity of Site

STATUS

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Appendix 10: HO29 Long Barn Stables Equestrian Centre, Field Aston, Newport

Heritage Impact Assessment: Long Barn Stables Equestrian Centre

LP Reference:	HO29
Site Address:	Long Barn Stables Equestrian Centre
Site Area (ha):	1.36
Site Allocation/Capacity:	15/15

The Site has a contained setting, set back from the main road access and not widely visible in the setting of heritage assets. There are historic farm complexes in the vicinity which have been converted for residential use. There is the potential for some visibility of new built form from Upper Farmhouse and no. 28 (both grade II), but their intrinsic significance would not change.

There are no HER entries within the Site, which is of no known archaeological interest. All HER records in close proximity to the Site are built features, or their former locations. There is a moated site (site of) (HER 01729) c. 80m to the northeast, although no evidence of medieval activity within the Site. Any remains that were present would be expected to have been truncated by the current development within the northern part of the Site.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Upper Farmhouse (NHLE 1054122)	Grade II	The building is set behind a low wall which defines its immediate context. Dense vegetation screens the front elevation, though the building remains experienced in conjunction with the	Development at the Site may be visible in conjunction with the listed building in views from the south. The immediate setting of the building, which makes the greatest contribution to	None	Minor	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		range of converted barns opposite, which contribute to the legibility of its historically agrarian setting. The barns interpose the listed building and the Site, which does not contribute to its understanding or appreciation.	its significance, would not change. The ability to appreciate the significance of the building would not be impeded.			
28 (NHLE: 1206109)	Grade II	The building is set back from the road behind a lawned area and a low wall, which provide an attractive space in which its principal elevation can be appreciated. The surrounding built form is similar in scale, form and materiality, contributing to an attractive setting. Views toward the Site are interposed by the existing barns opposite, which are set on an area of gently raised topography. There are open views to the north-west which contribute to the rural	There is the potential for some views into the Site from the vicinity of the listed building, which may take in the upper parts of built form. Were these to occur, they would be seen as part of the surrounding village context. This would not substantially affect the setting of the listed building, but would be a perceptible change.	Retention of existing trees to the eastern boundary of the Site to screen intervisibility between built form and the listed building.	Minor	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		village character. Views towards the Site take in the upper parts of the existing, mature trees within.				
Aston Manor (NHLE 1367439)	Grade II	The building is set back from Field Aston Lane, approached via an attractive driveway. The wider context to the west contributes to the village feel of the surrounding context. The Site is separated from the listed building by the existing barns and rising land to the south-west. There is some potential visibility towards the mature trees within the Site.	Some potential visibility towards the upper parts of built form from the wider context of the listed building.	Retention of existing trees to the eastern boundary of the Site to screen intervisibility between built form and the listed building.	None	None
	Medium					
Lilleshall Hall (NHLE 1001126)	Grade II RPG	This is a large RPG extending to approximately 200 ha. The northernmost extent of the RPG extends approx. 150m south of the Site, separated by Chetwynd Aston Road and bounded by dense boundary vegetation.	There is the potential for some limited views towards built form, but this would be seen in the context of the existing village, in views out from the RPG, and not close to its principal areas of intrinsic significance. No change to the significance	None	None	None
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		There are wide views of the surrounding countryside, including towards Chetwynd Aston village. There is a large residential home opposite the entrance which introduces modern development in its close setting.	of the RPG is thus anticipated.			
The Gate Lodge (NHLE 146536)	Grade II	The RPG provides a contained setting for the Gate Lodge, within dense vegetation which screens views out to the wider landscape.	There is the potential for some limited, wider visibility of development seen in the context of the existing village, but this would have no effect on the appreciation of the building as a gate lodge.	None	None	None
	Medium					
The Golden Gates (NHLE 1054123)	Grade II	The gates demarcate the north-eastern entrance to the RPG, and their setting is defined by the landscaping within, the road beyond, and the gate house adjacent. There are some wider views towards the Site which make no particular contribution to the	There is the potential for some limited, wider visibility of development seen in the context of the existing village, but this would have no effect on the appreciation of the golden gates.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		setting or significance of the listed gates.				
NDHAs at Aston Manor Farm: Aston Manor Farm (HER 40592), Cartshed at Aston Manor Farm (HER 40595), Dairy and Tool Shed at Aston Manor Farm (HER 40600), Machine Bay at Aston Manor Farm (HER 40597), Shelter Shed at Aston Manor Farm (HER 40599), Stables converted to calf pens and bull house at Aston Manor Farm (HER 40596), Threshing barn converted to	NDHA	This group of NDHAs is situated to the east of the Site, and collectively comprises the complex of Aston Manor Farm. The NDHAs have a mutually reinforcing setting, collectively illustrating the development of the farm complex. These have been converted for residential use and are set within a defined area of open space to the north, south of Field Aston lane, and to the south, with mature tree planting within defined plots. There are no particular views towards the Site, which does not contribute to the buildings' significance.	The setting of the NDHAs would not change as a result of the proposed allocation, as the two are physically and functionally separate, and interposed by built form and mature vegetation.	None	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Cowhouse, bull house, calf sheds and milking parlour at Aston Manor Farm (HER 40598)						
NDHA at Middle Farm (HER 25525)	NDHA	This NDHA includes a range of converted barns which form part of the former farmstead complex, now in residential uses. The structures have a mutually reinforcing setting and are legible as part of a former farmstead, albeit altered for modern residential use. The wider setting makes a limited positive to their special interest, by providing a rural settlement character in which they can be appreciated.	There would be a change to the setting of the NDHA to the south through its change to a residential use. This would be in keeping with the NDHA's existing setting, as the existing buildings within have been converted for residential use, and would be understood as part of the wider village complex. Whilst perceptible, the change would not affect the intrinsic special interest of the asset, or the contribution made by its setting.	None	None	None
	Low					
NDHA at Upper Farmhouse (HER 25524)	NDHA	The barns here are converted for residential use and are understood	The proposed allocation would not be a prominent aspect in the setting of	None	None	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Low	as part of a former complex of farm buildings which are now housing. The central courtyard provides a space in which they can be appreciated collectively, and is understood as part of the farmstead, contributing positively to their setting. The wider village makes a positive contribution to the setting of the NDHA as a rural settlement which includes built form of similar character, scale and materials.	the NDHA, which would remain principally appreciable within the laid out courtyard space and from Field Aston Lane. There is the potential for some awareness of traffic along the access route, but this would not materially impact the significance of the NDHA or the contribution made by its setting.			



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

Line

25 0 25 50 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

HO29 Long Barn Stables Equestrian
Centre: Heritage Assets within vicinity
of Site

STATUS

FINAL

SCALE @A3	DATE
1:2,500	October 2025

DRAWN BY	CHECKED BY
RJ	PF

DRG No.

SA54984-011a

Appendix 11: HO30 Land off Church Road, Lilleshall

Heritage Impact Assessment: Land South of St Michaels Church, Lilleshall

LP Reference:	HO30
Site Address:	Land South of St Michaels Church, Lilleshall
Site Area (ha):	0.71
Site Allocation/Capacity:	10

There are a number of listed buildings and locally listed building within the vicinity of the Site, principally comprising houses which illustrate the development of the village over time.

The Grade I listed St Michael and All Angels Church (NHLE **1038247**) is a prominent local landmark, being set on higher ground at the core of the village. Additionally, the Grade II listed Sutherland Monument (NHLE **1208285**) is situated at an elevated position on the mount above the village. Whilst there is the potential for some intervisibility with the site, this would be experienced in conjunction with the existing housing in this part of Lilleshall.

Any proposal should be developed mindful of the scale and grain of the existing development in the vicinity, and the traditional boundary treatments which characterise the village.

The principal impacts would be on buildings immediately adjacent to the Site, and the relationship between any development and these should be carefully considered with regard to siting, orientation and scale of new development.

There are no HER entries within the Site, which is of no known archaeological interest. The majority of HER entries in the vicinity refer to built features or their former locations.

The extent of early medieval Lilleshall (HER 37923) is not known, although there is no indication that such settlement extended as far as the site. Former ridge and furrow cultivation (HER 08674) is recorded on the opposite side of Church Road to the NW of the Site and it may be that land within the site was part of this agricultural hinterland to the village. A desk-based assessment, followed by archaeological evaluation if necessary, would be required to inform any appropriate mitigation.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Sutherland Monument (NHLE 1208285)	Grade II	The Monument was erected in 1833 to commemorate the Duke of Sutherland. It is positioned on an outcrop with wide, expansive views in all angles across the surrounding countryside extending to the horizon. In the middle distance, a wide range of residential development is visible in the surroundings of the mount and contributes positively to the sense of being adjacent to the village. The Site forms part of this context but is not individually noticeable within the expansive setting.	Development would be experienced as part of the wider setting of the Monument, in the context of the existing built form in this part of Lilleshall. Whilst perceptible, there would be no change to the character of the Monument's setting, and the contribution made to its significance would not change.	None	None	None
	Medium					
27 Church Road (NHLE 1374545)	Grade II	27 Church Road comprises a C16 timber-framed hall house with later alterations. It is set back from Church Road, to the west of St Michael's Church, and has	The setting of the LB would remain contained within the enclave of residential development north-west of St Michael's Church. There would be no change to the contribution made by	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		a tightly defined setting within existing residential development and the western boundary of the Churchyard. There is no intervisibility with the Site, which does not contribute to its significance.	setting to significance as a result of the proposed allocation.			
Church of St Michael and All Angels (NHLE 1038247)	Grade I	The Church of St Michael and All Angels has developed over a number of phases from the late Norman period. It is set on an area of raised ground within its churchyard, which is defined by a low wall, and makes an important positive contribution to its significance. The churchyard has been extended to the south side of Church Road, and this land is understood as a continuation of the churchyard character. The village makes a positive contribution to the setting of the LB as	There is the potential for some intervisibility with development at the Site, which would be understood within the context of the existing village to the north-east. There would potentially be a slight urbanising effect on the setting of the church, though large swathes of fields beyond would continue to illustrate the extent of the village context, and the effect would be limited.	Maintaining the existing dense hedge boundary to Church Road would help to preserve the established character of the approach to the church. Further boundary planting could be explored to soften any views toward new built form.	Minor	None
	High					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		part of its parish context. There are wide-ranging views south across open fields which contribute to the sense of a parish church in a rural village context. The Site lies to the north-east of the Church, and is both physically and functionally separate from its immediate churchyard context, with interposing buildings on the south side of Church Road.				
Buildings west of the Church of St Michael and all Angels: Laneside the Beaches (NHLE 1208192), Honeysuckle Cottage Mill House (NHLE 1038246), 9 Church Road (NHLE 1374544), Hayfield	Grade II	These LBs are situated on the north side of Church Road, west of the junction with Hillside. They form part of the piecemeal residential development in the village, each having an individual character which collectively illustrate the evolution of the locality. The buildings share key aspects of their setting; the north side of Church	There is the potential for some visibility of the upper parts of the proposed allocation in views along Church Road. Where this occurred, it would be very limited and would not materially affect the significance of any of the LBs, or the contribution made by their setting.	Maintaining the existing dense hedge boundary to Church Road would help to preserve the established character of the approach to the church. Further boundary planting could be explored to soften any views of new built form.	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
(NHLE 1038245), The Cottage (NHLE 1374543), The Shiel (NHLE 1038244), Tudor Cottage (NHLE 1038243)		Road is defined be residential development within well-defined plots with hedge boundaries. To the south are some open views across the countryside, though further west is further residential development, which contributes to the buildings' setting as part of the prevailing domestic village character. There is no physical or functional association with the Site, and any setting relationship is limited to some generic intervisibility in views north-east, though this is very limited due to distance, interposing vegetation and built form.				
The Old Cottage (NHLE 1038253)	Grade II	This LB is a 17 th century timber-framed cottage with later alterations. It is	There would be no change to the LB's immediate setting as a result of	Tree planting along the boundary of the site could screen	None	None

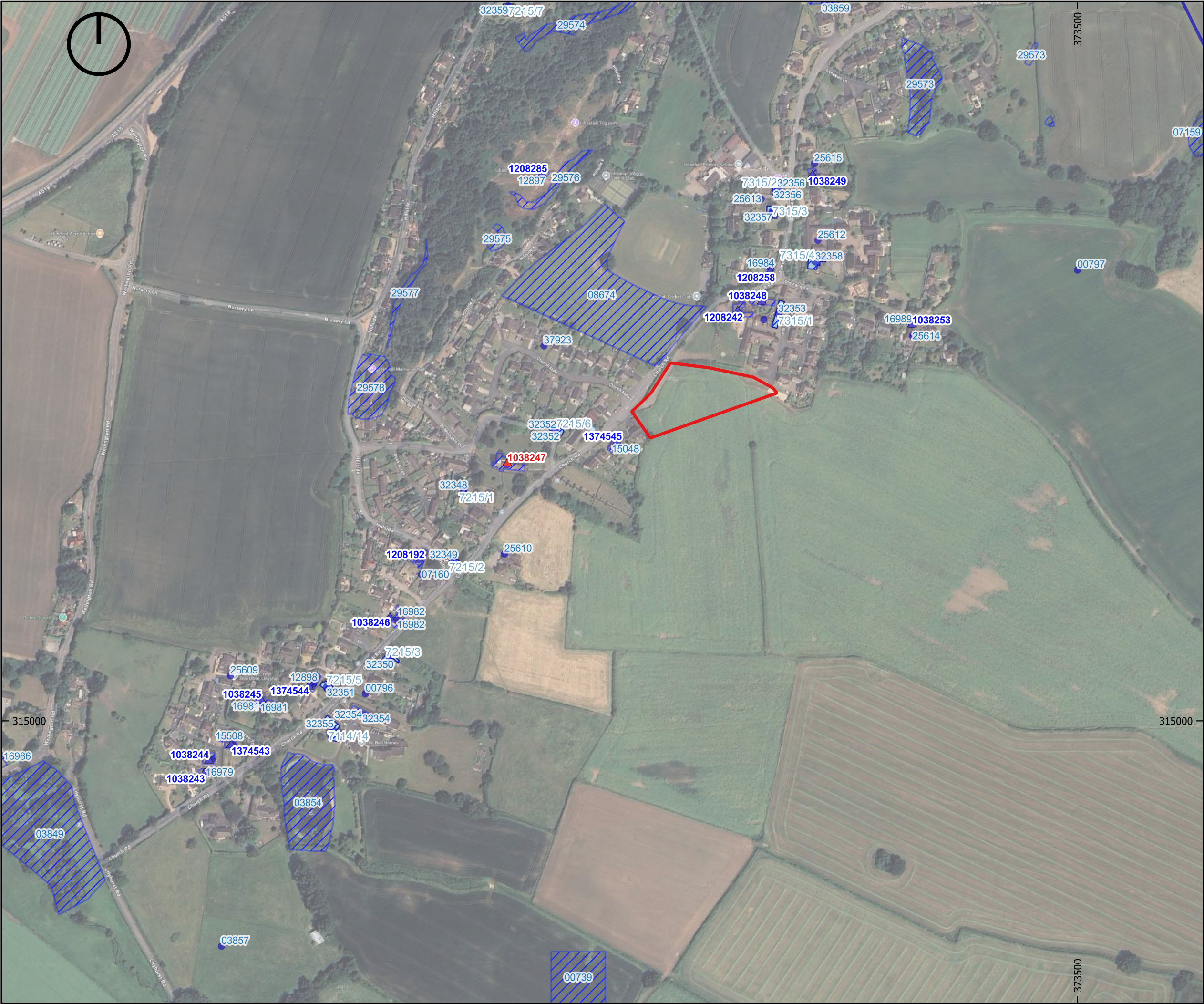
Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
	Medium	set on the south side of Old Farm Lane, as part of an enclave of residential development defined by the dense hedge opposite, the open fields to the north-east, and the gently undulating topography to the south which allows for views out across the surrounding countryside. To the rear, the building is set within a defined garden bounded by a mature hedge. The residential development on the south-eastern side of Hill Farm Close interposes the Site and the LB, and screens views between the two. The Site makes no particular contribution to the setting or significance of the LB.	development at the site, as the two are separated by the existing development at Hill Farm Close. Any change to setting would be limited to some generic intervisibility, which would be seen in the context of the existing development at the core of the village. Whilst perceptible, the change would not affect the significance of the LB, or the contribution made by its setting.	views in from the surrounding context.		
Lilleshall Hill Farmhouse (NHLE 1208242),	Grade II	The farmhouse dates from the 18 th century and is rendered brick. The	Development would be understood as part of the wider village. The character	Maintaining a densely vegetated northern boundary with the	Moderate	None

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Barn immediately north of Lilleshall Farm House (NHLE 1038248)	Medium	barn dates from the 17th century and has a timber frame with brick infill panels. The two lie to the south-east of Church Road, west of Hill Farm Close. The two share an important, mutually reinforcing setting relationship, as part of an historic farm complex. Modern development along Hill Farm Close has eroded the historic setting, introducing modern domestic dwellings which form part of the wider village context. The farmhouse retains its primacy as the largest building in the vicinity, from which its position relative to the farm outbuildings in the vicinity is understood. The Site lies to the south-east of the listed buildings, and contributes to their setting as an area	of the Site in the setting of the LBs would change, reflecting that of the residential development along Hill Farm Close. The immediate land to the south and west of the farmhouse would remain open, continuing to illustrate the character of its historic setting. There would be a suburbanising effect on part of the LBs' settings through the development of housing at the Site, and through the enclosure of the southern part of their wider setting. However, the ability to appreciate the two independently and together as historic farm buildings would remain.	farmhouse and setting development back from here would provide mitigation from the suburbanising impact on setting. Particular care should be given to building heights in close proximity to the boundary, to maintain the primacy of the farmhouse.		

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		of open land which illustrates the historic function of the farm and forms part of the main approach to the farmhouse.				
1 and 3, The Green (NHLE 1208258)	Grade II	This LB is on the north-western side of the junction between Church Road, Limekiln Lane and Old Farm Lane, which has an established village character derived from the varied (predominantly two-storey) residential development in the vicinity, and mature tree and hedge planting. A number of former farm buildings in the vicinity have been converted for residential use and also contribute to the legibility of the evolution of the historic setting. The Site is physically and functionally separate from the listed building and does not contribute to its setting.	There would be no change to the contribution made by setting to the LB as a result of the proposed allocation because there are no visual or other important relationships between the two.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Old Hall, Church Road, Lilleshall, Telford, TF10 9JA (7114/14) Ivy Cottage, Church Road, Lilleshall (7215/6) 10 Church Road, Lilleshall, Newport, Telford, TF10 9HJ (7215/5)	LLB	Old Hall comprises an 18 th century house with a Victorian wing. Ivy Cottage is a 19 th century roughcast cottage. 10 Church Road is a 19 th century estate cottage. Collectively, the buildings form part of the historic village core in this part of Lilleshall. They are set within residential development of varied periods, including converted former farm buildings, and modern infill. The setting makes a positive contribution as a whole, illustrating the development of the village. The Site makes no particular contribution to the buildings' special interest, being both physically and functionally separate.	The proposed development would introduce new residential development in the wider vicinity of the LLBs. The appreciation of their special interest individually and as a group would not change.	None	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
11-12 Church Road Lilleshall (7215/3)	LLB	A late 19 th century large house in sandstone with a red brick first storey. The building faces Church Road directly and is separated from the Site by a boundary wall. The village character of Church Road makes a positive contribution to the building's setting, and its legibility as part of the historic development of this part of Lilleshall. The Site forms part of the wider, open context to the south and east, which is experienced peripherally. There is limited intervisibility or co-visibility between the two despite their proximity owing to the boundary wall and topography, however the Site is an attractive feature in views from Church Lane towards the principal elevation.	The proposed allocation would change the character of part of the LLB's setting from open land to a residential development understood as part of the village. The intrinsic significance of the LLB would not change. Its appreciation as part of the village fringe would be eroded, though the adjacent development would be understood separately.	Setting built form back from the boundary with the LLB and Church Road would help to preserve a sense of openness in the building's immediate vicinity. Tree planting or dense vegetation could soften the appearance of the boundary.	Minor	None
	Low					



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

Line

50

0

50

100 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

HO30 Land South of St Michaels
Church, Lilleshall: Heritage Assets in
vicinity of Site

STATUS

FINAL

SCALE @A3

1:4,000

DATE

October 2025

DRAWN BY

RJ

CHECKED BY

PF

DRG No.

SA54984-003a

Appendix 12: MU9 Wheat Leasows

Heritage Impact Assessment: Wheat Leasowes

LP Reference:	MU9
Site Address:	Wheat Leasowes
Site Area (ha):	10.10
Site Allocation/Capacity:	N/A (Employment)

The Site is located to the north of Hadley, within the urban boundary of Telford the allocated Strategic Employment Area. Land within the Site is a single roughly triangular field in agricultural use, under arable cultivation; encompassing two stands of trees. The Site is bound by the A442 to the south, from which it is separated by a hedgerow; a minor road to Wheat Leasows (a dispersed linear settlement) to the northwest, beyond which is The Hurley Brook; and a substantial tree belt to the northeast.

There are no designated heritage assets within the Site or its vicinity, nor any which would be expected to be affected by development within it.

The route of the former Shrewsbury Canal (HER 03410), now infilled, lies within the northeast boundary of the Site. This is part of a 17 mile route of the canal, part of the Shropshire Union Canal, surveyed in 1792 and built under an Act of Parliament in 1793. Josiah Clowes was originally appointed as engineer, but when Clowes died in 1795 he was replaced by Thomas Telford. The canal was completed in 1797 and operated until 1922. There were two canal locks within the Site: Shucks Lock (HER 08670); and Peaty Lock (HER 08671). Whilst the canal and locks are believed to be infilled, there is some potential for remains to survive within the tree belt in the north-east of the Site and further potential for below ground archaeological remains. The route of the canal is still legible within the Site (and along much of its length), which contributes to its interest. The Grade II listed Turnip Lock, Hadley Park Lock and adjoining Bridge (NHLE **1279751**) lies some 230m to the southeast of the Site, although this is entirely screened by intervening trees, beyond which it is contained within a modern residential setting.

Other than any remains relating to the canal, land within the Site is of no known archaeological potential. No other HER entries have any direct relevance to the archaeological potential of land within the Site.

Archaeological surveying will be required to check the survival of any above ground remains relating to the former Shrewsbury Canal (within the tree belt). Archaeological evaluation, likely to include trial trenching, should be required to inform appropriate mitigation. Opportunities for the preservation of the route of the canal; and any physical remains identified, should be considered in development design.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Former Shrewsbury Canal (HER 03410), Shucks Lock (HER 08670) and Peaty Lock (HER 08671)	NDHA	That part of the canal within the Site is of both archaeological and historical interest, although the lack of above ground remains is such that its setting makes a limited contribution to these interests, although the route of the canal is still legible.	Any remains would likely be lost to development, in the absence of mitigation.	Opportunities should be explored in development design for the retention of the canal route. Archaeological survey and excavation and recording, as required, would record and advance understanding of the significance of the assets.	Low	There is the opportunity for public dissemination of the results of any archaeological work; as well as the enhancement of any remains of the canal which are identified as a result of development.
	Low					



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

— Line

25 0 25 50 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

MU9 Wheat Leasowes: Heritage
Assets within vicinity of Site

STATUS

FINAL

SCALE @A3

1:2,500

DATE

October 2025

DRAWN BY

RJ

CHECKED BY

PF

DRG No.

SA54984-015a

Appendix 13: SC1 Land at Bratton

Heritage Impact Assessment: Land at Bratton

LP Reference:	SC1
Site Address:	Land at Bratton
Site Area (ha):	113
Site Allocation/Capacity:	2,100

The Site comprises agricultural land to the north of Bratton, predominantly arranged in large post-War field enclosures, with some smaller enclosures to the south-west. It is bound to the east by the A442 Whitchurch Road; and is bisected by the B5062 to Longdon-on-Tern, to the north. The north and west of the Site is further agricultural land.

Bratton Farm is within, although excluded from, the Site. Bratton Farmhouse is listed Grade II (NHLE **1210165**; HER 17106) and is an early C19 two storey, three bay, red brick house with rendered front, under a low, pitched hipped slate roof. The farmstead is early 19th century with elements including a long range of farm buildings adjoining the farmhouse forming an L-shaped plan including brick stables and a barn. Bratton was a settlement in the Domesday Book of 1086, in the hundred of Wrockwardine (HER 37401). It had a recorded population of 5 households. The location of the medieval settlement is not recorded, although may have been in this locality of the farmstead. A documentary reference to the chapel yard in 1784, and the presence of a large fishpond in 1839, may indicate the existence of a medieval capital messuage (principal residence of the manor or estate). There is no current evidence of remains pre-dating the C19 farmhouse.

Admaston Farmhouse, listed Grade II (NHLE **1033333**) lies c. 240m to the south of the Site is an early C17 timber-framed house with plastered and painted brick infill panels. It is contained within a wooded setting and surrounded by modern residential development. There are a number of LLBs in the vicinity of the farmhouse in Admaston village, from c. 200m from the Site, although similarly these are contained within expansive modern residential development.

Long Lane Farmhouse, listed Grade II (NHLE **1292253**) lies just over 300m to the north of the Site on the A442.

There are a number of listed buildings in Eyton-upon-the-Weald Moors, c. 800m to the east of the Site. Intervening screening from trees and hedgerows is such that there is no intervisibility between the Site and the majority of these buildings, although there are distant views of the tower of the Grade II* Church of St Catherine (NHLE **1038622**) from the southeast corner of the Site.

The LLB of 15 Bratton Road (6313/5) lies some 70m to the east of the southern part of the Site. This is a mid C19 century plastered brick cottage of two storeys and three bays.

There are some 19th century buildings at Bratton Hall Farm (HER 27793), c. 70m to the north-west of the Site, although this has been redeveloped for residential use. The HER records a milestone on the B5063 (HER 21096), by Bratton Hall Farm, which was present in 1995, although not located by a survey in 2005-8.

Moor Farm (HER 40552) lies within the angle of the Site boundary to the south-west. The farmstead is mid-18th century in origin, although only the farmhouse (HER 40553) survives, with other buildings 20th century in date and of little heritage significance.

The archaeological potential of land within the Site is untested, as there are no records of any evaluative fieldwork previously having been undertaken within it.

The *Cropmark Enclosure at Moor Farm, Bratton* (HER 00720), identified as a cropmark on aerial photographs, intersects the south-western part of the Site. This is described as a single ditched sub-rectangular enclosure with out-turned entrance on the west side, with an associated second and possibly third enclosure. It has been partly encroached upon by residential development.

There is documentary evidence for a watermill at Bratton, where the mill brook, presumably a stretch of Bullocks Brook, was mentioned in 1586-7. The HER places this within the Site, although there is no corroboratory evidence (HER 03933).

The northern part of the Site is within the extent of the former RAF Bratton Airfield (HER 29104), a relief landing ground for the Fleet Air Arm and Royal Air Force in use from October 1940 to 9th July 1945.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Bratton Farmhouse (NHLE 1210165)	Grade II	Bratton Farmhouse is of some architectural interest, although this is substantially reduced by the refenestration of the north elevation	Views of development from the north of the farmstead and the loss of surrounding agricultural land which provides an historically	Design of any development within the Site could include planting measures to minimise any perception of change in the character of the agricultural landscape, although views	Minor	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		with UPVC windows (south elevation unseen). The surrounding farmstead is of little heritage interest and is in a somewhat delapidated state. It is apparently used for motor vehicle storage and may no longer be an operational farmstead, although the functional and visual connection with agricultural land within the Site to the north provides an appropriate setting which makes some contribution to the significance of the asset. The farmhouse appears to be well screened from the	appropriate setting would cause some harm to the interest of the asset, although this would be at a low level.	over agricultural land to the north would nevertheless be lost, which would cause some harm.		

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		Site to the east, west and south.				
Admaston Farmhouse, (NHLE 1033333); Numerous LLBs in Admaston	Grade II LLBs	The farmhouse is of architectural interest, although does not retain any functional or visual connection with agricultural land,	Development within the Site would not change the experience of the assets within a residential setting and would have no impact.	None	None	None
	Medium (Farmhouse) Low (NHDAs)					
Long Lane Farmhouse (NHLE 1292253)	Grade II	The farmhouse is a grand early C19 red brick farmhouse over three storeys and three bays. It is of primary architectural interest, where this can be appreciated in glimpsed views between boundary trees from the adjacent A442 road. The farmstead lies to the rear (west) of	There is some potential for views of development from the vicinity of the farmhouse, although not in conjunction with its principal elevation to the east. Any impact as a result of changes to the character of the surrounding agricultural land would therefore be slight.	Design of any development within the Site could include planting measures to minimise any perception of change in the character of the agricultural landscape, although the potential for harm in any case would be expected to be minimal	Minor or None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		the farmhouse. Clear views out from the farmhouse to the surrounding agricultural land to the south appear to be screened by buildings including a motor vehicle dealership (?storage facility) to the south.				
Church of St. Catherine (NHLE 1038622);	Grade II*	St Catherine's is a small Georgian red brick church with red sandstone dressings and new tile roof, which dates to 1743 and is of architectural and historic interest; and has considerable communal value. It is situated in a prominent position, slightly elevated in the	Given the distance from the Site, the church is not presently appreciated in conjunction with the land at the Site, although there is potential for development within the Site to form part of the experience of the asset through the introduction of new built form. The	Design of any development within the Site could include planting measures to minimise any perception of change in the character of the agricultural landscape surrounding the church.	Minor	None
	High					

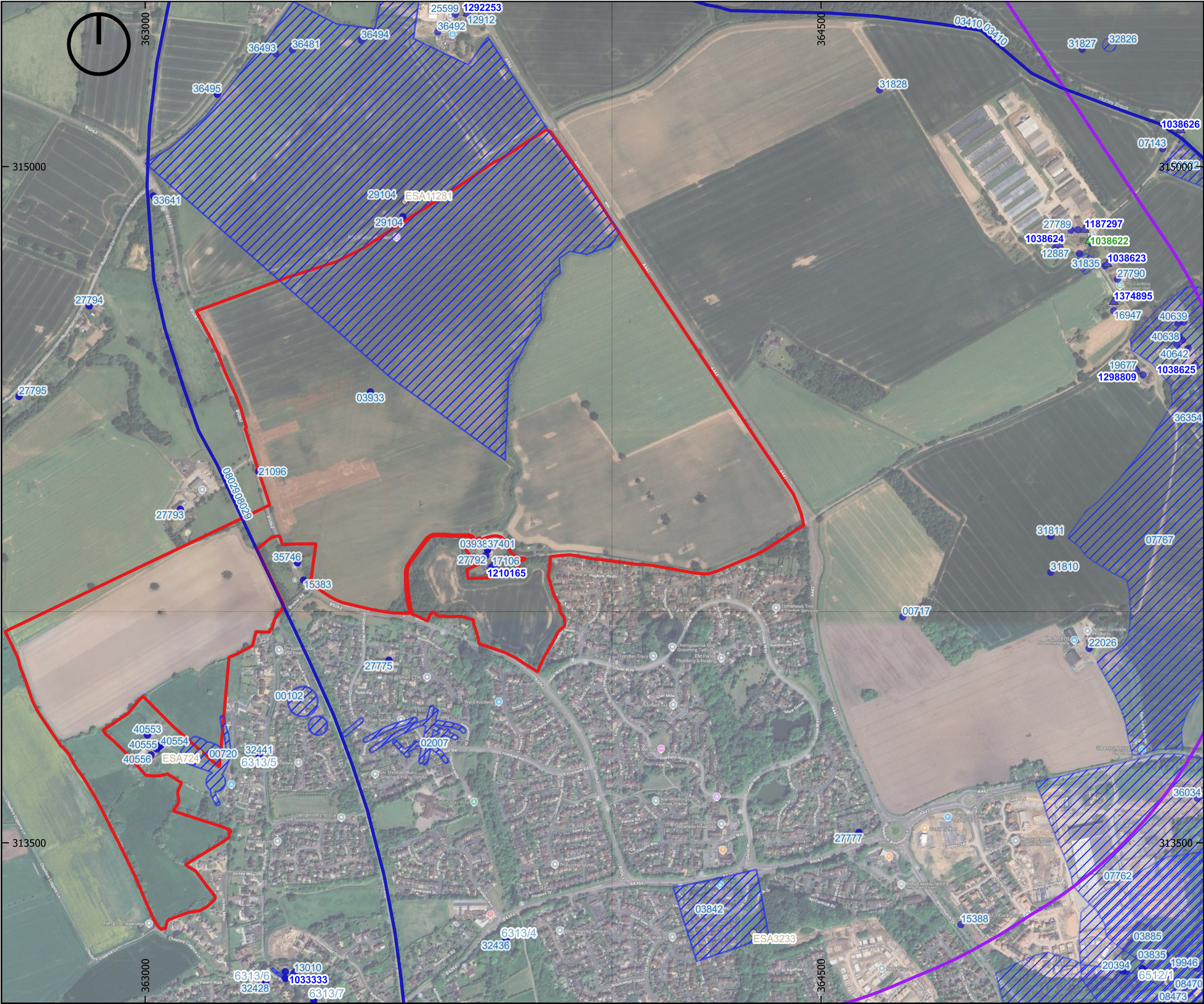
Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		generally flat surrounding landscape on the bend of a lane (not currently a through road), although the most open views are to the east and west. The church can be appreciated over some distance from the west within its agricultural context.	degree of change would however be minimal.			
15 Bratton Road (6313/5)	LLB	The asset retains some architectural interest as a mid-C19 cottage, although has been unsympathetically altered with the addition of UPVC windows. It also retains some historical interest as part of the pre-	The architectural interest of the asset is experienced from the adjacent Bratton Road, to the east; within the context of extensive modern development (and backland development) along the road. It is	None	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		modern settlement of Bratton.	expected that any views of development within the Site from the rear of the asset would be effectively screened by intervening trees, although views of development would be in keeping with the current setting of the asset and no harm would be caused.			
Bratton Hall Farm (HER 27793)	NDHA	The asset retains some architectural interest, although the HER records that this has been redeveloped for residential use. As such, the contribution of the former functional relationship with surrounding agricultural land to	The asset is fairly well screened from the Site, although there is some potential for views of development within it, which would further erode the contribution of surrounding agricultural land to the interest of the asset.	Design of any development within the Site could include planting measures to minimise any perception of change in the character of the agricultural landscape, although the potential for harm in any case would be expected to be minimal.	Minor or None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		the significance of the asset is reduced.				
Moor Farm (HER 40552-3); associated farm buildings (HER 40554), Shelter Shed (HER 40555), Loose Box and Cartshed (HER 40556)	NDHA	The mid-C18 farmhouse (HER 40553) retains some architectural and historical interest at a local level, although other farm buildings are C20 in date, have been subsequently altered and repurposed, and are of little architectural interest.	Development around the farmstead would change the agricultural surroundings of the asset, which would cause some level of harm to the interest of the asset.	Design measures could reduce or soften the change caused by surrounding development, although mitigation would be unlikely to be successful in avoiding harm altogether.	Minor	None
	Low					
Cropmark Enclosure at Moor Farm, Bratton (HER 00720)	NDHA	The site is unproven, although is likely to indicate remains of local archaeological interest. As below ground remains, the contribution of setting to the	Archaeological remains would likely be lost to development.	Archaeological evaluation required to confirm any archaeological potential. If remains are present, excavation and recording, as required, would record and advance understanding of the significance of the asset.	Moderate	There is potential for the public dissemination of the results of archaeological work.
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		significance of the remains is minimal.				
The potential site of an early post medieval watermill at Bratton (HER 03933)	NDHA	There are no known archaeological remains associated with the watermill, which is known only from documentary evidence and the location of the mill is not known with any certainty. Nevertheless, there is some potential for archaeological remains, which would be of local interest if present.	Archaeological remains would likely be lost to development.	Archaeological evaluation required to confirm any archaeological potential. If remains are present, excavation and recording, as required, would record and advance understanding of the significance of the asset.	Unknown	There is potential for the public dissemination of the results of archaeological work.
	Low					
Former RAF Bratton Airfield (HER 29104)	NDHA	The airfield is of historical interest. There are no surviving above ground remains within the Site; and the potential	Archaeological remains would likely be lost to development.	Archaeological evaluation required to confirm any archaeological potential. If remains are present, excavation and recording, as required, would	Unknown	There is potential for the public dissemination of the results of archaeological work.
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		for below ground remains is untested, although there is some potential that such remains survive.		record and advance understanding of the significance of the asset.		



KEY

- Site Boundary
- 1km Study Area

Designated Heritage Asset

- World Heritage Site
- Scheduled Monument
- Registered Park and Garden

Listed Building

- Grade I
- Grade II*
- Grade II
- Local Interest Building
- Conservation Area

HER

- Point
- Polygon
- Line

100 0 100 200 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

SC1 Bratton: Heritage Assets within
vicinity of Site

STATUS

FINAL

SCALE @A3

1:8,000

DATE

October 2025

DRAWN BY

RJ

CHECKED BY

PF

DRG No.

SA54984-012a

Appendix 14: SC2 Land North East of Muxton

Heritage Impact Assessment: Land North East of Muxton

LP Reference:	SC2
Site Address:	Land North East of Muxton
Site Area (ha):	182
Site Allocation/Capacity:	2190/3100

There is an enclave of listed buildings and non-designated heritage assets to the south of the Site, focussed on Wellington Road. There is potential for development to be perceptible as part of their setting, though the impact of this could be mitigated through boundary planting.

The effect on setting would be experienced over a relatively contained area, due to existing development and vegetation which screens views from the Site towards the wider context.

Other NDHAs around Humber Lane and to the north of the Site may experience a change to their wider setting, through their principal setting relationships (such as within an enclave of farm buildings) would not change, and whilst perceptible, would be a peripheral element which would not affect the appreciation of their intrinsic special interest.

Much of the Site has previously been investigated through archaeological evaluation as part of former development proposals. The HER records the below ground remains of a possible Roman enclosure: '*Possible enclosure of Roman date, SSE of Lubstree Park*' (HER 32774) within the west of the Site, which was interpreted as part of a field system, rather than settlement. The findspot of a Roman brooch (HER 03221) is also recorded within the SW corner of the Site. This was identified following geophysical survey of land to the west of Donnington Drive in 2016 (ESA8012); and subsequent trial trenching (ESA8013). Part of the southeast of the Site has also been subject to geophysical survey in 2016 (ESA8401) and 2017 (ESA8395). This identified no anomalies of archaeological interest, other than the below ground remains of ridge and furrow cultivation, suggesting that this part of the Site was in agricultural use from the medieval period.

The site of a medieval watermill on Humber Brook at Lubstree, later the 16th century Lubstree Forge (HER 03850) is recorded just outside the southwest of the Site.

Further archaeological evaluation, likely to include additional trial trenching will be required to inform a programme of archaeological mitigation. It is not considered that this is likely to affect the deliverability of land within the Site for development and is unlikely to affect the quantum or layout of development.

The western part of the Site (west of Donnington Drive) lies within the extent of the medieval and post medieval (non-designated) former Lubstree Park (HER 07773). The park palings are shown complete on a map of c. 1580, although cannot be related to the present day situation. No remains are known to survive within the Site.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Buildings to south-west of the Site: 24-28 Wellington Road (NHLE 1025008), 31-35 Wellington Road (NHLE 1355194), 54 Wellington Road (NHLE 105481), Vicarage (St Matthews) (NHLE 1054180)	Grade II	24-28 Wellington Road, 31-35 Wellington Road, 54 Wellington Road and the Vicarage to St Matthews comprise 17 th century ranges of timber framed cottages. They are positioned along Wellington Road, set back from the road frontage with boundary treatments providing some screening in views towards their frontages. There is considerable residential infill along Wellington Road, principally comprising mid-20 th century housing, which makes a neutral contribution to the setting of the listed buildings as part of the modern settlement. 31-35 is set further back and	The proposed allocation would introduce further residential development in the wider context of the listed buildings. The land is not experienced as part of their principal setting as part of the settlement along Wellington Road and does not contribute to their significance or the appreciation thereof.	A dense vegetated boundary could be maintained to the south and west, in close proximity to the listed buildings.	None	None
	High Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		accessed via a lane, which has a greater sense of seclusion and contributes positively to the building's setting, which has a sense of containment derived from the surrounding dense vegetation. The assets are not presently appreciated in conjunction with the land at the Site, which does not contribute to their significance. There is the potential for some partial views through vegetation towards the Site to the north of Wellington Road, but these are incidental and seen in the context of the surrounding development.				
Muxton Manor (NHLE 1054177), 45, Muxton Lane (NHLE 1025057)	Grade II	45 Muxton Lane is a 16 th century timber framed house. Muxton Manor is a 17 th century timber framed farmhouse. These LBs are situated approx. 330m south of the Site at nearest extent. They are separated by extensive interposing	The Site does not contribute to the setting of the listed buildings, and the allocation would not change this.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		suburban development, and the Site makes no contribution to their setting.				
Honnington Grange (NHLE 1208269)	Grade II	This LB is an early 19 th century red brick house. It is set within its farm complex, which has an open aspect to the north and west. To the south and east is the linear route of Wellington Road, from which it is partially separated by a boundary wall. The Site forms part of the wider rural setting of the listed building and contributes to this understanding as an historic farmhouse.	Built form at the proposed allocation site has the potential to be visible to the west of the LB, which would change the character of this part of the asset's setting from open agricultural land to residential development. This would result in some erosion of the open setting of the asset, though much of the wider setting would be preserved, including the open character to the north and immediate west. The new built form would be understood as part of the existing settlement at Muxton, which would bring development closer to the LB. The change would be perceptible but would not affect the intrinsic	Boundary planting along the western boundary of the Site could soften the appearance of the proposed development.	Minor	None
	Medium					

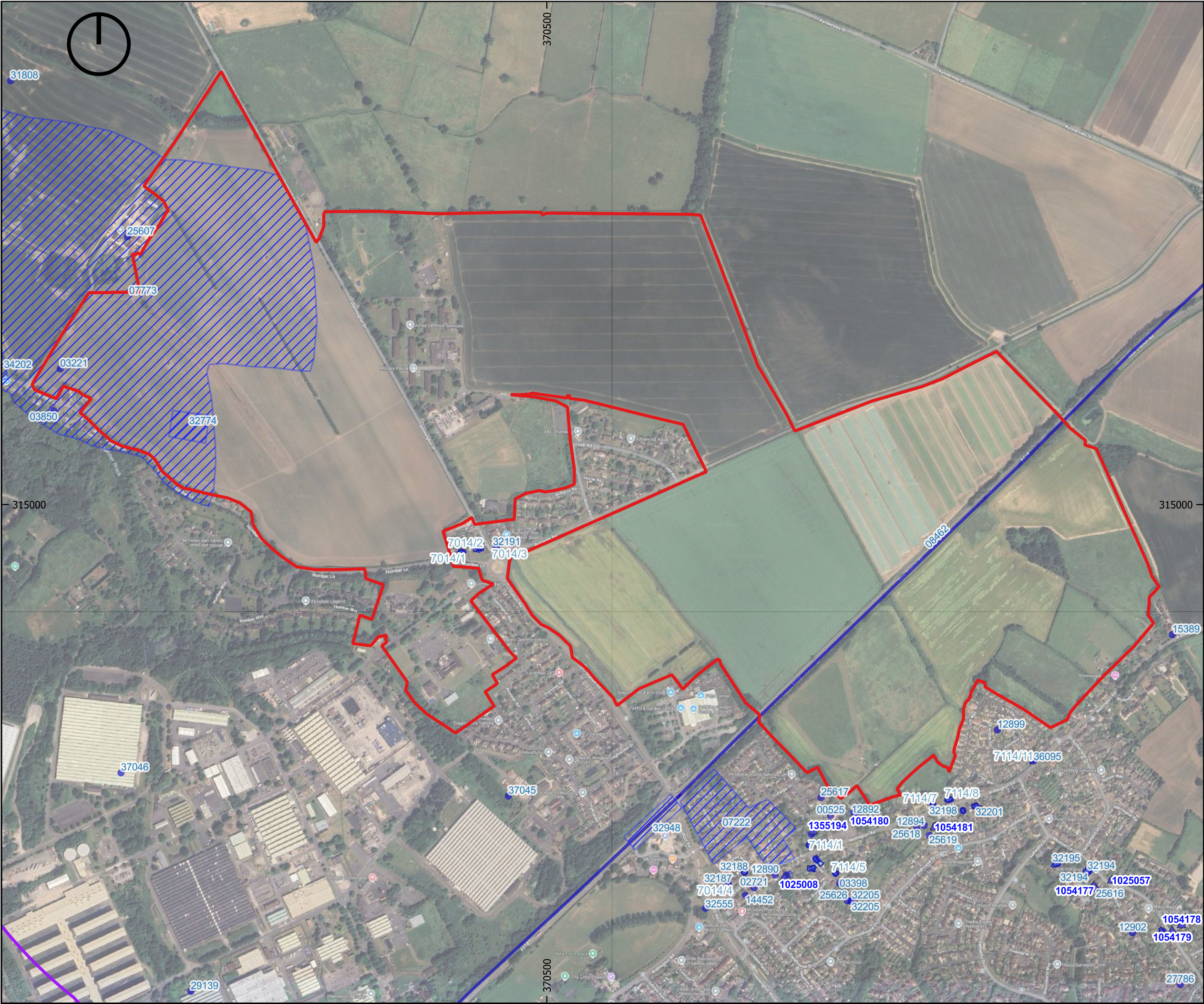
Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
			special interest of the listed building, or the contribution made by its setting as a whole – it would remain eligible as a 19 th century house within a rural setting.			
Muxton House (NHLE 1054178), Front Garden Area Railings to south west of Muxton House (NHLE 1054179)	Grade II	Muxton House is early 19 th century in red brick. The railings are contemporaneous in cast iron with a gate to the centre. The LBs are situated approx. 540m south of the Site at nearest extent. Their setting comprises the range of residential development along Muxton Lane, within a large, defined plot which allows for the appreciation of its attractive exterior. The Site is physically and functionally separate from the LBs and does not contribute to their setting or significance.	The existing development would continue to screen views towards the Site from the assets and their vicinity. There would be no change to their setting.	None	None	None
	Medium					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Buttery Farmhouse	Grade II	Buttery Farmhouse was built in red brick in 1810. It is set within a set of converted barns and farm buildings, surrounded by open farmland, approximately 1.3km north of the Site at nearest extent. There are some plantations of mature trees between the Site and the LB. The Site itself makes no particular contribution to the setting of the LB but contributes to the wider swathe of open land in its context.	There is the potential for some visibility toward built form from the south of the farmhouse. Were this to occur, it would be a small part of the wider, open context, and over a considerable distance. There would be a slight urbanising effect to part of the LB's setting, but its intrinsic value and legibility as an historic farmhouse would not change.	None	None	None
	Medium					
NDHAs along Wellington Road: 21 Wellington Road (HER 32188), 29 Wellington Road (HER 32197), 43 Wellington Road (HER 32198), 45-47 Wellington Road (HER 32199), 55 Wellington Road (under consideration for	NDHAs	This group of NDHAs is situated on the south side of Wellington Road, to the south of the Site; and include 55 and 59 Wellington Road, which are Duke of Sutherland Cottages, which have previously been considered as part of the allocation process. They form part of the residential development in this part of Muxton,	There is the potential for some partial views through to built form at the site in gaps between the existing buildings. Were these to occur, they would be peripheral and understood as part of the wider context of this part of Muxton. The appreciation of the buildings' special interest would not change.	Planting along the southern boundary of the Site could provide some screening of the built form within the Site.	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
local list), 59 Wellington Road (under consideration for local list), 60 Wellington Road (HER 32200), 62-64 Wellington Road (HER 32201), 53 Wellington Road (HER 36095), Brookhouse Farm Brookside (HER 32205, 25626), 40 Brook Cottage Brookside (HER 32204), Nos. 34, 36 and 38 Brookside (HER 32203)		demonstrating its piecemeal development as a settlement through a diverse mix of buildings unified through a predominantly residential use. The Site is not a prominent element in the setting of the NDHAs, though can be experienced in some views to the north as part of the buildings' context. It makes no particular contribution to the appreciation of their interest as buildings of local interest.				
NDHAs at The Humbers: Nos. 12 and 13 The Humbers (HER 32193), Nos. 10 and 11 Humber Lane The Humbers (HER 32192), No. 14 The Humbers (HER 32191)	NDHA	These NDHAs are situated close to the roundabout between Donnington Drive, Richards Road and Humber Lane, within an enclave of residential development. The buildings look out onto an area of open space at Donnington barracks, and the roundabout adjacent. The buildings are	There would be some potential visibility toward new built form behind the NDHAs on the north side of Humber Lane. Where seen, this would be understood as part of the existing residential development near Donnington Drive. The intrinsic significance of	None	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		understood as part of the residential development focussed on Donnington Drive. The open space of the junction with Humber Lane provides space in which the front elevations of the buildings can be appreciated. Whilst there is open space in the wider area, this makes a limited contribution to the buildings' setting, because they are primarily associated with the residential development in their immediate context.	the NDHAs, and the contribution made by their setting, would not change.			
Lubstree Park (HER 07773)	NDHA	The undesignated landscape of the former Lubstree Park falls partially within the Site, which is of local historical interest.	There are no landscape remains of the park within the Site and no known archaeological remains associated with it. Development would have no impact on the historical interest of the park, which is known only from documentary sources.	None	None	None
	Low					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Possible enclosure of Roman date, SSE of Lubstree Park (HER 32774)	NDHA	The enclosure survives as proven below ground archaeological remains, which are of local interest.	Archaeological remains would likely be lost to development.	Archaeological evaluation required to confirm any archaeological potential. If remains are present, excavation and recording, as required, would record and advance understanding of the significance of the asset	Moderate	There is potential for the public dissemination of the results of archaeological work.
	Low					
Lubstree Park Farm (HER 25607)	NDHA	This NDHA lies to the northwest of the Site, within a defined plot which includes a number of barns now converted for residential use. The access is via Lubstree Park, a narrow lane defined by dense conifers, which screen views out toward the wider countryside. The setting as a whole is rural, including open fields to both the north and south, with some mature trees in the vicinity of the Site.	New built form would be a noticeable change in the setting of the NDHA to the south-east. The character of the asset has been changed through the conversion of the barns, and it is therefore understood as a residential complex with a farming past – and the residential use adjacent would not therefore be an incongruous change.	Consideration should be given in development design to the character of development in the northeast of the Site to provide a contextual response to the adjacent NDHA.	Minor	None
	Low					



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

▲ Grade I

▲ Grade II*

▲ Grade II

Local Interest Building

Conservation Area

HER

● Point

Polygon

— Line

100 0 100 200 m

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CLIENT

Telford & Wrekin Council

PROJECT

Telford & Wrekin Local Plan Review
2025: Heritage Impact Assessment

DRAWING

SC2 Land North East of Muxton:
Heritage Assets within vicinity of Site

STATUS

FINAL

SCALE @A3

1:8,000

DATE

October 2025

DRAWN BY

RJ

CHECKED BY

PF

DRG No.

SA54984-013a

Appendix 15: Land North of A442 Wheat Leasows (Wappenshall)

Heritage Impact Assessment: Land North of A442 Wheat Leasowes (Wappenshall)

LP Reference:	SC3
Site Address:	Land north of A442 Wheat Leasowes (Wappenshall)
Site Area (ha):	274.1
Site Allocation/Capacity:	3,100

The Site encompasses an area of agricultural land over three parishes to the north of Apley Castle and Hadley, south of Wappenshall Junction and Eyton upon the Weald Moors, east of Bratton and west of Horton, stretching from the A442 to the west, to Preston upon the Weald Moors to the east.

There are no designated heritage assets within the Site.

There are two groups comprising both designated and non-designated heritage assets (NDHAs) within close proximity to the Site at Eyton upon the Weald Moors, to the north (west) of the Site; and Wappenshall Wharf, to the north of the Site, where associated NDHAs extend within the Site. There are three further groups of both designated and NDHAs at slightly greater distance from the Site at Preston, c. 400m to the north-east of the Site; Hoo Hall, c. 360m to the east of the Site and Apley Castle, contiguous with the A442 to the south of the Site. These are discussed in turn below.

Eyton upon the Weald Moors, including:

- Listed buildings within the hamlet of Eyton: Grade II* listed Church of St. Catherine (NHLE **1038622**); Grade II listed Eyton House (NHLE **1038622**) and Grade II listed Barn North East of Eyton House (NHLE **1187297**); Grade II listed Myddle Cottage (NHLE **1038623**); and Grade II listed School House (NHLE **1038622**), between 140m and 300m north of the Site;
- Grade II listed Eyton Hall (NHLE **1038625**), 100m to the north of the Site and Eyton Hall Stables Farmhouse (NHLE **1298809**) c. 20m to the north of the Site; with the NDHA of Eyton upon the Weald Moors Hall Park (HER 07767) extending into the Site and containing (outside the Site) the NDHA earthwork remains of ridge and furrow SE of Eyton Hall (HER 36354). There are several NDHA buildings within the vicinity of Eyton Hall, all outside the Site, including the School House (HER 16947), Parkside Farm (HER 27791), Cartshed and stables (HER 40639), Barn and Cartshed, with Granary over (HER 40640), Shelter Shed at Eyton Hall Farm (HER 40641), Stables, converted to Garage and Storage, at Eyton Hall Farm (HER 40642) and Pigsties and possible Food Preparation Room at Eyton Hall Farm (HER 40643).

Eyton upon the Weald Moors was a settlement in Domesday Book, in the hundred of Wrockwardine. It had a recorded population of 7 households in 1086. The name of this area was originally 'the Wild Moors', denoting an uncultivated wasteland which remained unproductive until a drainage system was added in the late C16.

Wappenshall Wharf, including:

- Grade II listed canal buildings of Covered Canal Dock Warehouse (NHLE **1187281**), Former Canal Toll Clerks Office (NHLE **1187397**) and Original Canal Warehouse (NHLE **1374896**);
- Scheduled monument of Wappenshall canal bridge, Shropshire Union Canal (NHLE **1003673**); and
- NDHAs of the former Newport Branch of Birmingham and Liverpool Junction Canal (HER 03412) and Shrewsbury Canal (HER 03410); the route of the latter canal crosses the Site to Hadley.

Within the Site, on the Shrewsbury Canal are:

- NDHAs of the Canal bridge (Draw Bridge), Shrewsbury Canal, c160m NW of Wappenshall Junction (HER 29061), to the west of Wappenshall Wharf and intersecting the Site;
- Wappenshall Lock (HER 36623), to the southeast of Wappenshall Wharf in the north of the Site; and
- Britton Lock situated on the Trench Branch of the Shropshire Union Canal (HER 08669), in the centre of the Site.

The Shrewsbury Canal was a major infrastructural addition, utilising the Moors drainage system to feed the canal system, aiding the creation of locks, the wharf, and adjacent mill ponds which fed the canal and provided industrial facilities and an extended transportation system to the previously isolated area.

Preston, including:

- Grade I listed Preston Hospital including Screen and Gates in Front (NHLE **1292617**) and Grade II listed Lodges at the South East Entrance of Preston Hospital (NHLE **1033299**);
- Grade II listed buildings in the village of Preston upon the Weald Moors, including Preston Hall (NHLE **1351999**), Village Farmhouse (NHLE **1209505**) and the Church of St Lawrence (NHLE **1292622**);
- A collection of NDHA buildings in the village of Preston upon the Weald Moors, including Preston Farm (HER 25600), Manor Farm (HER 25601), Preston House (HER 25602), Barn Farm (HER 25604), Village Farm (HER 25605) and Preston Hall Farm (HER 25606).

Preston was a settlement in the Domesday Book, in the hundred of Wrockwardine. It had a recorded population of 5 households in 1086 (HER 37924), although there are no known remains of the medieval village, which was largely redeveloped in the C18 and C19. Preston Hospital is the most significant building within this group of assets. It was built by Lady Catherine Herbert, the daughter of the first Early of Bradford in c.1716, and is an example of a Georgian almshouse.

Hoo Hall, including:

- Grade II* listed Hoo Hall (NHLE **1025044**); and
- A collection of NDHA buildings including a Horse Engine House (HER 15471), Cowhouse (HER 40558), Cartshed/Shelter shed (HER 40559), Stables (HER 40560-1), Pigsties (HER 40563) and Food Preparation Room (HER 40564).

Apley Castle Park: Apley Park, an NDHA originating in 1610 is contiguous with the Site on the south side of the A442. There are no upstanding remains of the medieval Apley Castle, although the Stables incorporate part of the early 14th century fortified manor house, within the defences of Apley Castle and buildings associated with the later 18th century house lie from c. 380m to the south of the Site and include:

- Grade II* listed Stables at Apley Castle (1201614);
- Grade II listed Former Kitchen Garden Wall to North, Attached Barn and Outbuildings (NHLE **1258310**) and Former Kitchen Garden Wall to West (NHLE **1030948**); and
- Grade II listed Dovecote approximately 2 Metres North East of former Garden Walls to North West of Stables at Apley Castle (NHLE **1377114**).

Apley was presumably one of Wellington's five Domesday berewicks. Twelve tenants were named in 1384, but the settlement afterwards shrank and in 1672 only Apley Castle was evidenced in tax records (HER 03385). There is no known evidence of the medieval settlement.

There are two NHDA buildings within the Site. These are:

- Eyton Farm (HER 22026) within the southwest of the Site; and
- Wappenshall Farm (HER 25051), within the centre of the Site.

The NDHA of Kinley Farm lies directly to the north of the Site and contains a number of NDHAs including the farmhouse (HER 40567-40574 inclusive). The farmhouse sits within a former medieval moated site (HER 02827) (outside the Site), although visible remains of this have been lost.

There is a collection of NDHA buildings in Horton Village, just outside the east of the Site, including (within close proximity) Horton Wesleyan Methodist Chapel (HER 14448), Queen's Head public house and No. 19 and 20 (HER 35759), Chapel Row No. 6, 7, 8 and 9, Horton Lane (HER 36151) and K6 Telephone Kiosk (HER 35099).

There is very little archaeological interest recorded within the Site, other than the Shrewsbury Canal and associated features:

- In the west of the Site, the HER records the location of a 'burnt mound' (HER 00717), noted in 1922, although a geophysical survey undertaken in 2018 identified no anomalies of clear archaeological interest.
- The findspot of a single unretouched flint flake, c.560m SW of Eyton Hall (HER 31810), found during fieldwalking undertaken during the North West Wetlands Survey, in isolation is not sufficient evidence for prehistoric remains, especially in consideration of the lack of anomalies of interest identified by the above geophysical survey.
- Similarly, a findspot of a sherd of medieval pottery, c.560m SW of Eyton Hall (HER 31811), found during fieldwalking undertaken during the North West Wetlands Survey, could result from processes such as manuring and does not necessarily indicate any surviving remains.
- In the south-east of the Site is the site of Brickworks West of Horton (HER 01370), which were noted in 1724, although there are no known surviving above ground remains and the condition of any below ground remains has not been tested.

Archaeological evaluation, likely to include geophysical survey and trial trenching will be required to inform an appropriate programme of archaeological mitigation. It is not considered that this is likely to affect the deliverability of land within the Site for development and is unlikely to affect the quantum or layout of development.

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Listed buildings in Eyton: Grade II* listed Church of St. Catherine (NHLE 1038622); Grade II listed Eyton House (NHLE 1038622); Grade II listed Barn North East of Eyton House (NHLE 1187297); Grade II listed Myddle Cottage (NHLE 1038623); and Grade II listed School House (NHLE 1038622); and NDHA building of the School House (HER 16947)	Grade II* (Church); Grade II; NDHA	St Catherine's is a small Georgian red brick church with red sandstone dressings and new tile roof, which dates to 1743 and is of architectural and historic interest; and has considerable communal value. It is situated in a prominent position, slightly elevated in the generally flat surrounding landscape on the bend of a lane (not currently a through road), although the most open views are to the east and west. Eyton House is a C18 red brick house over two storeys and attics, with the main	Eyton is fairly well screened to the south by intervening trees and hedgerows including those within the former park to Eyton Hall. As such, the assets are not presently appreciated in conjunction with the land at the Site, which contributes to their significance only as part of the wider agricultural context. Nevertheless, there is potential for development within the Site to form part of the experience of the assets through the introduction of new built form and any increase in traffic, which could reduce the agricultural	Design of any development within the Site should include further planting measures and the offsetting of development as necessary to minimise the change in character of the surrounding agricultural landscape and the sense of isolation of the village. The potential introduction of additional vehicle traffic should also be mitigated.	Minor	None
	High (Church) Medium (Grade II LBs) Low (NDHA School House)					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		front elevation facing south-east and an extensive farmstead, including the large C18 barn to the north. The church and Eyton House can be appreciated in conjunction over some distance from the west within their agricultural context. Other buildings are C17 timber frame, of one storey and attic, characteristic of this area. Their primary architectural interest is best experienced at close quarters. The village as a whole presents as a fairly isolated rural settlement.	setting of the village. The settings of the church and Eyton House are likely to be sensitive.			

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Eyton Hall (NHLE 1038625), Eyton Hall Stables Farmhouse (NHLE 1298809) c. 20m to the NDHA of Eyton upon the Weald Moors Hall Park (HER 07767); NDHA buildings Parkside Farm (HER 27791), Cartshed and stables (HER 40639), Barn and Cartshed, with Granary over (HER 40640), Shelter Shed (HER 40641), Stables at Eyton Hall Farm (HER 40642), Pigsties and possible Food Preparation	Grade II NDHA	Eyton Hall is a large early and mid-C19 stuccoed house, formerly set within its own deer park, with the axis of views to the northeast over the forecourt entrance and the southwest over well wooded gardens and grounds (?remnants of the deer park) and retaining ancillary C19 brick buildings (the NDHAs). The remainder of the deer park, certainly within the Site, has been lost and is now agricultural land. Glimpses of Eyton Hall can be gained from the public road to the northwest, although the primary	Eyton Hall is well screened from the Site by intervening trees including those within the former park. As such, only Eyton Hall Stables Farmhouse and Parkside Farm are presently appreciated in conjunction with the land at the Site. However, land within the Site is intrinsically historically linked to Eyton Hall as its former parkland. There is potential for development within the Site to form part of the experience of the assets through the introduction of new built form, which could reduce the	Development within the vicinity of Eyton Hall presents the opportunity to better reveal the historic estate. The former deer park should be considered in development design, as should the opportunity to retain the physical link between the Hall and Eyton Farm, to the south. These could be retained as public open space.	Minor, with the potential to be beneficial	Eyton Hall is a private residence, although the historical significance of the former park could provide public benefit through increased interpretation.
	Medium (Grade II LBs); Low (NDHAs)					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Room (HER 40643)		architectural interest of Eyton Hall and associated NDHAs is best appreciated from within its gardens and grounds, although Eyton Hall has an historical association with the NDHA Eyton Farm to the south (within the Site). The former stables, now converted to a residential farmhouse is a large C18 red brick farmhouse, with Parkside Farm to the rear (south), outside the former extent of the park to the west. The main front elevation faces north and can be appreciated in	agricultural setting of the assets.			

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		filtered views from the public road, with a side elevation looking into the Site.				
SM of Wappenshall canal bridge, Shropshire Union Canal (NHLE 1003673); Grade II LBs canal buildings: Covered Canal Dock Warehouse (NHLE 1187281), Former Canal Toll Clerks Office (NHLE 1187397) and Original Canal Warehouse (NHLE 1374896); NDHAs of the former Newport Branch of Birmingham and Liverpool Junction Canal (HER 03412).	Scheduled Monument Grade II LBs NDHAs	The wharf and canal are of historical interest as a well-preserved feature of the Shropshire Union Canal. Whilst much of the former canal is infilled, features at the wharf are well preserved due to works by the Shrewsbury and Newport Canals Trust. The designated assets are well screened from land within the Site and the recent development of warehouse buildings within	Further loss of the former canal and associated built features would harm to the understanding and appreciation of the asset and its legibility as an asset overall.	Development adjacent to Wappenshall Wharf creates opportunities to preserve the route of the canal and better reveal and enhance the significance of the former canal network and the understanding of its historical importance. The industrial nature of the former canal and wharf should be considered during the design process, although development need not cause harm to the assets.	Minor, with the potential to be beneficial	There is considerable potential for public benefits with increased interpretation of, and access to, the route of the former canal and, potentially, measures for its reinstatement.
	High (SM) Medium (LBs) Low (NDHAs)					

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	Significance Value					
NDHA Shrewsbury Canal (HER 03410); and NDHAs of the Canal bridge (Draw Bridge), Shrewsbury Canal (HER 29061), Wappenshall Lock (HER 36623), and Britton Lock (HER 08669)		the curtilage of the wharf, including the residential conversion of the former Canal Toll Clerks Office has resulted in disconnection and reduced legibility between the asset and the rest of the canal network and reduces their sensitivity to change. Nevertheless, these retain a physical and historical association with the route of the canals.				
Preston Hospital including Screen and Gates in Front (NHLE 1292617) Lodges at the South East	Grade I Grade II	The 1725 hospital, in red brick with stone dressings, has high architectural interest as a very fine example of	There is some potential for development within the Site to be seen in views from Preston Hospital and the entrance to	The design of any development should include measures to screen views of built development within the Site, which would reduce the visual impact, whilst	Minor	None
	High (Grade I LB) Medium (Grade II LB)					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
Entrance of Preston Hospital (NHLE 1033299)		Georgian almshouses, with historic interest for its association with Lady Catherine Herbert, daughter of the first Earl of Bradford and widow of the last Lord Herbert of Chirbury. Despite its conversion to apartments, the gardens and grounds of the asset have been sensitively maintained and provide the principal setting to the asset, in which the hospital's former use and chosen rural location is legible. Although private residences, the lodges provide an impressive gateway to the	it, which would change the character of these views.	slightly foreshortening views.		

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	Significance Value					
		hospital, through which there can be some appreciation of its architectural interest. These views are away from the Site, although logically there are some reciprocal views to the south, towards the Site, with relatively little screening other than the hedgerow to the south of the road adjacent the lodges.				
Preston upon the Weald Moors village: Preston Hall (NHLE 1351999), Village Farmhouse (NHLE 1209505), the Church of St Lawrence (NHLE 1292622).	Grade II NHDA	The church is a small red brick Georgian church with stone dressings of 1739. Other LBs are C18 red brick buildings, with NDHAs mostly of C19 date. The assets are of primary	There is no intervisibility between the assets and the Site. Development would have an impact only in the broadest sense of the loss of the agricultural hinterland to the village.	None	Minor	None
	Medium (Grade II LBs) Low (NHDA's)					

Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
NDHA buildings of Preston Farm (HER 25600), Manor Farm (HER 25601), Preston House (HER 25602), Barn Farm (HER 25604), Village Farm (HER 25605) and Preston Hall Farm (HER 25606).		architectural interest, although evidence the C18-19 development of the (originally medieval) village, no doubt in association with Preston Hospital. The majority of the historic buildings have been converted to residential use (?other than Village Farm) and there has been significant modern residential development on the southwestern side of the village, in the grounds of Home Farm. This reduces the relationship of the village with agricultural land to the south, in particular.				

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	Significance Value					
Hoo Hall (NHLE 1025044) and associated NDHA buildings: Horse Engine House (HER 15471), Cowhouse (HER 40558), Cartshed/Shelter shed (HER 40559), Stables (HER 40560-1), Pigsties (HER 40563) and Food Preparation Room (HER 40564).	Grade II* NDHAs	Hoo Hall is an early C17 or earlier timber framed house, with brick infill panels and later alterations, which is of primary architectural interest. The farmstead and associated NDHAs are C19 red brick buildings of architectural and historic interest and group value in association with Hoo Hall. The farmstead and well wooded gardens to the south provide the setting to the assets and effective screening from land within the Site.	There is no intervisibility between the assets and the Site. Development would have an impact only in the broadest sense of the loss of the agricultural hinterland.	None	None	None
	High (Hoo Hall) Low (NDHAs)					

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	Significance Value					
Stables at Apley Castle (1201614); Former Kitchen Garden Wall to North, Attached Barn and Outbuildings (NHLE 1258310) and Former Kitchen Garden Wall to West (NHLE 1030948); Dovecote approximately 2 Metres North East of former Garden Walls to North West of Stables at Apley Castle (NHLE 1377114). NHDA surviving and former park	Grade II* (Stables) NDHAs	The sandstone and ashlar Stables, and later brick buildings of the C17 garden walls, C18 brick Dovecote and C19 Kitchen Garden Wall are of high architectural interest, particularly for their incorporation of the remains of the early/mid C14 manor house (Apley Castle). They are also of historic interest for their association with the Charlton Family and the evidence of the evolving needs of the gentry throughout the last 750 years. The stables are converted into residential use. There has been	There is no visual, functional or historical connection between the assets and land within the Site. Although elements of the park survive up to its boundary with the A442, given the altered character of the surrounding area, development within the Site would not be considered to pose any further impact on the significance of the assets.	None	None	None
	High (Stables) Medium (Grade II LBs) Low (NDHAs)					

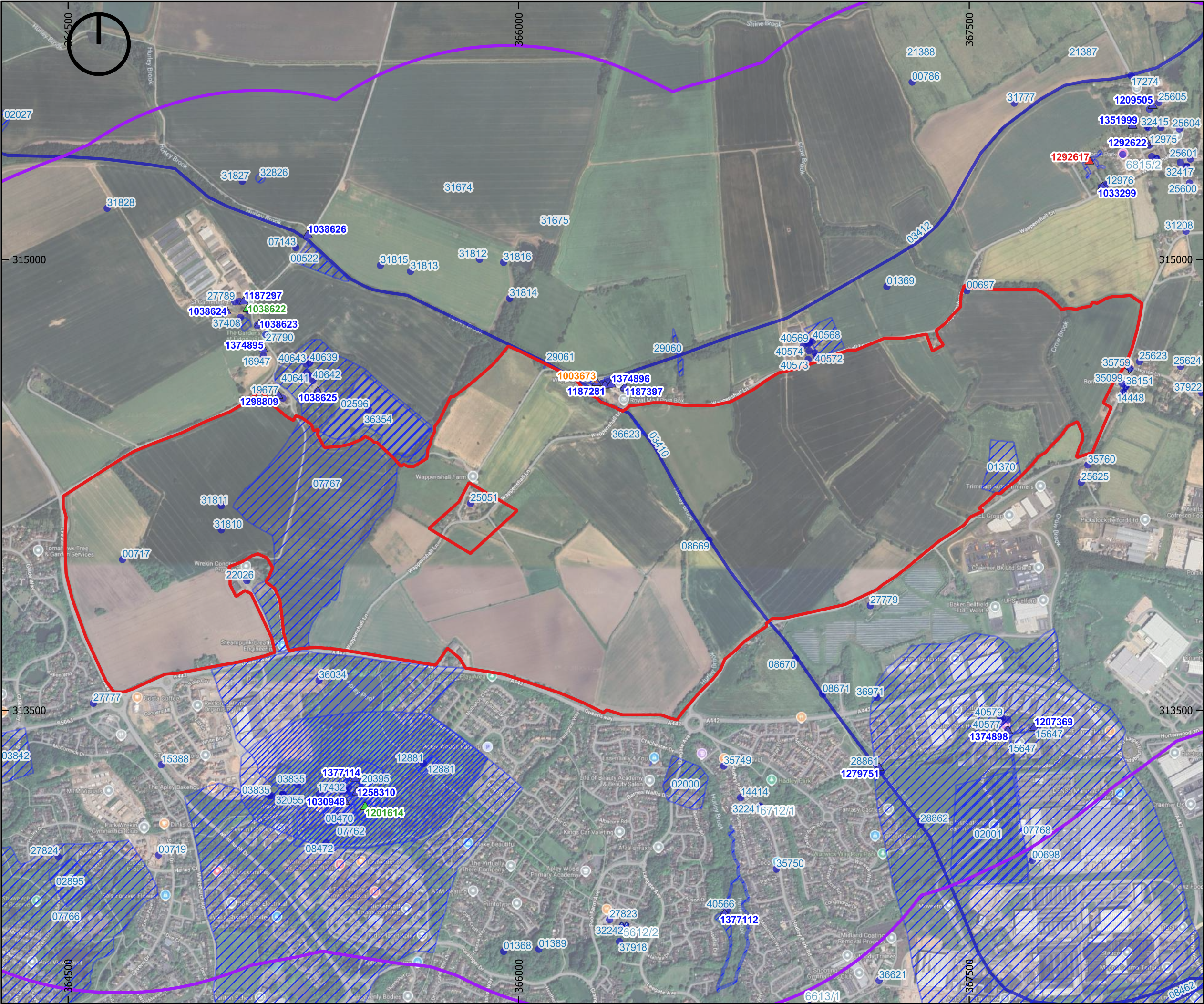
Heritage Assets(s) Affected by Allocation	Designation	Contributing Elements to Significance	Potential Impact of Development upon Significance	Mitigation Measures for any Identified Harm/Opportunities to Enhance Significance	Impact on Significance with Mitigation in place	Public Benefits/ Enhancement Measures
	Significance Value					
		further residential development to the west of the Stables and within the Kitchen Garden, although part of Apley Castle Park has been retained, providing some level of appropriate setting to the assets. There is extensive 21 st century residential development to the north and east, and an industrial area to the west.				
Eyton Farm (HER 22026)	NDHA	Eyton Farm is a C19 farmstead, of which only the farmhouse survives, although it is apparently still in use as a farm. The farmhouse is of some	The NDHA is outside the Site and therefore its architectural interest will not be affected. Development within the Site, unmitigated, could	It is unlikely that the loss of the agricultural setting of the farmhouse could be effectively mitigated, although the degree of impact could be reduced by the implementation of a suitable buffer. Consideration should be	Minor	None
	Low					

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	Significance Value					
		architectural interest, although predominantly of associative historical interest as this was previously part of the Eyton Hall estate and is situated on the historic driveway to Eyton Hall. These associations and the surrounding agricultural land form its setting.	dissociate the farm from Eyton Hall as well as from its current agricultural surroundings. The potential loss of Eyton Farm's function and agricultural setting must also be considered during the master planning process.	given to maintaining the historic link with Eyton Hall, perhaps via the retention of the driveway that connects them.		
Wappenshall Farm (HER 25051),	NDHA	Wappenshall Farm has a high retention of historic fabric with a C19 farmstead, although some C17 surviving outbuildings. The main front elevation of the farmhouse faces south over the	The NDHA is outside the Site and therefore its primary architectural interest will not be affected. The loss of the surrounding agricultural land would be detrimental to its setting and	Further assessment of the non-designated heritage assets could be undertaken to inform as to their significance. It is unlikely that the loss of the agricultural setting of the asset could be effectively mitigated, although the degree of impact could be reduced by the implementation of	Minor	None
	Low					

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	Significance Value					
		Site, with the extensive farmstead to the north. The setting of the asset is defined by the surrounding hamlet and wider agricultural landscape.	presumably make the asset unviable as a working farm.	a suitable buffer and screening.		
Kinley Farm: Farmhouse (HER 40568), Stable with Granary over (HER 40569), Pigsty (HER 40570), Cartshed (HER 40571), Stable (HER 40572), Cartshed (HER 40573) and Cowhouse (HER 40574)	NDHAs	The assets are brick buildings of C19 date and of some architectural interest for their contribution to the local vernacular and their cohesive whole. The farmhouse can be viewed at some distance to the north of the road adjacent the Site, suggesting reciprocal views into the Site, where the surrounding	The NDHA is outside the Site and therefore its primary architectural interest will not be affected. The setting of the farmstead would be affected by the loss of agricultural land to the south of the farm, within the Site.	Development design should consider a buffer and/or planting to reduce the proximity and visual impact of any development.	Minor	None
	Low					

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	Significance Value					
		agricultural landscape provides the setting to the farmstead.				
Horton Village LLB: Horton Wesleyan Methodist Chapel (HER 14448), Queen's Head public house and No. 19 and 20 (HER 35759), Chapel Row No. 6, 7, 8 and 9, Horton Lane (HER 36151); and NDHA K6 Telephone Kiosk (HER 35099).	LLB and NDHAs	The LLBs are brick buildings dating to the C19. They are of some local architectural and historical interest, although have mostly been much altered, with the chapel converted to residential use in the 1970s. The village location of the assets makes the greatest contribution to their setting, although the buildings - particularly the Queen's Head - are open to the Site to the north, which emphasises the wider agricultural	The primary heritage interest of the buildings; and their interrelationship will be legible regardless of development within the Site. However, the loss of agricultural land adjoining the village will have a low level of impact on the heritage significance of the assets	The design of development within proximity to the village should be sympathetic to the scale, layout, materials, finishes and boundary treatments used within the village.	Minor	None
	Low					

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	Significance Value					
		setting of the village.				
Brickworks West of Horton (HER 01370)	NDHA	The asset is of some historical interest, although untested archaeological potential. Other aspects, such as setting make a very limited contribution to its significance.	Archaeological remains would likely be lost to development.	Archaeological evaluation required to confirm any archaeological potential. If remains are present, excavation and recording, as required, would record and advance understanding of the significance of the asset	Moderate	There is potential for the public dissemination of the results of archaeological work.
	Low					



KEY

Site Boundary

1km Study Area

Designated Heritage Asset

World Heritage Site

Scheduled Monument

Registered Park and Garden

Listed Building

Grade I

Grade II*

Grade II

Local Interest Building

Conservation Area

HER

Point

Polygon

Line

1000 0 1000 2000 m

BERRYS	
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CLIENT Telford & Wrekin Council	
PROJECT Telford & Wrekin Local Plan Review 2025: Heritage Impact Assessment	
DRAWING SC3 Land North of A442 Wheat Leasowes: Heritage Assets within vicinity of Site	
STATUS FINAL	
SCALE @A3 1:12,000	DATE October 2025
DRAWN BY RJ	CHECKED BY PF
DRG No. SQ38129-014a	