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Figure 1. Location of the Proposed Development

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Quality Assurance

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

Revision History

Revision	Date	Amendment
01	16.05.2022	Updated After Review
02	10.08.2022	Site Boundary Updated

In January 2022 RSK ADAS Ltd were commissioned by Econergy International Ltd to assess the potential impact that the development located on land south of Berrington, Shrewsbury, Shropshire, SY5 6HA (centred on NGR: SJ 52142 06524) (henceforth 'the Site' or the proposed development) would have on the archaeological resource on the Site.

The objective of the assessment was to identify the nature and extent of the recorded archaeological resource on the Site. The archaeological desk-based assessment will assess the impact of the proposed development on the below ground archaeological resource and any earthworks or historic buildings on the Site in accordance with Chartered Institute for Archaeologists Standards and Guidance (CIfA, 2020).


There are no designated Scheduled Monuments, Grade I, II* or II Listed Buildings, Conservation Areas, Designated Wrecks, Designated Battlefields or Registered Parks and Gardens on the Site or immediately adjacent to the Site. There will be no physical impact to any of these types of designated heritage assets from the development.

Medieval Ridge and furrow (76) is recorded within the Site Boundary and is considered to survive as buried archaeological deposits. Groundworks associated with the development will truncate or remove buried deposits associated with the ridge and furrow to the depth of pile. It is however considered that the ridge and furrow have a low archaeological significance.

Historic mapping from 1977 has shown that there has been some changes to the field boundaries within the Site, especially in the western field of the Site. Whilst the former field boundaries likely survive as buried archaeological deposits these are considered to be of low archaeological significance.

The Site is recorded to lie within an area where the results of previous archaeological investigation carried out within the wider landscape suggest there is a high general potential for archaeological deposits dating between the Roman and post-medieval periods to be present on or surrounding the site particularly in undeveloped areas. Based on the available evidence any such unknown buried archaeological remains are considered to have a low to moderate archaeological significance with regards to the evidence that these might hold, or potentially hold, of past human activity in the area.

This assessment has established that historic environment impacts should not be seen as an over-riding constraint preventing the construction of this development. Therefore, it recommended that this application should be considered under paragraph 194 of the NPPF 2021. This recommendation would be in accordance with the Shropshire Local Plan and Section 16 of the National Planning Policy Framework (2021).

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- 1.1 In January 2022 RSK ADAS Ltd were commissioned by Eenergy International Ltd to assess the potential impact that the development located on land south of Berrington, Shrewsbury, Shropshire, SY5 6HA (centred on NGR: SJ 52142 06524) (henceforth ‘the Site’ or the proposed development) would have on the archaeological resource on the Site.
 - 1.2 The objective of the assessment was to identify the nature and extent of the recorded archaeological resource on the Site and its immediate environs. The archaeological desk-based assessment will assess the impact of the proposed development on the below ground archaeological resource and any earthworks or historic buildings on the Site in accordance with Chartered Institute for Archaeologists Standards and Guidance (CIfA, 2020).
 - 1.3 The development will consist of a pile mounted solar photovoltaic plant connected to the local distribution network across the 38.8 ha area (Client Plan, 2021).
 - 1.4 This report is suitable for submission in support of a planning application and identifies any potential archaeological constraints on the site, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, 2021) (see Part 4).
 - 1.5 This desk based assessment is consistent with the requirements of national and local planning policies with respect to consideration of the historic environment in the planning process.
 - 1.6 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for historic environment desk-based assessment (2020) and the CIfA Code of Conduct (2019).

2.1 The Site is located on land south of Berrington, Shrewsbury, Shropshire, SY5 6HA (centred on NGR: SJ 52142 06524). The Site is approximately 38.8 ha in area and is currently in use as arable fields divided by hedgerows and ditches (Figure 1).

2.2 Ground level at the Site is undulated and recorded to lie at a height of between 84 m to 89 m above Ordnance Datum (aOD) (Elevationfinder, 2021).

2.3 The development will consist of a pile mounted solar photovoltaic plant connected to the local distribution network across the 38.8 ha area. The panel system will be a tracker system. An access road will be dug to a maximum depth of 0.4 m below ground level. A possible temporary compounds may be required but the location and extent of the ground impact for this is not known at the time of writing (Client Plan, 2021).

2.4 The underlying geology consists of the Warwickshire Group which consists of siltstone and sandstone with subordinate mudstone, a mudstone and siltstone. Sedimentary bedrock formed approximately 271 to 312 million years ago in the Permian and Carboniferous Periods. The local environment was previously dominated by rivers. Superficial deposits are recorded as Till - Diamicton. These superficial deposits formed up to 3 million years ago in the Quaternary Period. The local environment was previously dominated by ice age conditions (BGS, 2022).

2.5 The nearest borehole log available is along the Broadway, 30 m south-east of the Site (SJ50NW15 — CANTLOP SMALLHOLDINGS). This borehole was dug to a depth of 28.04 m below ground level (bgl). This borehole records 4 m of sandy marl stone on 12 m of sandstone. Below this was on top of alternating layers of red marl and sand stone to 28.04 m bgl (BGS, 2022).

3.1 The overarching aim of this desk based assessment is to establish the known and potential archaeological resource within the red-line boundary of the Site.

3.2 The specific aims of this desk-based assessment are:

To establish the location and extent of any known heritage assets on the Site and surrounding Study Area

To determine the potential for, and survival of, previously unknown archaeological remains at the Site

To assess the archaeological impacts of the proposed development

To inform subsequent phases of mitigation planning i.e. focus and refine the proposed mitigation measures for works at the Site.

3.3 Based on the information obtained during the preparation of this desk-based assessment, conclusions and recommendations are provided regarding:

The potential for hitherto unknown archaeological sites within the Study Area, based on the evidence examined

Any likely impacts on the known archaeological resource on the Site resulting from the development

The outline scope of any further archaeological or historic building assessment and/or mitigation work that may be required.

4.1 There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile and finite resource and place a priority on its conservation. This includes the setting out of appropriate assessment to ensure that any damage or loss to the resource is permitted only where it is justified.

4.2 The key pieces of legislation are the Ancient Monuments and Archaeological Areas Act (1979) and the Planning (Listed Buildings and Conservation Areas) Act (1990). The application of these laws and the over-arching national policy covering the effects of development on the historic environment is outlined in the National Planning Policy Framework (NPPF, July 2021). Elements of this legislation and guidance of relevance to the present development are summarised in Table 1 below.

Table 1: Summary of key legislation and planning policy

Title	Content
Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAs or their equivalent) are afforded statutory protection and the consent of the Secretary of State (DCMS), as advised by Historic England, is required for any works.
Planning (Listed Buildings and Conservation Areas) Act (1990)	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner, which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of Listed Building (in descending order):</p> <ul style="list-style-type: none"> Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and

Title	Content
	Grade II: buildings of special interest, warranting every effort to preserve them.
Treasure Act 1996	The 1996 Act defines ‘Treasure’ as any object that is at least 10% gold or silver, associated coins or groups of coins which are over 300 years old, objects formerly classed as ‘treasure trove’ (i.e. deliberately deposited items with a high content of gold or silver); any group of two or more metallic objects of prehistoric date and any objects found in association with the above. Any find of ‘Treasure’ must be reported to the local Coroner.
Burial Act 1857	Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement.
Hedgerow Regulations 1997	Criteria for determining ‘important’ hedgerows 4. For the purposes of section 97 (hedgerows) of the Environment Act 1995 and these Regulations, a hedgerow is ‘important’ if it, or the hedgerow of which it is a stretch, - a) has existed for 30 years or more; and b) satisfies at least one of the criteria listed in Part II of Schedule 1.
NPPF Section 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Section 16, footnotes to 192	Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance. The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed

Title	Content
	Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.
NPPF Section 16, Paragraph 190	<p>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Section 16, Paragraph 194	<p>In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>
NPPF Section 16, Paragraph 195	<p>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</p>

Title	Content
NPPF Section 16, Paragraph 196	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Section 16, Paragraph 197	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Section 16, Paragraph 198	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Section 16, Paragraph 199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
NPPF Section 16, Paragraph 200	<p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Title	Content
NPPF Section 16, footnote to 200	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF Section 16, Paragraph 201	<p>Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Section 16, Paragraph 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
NPPF Section 16, Paragraph 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Section 16, Paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Title	Content
NPPF Section 16, Paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Section 16, footnote to 205	Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
NPPF Section 16, Paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Section 16, Paragraph 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
NPPF Section 16, Paragraph 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

4.3 The National Planning Policy Framework (NPPF, July 2021) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions,

requiring applicants to describe the significance of heritage assets potentially affected by development, including any contribution made by their setting.

4.4 Where a site includes, or has the potential to include, heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, results of a field evaluation (NPPF, 2021: para 194).



4.5 Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation (Shropshire County Council, 2017).

4.6 Treatment of the historic environment within the planning process relevant to the current proposed development is covered by policies contained in the Shropshire Local Plan (2016 – 2038) are in Table 2 as follows:

Table 2: Local planning policies relevant to the current application.

Policy No	Description
DP23. Conserving and Enhancing the Historic Environment	<p>Shropshire’s heritage assets will be protected, conserved, sympathetically enhanced and restored, by:</p> <ol style="list-style-type: none"> 1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. 2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment. The level of detail in the Heritage Assessment should be proportionate to the asset’s significance. 3. Ensuring that proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework. 4. Ensuring that proposals which are likely to result in loss of, or harm to, the significance of a non-designated heritage asset and/or its setting, either directly or indirectly, will only be permitted if it can be clearly demonstrated that on balance, the benefits of the proposal outweigh that loss or harm. In making this assessment the following will be taken into account: <ol style="list-style-type: none"> a. The degree of harm or loss of significance to the asset and/or its setting; and b. The importance of the asset; and

- c. Any potential beneficial use.
- 5. Where such proposals are permitted, measures will be required to:
 - a. Mitigate and record the loss of significance to the asset and/or its setting; and
 - b. Advance understanding in a manner proportionate to both the asset's and/or its setting's importance and the level of impact.
- 6. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.
- 7. Ensuring that development proposals affecting designated or non-designated heritage assets are determined in line with more detailed supplementary planning documents, where applicable.

- 4.7 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for historic environment desk-based assessment (2020) and the CIfA Code of Conduct (2019).
- 4.8 Further guidance on the assessment of significance as part of the planning application process is contained in the document Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015) and the document Historic England Advice Note 12: Statements of Heritage significance: Analysing Significance in Heritage Assets (Historic England, 2019).

- 5.1 This archaeological desk based assessment will focus on the impacts the proposed development will have on the archaeology of the Site.

- 5.2 Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF Annex 2: Glossary).

- 5.3 Heritage asset: A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the wider historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (NPPF Annex 2: Glossary).

- 5.4 Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF Annex 2: Glossary).

- 5.5 Archaeological site: Archaeological remains may consist of surface and/or sub-surface remains, features, deposits and/or material relating to past anthropogenic activity.

- 5.6 Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF Annex 2: Glossary).

- 5.7 Paleoenvironmental/geoarchaeological potential: Study of the palaeoenvironment and geoarchaeology combines multi-disciplinary approaches which use the techniques and subject matter of geography, geology and other geosciences to address archaeological aims.

- 5.8 The focus of geoarchaeological fieldworks and paleoenvironmental assessment can be split into two main areas:

Archaeological

Using geoarchaeological assessment through the knowledge of landforms and geological processes combined with the modelling of sub-surface data to predict and evaluate the location of deposits which may bury or contain significant archaeological sites and/or material.

Looking at organic deposits preserved within archaeological remains to provide detailed information on processes carried out at that site, or leading to their presence.

Paleoenvironmental

Using a similar set of techniques – to predict and evaluate the location of deposits with high paleoenvironmental potential, not necessarily in direct association with archaeological sites. Such deposits, often alluvial, can be targeted for sampling and lab work, thus providing detailed information on the changing environment over time.

5.9 These techniques directly relate to practical archaeological investigation in two ways:

Providing a process by which to determine the likelihood of construction impacts to deposits with archaeological potential; and

Providing interpretation of depositional context for archaeological remains.



5.10 A Study Area of 1 km (referred to henceforth as the ('Study Area') around Site has been identified in order to assemble the data for this assessment (Figure 1). All designated and non-designated heritage assets recorded by Historic England, Shropshire Historic Environment Record (SHER) and Shrewsbury County Council have been assessed within this Study Area (Figures 2-3). It is considered that information from the Study Area may inform the assessment of the sensitivity of the proposed development and the archaeological resources on the Site.



5.11 The following publicly accessible sources of primary and secondary information were consulted.

Designated Heritage Assets

5.12 Historic England datasets of designated heritage assets were consulted in July 2021. These datasets contain information on all recorded World Heritage Sites, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens, Registered Battlefields and Designated Wreck Sites. If present, all designated heritage assets are referred to in the text by a unique reference number 1, 2 etc., and the locations of these assets can be seen on Figure 2.

Historic Environment Records

5.13 The proposed development lies within an area covered by the Shropshire County Council Historic Environment Records (SHER). This database of recorded archaeological sites, findspots and events, was consulted for information relating to the Study Area in January 2022. All heritage assets are

referred to in the text by a unique reference number 1, 2 etc. and the locations of these assets can be seen on Figures 2 - 3.

Cartographic Sources

- 5.14 Historic mapping was obtained from online sources. Information from historic maps can assist in the assessment of archaeological potential in the following ways: highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past, and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References section below.

Aerial Photographs

- 5.15 Historic aerial photographs were obtained from online sources. Information from these sources can assist the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past.

Documentary Sources

- 5.16 Other primary and secondary sources relating to the Study Area were obtained from Historic England and from online sources. The sources consulted are listed in the References section below.



- 5.17 Much of the information used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is reasonably accurate.

- 5.18 The Shropshire HER is a record of known archaeological and historic features. They are not an exhaustive record of all surviving historic environment features and do not preclude the existence of further features which are unknown at present.



- 5.19 A walkover survey was carried out on the 22nd of December 2021 in sunny conditions. The fields were planted with agricultural crops restricting access to areas where crops were planted.

- 5.20 No previously unknown archaeological earthworks, artefacts or standing remains were observed during the survey (Plates 1-8).

- 5.21 A full digital photographic record was made of the site visit. This forms part of the project archive.



- 5.22 The local authority archaeologist has not been consulted up to the date of submission of this report for client review.

- 6.1 Historic England, the Shropshire HER (Historic Environment Record), and Shrewsbury County Council record no Scheduled Monuments, Designated Wrecks, Designated Battlefields or Registered Parks and Gardens within the 500 m Study Area (Figure 2).
- 6.2 There is one Grade I listed building, The church of All Saints (1) 592 m north-east of the Site. There are two Grade II* listed buildings within the Study Area. The Grade II* listed Manor Farmhouse (2) dating to 1658 is 578 m north-east of the Site. The Cantlop Bridge is a bridge over the Cound Brook and was erected 1813. It is 110 m south-west of the Site (NHLE, 2022).
- 6.3 There are twenty eight Grade II Listed Building recorded within the 1 km Study Area (4-31). The closets is a Pump approximately 2 metres to west of Newman Hall Cottages (9), which is located 137 m south-east of the Site.
- 6.4 Boreton Bridge (15) is located 150 m west of the Site. This bridge dates to 1826 but there has been a bridge at this location since 1659. The Boreton Farmhouse and attached stable blocks (14), a farmhouse dating to approximately 1782, is 528 west of the Site. Newman Hall Cottages (16) mid-17th century are 140 m south-east of the Site. The Retaining wall, gate and gate piers to All Saints churchyard (17) is located 591 m north-east of the Site. The Pair of Meire memorials approximately one metre to east of south porch of Church of All Saints (18) is a pair of chest tombs from the late 18th century 590 m north-east of the Site (NHLE, 2022).
- 6.5 The Sundial approximately 6 metres to south of south aisle of Church of All Saints (10) is 580 m north-east of the Site. The chest tomb the Bromley memorial approximately 3 metres to south of south aisle of Church of All Saints (11) is also 580 m north-east of the Site. The mid-to late 19th century Village pump, trough and enclosing walls approximately 80 metres to north-east of Berrington Farmhouse (12) is 419 m north-east of the Site (NHLE, 2022).
- 6.6 A farmhouse numbered 69 AND 70 (4) of probably 17th century date with mid-19th century additions is 450 m south of the Site. A milestone of late 18th century date called the milestone approximately 40 metres (5) to the south of Milestone cottage is located at 770 m south of the Site. The Eaton Mascott Hall (6) is a country house of late 17th century date. The Garden wall approximately 5 metres to east-of South Farmhouse (7) is a garden wall of late 17th century date and is 916 m south-east of the Site. The Stable block approximately 15 metres to west of Berrington Hall (8) is located 800 m north of the Site (NHLE, 2022).
- 6.7 Group of 6 chest tombs approximately 12 metres to south of south aisle of Church of All Saints (19) from the late 18th century and early 19th century are 592 m north-east of the Site. Wigley memorial

approximately 7 metres to south-east of Church of All Saints (20) is a chest-tomb from the early 19th century and is 610 m north-east of the Site. A Barn approximately 25 metres to north of Manor Farmhouse (21) is 615 m north-east of the Site. Berrington Farmhouse (22) is a late 17th century with early 18th century and mid-to late 19th century alterations and additions 335 m north-east of the Site (NHLE, 2022).

6.8 The mid to late 19th century cast iron Village pump approximately 30 metres to north-east of South Farmhouse (23) is 900 m south-east of the Site in Eaton Mascott. Also in Eaton Mascott is the Pump approximately 3 metres to south of South Farmhouse (24) which is probably late 18th or early 19th century painted cast iron pump 970 m south-east of the Site. Former cottage and adjoining pump approximately 5 metres to south of South Farmhouse (25) is 940 m south east of the Site in Eaton Mascott. A Village pump and trough approximately 10 metres to south of nos. 66 and 72 (26) (NHLE, 2022).

6.9 The South Farmhouse (27) is a late 17th century Farmhouse in Eaton Mascott 895 m south-east of the Site. A Pair of chest tombs approximately one metre to west of south porch of Church of All Saints (28) is 575 m north-east of the Site. The Leake memorial approximately 16 metres to south of chancel of Church of All Saints (29) is 605 m north-east of the Site. A Pump and trough approximately 3 metres to south-west of Berrington Farmhouse (30) is 315 m north-east of the Site. Berrington War Memorial (31), a First World War memorial in the form of sandstone obelisk, unveiled in 1920, is 575 m north-east of the Site (NHLE, 2022).

6.10 There are no conservation areas within a 1 km study area.



6.11 The Shropshire HER records a total of fifty-two (32-83) heritage assets within the Study Area (Figure 3).

6.12 Each of these is described in detail by period in the Archaeological and Historical Potential Narrative section below.



6.13 There are no Archaeological Priority Areas (APA) within the 1 km Study Area.



6.14 The Shropshire HER records seventeen previous archaeological interventions within the Study Area (84-101) in the Study Area (Figure 4).

6.15 In 1971 (84) and 1985 (85) a field observation was carried out by English Heritage on land 115 m south-west of the Site. The associated monument was the Grade II* Listed Cantlop Bridge (3). In

- 1991 (86) a field observation was carried out by Shropshire County Council on land 578 m south-east of the Site. The associated monument is Stanchester postulated Roman site (74). Little information is recorded by the HER regarding these observations. In 1993 a field observation was carried out by Shropshire County Council on land 420 m north of the Site. The associated monument was the Moated site at Berrington (73). Little information is recorded by the HER regarding these observations (SHER, 2022).
- 6.16 In 2000 a watching brief (88, 96) was carried out in conjunction with a programme of repair and renovation works at All Saints Church 587 m north-east of the Site. The watching brief recorded the remains of a possible Saxon-Norman burial in the southwest corner of the church. Several burials of possible medieval date and the line of the pre-19th century churchyard boundary were also seen to the southwest of the church. Dendrochronological analysis was undertaken on 26 core samples obtained from the chancel and nave roofs of All Saint's Church, Berrington (91) 587 m north-east of the Site. The results dated as spanning the years AD 1368-1449 (SHER, 2022).
- 6.17 In 2003 assessment for King Street to Cantlop Bridge (89) carriageway repairs in advance of carriageway improvements 62 m north of the Site. The work consisted of aerial photographic analysis and documentary assessment, together with a walk over survey of the area (SHER, 2022).
- 6.18 A watching brief was undertaken during the construction of an access track for a solar farm development, at Green Farm, Condover (92), 950 m west of the Site. No finds or features of archaeological interest were identified (SHER, 2022).
- 6.19 In 1994-5 a field walking survey at Berrington, South-West Transect (90) 550 m north-east of the Site. The focused was on Roman evidence purpose of determining the spread of material culture, both chronologically and spatially, from the population centre of Wroxeter. Little information is recorded by the HER regarding these observations (SHER, 2022).
- 6.20 The Site lies within the area observed during the 1994-1999 Wroxeter Hinterland Project (93 and 94). Multiple Event records created for field walking surveys and excavations. The northern extent of the Site lies within the area 1988-1995 field surveys of Attingham Park (95). The western edge of the Site lies within an area assessed in 2003 for a desk based assessment from King Street to Cantlop Bridge (97). The work consisted of aerial photographic analysis and documentary assessment, together with a walk over survey of the area. Little information is recorded by the HER regarding these observations (SHER, 2022).
- 6.21 A programme of desk-based assessment (98) was carried out on land near Green Farm, Condover in June 2013, in association with proposals for a solar farm across the site, 950 m south of the Site.

This identified a number of cropmark sites within the vicinity of, and within, the site boundary, but added no further information on these sites (SHER, 2022).

- 6.22 Between 2000 and 2003 a buildings at risk survey was carried out by Shrewsbury and Atcham Borough Council (99) on land 670 m west of the Site. This survey was focused on all the Listed Buildings in the district, together with about 100 additional buildings of architectural or historic importance (SHER, 2022).
- 6.23 A photographic survey was undertaken in association with renovation of the stable block at Berrington Hall (100) 800 m north of the Site. The report was submitted as part of the planning application for this renovation and conversion of the stable block (SHER, 2022).
- 6.24 A heritage impact assessment was undertaken in connection with a proposal to convert and change the use of the former granary building at Lower House Farm (101) in Berrington 375 m north-east of the Site. The granary building originally formed part of Berrington Farm, the farmhouse for which is grade II listed. The proposed alterations will have a direct impact upon the historic fabric and appearance of the granary building, however the impact will be reduced through careful design (SHER, 2022).



- 6.25 The Site lies within one hundred and six Historic Landscape Characterisation (HLC) areas. The western extent of the Site lies within an unnamed HLC described as very large post-war fields. The eastern extent of the Site lies within the unnamed HLC's described as a piecemeal enclosure and large irregular fields (SHER, 2022).

7.1 Where referred to in the document, the main archaeological periods are broadly defined by the following date ranges:

Palaeolithic 650,000 - 8500 BC

Mesolithic 8500 - 4000 BC

Neolithic 4000 - 2400 BC

Bronze Age 2400 - 700 BC

Iron Age 700 BC - AD 43

Roman AD 43 - 410

Early Medieval AD 410 - 1066

Medieval AD 1066 – 1539

Post-medieval AD 1540 - 1799

19th Century AD 1800 - 1899

Modern AD 1900 - present

Prehistoric (650,000 BC - AD 43)

7.2 The Shropshire HER contains no records attributed to the prehistoric period within the Study Area.

7.3 The available archaeological evidence suggests there is a low general potential for prehistoric activity to be present in the immediate vicinity of the Site.

Romano-British (AD 43 - 410)

7.4 The Shropshire HER contains two records attributed to the Roman period for the Study Area (68, 69).

7.5 These are 641 m west of the Site. A supposed Roman road between Allfield and Exfords green (69) was in the medieval period known as Salter's Way 641 m west of the Site. Banks or headlands between Betton Abbots and Berrington Hall (68) are banks identified from aerial imagery which run close to and roughly parallel with the postulated course of the Roman road (SHER, 2022).

7.6 The Stanchester postulated Roman site (74) is recorded as a Medieval site and is located 500 m south-east of the Site. It is the site of a possible villa site with field marked and ridged in Roman fashion as for vineyards (SHER, 2022).

7.7 The available archaeological evidence suggests there is a low general potential for Roman activity to be present in the immediate vicinity of the Site.

Early Medieval (AD 410 - 1066)

7.8 The Shropshire HER contains no records attributed to the Early Medieval period for the Study Area.

7.9 The available archaeological evidence suggests there is a low general potential for Early Medieval activity to be present in the immediate vicinity of the Site.

Medieval (AD 1066 - 1539)

7.10 The Shropshire HER contains thirteen records attributed to the Medieval period for the Study Area (1, 25, 32-33, 66, 73, 74-76, 79-81).

7.11 The Grade I listed Church of All Saints (1) is a parish church from as early as the 13th century and has been restored with the south porch rebuilt in 1877. Former cottage and adjoining pump approximately 5 metres to south of South Farmhouse (25) in Eaton Mascott is a cottage, latterly dairy, and now store of late 16th century date with mid-to late 19th century partial rebuilding (NHLE, 2022).

7.12 The site of a former watermill, Cantlop Mill (32) is located 40 m south of the Site. A mill has been documented at Cantlop in 1086, and a mill on the Cound Brook was held by Berwick manor in 1323. Cantlop Mill was sold to the Lord of Berrington manor in the 16th century and remained in use until approximately 1929 (SHER, 2022).

7.13 A deserted settlement of medieval date, Boretton (33), is located 405 m west of the Site. Documentary evidence of site of icehouse, Berrington Hall, (66) is located 440 m north-east of the Site. The site of this icehouse could not be identified further on historic mapping and the recorded location should be considered approximate (SHER, 2022).

7.14 Earthwork remnants of a medieval moat around the manor house at Berrington (73) are located 578 m north-east of the Site. Stanchester postulated Roman site (74) is located 500 m south-east of the Site. This site represents: a mill of medieval date, an earthwork of unknown date, a colliery of probable medieval to post medieval date (SHER, 2022).

7.15 The Ridge and furrow in Berrington (76) parish is located within the Site boundary. Remains of ridge and furrow, together with lengths of former field boundary seen on aerial photographs of this area. Small area of ridge and furrow earthworks, S of Cantlop Mill (79) and Earthwork remains of ridge and furrow, N and W of North Farm (80, 81) are areas of ridge and furrow earthworks identified from LiDAR imagery and on modern vertical aerial photography located 70 m south of the Site.

Ridge and furrow in Conover parish (75) are earthwork remains of ridge and furrow of medieval date 180 south-west of the Site and 160 m north-west of the Site (SHER, 2022).

- 7.16 The available archaeological evidence suggests there is a moderate general potential for Medieval activity to be present in the immediate vicinity of the Site.

Post-medieval (AD 1539 - 1799)

- 7.17 The Shropshire HER contains thirty-three records attributed to the post-medieval period for the Study Area (2, 4-7, 10, 11, 16, 17, 19, 27-30, 37-45, 48, 52-56, 58, 60, 78, 82).
- 7.18 Manor Farmhouse (2) is a Grade II* listed structure that dates from 1658 with probably late 17th century addition, partly refaced or rebuilt and extended in the early and the mid-19th century. The Grade II listed farmhouse Nos. 69 and 70 (4) date from the 17th century and are now divided rendered timber frame structures (NHLE, 2022).
- 7.19 A Grade II listed milestone (5) grey sandstone with segmental top is a milestone of late 18th century date and is approximately 40 metres to the south of Milestone cottage (NHLE, 2022).
- 7.20 The Grade II listed Eaton Mascott Hall (6) is a country house of late 17th century date. The Garden wall approximately 5 metres to east-of South Farmhouse (7) is a garden wall of late 17th century date (NHLE, 2022).
- 7.21 The Grade II listed Sundial approximately 6 metres to south of south aisle of Church of All Saints (10) is a mid-to-late 18th century grey sandstone ashlar with 20th century cement repairs. The Grade II listed chest tomb the Bromley memorial approximately 3 metres to south of south aisle of Church of All Saints (11) dates to 1779 and consist of a grey sandstone ashlar (NHLE, 2022).
- 7.22 The Grade II listed Boreton Farmhouse and attached stable blocks (14), a farmhouse dating to approximately 1782. The Grade II listed Newman Hall Cottages (16) are of mid-17th century in date. The Grade II listed Retaining wall, gate and gate piers to All Saints churchyard (17) is probably of 18th century and mid-to late 19th century in date. The Group of 6 chest tombs approximately 12 metres to south of south aisle of Church of All Saints (19) date from the late 18th century and early 19th century (NHLE, 2022).
- 7.23 The South Farmhouse (27) is a late 17th century Farmhouse in Eaton Mascott. A Pair of chest tombs approximately one metre to west of south porch of Church of All Saints (28) dates to the late 18th century. The Leake memorial approximately 16 metres to south of chancel of Church of All Saints (29) is a Pedestal tomb of late 18th century date. A Pump and trough approximately 3 metres to south-west of Berrington Farmhouse (30) is a painted cast iron pump of Late 19th century (NHLE, 2022).

- 7.24 A late 18th or early 19th century milestone (37) is depicted on the 1st edition County Series 1:10560 map probably dating from the turnpiking road of 1797. This milestone is located 300 m north of the Site. The Donkey House (38) at 127 King Street, is 737 m north of the Site is a timber framed building of 16th to 18th century date (SHER, 2022).
- 7.25 The site of a post-medieval horse engine house (39) which was demolished in 1964, is located 907 m south-east of the Site. The post-medieval Manor Farm (40) is the site of a horse engine house located 503 m north-east of the Site. Cowhouse (lofted) at Canlop House Farm (41) recorded in the 1982 -1983 is located 504 m south of the Site. The Threshing Barn, converted to Bull Pen, Storage, Cowhouse and Machine Bay, with Granary over, at Canlop House Farm (42), dating from the 18th century, is located 520 m south of the Site. Also south of the Site is Cowhouse at Canlop House Farm (43) which dates to the 18th century. Shelter Shed, converted to Cowhouse, at Canlop House Farm (44) is 534 m south of the Site. This is a 18th to 19th century shelter shed, converted into a Cowhouse (SHER, 2022).
- 7.26 Pigsty and Food Processing Area, at Canlop House Farm (45) is located 505 m south of the Site. The Cartshed at Berrington Manor Farm (48) dates to the 18th century and is 614 m north-east of the Site. The Mixing House, converted to Storage, at Berrington Manor Farm (52) dates to the 18th century and is 644 m north-east of the Site. A Stable, with Granary over, converted to Storage, at Berrington Manor Farm (53) is located 578 m north-east of the Site and is a brick building which dates to the 18th century (SHER, 2022).
- 7.27 Canlop House Farm (54) is 464 m south of the Site. This is an 18th century farmstead at Canlop House Farm recorded in May 1983 during the 1982-1983 Farm Buildings Survey. The farmstead at Berrington Manor Farm (55), which was recorded in May 1983 during the 1982-1983 Farm Buildings Survey, is a 16th century to early 20th century building 603 m north-east of the Site. Boreton Farm (56) is a farmstead first identified and classified by the Historic Farmsteads Characterisation Project, 2008 – 2010 and is located 480 m west of the Site (SHER, 2022).
- 7.28 Berrington Farmhouse (58) is a 17th century farmstead first identified and classified by the Historic Farmsteads Characterisation Project, 2008 – 2010. South Farmhouse (60) is a farmstead with a regular courtyard with multiple yards first identified and classified by the Historic Farmsteads Characterisation Project 2008 – 2010, which is 892 m south-east of the Site. Pitchford Forge, Eaton Mascott (78) is a 18th to 20th century water mill and forge south-east of the Site (SHER, 2022).
- 7.29 The Parkland at Eaton Mascott Hall (82) is a parkland associated with the 18th century Eaton Mascott Hall, tree lined avenue and Keepers cottage, 852 m south-east of the Site.

7.30 The available archaeological evidence suggests there is a moderate general potential for post-medieval activity to be present in the immediate vicinity of the Site.

19th Century (AD 1800 – 1899)

7.31 The Shropshire HER, contains twenty-four records attributed to the 19th Century for the Study Area (3, 8-9, 12, 15, 18, 20, 21-24, 26, 34, 36, 46-47, 49-51, 57, 59, 61-63, 70, 83).

7.32 The Grade II* listed bridge over the Cound Brook (3) was erected 1813. The Stable block approximately 15 metres to west of Berrington Hall (8) dates to approximately 1805 and forms a group with Berrington Hall. A cast iron Grade II listed Pump approximately 2 metres to west of Newman Hall Cottages (9) dates to the mid- to late 19th century (NHLE, 2022).

7.33 The Grade II listed Village pump, trough and enclosing walls approximately 80 metres to north-east of Berrington Farmhouse (12) dates to the mid-to late 19th century. The Grade II listed Boreton Bridge (15) dates to 1826, however there has been a bridge at this location since 1659. The Pair of Meire memorials approximately one metre to east of south porch of Church of All Saints (18) is a pair of chest tombs from the late 18th century. Wigley memorial approximately 7 metres to south-east of Church of All Saints (20) is a chest-tomb from the early 19th century (NHLE, 2022).

7.34 A Barn approximately 25 metres to north of Manor Farmhouse (21) is of mid-17th century date with mid-to late 19th century addition. The Berrington Farmhouse (22) is a late 17th century with early 18th century and mid-to late 19th century alterations and additions (NHLE, 2022).

7.35 The cast iron Village pump approximately 30 metres to north-east of South Farmhouse (23) dates to the mid to late 19th century. A Pump approximately 3 metres to south of South Farmhouse (24) which is probably late 18th or early 19th century and is a painted cast iron pump. A cast iron pump Village pump and trough approximately 10 metres to south of nos. 66 and 72 (26) village pump and trough dates to the mid-to late 19th century (NHLE, 2022).

7.36 The site of a former 19th century toll house with gate (34), which has since demolished, is located 714 m north of the Site. Mill race for Cantlop Mill (36, 70) is a early to mid-19th century mill race for Cantlop Mill (32) and is 70 m west of the Site. It is noted as a hollow in the field east of Cantlop Bridge with substantial structural remains also survive at the exit point from Cound Brook. The Loose Boxes or Cowhouse at Berrington Manor Farm (46) is located 600 m north east of the Site and dates to the 19th century. The Cartshed, with Granary over, at Berrington Manor Farm (47) is 614 m north-east of the Site and is a brick building dating to the 19th century (SHER, 2022).

7.37 The Stable, converted to Cowhouse/Loose Boxes, at Berrington Manor Farm (49) and the Stable, converted to Cowhouse, at Berrington Manor Farm (50) are possible stables recorded in the 1982 - 1983 Farm Buildings Survey and is located 637 m north-east of the Site. The Mixing House/Machine

Bay at Berrington Manor Farm (51) dating to the 19th century is 644 m north-east of the Site. Smithy Cottages (57) is a farmstead first identified and classified by the Historic Farmsteads Characterisation Project, 2008 – 2010 is a 19th century farmstead with a regular courtyard and multiple yards 246 m north-east of the Site (SHER, 2022).

7.38 Grove Farm House (59) is a 19th century a farmstead first identified and classified by the Historic Farmsteads Characterisation Project 2008 – 2010, is 505 m north-eats of the Site. Oaklands Farm (61) is a 19th century a farmstead with a regular yard first identified and classified by the Historic Farmsteads Characterisation Project 2008 – 2010, and is 928 m south-east of the Site. The Old Farm (62) is a 19th century farmstead first identified and classified by the Historic Farmsteads Characterisation Project, 2008 – 2010, and is 492 m south-west of the Site. North Farm (63) is also a 19th century farmstead first identified and classified by the Historic Farmsteads Characterisation Project, 2008 – 2010. North farm is 859 m south-east of the Site. The Park and Gardens at Berrington Hall (83) is an early 19th-century small park and approached by a tree-lined drive, associated with Berrington Hall located 680 m north of the Site (SHER, 2022).

7.39 The available archaeological evidence suggests there is a moderate general potential for 19th Century activity to be present in the immediate vicinity of the Site.

Modern (AD 1900 - present)

7.40 The Shropshire HER contains three records attributed to the Modern period for the Study Area (31, 64, 65).

7.41 Berrington War Memorial (31, 65), a First World War memorial in the form of sandstone obelisk and was unveiled in 1920 (NHLE, 2022).

7.42 The Finger post at Berrington (64) is a 20th century metal finger post with three metal arms located 284 m north-east of the Site (SHER, 2022).

7.43 The available archaeological evidence suggests there is a low general potential for Modern activity to be present in the immediate vicinity of the Site.

Undated

7.44 The Shropshire HER contains five records which are undated within the Study Area (35, 67, 71, 72, 77).

7.45 The Chapel House at Eaton Mascot (35) is 686 m south-east of the Site and is the location of a possible chapel of unknown date. It was put onto the SMR from a search of modern OS mapping for Chapels, apparently because it was titled "Chapel House" on the map (SHER, 2022).

7.46 Earthwork remains of an L-shaped ditch feature, Boreton (67) are earthworks noted on LiDAR imagery in 2013 and are 614 m west of the Site. Cropmarks of a circular enclosure c 160m W of Boreton House (71) and Cropmarks of an enclosure c 140m N of Boreton House (72) are located 761 m west of the Site. These are circular enclosure-single ditch with central cross-shaped ditch, perhaps a windmill, of unknown date. Cropmark settlement remains at Boretonbrook (77) represents a possible settlement of unknown date 927 m west of the Site (SHER, 2022).

7.47 The available archaeological evidence suggests there is a low general potential for undated activity to be present in the immediate vicinity of the Site.



7.48 Historic mapping analysis of the Study Area around the proposed development shows there has been little significant development at the Site since the 1882.

7.49 A search was made for the Tithe Map of this area, however the available tithe maps for this area did not show the Site (the Genealogist, 2022)

7.50 The 1882 OS Map of Shropshire depicts the Site as a series of land parcels with a track crossing the Site orientated north-south. Mill Race (70) is depicted to the south of the Site as is Catlop Mill (Corn) (32). Boreton Bridge (315) and Cliff House are depicted to the north-west of the Site (Figure 5)(Promaps, 2022).

7.51 OS maps of the area show little changes to the Site between 1882 and 1954.

7.52 On the 1954 OS Plan of Shropshire Berrington is depicted to the north-east and Eaton Mascott to the south-east. Cantlop Bridge (3) is labelled to the south and Cantlop Mill (disabled) (32) is labelled to the south (Figure 6)(Promaps, 2022).

7.53 The OS Plan from 1977 depicts the western fields of the site as a single land parcel. Little noticeable change can be seen to the east of the Site (Figure 7)(Promaps, 2022).

7.54 Modern mapping depicts little significant changes to the Site since the 1977 OS Map. Significant urban and infrastructure development is shown in the Berrington and Eaton Mascott around the Site (Google maps, 2022).



7.55 Aerial Photographs from 1999 shows the Site as agricultural field parcels bordered by roads to the north and west and trees to the east and south. There is a large dam in the north-west extent. Some urban and infrastructural development can be seen in Eaton Mascott to the south-east of the Site (Getmapping, 2021).

7.56 Aerial Photographs from 2000 show the Site has undergone little alteration since 1999. Within the wider landscape there has been some urban and infrastructural development to Barrington in the north-east and Eaton Masscott to the south-east of the Site (Getmapping, 2021, Googlemaps 2021).

- [REDACTED]
- [REDACTED]
- 8.1 The available evidence suggests that most of the Site has undergone little significant change since the late 19th century. Based on historical evidence and mapping it is concluded that the land has predominantly been used for agricultural practices.

[REDACTED]

Designated Heritage Assets

- 8.2 There are no designated Scheduled Monuments, Grade I, II* or II Listed Buildings, Conservation Areas, Designated Wrecks, Designated Battlefields or Registered Parks and Gardens on the Site or immediately adjacent to the Site. There will be no physical impact to any of these types of designated heritage assets from the development.

Non-designated Heritage Assets

- 8.3 The Shropshire HER records a total of fifty-two (32-83) non-designated heritage assets within the Study Area. An assessment of the significance and impacts of these heritage assets is provided below in line with NPPF (2021) and the Shropshire Local Plan (2016 – 2038).

Medieval Ridge and furrow in Berrington parish (76)

- 8.4 The remains of ridge and furrow are recorded in two areas of the site. No extant earthwork remains of the ridge and furrows were visible during the site visit due to cultivation of the site and it is considered that these survive as buried archaeological deposits. It is considered likely that additional ridge and furrow is present in other areas of the site which would further survive as buried archaeological deposits.
- 8.5 The available archaeological, documentary and cartographic data suggests that the Site has been located in an established agricultural landscape since the post-medieval period and possibly as early as the early medieval period.
- 8.6 Any cultivation of the land from the early medieval period through to the present day will have caused some ground disturbance on the site.
- 8.7 Where ridge and furrow agriculture is recorded on the site, this will have also caused some ground disturbance. Although, this will likely have had a minimal impact on earlier buried archaeological remains. Ridge and furrow agriculture often truncates earlier deposits to a relatively shallow depth and can remove small, shallower deposits entirely. Substantial features pre-dating any ridge and furrow agriculture will almost certainly have survived.

8.8 Development of the site at these locations will include installing pile mounted solar panels which will have the potential to truncate and remove these buried remains to the depth of the piles at these locations. The ridge and furrow however is considered to be of low archaeological significance with regards to the evidence it holds of past human activity in the area.

Currently Unknown Archaeology

8.9 Historic mapping highlights that the Site previously comprised a number of smaller parcels prior to the amalgamation of the land in the 1950's which likely saw the field boundaries backfilled. The former field boundaries are considered to be of likely post-medieval in origin and are of low archaeological significance.

8.10 The Site is recorded to lie within an area where the results of previous archaeological investigation carried out within the wider landscape suggest there is a high general potential for archaeological deposits dating between the medieval and post-medieval periods to be present on or surrounding the site.

8.11 Based on the available evidence any such unknown buried archaeological remains are considered to have a low to moderate archaeological significance with regards to the evidence that these might hold, or potentially hold, of past human activity in the area.

8.12 Groundworks associated with the development in the form of piling and ground reduction have the potential to truncate and remove unknown buried archaeological deposits to the depth of these groundworks.

- 9.1 There are no designated Scheduled Monuments, Grade I, II* or II Listed Buildings, Conservation Areas, Designated Wrecks, Designated Battlefields or Registered Parks and Gardens on the Site or immediately adjacent to the Site. There will be no physical impact to any of these types of designated heritage assets from the development.
- 9.2 There are no designated Scheduled Monuments, Grade I, II* or II Listed Buildings, Conservation Areas, Designated Wrecks, Designated Battlefields or Registered Parks and Gardens on the Site or immediately adjacent to the Site. There will be no physical impact to any of these types of designated heritage assets from the development.
- 9.3 Medieval Ridge and furrow (76) is recorded within the Site Boundary and is considered to survive as buried archaeological deposits. Groundworks associated with the development will truncate or remove buried deposits associated with the ridge and furrow to the depth of pile. It is however considered that the ridge and furrow have a low archaeological significance.
- 9.4 Historic mapping from 1977 has shown that there has been some changes to the field boundaries within the Site, especially in the western field of the Site. Whilst the former field boundaries likely survive as buried archaeological deposits these are considered to be of low archaeological significance.
- 9.5 The Site is recorded to lie within an area where the results of previous archaeological investigation carried out within the wider landscape suggest there is a high general potential for archaeological deposits dating between the Roman and post-medieval periods to be present on or surrounding the site particularly in undeveloped areas. Based on the available evidence any such unknown buried archaeological remains are considered to have a low to moderate archaeological significance with regards to the evidence that these might hold, or potentially hold, of past human activity in the area.
- 9.6 This assessment has established that historic environment impacts should not be seen as an overriding constraint preventing the construction of this development. Therefore, it recommended that this application should be considered under paragraph 194 of the NPPF 2021. This recommendation would be in accordance with the Shropshire Local Plan and Section 16 of the National Planning Policy Framework (2021). Potentially harmful impacts to buried archaeology on the Site could be mitigated with a suitable worded condition to the planning consent.

[REDACTED]

9.7 This assessment was commissioned by Econergy International Ltd, and thanks are due in this regard. The report was written by Francesca Ward. The supporting maps and illustrations were prepared by Francesca Ward and verified by James McNicoll-Norbury.

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Small Scale

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Large Scale

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Map No	HER/HE No	Monument Name	Designation	Grid Ref
1	1176997	CHURCH OF ALL SAINTS	Grade I Listed Building	SJ 53042 06860
2	1055585	MANOR FARMHOUSE	Grade II* Listed Building	SJ 53041 06795
3	1366715	Cantlop Bridge	Grade II* Listed Building	SJ5173806242
4	1055548	69 AND 70	Grade II Listed Building	SJ 52265 05761
5	1055549	MILESTONE APPROXIMATELY 40 METRES TO THE SOUTH OF MILESTONE COTTAGE	Grade II Listed Building	SJ 51831 05551
6	1055550	EATON MASCOTT HALL	Grade II Listed Building	SJ 53778 05838
7	1055551	GARDEN WALL APPROXIMATELY 5 METRES TO EAST OF SOUTH FARMHOUSE	Grade II Listed Building	SJ5369605813
8	1055576	STABLE BLOCK APPROXIMATELY 15 METRES TO WEST OF BERRINGTON HALL	Grade II Listed Building	SJ 52568 07514
9	1055579	PUMP APPROXIMATELY 2 METRES TO WEST OF NEWMAN HALL COTTAGES	Grade II Listed Building	SJ 52913 06069
10	1055583	SUNDIAL APPROXIMATELY 6 METRES TO SOUTH OF SOUTH AISLE OF CHURCH OF ALL SAINTS	Grade II Listed Building	SJ 53034 06847

11	1055584	BROMLEY MEMORIAL APPROXIMATELY 3 METRES TO SOUTH OF SOUTH AISLE OF CHURCH OF ALL SAINTS	Grade II Listed Building	SJ 53034 06850
12	1055586	VILLAGE PUMP, TROUGH AND ENCLOSING WALLS APPROXIMATELY 80 METRES TO NORTH EAST OF BERRINGTON FARMHOUSE	Grade II Listed Building	SJ 52844 06900
13	1175180	BORETON FARMHOUSE AND ATTACHED STABLE BLOCKS	Grade II Listed Building	SJ 51198 06639
14	1176922	BERRINGTON HALL	Grade II Listed Building	SJ5259307515
15	1176929	BORETON BRIDGE	Grade II Listed Building	SJ5162106802
16	1176937	NEWMAN HALL COTTAGES	Grade II Listed Building	SJ 52918 06066
17	1177040	RETAINING WALL, GATE AND GATEPIERS TO ALL SAINTS CHURCHYARD	Grade II Listed Building	SJ 53033 06890
18	1177059	PAIR OF MEIRE MEMORIALS APPROXIMATELY 1 METRE TO EAST OF SOUTH PORCH OF CHURCH OF ALL SAINTS	Grade II Listed Building	SJ 53041 06853
19	1177067	GROUP OF 6 CHEST TOMBS APPROXIMATELY 12 METRES TO SOUTH OF SOUTH AISLE OF CHURCH OF ALL SAINTS	Grade II Listed Building	SJ 53045 06845
20	1177084	WIGLEY MEMORIAL APPROXIMATELY 7 METRES TO SOUTH EAST	Grade II Listed Building	SJ 53061 06854

		OF CHURCH OF ALL Grade II Listed Building SAINTS		
21	1177101	Barn approximately 25 metres to north of Manor Farmhouse	Grade II Listed Building	SJ 53068 06831
22	1177114	BERRINGTON FARMHOUSE	Grade II Listed Building	SJ 52767 06868
23	1177232	VILLAGE PUMP APPROXIMATELY 30 METRES TO NORTH EAST OF SOUTH FARMHOUSE	Grade II Listed Building	SJ5369505849
24	1177261	PUMP APPROXIMATELY 3 METRES TO SOUTH OF SOUTH FARMHOUSE	Grade II Listed Building	SJ5368105802
25	1307520	Former cottage and adjoining pump approximately 5 metres to south of South Farmhouse	Grade II Listed Building	SJ5368505802
26	1366714	VILLAGE PUMP AND TROUGH APPROXIMATELY 10 METRES TO SOUTH OF NUMBERS 66 AND 72	Grade II Listed Building	SJ 52206 05820
27	1366716	SOUTH FARMHOUSE	Grade II Listed Building	SJ 53675 05816
28	1366728	PAIR OF CHEST TOMBS APPROXIMATELY 1 METRE TO WEST OF SOUTH PORCH OF CHURCH OF ALL SAINTS	Grade II Listed Building	SJ 53034 06852
29	1366729	LEAKE MEMORIAL APPROXIMATELY 16 METRES TO SOUTH OF CHANCEL OF CHURCH OF ALL SAINTS	Grade II Listed Building	SJ 53058 06846

30	1366730	PUMP AND TROUGH APPROXIMATELY 3 METRES TO SOUTH WEST OF BERRINGTON FARMHOUSE	Grade II Listed Building	SJ 52749 06856
31	1444418	Berrington War Memorial	Grade II Listed Building	SJ5302406859

Map No	HER/PAS No	Monument Type	Description	Period
32	15667	MON	Cantlop Mill	Medieval
33	02717	MON	Boreton	Medieval
34	15403	MON	Site of former toll house, King Street, Berrington	19 th Century
35	14315	BLD	Chapel House at Eaton Mascot	Undated
36	08495	MON	Mill race for Cantlop Mill	19 th Century
37	20397	BLD	Milestone c380m S of King Street crossroads	Post-medieval
38	20398	BLD	The Donkey House, 127 King Street, Berrington	Post-medieval
39	15459	BLD	Oaklands Farm, Pitchford	Post-medieval
40	15470	BLD	Manor Farm, Berrington	Post-medieval
41	41668	BLD	Cowhouse (lofted) at Canlop House Farm	Post-medieval
42	41669	BLD	Threshing Barn, converted to Bull Pen, Storage, Cowhouse and Machine Bay, with Granary over, at Canlop House Farm	Post-medieval
43	41670	BLD	Cowhouse at Canlop House Farm	Post-medieval
44	41671	BLD	Shelter Shed, converted to Cowhouse, at Canlop House Farm	Post-medieval
45	41672	BLD	Pigsty and Food Processing Area, at Canlop House Farm	Post-medieval
46	41674	BLD	Loose Boxes or Cowhouse at Berrington Manor Farm	19 th Century
47	41675	BLD	Cartshed, with Granary over, at Berrington Manor Farm	19 th Century
48	41676	BLD	Cartshed at Berrington Manor Farm	Post-medieval
49	41677	BLD	Stable?, converted to Cowhouse/Loose Boxes, at Berrington Manor Farm	19 th Century

50	41678	BLD	Stable?, converted to Cowhouse, at Berrington Manor Farm	19 th Century
51	41679	BLD	Mixing House/Machine Bay at Berrington Manor Farm	19 th Century
52	41680	BLD	Mixing House?, converted to Storage, at Berrington Manor Farm	Post-medieval
53	41682	BLD	Stable?, with Granary over, converted to Storage, at Berrington Manor Farm	Post-medieval
54	41666	MON	Canlop House Farm	Post-medieval
55	41673	MON	Berrington Manor Farm	Post-medieval
56	24324	MON	Boreton Farm	Post-medieval
57	27170	MON	Smithy Cottages	19 th Century
58	27171	MON	Berrington Farm	Post-medieval
59	27172	MON	Grove Farm House	19 th Century
60	27223	MON	South Farmhouse	Post-medieval
61	27224	MON	Oaklands Farm	19 th Century
62	27225	MON	Old Farm	19 th Century
63	27227	MON	North Farm	19 th Century
64	31193	BLD	Finger post at Berrington	Modern
65	31359	MON	War Memorial, All Saints Church, Berrington	Modern
66	31412	BLD	Documentary evidence of site of icehouse, Berrington Hall, Berrington	Medieval
67	31928	MON	Earthwork remains of an L-shaped ditch feature, Boreton	Undated
68	08493	MON	Banks or headlands between Betton Abbots and Berrington Hall	Romano-British
69	08494	MON	Supposed Roman road between Allfield and Exfordsgreen	Romano-British
70	08495	MON	Mill race for Cantlop Mill	19 th Century
71	02344	MON	Cropmarks of a circular enclosure c 160m W of Boreton House	Undated

72	02345	MON	Cropmarks of an enclosure c 140m N of Boreton House	Undated
73	04637	MON	Moated site at Berrington	Medieval
74	02712	MON	Stanchester postulated Roman site	Medieval
75	08491	MON	Ridge and furrow in Condover parish	Medieval
76	08492	MON	Ridge and furrow in Berrington parish	Medieval
77	04579	MON	Cropmark settlement remains at Boretonbrook	Undated
78	06849	MON	Pitchford Forge, Eaton Mascott	Post-medieval
79	32775	MON	Small area of ridge and furrow earthworks, S of Cantlop Mill	Medieval
80	33991	MON	Earthwork remains of ridge and furrow, N and W of North Farm	Medieval
81	33991	MON	Earthwork remains of ridge and furrow, N and W of North Farm	Medieval
82	34282	MON	Parkland at Eaton Mascott Hall	Post-medieval
83	07652	MON	Park and Gardens at Berrington Hall	19 th Century

Map No	HER No	Event Type	Description
84	ESA1186	EVS	1971 field observation by English Heritage
85	ESA1187	EVS	1985 field observation by English Heritage
86	ESA2656	EVS	1991 field observation by Shropshire County Council
87	ESA3427	EVS	1993 field observation by Shropshire County Council
88	ESA5086	EVT	2000 WB on toilet and drains installation at All Saints Church, Berrington by SCCAS
89	ESA5817	EVS	2003 assessment for King Street to Cantlop Bridge carriageway repairs by BUFAU
90	ESA6771	EVS	1994-5 field walking survey at Berrington, South-West Transect (Wroxeter Hinterland Project Location 19) by BUFAU
91	ESA7443	EVS	2012 dendrochronological dating of the Church of All Saints, Berrington by English Heritage
92	ESA7826	EVT	2014 WB at Green Farm, Conover by Archaeology Wales
93	ESA4787	EVS	1994-1999 Wroxeter Hinterland Project
94	ESA4787	EVS	1994-1999 Wroxeter Hinterland Project
95	ESA4930	EVS	1988-1995 Survey of Attingham Park by the National Trust
96	ESA5086	EVT	2000 WB on toilet and drains installation at All Saints Church, Berrington by SCCAS
97	ESA5817	EVS	2003 assessment for King Street to Cantlop Bridge carriageway repairs by BUFAU
98	ESA5888	EVS	2000 - 2003 buildings at risk survey, SABC
99	ESA7008	EVS	2013 DBA and walkover survey on land near Green Farm, Conover by Stratus Environmental Ltd
100	ESA8453	EVS	2017 Photographic survey of internal features of stable block, c15m W of Berrington Hall
101	ESA9211	EVS	2020 Heritage impact assessment, The Granary, Berrington by CPAT



Plate 1: View of the Site looking south-west towards the western fields and Cantlop Bridge (3).



Plate 2: View of the Site looking south towards the western fields and the site of Mill Race (36).



Plate 3: View of the Site looking south-east towards the western fields and the site of Cantlop Mill (32).



Plate 4: View of Site looking south-east towards the western fields of site and Cantlop Bridge (3).



Plate 5: View of the Site looking east towards the western fields.



Plate 6: View north across western fields of Site



Plate 7: View north-west across the site looking towards Boreton Bridge (15).



Plate 8: View north across the site looking towards Berrington



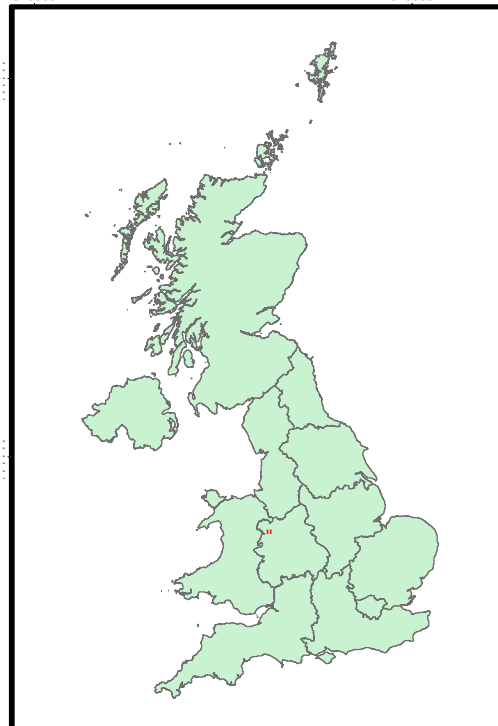
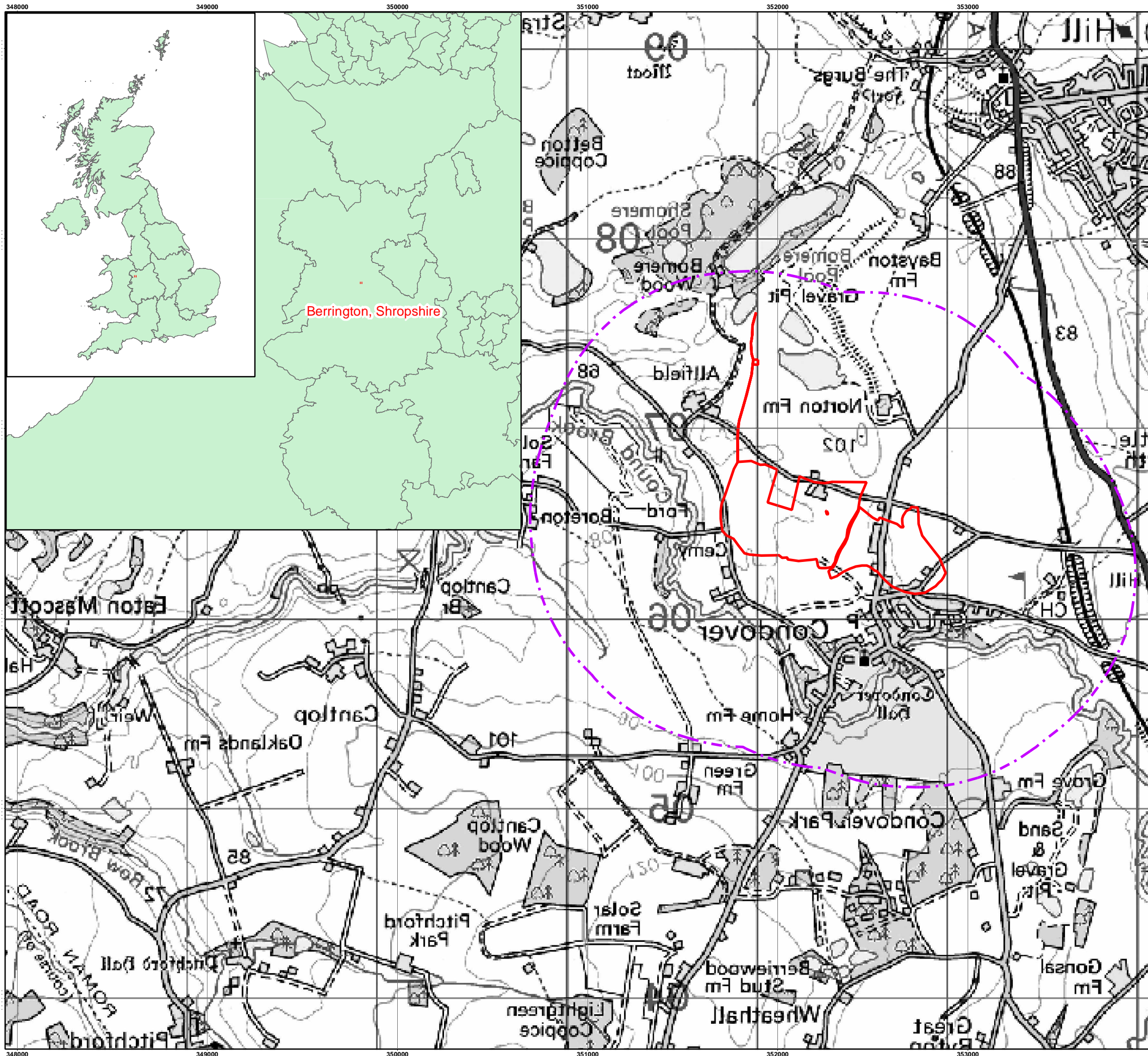
Plate 9: View north-west across eastern fields of Site.



Plate 10: View south-east across eastern fields of Site. .



Plate 11: View south-along trackway that divides western and eastern fields of Site. .



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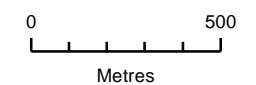
Berrington Solar Farm

Figure 1. Site Location

-  Site Boundary
-  Study Area

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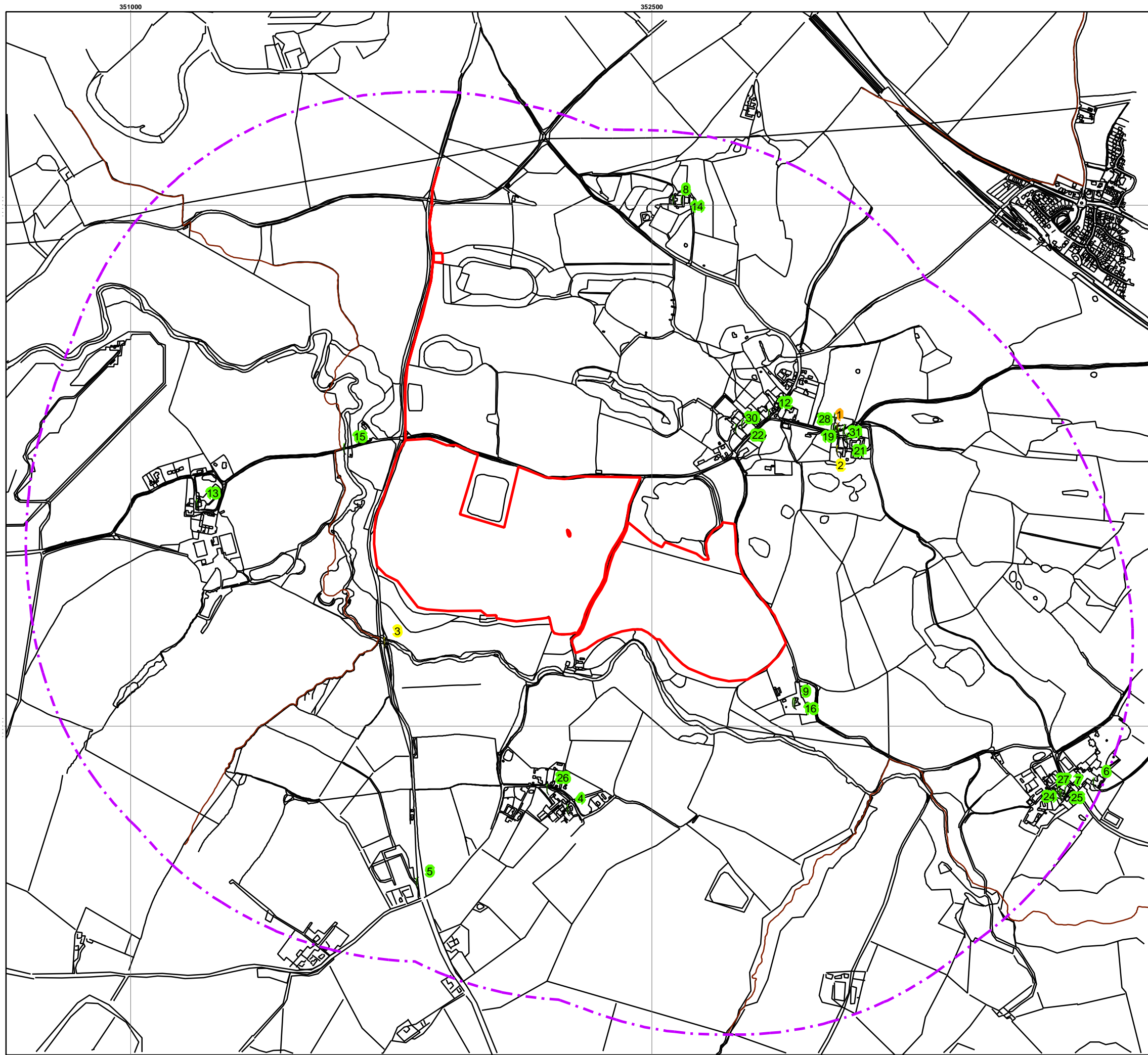
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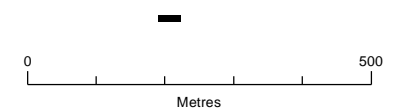
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Figure 2. Designated Heritage Assets within the Study Area

-  Site Boundary
-  Study Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building

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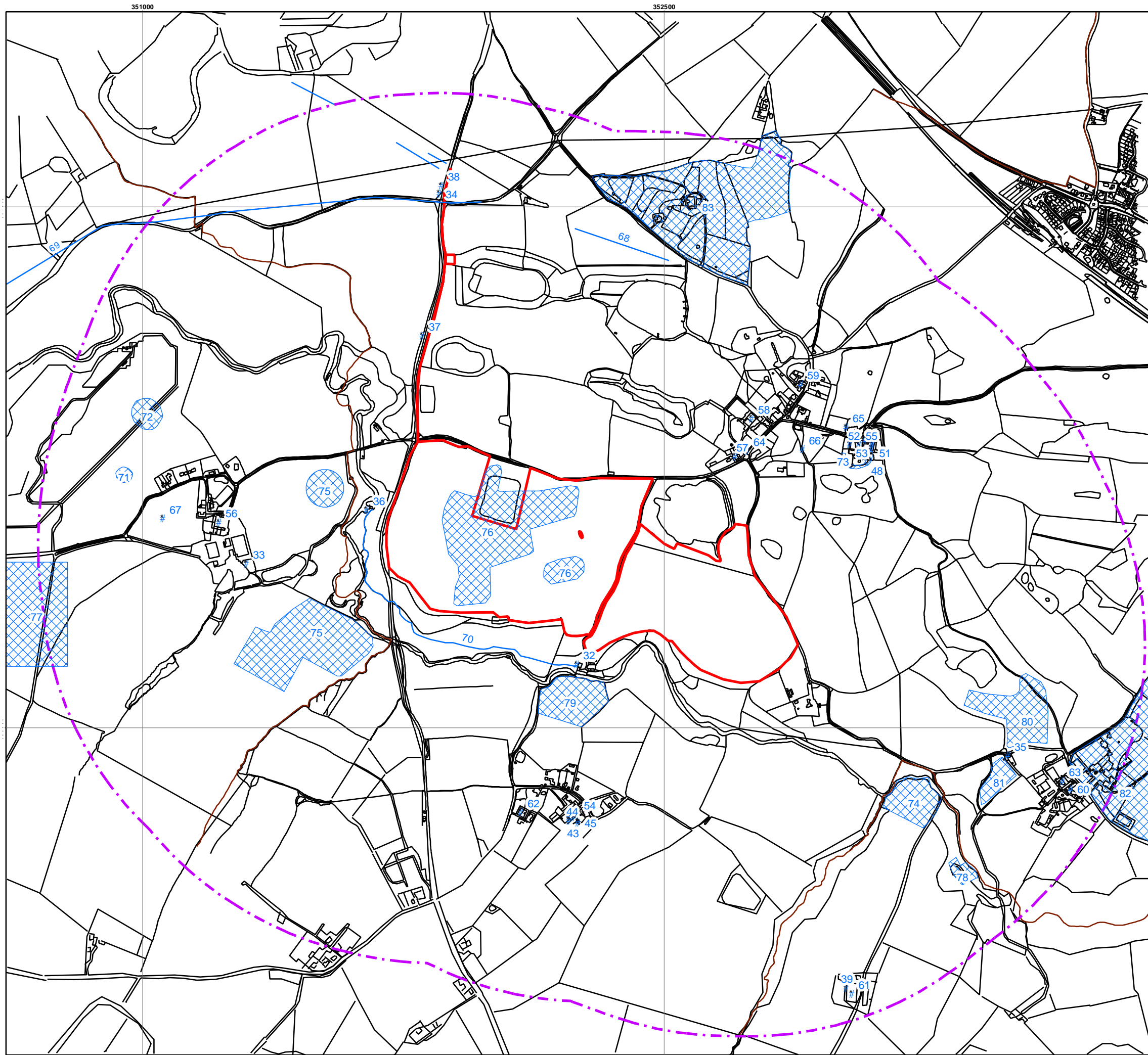
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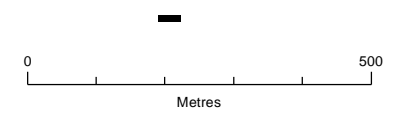
Figure 3. HER Heritage Assets within the Study Area



-  Site Boundary
-  Study Area
-  32 # HER Heritage Asset Point
-  68 HER Heritage Asset Line
-  71 HER Heritage Asset Poly

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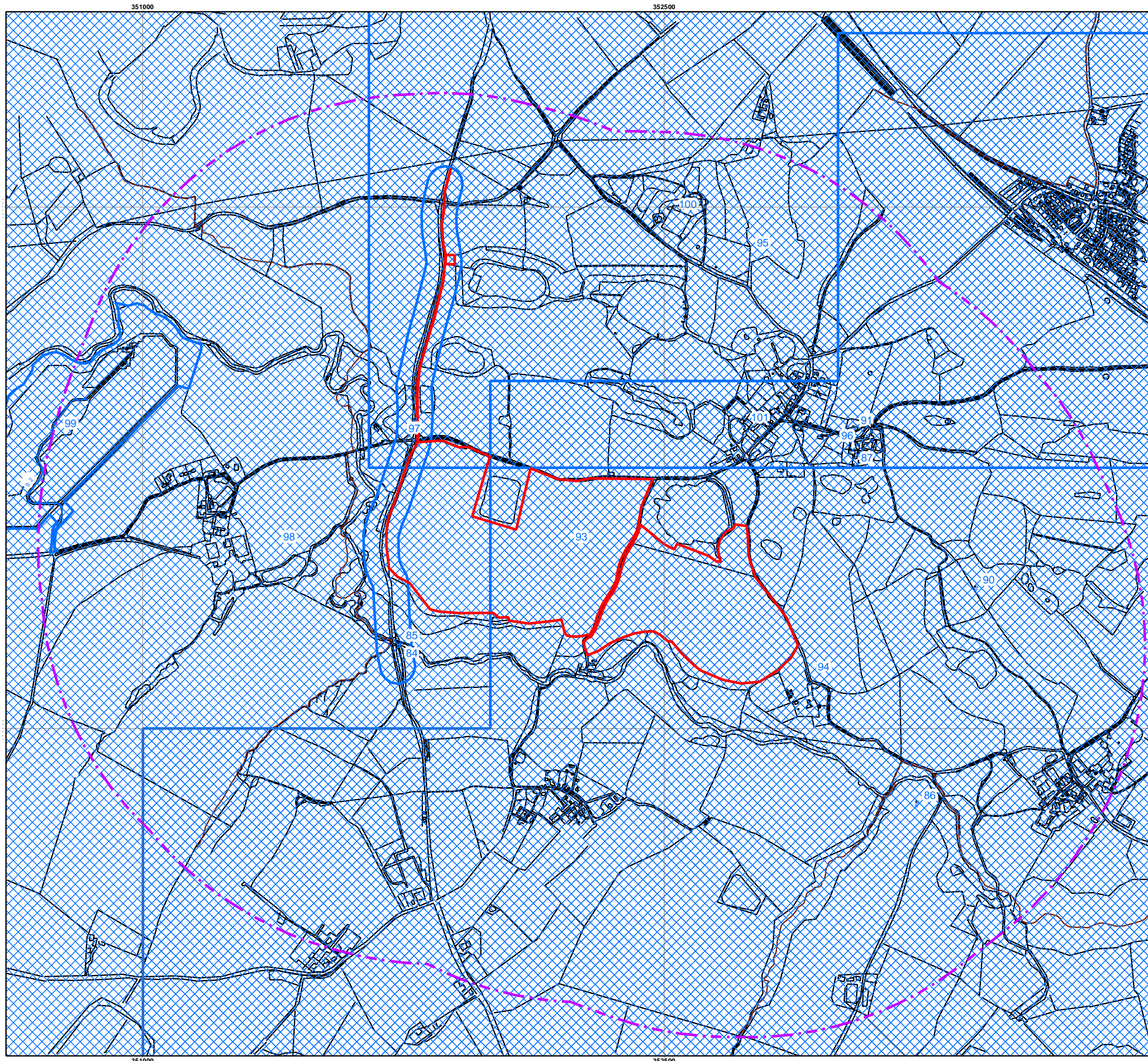
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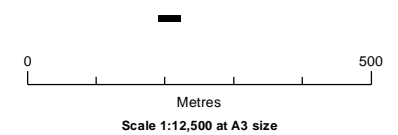
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Figure 4. HER Heritage Events within the Study Area

-  Site Boundary
-  Study Area
-  HER Heritage Event Point
-  HER Heritage Event Line
-  HER Heritage Event Polygon

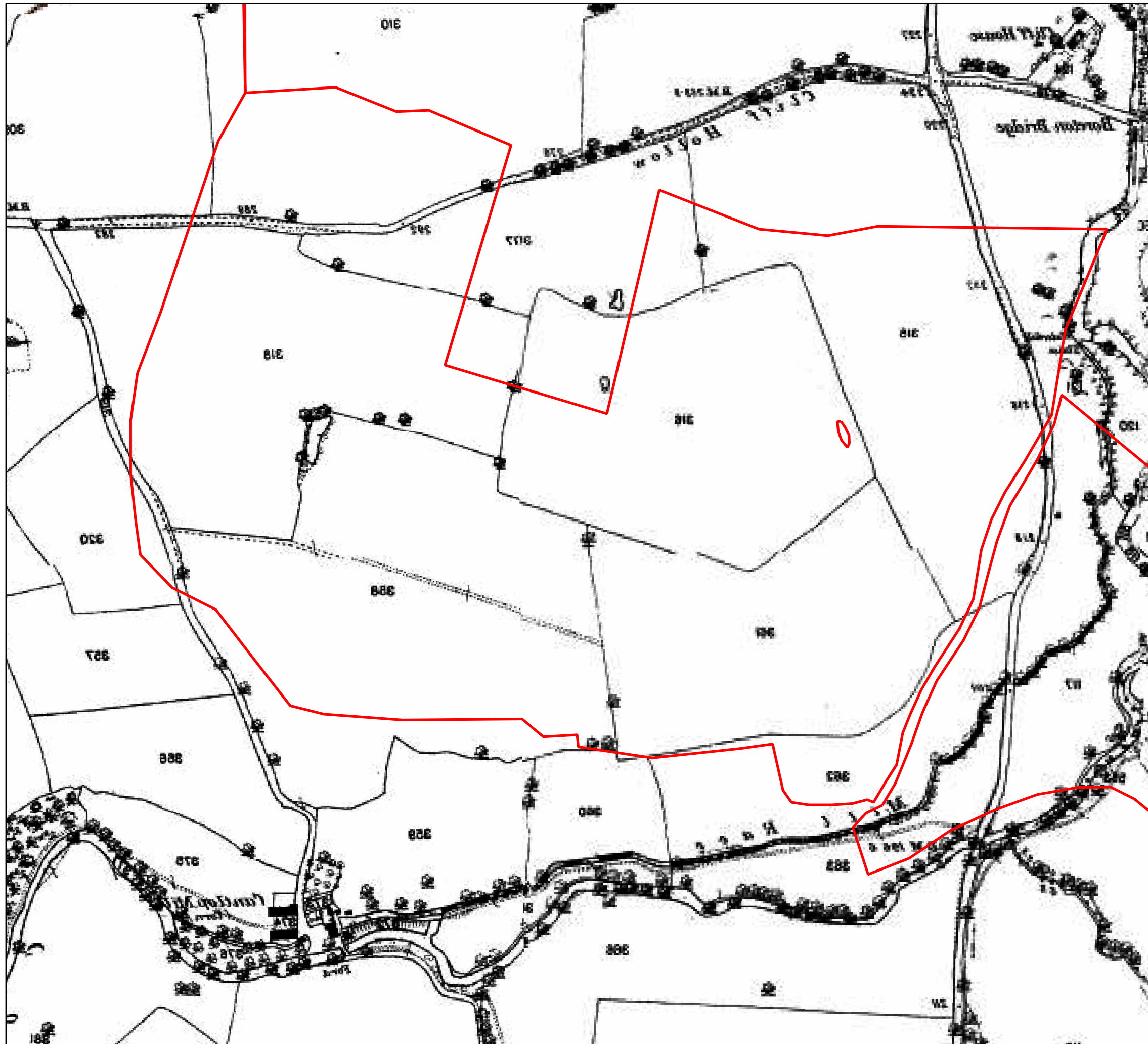
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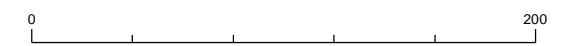
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Figure 5a. West Extent of Site Location on the OS County Series: Shropshire 1:2,500 map of 1882

 Site Boundary

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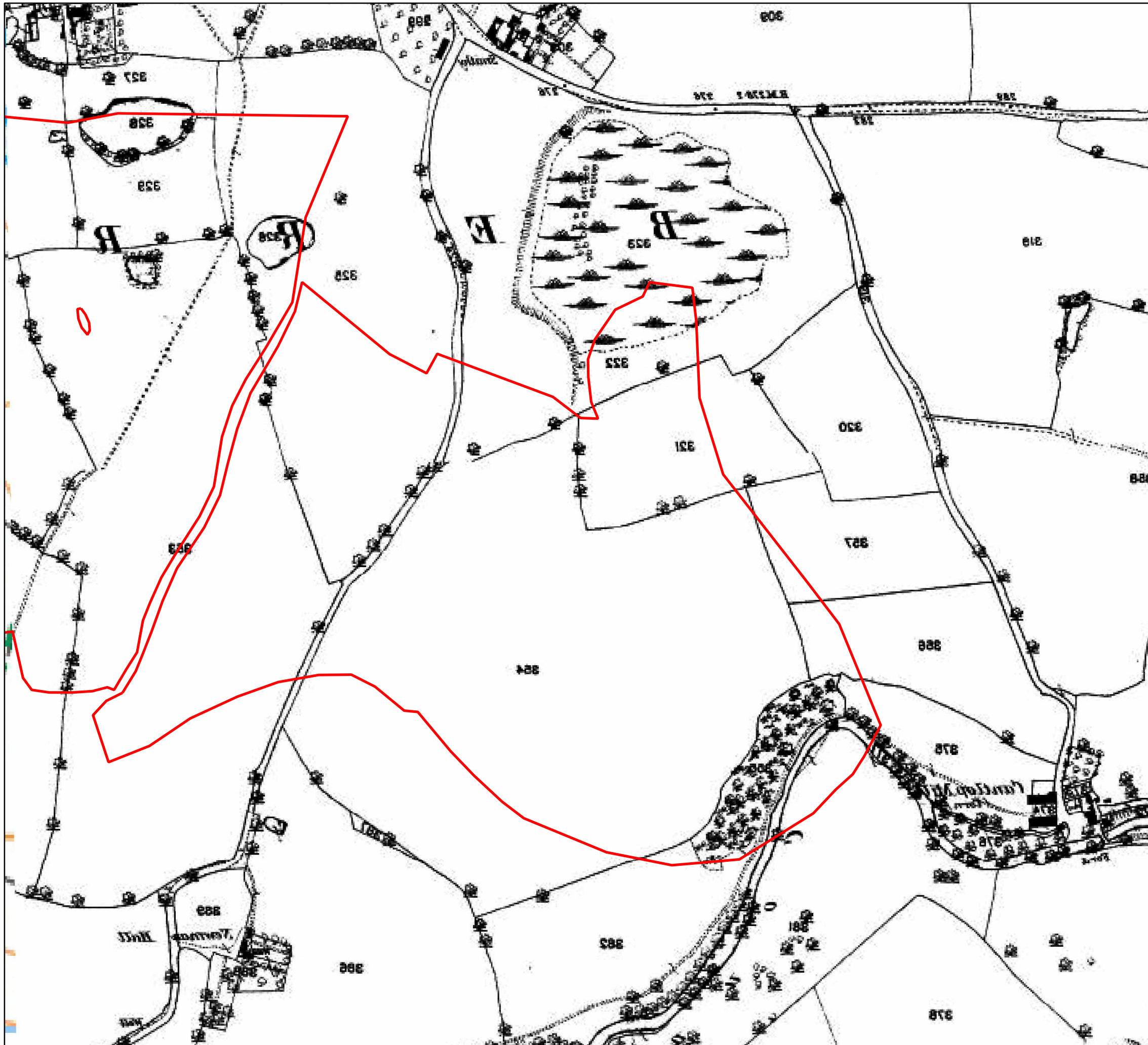


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Figure 5b. East Extent of Site Location on the OS County Series: Shropshire 1:2,500 map of 1882

 Site Boundary



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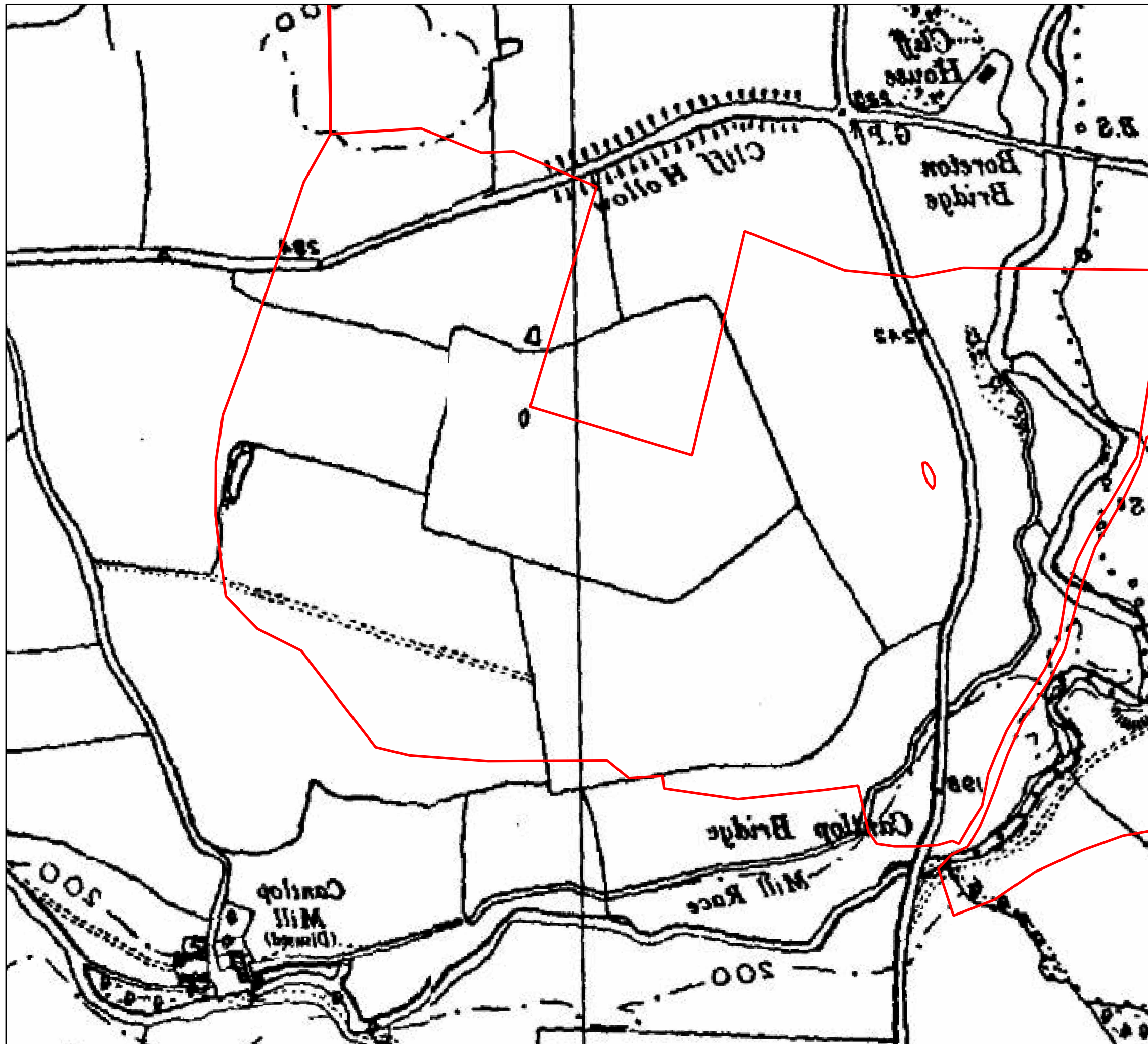
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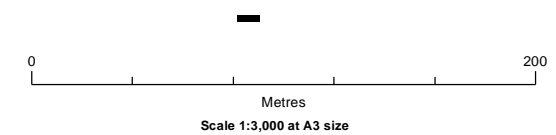
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Figure 6a. West Extent of Site Location on the OS County Series: Shropshire 1:10,560 plan of 1954



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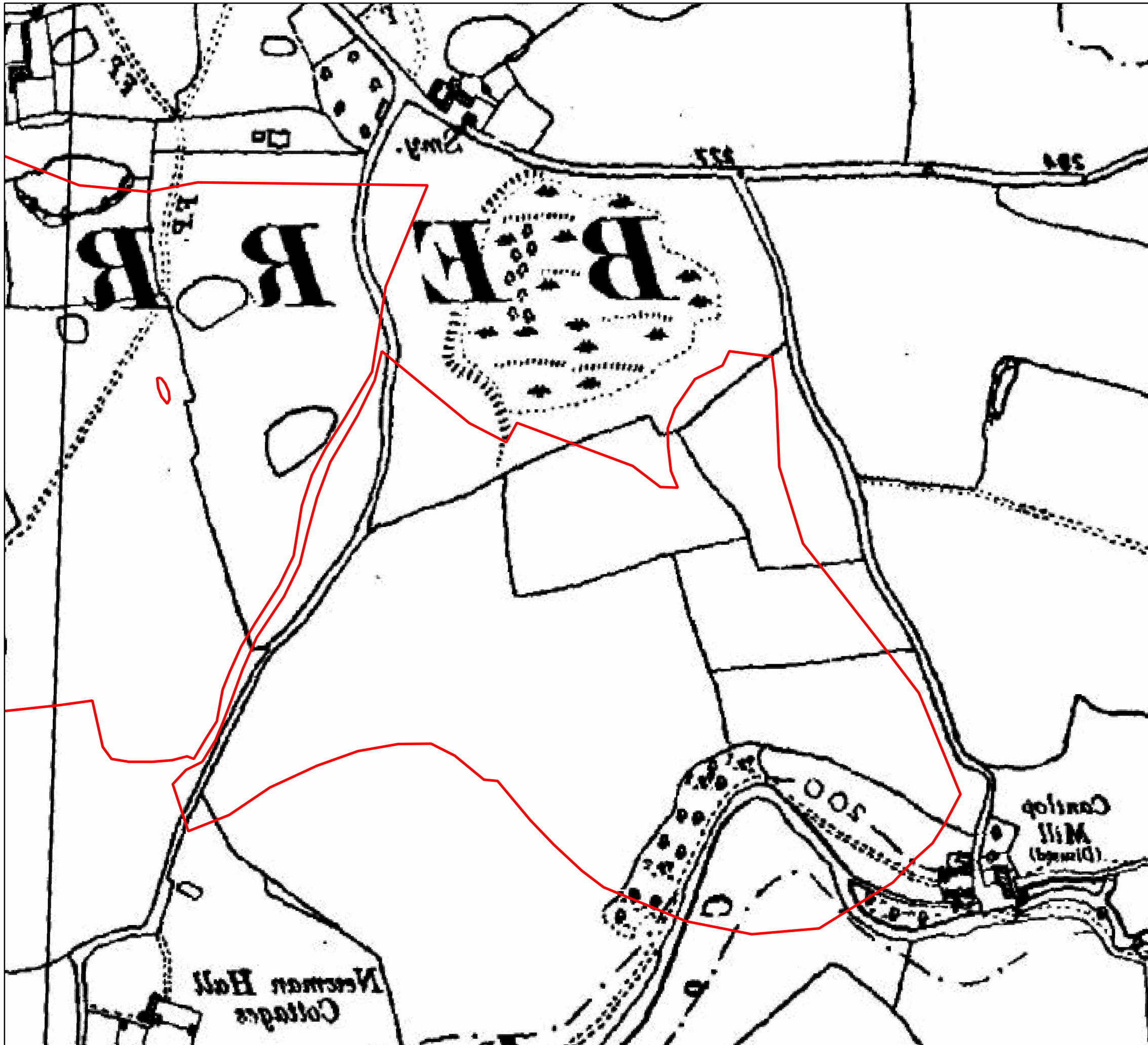
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Figure 6b. East Extent of Site Location on the OS County Series: Shropshire 1:10,560 plan of 1954



Site Boundary

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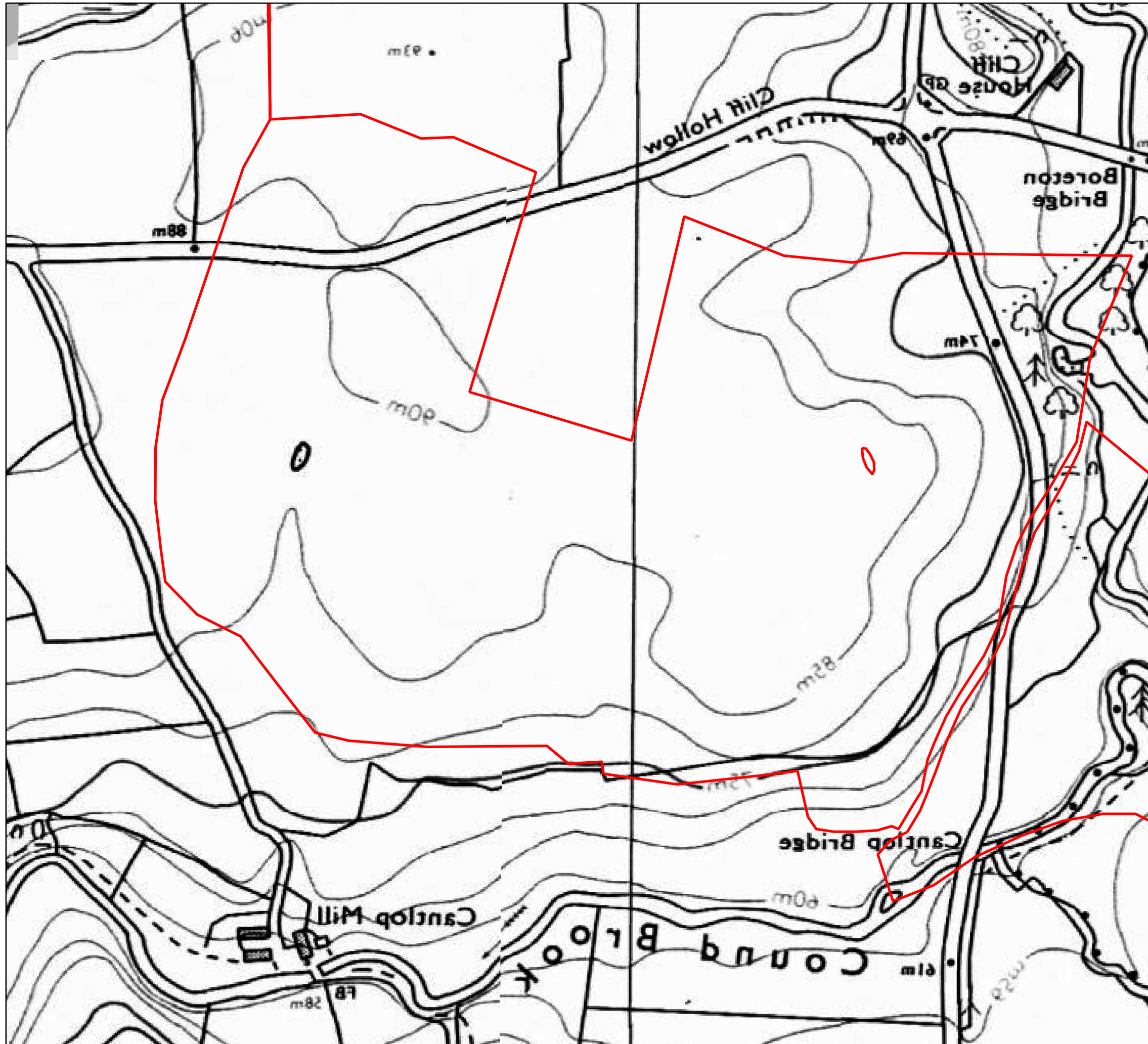


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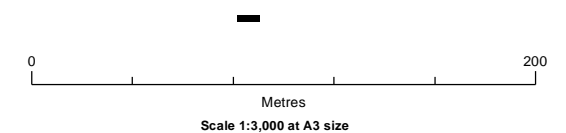
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Figure 7a. West Extent of Site Location on the OS County Series : Shropshire 1:10,000 plan of 1977

 Site Boundary

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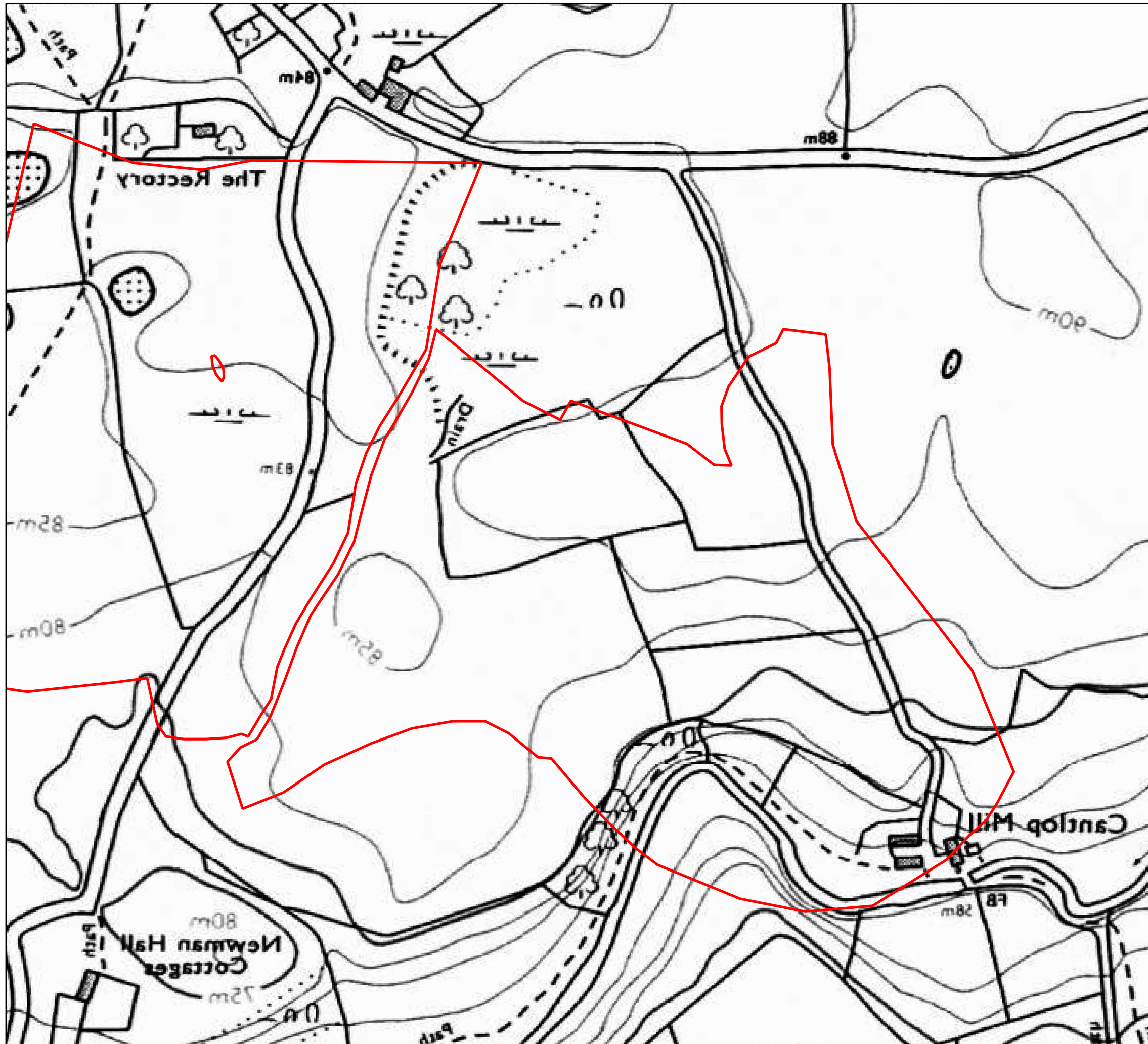


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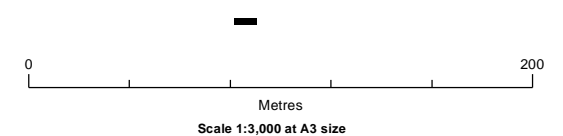
Figure 7b. East Extent of Site Location on the OS County Series : Shropshire 1:10,000 plan of 1977

 Site Boundary



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