

Flour Not Power

Built Heritage Reappraisal

A Response to the Built Heritage Statement Submitted as Part of
Application: 23/03207/REF

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Figure 1: Birds-Eye-View over Berrington and Cantlop



Figure 2: Birds-Eye-View Demonstrating the Impact of Proposed Development Site

Author's Background

- My name is Tim Jenkins, I am an independent heritage professional.
- I have over 20 years experience working in the heritage sector and the management of the historic environment.
- Qualifications include an undergraduate degree in History, master's degree in Heritage Management from the Ironbridge Institute, and a PhD from the University of Birmingham. In addition, I am a fellow of the Royal Historical Society and the Royal Society of Arts.
- Positions and appointments have included working as a senior manager in local government, a professor in higher education, and numerous positions conserving historic assets in the private and charitable heritage sectors.
- I was a founding trustee of Victoria County History (Shropshire), an organisation dedicated to the historical research of the county's history and the significance of its cultural heritage.
- During my 9 years at Shropshire Council, I worked as the authority's Heritage Projects Manager and Head of Culture and Heritage. This involved offering professional expertise in all matters relating to the mechanics of managing the historic environment and heritage assets within the county.
- As Head of Culture and Heritage I was responsible for the management and conservation of historic assets including the strategic development of Shrewsbury Museum & Art Gallery and the Shrewsbury Flaxmill Maltings. I also had strategic oversight of the Shropshire Hills National Landscape and associated management policies.
- Whilst working as Professor of Culture and Heritage at the University of Chester, I was able to combine my practical knowledge of the application of heritage legislation with the development of postgraduate education.
- Work in higher education involved the development of a MSc Heritage Practice programme that utilised the heritage and archaeology of Shropshire and the Welsh Marches to teach the practicalities of planning and policy in the historic environment. Research included two seasons of archaeological investigations at Shrewsbury Castle.
- Consequently, I have extensive knowledge of the historic county of Shropshire and confirm that the evidence presented in this statement are my true professional opinions.

1. Introduction:

1.0 This reappraisal of certain heritage has been undertaken with the benefit of views, as demonstrated through enclosed photographic images, that were not available when the consultant team conducted their assessment and submitted as part of the appellant's original Built Heritage Statement. Flour Not Power will demonstrate in this report that, following the analysis of additional evidence, the proposed development does not accord with the relevant legislation and policy relating to heritage. Evidence will focus on the impact of the proposal on the following heritage assets:

Cantlop Bridge – Grade II* listed, list entry number 1366715;

Berrington Farmhouse – Grade II listed, list entry number 1177114;

Newman Hall Cottages and Associated Pump – both Grade II listed, list entry numbers 1176937 and 1055579;

Cantlop Mill – locally listed and referred to in the Shropshire Historic Environment Record.

The above heritage assets are by no means an exhaustive list but have been specifically selected due to the ease in which it is possible to witness the impact of the proposed development on their setting. For further historic assets affected by this development proposal please consult the appendices, more detail will be found in Section 4 of this report 'Reappraisal of the Significance of the Heritage Assets'.

1.1 This report will evaluate the methodology adopted in the appellant's Built Heritage Statement and, utilising views from private residences and additional historical research to further contextualise the interdependency of settlements throughout the Cound Brook Valley, offer alternative conclusions and details to assist in the Inspector's site visits scheduled for March 2024. The proposed development site has been clearly denoted in red on images taken from private residence to demonstrate the extent of the impact on the heritage setting of these properties and the potential impact upon future understanding. All images are courtesy of Hamish Eccles unless otherwise stated.

1.2 Subsequently, this reappraisal will demonstrate that once the duty in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 has satisfied, the proposal would not accord with the adopted development plan, specifically policies MD13 of SAMDev, Shropshire Council's Core Strategy. Subsequently, this report demonstrates that the current proposal would have an unacceptably negative impact on the heritage significance of not only the protected buildings listed above, but further heritage assets within the locality of the Cound Brook Valley, which would ultimately not preserve their settings.

2. Relevant Heritage Policy and Regulation:

2. The following paragraph below is contained within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

General duty as respects listed buildings in exercise of planning functions.

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

This is the basis for contesting the previously submitted conclusions. In terms of the detail describing how the above act should be applied, Section (6) of the Shropshire Council's Development Management Report ¹ relating to heritage assets, states that the conclusions in the original Built Heritage Statement which considered the impact of the scheme, were tested against the following legislation.

- 2.1 The report directly quotes the significance of Paragraph 200 of the National Planning Policy Framework (hereafter NPPF). ² Compliance with Paragraph 200 NPPF requires an applicant to describe the significance of any heritage assets potentially affected by a proposed development, including any contribution made to their overall setting. In addition, the Development Management Report specifically details the local planning authority's responsibilities as outlined in Paragraph 203 NPPF which are reiterated in full below:

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

- 2.2 In addition, we are reminded that Paragraph 205 NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, special regard should be paid to the asset's conservation' and also that 'where a development proposal will lead to less than substantial harm to the significance of a

¹ Shropshire Council, Development Management Report: Application Number 22/04355/FUL (9 May 2023) 21-22: <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RITWS2TDJ7200> (Accessed 17 January 2024)

² This report will reference the National Planning Policy Framework as revised in December 2023 and all paragraph numbers have been updated accordingly.

designated heritage asset, this harm should be weighed against the public benefits of the proposal' as highlighted in Paragraph 207 NPPF. ³

2.3 Flour Not Power understands the importance of renewable energy and the need to reduce dependencies for electricity generation away from coal and gas. Nevertheless, Historic England Advice Note 15 entitled 'Commercial Renewable Energy Development and the Historic Environment' stresses the need to carefully consider the impact of such schemes on the setting of heritage assets which may affect their historical significance and should also be applied when considering public benefit as detailed in Paragraph 207 NPPF. Historic England state that:

When assessing the likely impacts of a proposal on the historic environment, it is important to consider not only the direct physical impacts of the development, but also any impacts on the contribution setting makes to the significance of identified heritage assets; setting can contribute to the significance of a heritage asset and it can allow that significance to be appreciated. This entails identifying the contribution that the setting of any heritage assets makes to the significance of those assets and any impact the proposed development would have on that significance. The assessment also needs to explore potential measures that avoid or reduce the level of harm. ⁴

2.4 Although it is noted that a 10-year landscape management and maintenance plan has been suggested as a condition of the application, it is not believed that these are sufficient to alleviate the negative impact on the heritage assets within the 1km study area and beyond. Consequently, this report will present new evidence to demonstrate that the overall conclusions that the proposal will result in no negative impact to the significance of the listed buildings, as presented in the Development Management Report and the appellant's Built Heritage Statement, are deemed to be inaccurate and that the mitigation of residual landscape effects, particularly in the vicinity of Cantlop and Cantlop Mill, will not alleviate an enduring loss to the setting.

2.5 As such, this report will examine the evidence in accordance with SAMDev Policy MD13 which states that the county's heritage assets will be protected, conserved, sympathetically enhanced, and restored in accordance with the following four principles:

Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.

Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are

³ Shropshire Council, Development Management Report: Application Number 22/04355/FUL

⁴ Historic England, 'Commercial Renewable Energy Development and the Historic Environment: Advice Note 15' (Historic England, 2021), 12

accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.

Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.

Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. 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.⁵



Figure 3: The Proposed Development Site (denoted in red) and the Potential Segregation of Cantlop and Berrington

⁵ Shropshire Council, Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (Shropshire Council, 17 December 2015), 80: [Microsoft Word - SAMDev Adopted Plan \(shropshire.gov.uk\)](https://www.shropshire.gov.uk) (Accessed 17 January 2024)

3. Analysis of the Built Heritage Statement as Submitted by Econergy International Ltd:

- 3.0 The Built Heritage Statement prepared by Pegasus Group, on behalf of Econergy International Ltd., identified that the proposed development site does not contain any designated heritage within its immediate boundary but acknowledges that within the 1 km there are thirty-one designated heritage assets.
- 3.1 The compilation of the Built Heritage Statement satisfies the requirement given in Paragraph [200] NPPF which requires an applicant to ‘describe the significance of any heritage assets affected, including any contribution made by their setting.’
- 3.2 However, the additional historical research and site lines taken from the locations of private heritage and offer alternative conclusions within the subjective wording of Paragraph [200] NPPF in regard to determining the importance of a heritage asset:

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.

This reappraisal will demonstrate that the importance of the assets in question can not be considered in isolation to their significance to the historical narrative of The Cound Brook Valley.

The Appellant’s Built Heritage Statement Methodology:

- 3.3 A representative of Pegasus Group conducted a site visit to the proposed development site and its environs on 25 January 2022 and conducted an assessment of a selection of heritage assets from publicly accessible areas. It was stated that the visibility was clear and that ‘surrounding vegetation was not fully in leaf at the time’ enabling a ‘clear indication as to potential intervisibility between the site and the surrounding areas’⁶, and by definition demonstrating impact on the setting of neighbouring heritage assets.
- 3.4 The report also acknowledges the limitations of any such site visit and obtaining accurate representations of certain views due to conditions outside the consultant’s control:

Access was not obtained from private property to assess views. On the date of the site visit, access to Cantlop was not possible due to road

⁶ Pegasus Group, Built Heritage Statement: Land South of Berrington, Shropshire, SY5 6HA (Pegasus Group, August 2022), 7

closures. Where access has not been obtained statements on impact are qualified by the term ‘anticipated’ in any assessment.⁷

- 3.5 These restrictions are acknowledged as defined in Paragraph 24 of Historic England’s Guidance Note on the ‘Setting of Heritage Assets’, and associated methodology for assessment as utilised in the appellant’s submitted Built Heritage Statement, states the following:

Where spatially extensive assessments relating to large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities and reasonableness of requiring assessors to access privately owned land. In these circumstances, they should also address the extent to which assessors can reasonably be expected to gather and represent community interests and opinions on changes affecting settings.⁸

It is appreciated that the thirty-one heritage assets contained within the 1km radius of the proposed development site, as identified the appellant’s original application, are spatially extensive hence their adopted methodology was focused accordingly. However, without physical access to privately owned property is difficult to fully ascertain the impact of the scheme on the setting of individual heritage assets.

- 3.6 Consequently, this report will focus on those heritage assets which Flour Not Power consider to be most impacted by the scheme, reassess the conclusions in the appellant’s Built Heritage Statement utilising images demonstrating visual impact, and contextualise the interdependencies of settlements and associated heritage assets throughout The Cound Brook Valley.

Addressing the Acknowledged Limitations:

- 3.7 The appellant’s Built Heritage Statement utilises Historic England’s recommended methodology entitled ‘Historic Environment Good Practice Advice in Planning Note (3)’. This is a tried and tested method for evaluating the setting of heritage assets and advocated a 5-step approach to determine the impact of proposed development.

- 3.8 The Planning Note encourages heritage professionals to reacquaint themselves with the definitions contained in Annex 2 of the National Planning Policy Framework when conducting any such assessment. The most significant of those definitions in relation to this report are worth reiterating in full:

Setting of a heritage asset

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

⁷ Ibid.

⁸ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition), (Historic England, 2017), 9

the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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.

3.9 However, even whilst considering the above definitions, the 5-stage linear process is not infallible, and the setting of heritage assets is therefore open to interpretation depending upon the information immediately available during an assessment. Flour Not Power wish to demonstrate that the images contained in this report, which were unavailable during the compilation of the appellant's original Heritage Statement, accompanied by additional historical research, offer an alternative to the intervisibility or co-visibility assessments and summaries of impact as previously presented.

The Historic England Assessment Process:

3.10 Step 1 of the recommended methodology is to identify those heritage assets which are likely to be affected as detailed in Paragraph 20 of the Historic England Guidance which states that:

Step 1: Identify which heritage assets and their settings are affected. The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.⁹

It is recognised that this step enabled the identification of the designated heritage assets and non-designated built heritage assets (local listings) present both within and beyond the appellant's 1 km radius of research. However, there are four heritage assets that Flour Not Power consider would be adversely affected by the development proposal and these will be discussed in detail below.

3.11 Once heritage assets have been identified the next stage of the process is to determine the significance and contribution of physical surroundings to their historical significance and unique character. There is an accompanying checklist which Historic

⁹ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition), (Historic England, 2017), 9

England recommend is considered as part of this assessment process to inform any subsequent conclusions.

- 3.12 These are split into two categories which assist in elucidating the contribution of setting to the significance of any individual heritage asset. The first category considers the asset's physical surroundings whilst the second considers the experience of the asset. Those elements considered most appropriate to this reassessment are detailed below and have been utilised in making revised conclusions:

Physical Surroundings:

1. Topography
2. Aspect
3. Other heritage assets (including buildings, structures, landscapes)
4. Definition, scale and 'grain' of surrounding landscape and spaces
5. Openness, enclosure, and boundaries
6. Functional relationships and communications
7. History and degree of change over time

Experience of the Asset:

1. Surrounding landscape or townscape character
2. Views from, towards, through, across and including the asset
3. Intentional intervisibility with other historic and natural features
4. Tranquillity, remoteness, 'wildness'
5. Sense of enclosure, seclusion, intimacy, or privacy
6. Degree of interpretation or promotion to the public
7. Rarity of comparable survivals of setting

Once step 2 has been completed it enables an assessment to be undertaken regarding the effect of the proposed development on the significance of the asset(s). As with any process of this kind, regardless of adherence to policy and professional guidance, there remains a degree of subjectivity depending on the available information at the time an assessment was conducted, and Flour Not Power would like to present an alternative interpretation utilising the same methodology.

- 3.13 In particular, the following paragraph from the Historic England guidance is perhaps one of the most pertinent to this reappraisal:

Access and Setting:

Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting, constraints on access such as remoteness or challenging terrain, **and the importance of the setting to a local community who may be few in number.** The potential for appreciation of the asset's significance may increase once it is interpreted or mediated in

some way, or if access to currently inaccessible land becomes possible.¹⁰

3.14 Finally, in regard to the appellant's adopted methodology of assessment, it is worth noting that only three stages of the five-stage process were adopted. It is considered that Step 4 of Historic England's guidelines entitled 'Explore ways to maximise enhancement and avoid or minimise harm', would also have been useful as part of the Heritage Report in such a unique setting such as The Cound Brook Valley.

3.15 However, at the time of the Pegasus Group report it was possibly believed that this requirement would have been adequately addressed through the submission of a mitigation strategy to reduce visual impact.

¹⁰ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition), (Historic England, 2017), 4-5

4. Reappraisal of the Significance of Heritage Assets:

- 4.0 In this section of the Flour Not Power report a reappraisal will be undertaken utilising previously unseen evidence relating to the impact of the development of the heritage setting of four specific assets in close proximity to the proposed location.
- 4.1 This will allow for alternative conclusions to be presented utilising the appellant's original assessment methodology and in accordance with the associated heritage legislation as dictated by the government and their nominated enforcement bodies (see Section 2).
- 4.2 However, this reappraisal will firstly demonstrate the intrinsic interconnectivity of The Cound Brook Valley and argue that the heritage assets contained therein, as identified in the appellant's submitted Built Heritage Statement, can not be considered in isolation and form part of a connected landscape stretching back thousands of years.

The Cound Brook Valley through Berrington Parish

- 4.3 The valley of the Cound Brook through Berrington parish has been home to agriculture and human settlement for thousands of years and presents a largely unspoiled rural landscape within the wider historic context of central Shropshire. It features an array of extant heritage assets, and the potential for the discovery of many more. It forms an important part of a wider heritage environment in the area: its best-known heritage feature, Cantlop Bridge, is a nationally important monument, but also lies on the main route to other heritage attractions of national significance, including the Grade I Pitchford Hall ¹¹ and Grade I Acton Burnell Castle. ¹²
- 4.4 The Association of British Travel Agents (ABTA) have recently listed Shropshire as their first ever domestic tourist destination to watch, describing it as a 'rural gem' with 'some of the country's most beautiful landscapes, towns and villages.' ¹³ It is argued here that the Cound Brook valley forms an important part of the historic landscape which has informed such an accolade, and that the effect on this landscape of the proposed development would be detrimental to its heritage and tourist value.

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1177907?section=official-list-entry> (Accessed 18 January 2024)

¹² <https://historicengland.org.uk/listing/the-list/list-entry/1366722> (Accessed 18 January 2024)

¹³ Association of British Travel Agents, *Destinations to Watch in 2024*, 10: https://cdn.roxhillmedia.com/production/email/attachment/1550001_1560000/8e456c46699105a1bee6a0c427110d08aa828672.pdf (Accessed 22 January 2024)

4.5 Within Shropshire's Adopted Plan, MD11 Tourist Facilities & Visitor Accommodation, states the following:

Policy MD11 supports delivery of Core Strategy Policy CS16 which sets out a positive approach to tourism, leisure and recreation development that balances the benefits to the economy with the need to protect the qualities of Shropshire in line with the aims of the National Planning Policy Framework

This recognition that tourism makes a positive contribution to the local economy must be kept in mind when considering the impact of the proposed development on the immediate vicinity and associated leisure activities that attract visitors to the un-spoilt landscape of the Cound Brook Valley.

4.6 Settlement Patterns: the parish of Berrington traditionally contained five settlements:

Berrington – historically the largest village, the parish centre including church;

Cantlop – a small hamlet of houses and cottages on the opposite side of the Cound Brook;

Eaton Mascott – a small hamlet based on Eaton Mascott Hall; its owners held extensive lands in the parish, including the development site. The Holcroft family, descended from Black Country ironmaster George Holcroft;

Brompton – a small hamlet on the opposite side of the Wenlock Road, held by Shrewsbury Abbey until the Dissolution, then part of the Attingham estate;

Betton Abbots – a small hamlet in the North of the parish centred on a large manor house and private church, with evidence in moated remains of much older settlement. Similarly, to Brompton, it passed from Shrewsbury Abbey to Attingham.

4.7 In the nineteenth century, the squatter's settlement of Cross Houses grew into the most substantial residential area in the parish, leaving Berrington and Cantlop as smaller, more rural settlements. The Cound Brook, a tributary of the Severn, is the main geographical feature of the parish, rising in the Long Mynd and Caer Caradoc, and reaching the Severn between Cross Houses and Cressage.

4.8 Pre-historic Settlement: this particular section of the Cound Brook valley, including settlements at Cantlop, Berrington, Newman Hall, Eaton Mascott and Boreton, shows evidence of human activity dating from at least the Roman era. This is unsurprising – a sloping, south-facing valley with excellent soil would make an ideal place to settle and although archaeological work has not yet been undertaken in this area, there are older,

Bronze Age settlements close by at Lower Bayston and Brompton, and evidence of Iron Age settlements at Betton and Condover, suggesting that such explorations would be fruitful. The capital of the Cornovii tribe at the Wrekin, and the hillfort at Caer Caradoc (reputed to have been the site of Caractacus' last stand against the Romans) are also close and form part of the views from and of the proposal site.¹⁴ As part of statutory consultations, Shropshire Council's Historic Environment have also noted the likelihood of Iron Age or Roman enclosures in the Western part of the proposed development.

4.9 Roman Settlement: Roman settlement also appears likely. The Roman road connecting Caerleon and Chester via Wroxeter Roman city (2.7 miles from the site) passed a short distance from the site, bordering the South-East of Berrington Parish and leaving traces of Roman architecture such as Radnor Bridge in Acton Burnell. It was in use as a road until at least the nineteenth century, and now forms footpaths. Archaeological excavations of Wroxeter's hinterland have found Roman artefacts and evidence of Roman settlements and villas at Eaton Mascott, Berrington and Pitchford.¹⁵ As proposed in Shropshire Council's heritage assessment, there is a strong chance that the proposed development site may contain evidence of Roman or older settlement.

4.10 Medieval Settlement: The development site was certainly occupied at the time of the Norman Conquest. The parish of Berrington at that point constituted five townships, the manors of Berrington, Brompton, Cantlop, Eaton Mascott and Sefton. The Lord of Berrington and Eaton Mascott prior to the Conquest was the Saxon Thorth of Wroxeter; he was dispossessed under the new regime. Berrington passed to Azo, and Eaton Mascott to Fulcher (though both ultimately reported to the Norman aristocrat Rainald de Knightley). Cantlop's Saxon lord was Edric the Wild; he too was replaced by the major Norman landowner Norman the Hunter. Some of the land was granted to the abbeys at both Shrewsbury and Haughmond.¹⁶

4.11 Landownership has, as typical of the English countryside, passed through many hands since then, via inheritance, sale, and marriage, but demonstrating the interconnectedness of the valley with its wider surroundings. Berrington, for instance, came under the control of the Lee family of Acton Burnell, and via marriage to the Smythe baronets who remained lords of the manor into the nineteenth century. Owners in Cantlop included Ralph of Pitchford and the well-known Elizabethan barrister Sir Thomas Owen, who purchased Condover Hall and married into the Smythe family. Eaton Mascott also ended up with the Owen family; it was eventually sold to the Holcroft baronets in 1891.¹⁷

4.12 Medieval Agriculture: There is clear evidence that the proposal site has been in constant use for agriculture for the whole of this time. Originally, it formed part of Old

¹⁴ John Moss, *Celtic Places & Placenames: Heritage Sites & the Historical Roots of Six Nations* (Pen and Sword History, 2022)

¹⁵ Roger White, "Summary of Fieldworks Carried out by the Wroxter Hinterland Project 1994-7," *Transactions of the Shropshire Archaeological and Historical Society* 72, no. 1 (1997): 1-8

¹⁶ Gaydon, *The Victoria History of Shropshire*, 8:19

¹⁷ Shropshire Parish Register Society, *The Register of Berrington (1559-1837)*, 1920

Field, common land for the use of residents of Berrington and Cantlop on both sides of Cliff Hollow. By 1316 the site was known as Berrington Field, and by 1418 as Low Field.¹⁸ The fields were enclosed by their various owners between 1695 and 1732. They remained farmland, probably under mixed use: titles like Leasowe (pasture) and Meadow in the Field-Names Survey suggest grazing, and the Shropshire HER lists evidence of ridge and furrow earthworks in Low Field, and on the opposite side of the Brook near Cantlop Mill and towards Boreton – that is, within the proposal site itself.¹⁹



Figure 4: View from Boreton Bridge towards the Proposed Development Site (denoted in red)

- 4.13 Most of the extant historic buildings in the area demonstrate the link between the land and its people. Berrington Manor, the largest house, dates from 1658 and includes a range of listed farm buildings, as do Berrington Farm, Cantlop Farm, and the large collection at Eaton Mascott. Other listed buildings like Newman’s Hall Cottages were farm labourer’s homes.

¹⁸ Gaydon, *The Victoria History of Shropshire*, 8:15

¹⁹ H.D.G. Foxall, *Shropshire Field Names*, 1980, 1980, X7305, Shropshire Archives; “Ridge and Furrow in Berrington Parish (PRN 08492),” Shropshire HER: https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MSA18779&resourceID=1015; “Small Area of Ridge and Furrow Earthworks, S of Cantlop Mill (PRN 32775),” Shropshire HER: https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MSA35616&resourceID=1015 (Accessed 9 January 2024)

Newfordsmill in 1464. It was sold but returned to the manor in the sixteenth century; it remained in this estate until the twentieth century, and only ended operations in 1929.²²

- 4.15 As a busy corn mill (with two mills operating under one roof in the fifteenth century), it would have serviced both settlements (a downstream mill served Eaton Mascott).²³ As the field-names suggest, the miller occupied land on both sides of the Brook; by the time of the tithe apportionment in 1840, the miller was Thomas Whitfield, who farmed the whole of the proposal site for a variety of crops (including award winning potatoes and giant turnips).²⁴
- 4.16 In 1854, the mill suffered a major fire, and the main mill building was destroyed. However, buildings around it were saved and the mill restored by public subscription.²⁵ A public fund was initiated by James Caswell, trustee of the Methodist chapel in Cross Houses. Contributions included several large donations from local notables like Lord Berwick of Attingham (Thomas Noel-Hill, commemorated with a memorial in the church and whose brother Richard was Rector) and Rev. Hornby of Lythwood Hill, but many came as small donations from local people, demonstrating the importance of the mill and its occupants to the local social environment.²⁶ As Caswell suggested, “the old adage, ‘many can help one’, may be very properly exemplified in this case.”²⁷
- 4.17 Cantlop Mill was also the main thoroughfare between Cantlop and Berrington, prior to the construction of Cantlop Bridge. Both settlements were part of the parish of Berrington (a Saxon foundation – there were already a church and priest at the time of Domesday), and up to the 15th century at least, the bridge at Cantlop Mill was known to locals as “Church Bridge” – it formed part of an important public route between the hamlet of Cantlop and the village, allowing residents to attend church. It remained the main bridge across the Cound Brook in the parish until the construction of Cantlop Bridge on the Shrewsbury-Acton Burnell turnpike, in 1813.²⁸ The bridge was known as Cantlop Bridge in the eighteenth century and had been upgraded by Cantlop residents from a plank bridge to one fit for horses. As was noted in the early eighteenth century, “...That bridge was made only by the inhabitants of the Township of Cantlop for their Private conveniency of coming to Church.”²⁹ The ancient holloway still exists today (though much eroded) and continues through the proposed development site, and the remains of the mill race are still evident West of Cantlop Mill, which remained in operation until around 1929. The mill remains an important part of the landscape, tying together separate parts of the parish as it has for nearly a millennium.

²² Gaydon, *The Victoria History of Shropshire*, 8:23

²³ Gaydon, 8:23

²⁴ Shropshire Archives: 552/5/10, 'Tithe Commutation Records - General', *Hereford Times*, January 16, 1836 (See also 1841 Census)

²⁵ “Destructive Fire,” *Eddowe’s Shrewsbury Journal*, 19 July, 1854

²⁶ “Cantlop Fire,” *Eddowe’s Shrewsbury Journal*, 15 November, 1854

²⁷ “The Fire at Cantlop Mill,” 28 July, 1854

²⁸ Gaydon, *The Victoria History of Shropshire*, 8:16

²⁹ Georgina Frederica Jackson, *Shropshire Folk-Lore: A Sheaf of Gleanings* (London: Trübner, 1885), 342

4.18 Communications: by the end of the eighteenth century, the Cound Brook valley was an important part of an established agricultural scene and began to be more closely connected with the region around it. The modern A458 was turnpiked in 1752, but other roads followed. The Roman road from Wroxeter to Church Stretton was turnpiked in 1764 (though abandoned in 1829 and now only traversable on foot), and two more roads followed in 1797: King Street (from Shrewsbury to Acton Burnell) and the road from Atcham to Dorrington via Berrington and Condover. Early maps show a tollgate on the junction of these two routes, to the north of the proposed site. By 1812 it was clear that a ford over the Cound Brook was not sufficient, and a fund was raised by public subscription for a new bridge. This was completed in 1813 to innovative designs (at least) approved by County Surveyor Thomas Telford, in collaboration with local ironmaster William Hazeldine. Hazeldine was already familiar with Berrington and Cantlop, having owned and operated Pitchford Forge until just a year or two earlier. Pevsner records Cantlop Bridge as the 'only survivor of the standard cast-iron bridges Thomas Telford provided as County Surveyor to Shropshire,' and it is now maintained as a Grade II* listed structure by English Heritage.³⁰ A bridge nearby, adjacent to Cliff House, was recorded from 1659 and a similar cast-iron structure was installed by Lord Berwick in 1826. Cantlop Mill Bridge remained important – its maintenance became the responsibility of Condover Highways Board.³¹

4.19 Map Regression: maps from the early nineteenth century show well-established settlements at both Cantlop, Berrington and Easton Mascott. Baugh's 1 inch:1 mile survey of Shropshire from 1808, and Greenwood's 1827 update at the same scale both show a settlement pattern similar to the present-day arrangement. While these maps do not record the highway via Cantlop Mill, the earliest versions of the Ordnance Survey of Shropshire clearly show roads connecting Cantlop not only to Berrington (confirming earlier documentary evidence), but also to Eaton Mascott via Pitchford Forge. The network of roads and paths, and the public provision and maintenance of both Cantlop Bridge and Church Bridge at the Mill show the importance residents attached to frequent travel around the scattered parish.

³⁰ John Newman, Nikolaus Pevsner, and Gavin Watson, *Shropshire* (Yale University Press, 2006), 144; Gaydon, *The Victoria History of Shropshire*, 8:14.

³¹ "Condover Highways Board," *Wellington Journal*, April 22, 1882.



Figure 7: General View of Pitchford Forge

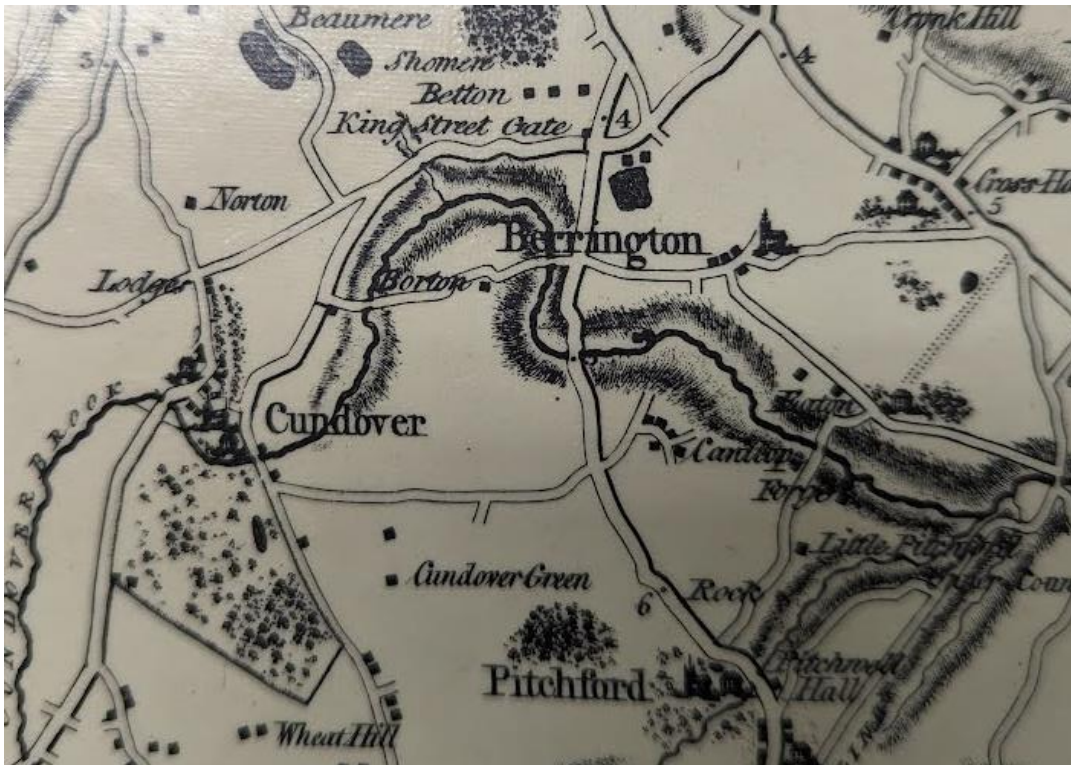


Figure 8: Excerpt from Baugh's 1" to 1 Mile Survey of Shropshire (1808)



Figure 9: Excerpt from Greenwood's 1" to 1 Mile Survey of Shropshire (1827)



Figure 10: Ordnance Survey 'Old Series' (1833)

4.20 Historic building: many of the buildings on these early maps survive today and formed the nucleus of each settlement in the nineteenth century. It is also likely that they were constructed using locally sourced materials (please see appendices). At Cantlop, there were four farmhouses and two cottages by the end of the eighteenth century. Cantlop Old Farm (now 69-70 Cantlop, Grade II listed) was the main

farmstead, with outbuildings and barns all included in the Shropshire HER. It was home to Richard Calcott in 1662, a descendant of whom married Richard Lawrence, whose family became the area's largest farmers outside of the very large landowners such as the Smythe Owens, the Earl of Liverpool and Edward Pemberton Salusbury.³² Cantlop's other Old Farm is likely early nineteenth-century, numbers 66 and 72 are likely 1820s, and number 63 1840s. Other scattered buildings appear on the 1833 map at Cantlop, likely farm buildings, plus a no longer extant house near the Old Farm.

4.21 At Berrington, even grander houses remain. Berrington Manor Farmhouse, with its associated buildings, is Grade II* listed as a grand and well-preserved farmhouse dating from 1658. Berrington Farm House similarly dates to the late seventeenth century, with extensive views across towards the Shropshire Hills across the proposed development. Smithy Cottage in Berrington is locally listed and also overlooks the site.

4.22 There are numerous other designated heritage assets in the vicinity listed in the Shropshire HER, including:

- Church of All Saints, Berrington, with associated memorials and structures – Grade I, parts dating from thirteenth century
- Newman Hall Cottages – Grade II, seventeenth century, likely built by farmers given a new freehold by Richard Blakeway of Berrington House³³)
- Eaton Mascott Hall – Grade II, late seventeenth century, with associated listed buildings
- South Farm, Eaton Mascott – Grade II, with associated listed buildings
- Boreton House – Grade II, c1782
- Cantlop Farm – locally listed nineteenth century farmstead with Grade II listed eighteenth-century barn
- Cantlop Grove – locally listed nineteenth-century farmstead
- Milestone at Cantlop Cross – Grade II listed
- Seven village pumps at Cantlop, Berrington, Newman's Hall and Eaton Mascott – Grade II, most appear to be by Lion brand, made by Joseph Evans and Co of Wolverhampton, suggesting acquisition at a similar time.

A number of other buildings can be identified from early nineteenth century maps but without listing, including Cliff House, Boreton, Pitchford Forge Cottage, and 66/72 Cantlop.

4.23 The parish today presents a layout and appearance bearing a strong resemblance to its seventeenth century character and as such it is one of several villages nearby (including Conover and Acton Burnell) that are fine examples of pre-

³² Gaydon, *The Victoria History of Shropshire*, 8:17

³³ Gaydon, 8:18

industrial rural Shropshire life and as such this landscape forms a characterization that needs to be taken into account when considering the impact of the setting of historic assets by the proposed development.



Figure 11: Aerial View of the Church of All Saints, Berrington, towards Cantlop. Location of Proposed Development Site Denoted in Red

4.24 Economic and Social Amenity in the Modern Era: the Cound Brook valley retained this basic pattern of settlement into the modern era. Census data onwards shows that its population grew very slowly and most of the growth in the parish was in the expanding settlement of Cross Houses, and like the wider area it remained almost entirely agricultural, with work patterns reflecting the slow rate of change in this sector in the nineteenth century.³⁴

4.25 As before, the valley provided a mixture of tenures and social groups: census details show a variety of occupations, from wealthy farmers and annuitants (living on private wealth) to agricultural labourers and washerwomen, and tradespeople including blacksmiths, shoemakers, and weavers. This reflected the wider social composition of the parish, with more than half the population in 1831 listed as labourers and servants, and the rest divided between 'middling sorts,' employers, professionals, and others.³⁵

³⁴ Data from A Vision Of Britain Through Time (<https://www.visionofbritain.org.uk/unit/10150784/theme/LAND>) and CAMPOP Populations Past (<https://www.populationspast.org/sc8/1891/#10/52.7040/-2.9403/bartholomew>) (Accessed 14 January 2024)

³⁵ 1831 Census of Great Britain, Abstract of Answers

Some houses, such as 69-70 Cantlop, were extended – this building had a new frontage built facing North, presumably to take advantage of the expansive valley views. This house was occupied for some time up to the 1850s by the long-serving Curate of Berrington, Rev William James, and the extension may well be his.³⁶ Many families lived in their larger farmhouses or humbler cottages for decades: Thomas Sides the Cantlop shoemaker lived in the hamlet for at least forty years, for example. While class distinctions were important social signifiers in Victorian Britain, there is nothing to suggest that access to the visual amenity of the Cound Brook valley was limited by social status: all were able to share in the life and beauty of the valley.

4.26 In 1911, the Lawrence estate was sold to Shropshire County Council for use as smallholdings – seen by the council as a way of meeting demand for smaller agricultural properties and enabling smaller farmers to participate in the established rural traditions of this part of Shropshire.³⁷ In an era where farms were increasingly being consolidated and agricultural labour replaced by machinery, this re-introduction of small-scale farming maintained the mixed society of the valley. Kelly's Directory from 1913 lists William Alwood, Charles Ashley, John Bennett, Thomas Hall, John Maddock, Edward Smith, George Stanworth, and Charles Wellings as "cottage farmers," compared to Edward Reynolds of Cantlop Farm, simply "farmer." Meadow View Farm and Villa Farm date from this period – the former is still farmed by the Ashley family.

Economic Importance of Rural Tourism

4.27 There is evidence of small-scale early diversification through rural tourism at this stage too. William Allwood, a cottage farmer at Cantlop, offered 'farmhouse apartments' in 'lovely country... prettiest in Shropshire,' with the nearby hills and station as incentives.³⁸ Dorothy Maginess offered space at 70 Cantlop for farmhouse holidays ("comfortable; moderate; good table") in the 1930s too. This is further evidence that the visual attraction of the rural landscape was an important part of its economic sustainability.³⁹

4.28 Most additional properties in the area since the 1930s are residential conversions of farm buildings. The resulting landscape has therefore changed very little within the last century, and for the most part reflects a view that would have been familiar to those living here in Georgian times, and certainly to those here a century ago, when the beauty of the views was already attracting tourists.

³⁶ *Presentation of a Plate to a Clergyman, Shrewsbury Chronicle*, 12 January, 1855

³⁷ "Allotments & Small Holdings Committee," *Shrewsbury Chronicle*, 29 July, 1910

³⁸ "Seaside and Country Quarters," *Birmingham Mail*, 5 June 1913; *Seaside and Country Quarters, Birmingham Mail*, 14 June, 1915

³⁹ "Seaside and Country Apartments," *Liverpool Daily Post*, May 27, 1933.



Figure 12: Excerpt from Ordnance Survey County Series 1:10560 (1st Revision 1903)



Figure 13: Excerpt from Ordnance Survey National Grid 1:10560 (1954)

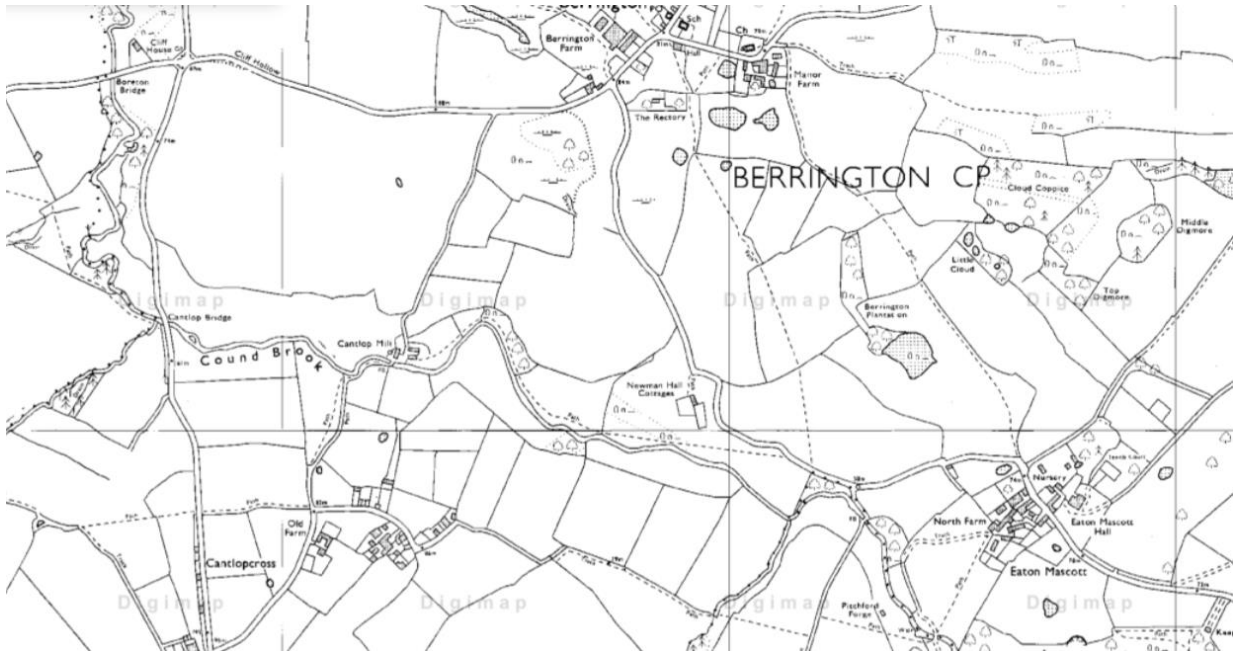


Figure 14: Excerpt from Ordnance Survey National Grid 1:10000 (1977)

4.29 Modern-day Cantlop and Berrington are still largely agricultural and residential settlements and form unspoiled rural locations for those interested in the rural heritage of Shropshire. They fall within an area described by the Marches Ecosystem Assessment as Shropshire’s ‘golden triangle’ (between Shrewsbury, Ironbridge, and Ludlow) – a hotspot for “countryside visits and rural activities... largely based on heritage and countryside.”⁴⁰ Visits to countryside heritage sites in Shropshire are growing.⁴¹ Berrington and Cantlop are in a region rich with heritage sites, and key routes to these are directly affected by the proposed development. As the photographic evidence shows, numerous listed and locally listed heritage assets are impacted by views of the proposed development.

4.30 The Shropshire that ABTA listed is one of historic villages and landscapes. At its heart is the medieval county town of Shrewsbury, with nearly 800 listed buildings, of which 14 are Grade I and 71 at Grade II*. Its built heritage makes it a major tourist destination, and this is strongly supplemented by its immediate hinterland. Attingham Park is the National Trust’s most popular property, welcoming over 560,000 visitors in 2022-23, also including the seventeenth Cronkhill. Wroxeter Roman City is one of Britain’s largest and best-preserved Roman sites, preserved by English Heritage,

⁴⁰ Oliver Hölzinger, *Marches Ecosystem Assessment: An Assessment of the Natural Capital and Ecosystem Services Value in Herefordshire, Shropshire & Telford and Wrekin*, (Shrewsbury: Shropshire Council Capital and Ecosystem Services in Herefordshire, Shropshire and Telford & Wrekin. Shropshire Council on behalf of the Shropshire, Telford & Wrekin Local Nature Partnership, 2016).

⁴¹ 'Countryside Access Strategy for Shropshire 2008-2018 Review' (Shrewsbury: Shropshire Council, 2018), <https://www.shropshire.gov.uk/media/5563/countryside-access-strategy-for-shropshire-2008-review-draftdocx.pdf>

who also look after the remains of major abbeys nearby such as Wenlock, Buildwas and Haughmond. Haughmond Hill, rising above the latter site, is likely the “bosky hill” from Shakespeare’s *Henry IV Pt 1*, with its views over the site of the 1403 Battle of Shrewsbury. Further afield, tourists can visit more castles than any other English county; medieval towns like Ludlow and Victorian resorts like Church Stretton; pre-Roman hillforts at the Wrekin, Caer Caradoc and elsewhere; and the UNESCO world heritage site of Ironbridge Gorge.

4.31 Within three miles of the development site at Berrington are several heritage sites of national significance, located along the Shrewsbury Road which passes the development site, and the view from which will be impacted. Heading South from the medieval city of Shrewsbury, the road is signposted with brown tourist signs. Cantlop Bridge, adjacent to the site, is a Grade II* listed Thomas Telford structure in the care of English Heritage, playing a notable part in the engineering and industrial heritage of Shropshire. A short distance further is the Grade I listed Pitchford Hall and Park which is a local visitor attraction and tourism business.⁴² This is a timber-framed manor of major historical importance: Prince Rupert hid in a priesthole here during the Civil War; Queen Victoria viewed a local hunt from its seventeenth century treehouse; and the Duke and Duchess of York (later King George VI and Queen Elizabeth) visited in 1935 – it was selected as a retreat for the royals in case of invasion during World War II. The Hall’s owners have been restoring the house and are making plans to open to the public on a regular basis. The next village is Acton Burnell, famous for its Grade I listed 13th century fortified manor house also in the care of English Heritage, built in 1284 near the Roman road, and notable as the site of the first Parliament of England at which the Commons was fully represented, in 1283. A short distance further is English Heritage’s Grade I listed Langley Chapel; a rare example of Elizabethan church architecture filled with fittings from its foundation in 1601. All these locations are on the same road leading from Shrewsbury and running past the development site and some will have their historical views disrupted by the proposed development.

⁴² <https://www.pitchfordestate.com/accommodation/windy-mundy-farm> (Accessed 23 January 2024)



Figure 15: General View of Pitchford Hall

4.32 Other historic sites, including Betton Strange, Lyth Hill, Wroxeter Roman City, and the National Trust's Attingham Park (including Cronk Hill, within the parish of Berrington) are within three miles of the site. Historic hills such as the Wrekin and Caer Caradoc with their Iron Age settlements, and Haughmond Hill with its Shakespeare connections, are visible from the development site. Walking and cycle routes promoted by Shropshire Council run to all these locations and several of these, as well as the drive to Pitchford and Acton Burnell, run past the proposal site itself.⁴³

4.33 Nearby villages are also full of historic assets that add to the overall feel of the area and its attractiveness as a tourist destination. The old village of Conover was designated a conservation area in 1976, and contains many listed buildings, most notably the Grade I listed Elizabethan manor house at Conover Hall. The whole of

⁴³ For example the Acton Burnell adventure route (<http://www.shropshiresgreatoutdoors.co.uk/route/shropshire-cycleway-shrewsbury-circular/>) and the Roman Road Ride (<http://www.shropshiresgreatoutdoors.co.uk/route/shropshire-cycleway-shrewsbury-circular/>)

Acton Burnell was designated a conservation area in 1977. Other villages in the area are full of unspoiled views and heritage buildings too, making this part of Shropshire an important part of the overall draw to the county. The heritage value of the wider area would be seriously affected by the solar development.

5. The Key Heritage Assets Affected by the Proposed Development:

- 5.0 As listed in the Addendum to Statement of Case, the following heritage assets are considered at most risk of negative impact from the proposed development. The Built Heritage Statement accompanying the appeal states that ‘the site does not contain any Locally Listed Buildings (non-designated heritage assets) and only one is within vicinity of the site that might be affected by the development proposals.’ This section argues that this is inaccurate, and the key assets of concern are listed below. They represent not just those heritage assets with directly affected settings, but also demonstrate how a range of social, economic, architectural, and historical associations are directly impacted by the proposal as detailed in the research presented in Section 4 of this report.
- 5.1 Utilising additional information gleaned from historical research and images of these heritage assets which were unavailable to Pegasus Group consultants at the time of their site visit, the report will now offer alternative conclusions regarding the impact on setting as compared to those submitted in the appellant’s original Built Heritage Statement.

Cantlop Bridge

- 5.2 **Setting & Surroundings:** located immediately to the South-West of the development site, this Grade II* listed structure crossing the Cound Brook. It was opened in 1813 and built to innovative plans designed (or at least approved) by Thomas Telford, County Surveyor to Shropshire – it is now the only Telford-approved cast-iron bridge still in situ in the county. It was constructed to replace a ford across the brook, as the turnpiking of the Shrewsbury-Acton Burnell road in 1797 had increased traffic. It replaced the bridge at Cantlop Mill as the main route through the area and was in use until the 1970s, when plans to remove it to a park in the new town of Telford were abandoned, and the road instead rebuilt to bypass the historic structure.
- 5.3 **Association with the Development Site:** as outlined in Section 4, Cantlop Bridge was built by public subscription collected from the residents of Berrington and Cantlop. It replaced a ford across the Cound Brook and was part of the King Street turnpike between Shrewsbury and Acton Burnell, opened in 1797. Prior to this, the main bridge across the Brook was at Cantlop Mill, which had been in existence since the Middle Ages to enable residents of Cantlop to attend church in Berrington. With the improvement in communications seen in the eighteenth century, Telford’s Cantlop Bridge was an important upgrade on the small mill bridge, lobbied for by residents. It is

difficult to argue that the structure does not have a direct historical association with Berrington and Cantlop.

5.4 The fact that it was deemed necessary to relocate the bridge adjacent to its original location when it was no longer suitable to hold the weight of modern motor traffic in 1973 is testament to its direct correlation with place and the significance of its setting.

5.5 **Heritage Significance:** Cantlop Bridge was first listed in 1972 on account of its architectural interest (as “an important and early example of a single-span, cast-iron bridge which displays particularly well-executed detailing); its survival its original form; its rarity as ‘the only Telford-approved cast-iron bridge remaining in situ in Shropshire’ and its technological interest which adds ‘to our understanding of the casting and assembly methods employed during this pioneering age and as a surviving testament to the evolution of bridge construction during this period.’⁴⁴

5.6 Although it is appreciated that on the day of the Pegasus Group consultant’s site visit the road was closed to Cantlop Bridge, Historic England were not consulted by the appellant or Shropshire Council as part of the planning application or subsequent appeal. As a Grade II* structure situated less than 200m from the closest solar array, it is argued that good practice dictates that Historic England should have been consulted as a statutory consultee.

5.7 P5 of Historic England’s ‘Proposals for Development Management, states that they must be consulted or notified of any planning application ‘which the local authority (or Secretary of State) think would affect the setting of a Grade I or II* listed building’.⁴⁵ Consequently, it is argued that the negative impact on setting is very much evident in the enclosed images and Historic England should have been notified accordingly.

5.8 The appellant’s Built Heritage Statement discounts Cantlop Bridge, ‘based on lack of any identified historical association with the site, lack of intervisibility or co-visibility, or of where they are of such a minor scale to be affected’ but if a visit had been possible during the fieldwork assessment it is argued below that such conclusions would have been unlikely to have been drawn.

5.9 **Intervisibility or Co-visibility:** Cantlop Bridge is signposted as a tourist attraction, with parking, picnic site and interpretation panel provided. While trees now separate the field from the road, the development will still be visible from the bridge during months when there is no foliage on the trees. In addition, it will be visible from the Shrewsbury Road, the main access to the bridge – as well as to other nationally important heritage sites in close proximity, such as Pitchford Hall and Acton Burnell Castle, signposted on the route past Cantlop Bridge. It is argued that the setting includes the historic turnpike which serves as a tourist route today. It will also be visible from views which take in the

⁴⁴ “Cantlop Bridge, Berrington - 1366715,” Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1366715> (Accessed 19 January 2024)

⁴⁵ Historic England, *Proposals for Development Management* (Historic England, February 2019)

Bridge, including the public right of way along the Brook opposite the bridge, and that to the South of Brynterion, on the Western side of the Shrewsbury Road.

5.10 **Purported Summary of Impact:** surprisingly, there is no discussion of the scale of impact on Cantlop Bridge and its setting in the Built Heritage Statement. It is argued above that the development constitutes a major impact on an important heritage asset, by affecting both its immediate setting, and the wider setting of the route to the bridge in direct contradiction to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Shropshire Council's adopted development plan, specifically policies MD13 of SAMDev., as outlined in Section 2 above.

5.11 **Heritage Significance of Appeal Site & Potential Harm:** Cantlop Bridge is not only an important asset in its own right but is also critical to our understanding of the historical interconnectivity between Berrington and Cantlop. The bridge demonstrates technological innovation within the context of the rural countryside and any change to its immediate setting would be detrimental to that importance. Its heritage significance is undoubtedly enhanced by its setting and the fact that it was deemed of such importance to our understanding of the local heritage that it was relocated so that it would remain part of the Parish. The proximity of the appeal site to Cantlop Bridge would significantly detract from the heritage significance of this nationally important heritage asset in contradiction to Paragraph 200 NPPF and as demonstrated in the images below. Our understanding of the impact of such technology on the development of communications within the Shropshire landscape would be severely impacted by this development and ultimately diminish its historical significance and appeal as a tourist attraction.



Figure 16: General View of Cantlop Bridge

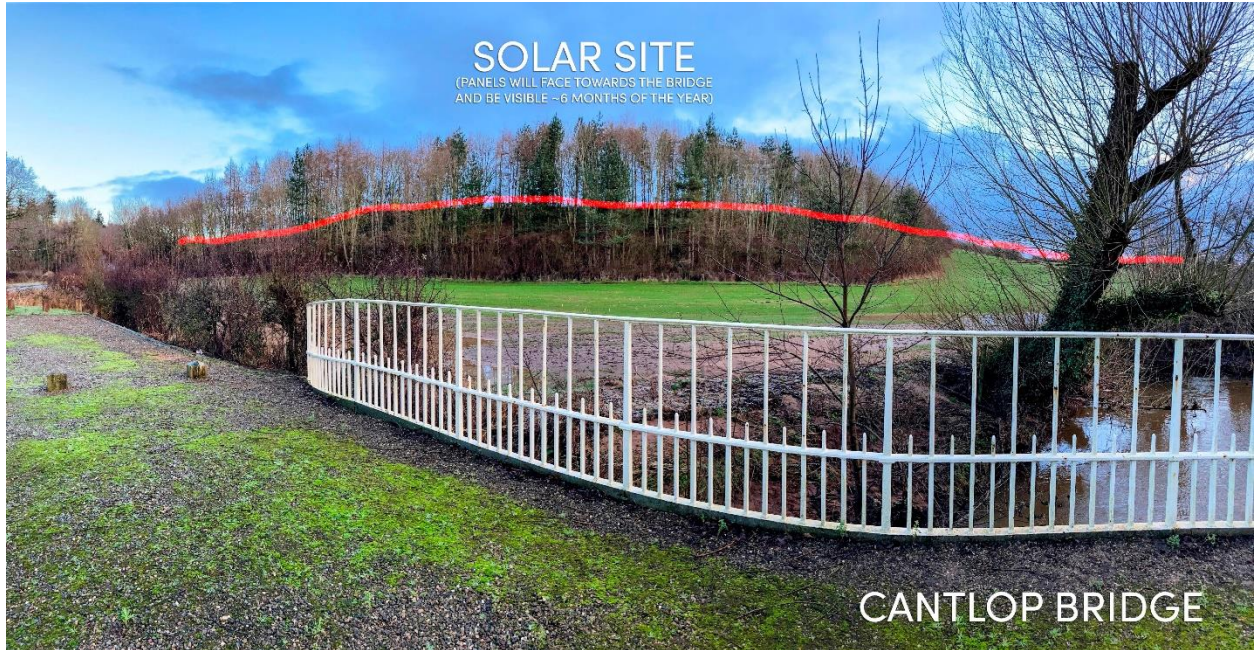


Figure 17: View from Cantlop Bridge Towards Proposed Development Site (denoted in red)



Figure 18: General Overview Demonstrating Proximity to Development Site and Visitor Amenities



Figure 19: Location of Proposed Development Site (denoted in red) in Relation to Cantlop



Figure 20: Aerial View Between Cantlop and Berrington (Proposed Development denoted in red)

Berrington Farm House

- 5.12 **Setting & Surroundings:** the development site is clearly visible from the site, as demonstrated in the images below taken from the property. This view has remained largely undisturbed since its original construction in 1650.
- 5.13 **Association with the Development Site:** Berrington Farm House is a Grade II listed farmhouse also dating from the seventeenth century, a brick-cased timber-framed building.⁴⁶ It includes a number of original internal and external features, including seventeenth century doors, eighteenth century staircase and kitchen buffet, and nineteenth century casements.⁴⁷ The farm was part of the estate of Sir Edward Joseph Smythe of Acton Burnell Castle, High Sherriff of Shropshire, a major landowner across central Shropshire. As the Built Heritage Statement notes, the occupant in 1844 was John Meire, part of a family who owned a variety of properties across the parish over time and are commemorated with a listed memorial at the church. Berrington Farm House was not only orientated to enable the original occupants to survey their landholdings, but also with a view towards Cantlop and the hills beyond, what has now become the Shropshire Hills Natural Landscape.
- 5.14 **Heritage Significance:** an 1887 advertisement listed the farm with 389 acres, 180 of which were meadow and pasture – a mixed agricultural economy was still an important part of managing a Shropshire farm throughout its history.⁴⁸ The occupants of Berrington Farm House at this point were John Jones and his large family, good examples of the many Welsh families that can be found in every census return in the nineteenth century. John and his wife Mary were from scattered parts of Montgomeryshire and would have been far from the only Welsh families in the parish.
- 5.15 **Inversibility & Co-visibility:** Berrington Farm House is significant as a fine example of agricultural domestic life covering the whole Early Modern period. It is not clear that the house was not built to take advantage of surrounding views – although orchards may have limited some angles of visibility from ground level, the seventeenth century building was built as two-storey, with all the visibility this implies. This is clear from modern photographs which show expansive and impressive views across the proposal site towards the Shropshire Hills, with The Lawley and Caer Caradoc on the horizon. Similarly, Berrington Farm House can be seen from across the proposal site, in views which take in the church. Although the Built Heritage statement argues that functional and visible relationships between the landscape and the house are minimal, the views from the house and site suggest otherwise.

⁴⁶ A.T. Gaydon, ed., *The Victoria History of Shropshire*, vol. 8, Victoria County History (Oxford University Press, 1968), 18; “Newman Hall Cottages,” Survey of English Place-Names (Accessed 10 January 2024) <https://epns.nottingham.ac.uk/browse/id/53d8a2afb47fc4463d000183-Newman+Hall+Cottages>.

⁴⁷ “Berrington Farmhouse, Berrington - 1177114,” Historic England, 1986, <https://historicengland.org.uk/listing/the-list/list-entry/1177114>. (Accessed 19 January 2024)

⁴⁸ 'Classified,' *Wellington Journal*, 10 December, 1887

5.16 ***Purported Summary of Impact:*** although reference to the Lindblom case is noted in the appellant's Statement, it is difficult to accept that the view from the property does not contribute to its heritage significance within the wider landscape. Berrington Farm House shares much of its historical significance with other listed buildings in the affected area, including Boreton Farm, an eighteenth-century farmhouse also overlooking part of the site; and 69-70 Cantlop, which includes sixteenth-century elements and similarly expansive views of the proposal site. These heritage assets cannot be considered in isolation and present a range of agricultural architectural assets representative of the Early Modern period, and the images below clearly demonstrate the impact upon setting.

5.17 ***Heritage Significance of the Appeal Site & Potential Harm:*** the views from Berrington Farm House towards Cantlop and the Shropshire Hills, and vice-versa, have remained largely unspoilt since its original construction. These views constitute an integral part of the asset's heritage significance, and the property has been designed to overlook Cantlop and the hills beyond. This conscious decision to take in these views enables us to contextualize the heritage significance of setting within the wider landscape. As demonstrated in the images below, the proposed development site effectively severs the sightlines between the property, Cantlop, and the Shropshire Hills, particularly when viewed from ground level. Consequently, should this development go ahead it would significantly harm our understanding of the asset within the context of the Cound Brook Valley and wider Shropshire landscape as defined in Paragraph 207 NPPF. As such, it is argued that the summary of impact as presented does not comply with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Shropshire Council's adopted development plan, specifically policies MD13 of SAMDev., as outlined in Section 2 above.



Figure 21: General View of Berrington Farm House



Figure 22: Aerial View of Berrington Farm House and Grounds



Figure 23: Aerial View of Berrington Farm House Demonstrating the Proximity to the Development Site (denoted in red)



Figure 24: View from Cantlop Towards Berrington Farm House Demonstrating the Impact of the Proposed Development Site (denoted in red)



Figure 25: View of the Proposed Development Site (denoted in red) from Berrington Farm House and the Shropshire Hills Natural Landscape Beyond

Cantlop Mill & Surroundings

- 5.18 **Setting & Surroundings:** Cantlop Mill is a locally listed former corn mill on the Cound Brook, included along with the remains of its mill race in the Shropshire HER. The site is yet to be the subject of archaeological or historical research but contains a number of buildings which date at least to the mid-nineteenth century, and are potentially significantly older, as a mill has been recorded here since Domesday.
- 5.19 **Association with the Development Site:** The Built Heritage Statement does not note the separate listing for the mill race within the Shropshire HER, and misrepresents the road to the mill as an access route – it is in fact a public highway and right of way, having been used as the main communication route between Cantlop and Berrington since at least the 15th century, when it was known as Church Bridge. The Built Heritage Statement mis-interprets the setting of the mill as its immediate surrounds and the mill race only, and that the functional relationship between the mill and wider surroundings is only significant in the mid-nineteenth century.
- 5.20 **Heritage Significance:** as the Built Heritage Statement recognizes, a fire in 1854 caused substantial damage to some buildings and destroyed the mill itself. However, buildings within the curtilages of the property were actually saved and the mill restored by public subscription, demonstrating its local importance.⁴⁹ A public fund was initiated by James Caswell, trustee of the Methodist chapel in Cross Houses, for the benefit of Thomas Whitfield, the miller. Contributions included several large donations from local notables like Colonel Noel Hill of Attingham and Rev. Hornby of Lythwood Hill, but many came as small donations from local people, demonstrating the importance of the mill and its occupants to the local social environment.⁵⁰ As Caswell suggested, “the old adage, ‘many can help one’, may be very properly exemplified in this case.”⁵¹ The mill today is a well-known local landmark, visible from several places in the parish, and passed frequently by walkers on the ancient route between Cantlop and Berrington.
- 5.21 As outlined in Section 4, Cantlop Mill was a mill and farm for nearly a millennium. Evidence of ridge-and-furrow earthworks on both sides of the Cound Brook, including in the application site, show a continuous agricultural use for the site since medieval times, and field-name evidence suggests that the mill occupied and farmed land both sides of the brook also. This suggests a much longer historic functional relationship between the application site and the mill, and with the important bridge and the attention shown to it after the 1854 fire, it is clear that there was a functional relationship with the rest of the parish too.
- 5.22 **Intervisibility and Co-visibility:** the revised evidence demonstrating historical association with the development site means that any views from the heritage asset

⁴⁹ 'Destructive Fire,' *Eddowe's Shrewsbury Journal*, 19 July, 1854

⁵⁰ 'Cantlop Fire,' *Eddowe's Shrewsbury Journal*, 15 November, 1854

⁵¹ 'The Fire at Cantlop Mill,' 28 July, 1854

towards the application site, and indeed those looking over both the application site and mill, are relevant to the historic significance of the mill. The appellant's Built Heritage Statement does not include photographs with its assessment of the Mill; however, buildings are visible from properties and multiple public rights of way throughout Cantlop and Berrington, and particularly from the ancient route between the two.

5.23 **Purported Summary of Impact:** additional research and the images below clearly demonstrate that the development will have a negative impact on Cantlop Mill as defined in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Shropshire Council's adopted development plan, specifically policies MD13 of SAMDev., as outlined in Section 2 above.

5.24 **Heritage Significance of the Appeal Site & Potential Harm:** the historical association between the Mill and the development site is clearly demonstrated in the historical evidence. As such, it is difficult to agree with the appellant's conclusion that the view from the heritage asset, and vice versa, does 'not contribute to the heritage significance' even when Paragraph 209 NPPF specifically stipulates the need for balanced judgements 'regarding the scale of any harm of loss' to the significance the heritage asset. Indeed, it is the association with the proposed development site and the ancient route between the settlement of Cantlop and Berrington that constitutes the heritage significance of setting. The proposed development site effectively encroaches on both sides of this historic artery, irrevocably harming its significance as defined in Paragraph 206 NPPF and making it almost impossible to place it in the wider context of The Cound Brook Valley.



Figure 26: General View of Cantlop Mill



Figure 27: Aerial View Showing Proximity of Cantlop Mill to the Proposed Development Site (denoted in red)



Figure 28: Aerial View Showing the Ancient Track Between Cantlop and Berrington which would be Engulfed by the Proposed Development Site (denoted in red)



Figure 29: Aerial View Demonstrating the Proximity of the Proposed Development Site (denoted in red) to Cantlop

Newman's Hall Cottages

- 5.25 **Setting & Surroundings:** the wider and extended surroundings of the property comprise paddocks and fields, including elements of the application site and the development would undoubtedly severely compromise the setting of the historic asset.
- 5.26 **Association with the Development Site:** it is acknowledged the appellant's Built Heritage Statement asserts that there is no known economic, social, or historic association of the Listed Building with the site development site. Nevertheless, the consistency of ownership and by Edward Hosier Williams Esquire does not necessarily suggest that the labourers living at the property during the mid-nineteenth century would not have been a general representation of those responsible for working the land. As such, it is difficult to accept that there was no association but appreciated that there may not be sufficient documentary evidence available. Nevertheless, the importance of this asset is that it represents the dwelling of the ordinary agricultural labourer and thus aids our wider understanding of rural life. The proximity of the proposed development site would undoubtedly detract from that understanding and the asset's overall significance.
- 5.27 **Heritage Significance:** Newman's Hall (originally Hill) Cottages is a Grade II listed mid-seventeenth century brick-cased, timber-framed farmstead, probably built as a freehold from the Blakeway family of Berrington Manor House (now Grade II*).⁵² It was remodelled in the early eighteenth-century, and extended around 1900, but retains substantial internal and external features from the earliest period, including casements, doors and porch, chamfered beams and bread oven.⁵³ It was subdivided into multiple homes at one point, but is now one property. Nineteenth-century census reports show that it was occupied at different times by the families of agricultural labourers like the Webbs and Mullards; Joseph Evason the sawyer; and William Davenport the shepherd. They would have worked for farmers in Berrington or on the Eaton Mascott estate.
- 5.28 Newman's Hall Cottages, far from being 'of the less than highest significance' as stated by Pegasus Group, actually represent a key element of the rural Shropshire landscape – the dwellings of the ordinary workers who farmed the countryside. While the impressive homes of wealthy farmers survive elsewhere in the vicinity of the proposal site, it is far less common to find ordinary people's homes dating as far back as the seventeenth century. Other cottages in Cantlop (such as 66 and 72) and Berrington (such as Smithy Cottage) date from the nineteenth century and brought together, these can help historians understand the realities of everyday life in a farming community. Consequently, the appellant's disregard of this heritage asset is deemed to be entirely subjective and a misinterpretation of the Listed Building within the context of the governing legislation.

⁵² Gaydon, *The Victoria History of Shropshire*, 8:18; "Newman Hall Cottages."

⁵³ "Newman Hall Cottages, Berrington - 1176937," Historic England, 1986, <https://historicengland.org.uk/listing/the-list/list-entry/1176937>.

- 5.29 **Intervisibility & Co-visibility:** as demonstrated in the images below, it is difficult to accept that 'views from the Listed Building and its immediate surrounds are anticipated to be largely screened' by existing trees and hedges, or that 'oblique views' will minimize the impact of the development site on the setting of the heritage asset. There can be little doubt that the development will disturb the setting of Newman's Hall Cottages as defined in Section 2 and the formula utilised in the appellant's own heritage statement methodology.
- 5.30 **Purported Summary of Impact:** it is difficult to accept that 'any view to the Listed Building from the site, or from the site to the Listed Building does not contribute to the heritage significance of the cottages', particularly in light of the evidence presented in Section 4 of this report regarding the un-spoilt character of the Cound Brook Valley. Consequently, it is argued that once again the application does not comply with the recommendations as detailed in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Shropshire Council's adopted development plan, specifically policies MD13 of SAMDev., as outlined in Section 2 above.
- 5.31 **Heritage Significance of the Appeal Site & Potential Harm:** the heritage significance of Newman's Hall Cottages is in their connection to the land and ultimately the historical associations with the ordinary agricultural labourer and their families. The strength of its setting is the isolated nature of the asset within the Parish which accentuates our understanding of the need for connectivity, both in terms of physical movement and the comfort of the ability to see other neighbouring properties within the rural landscape. By definition, the setting is critical to our understanding of the asset's importance as defined in Paragraph 200 NPPF. The extent and proximity of the proposed development site would effectively devastate the significance of the asset's setting, as defined in Paragraph 201 NPPF, by severing its association with the countryside that its original occupants once toiled and thus reducing our understanding of the asset's significance and its importance in the holistic appreciation of the historic rural landscape.



Figure 30: General View of Newman's Hall Cottages



Figure 31: Aerial View Demonstrating the Proximity of the Proposed Development Site (denoted in red) to Newman's Hall Cottages



Figure 32: General View from Newman's Hall Cottages towards the Proposed Development Site (denoted in red)



Figure 33: View towards Newman's Hall Cottages from the Proposed Development Site

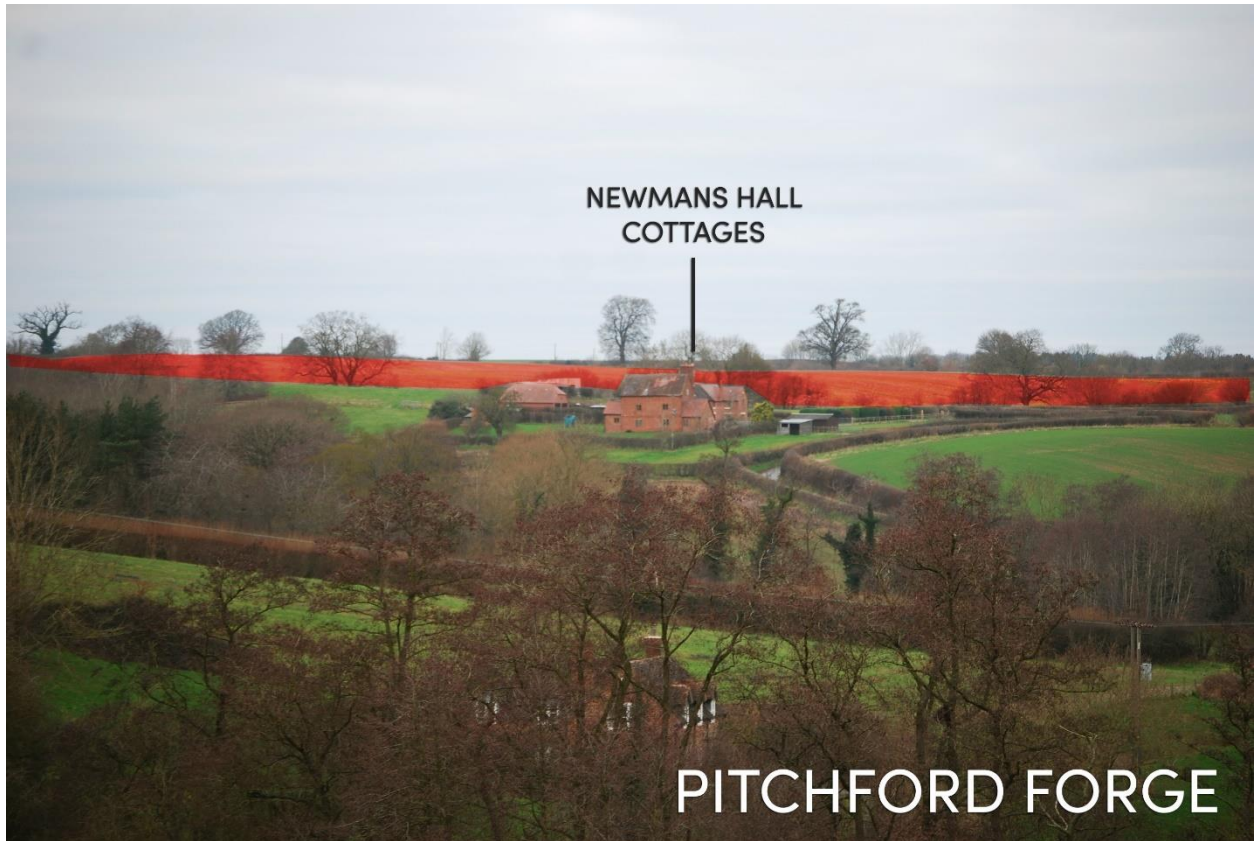


Figure 34: View from Pitchford Forge towards Newman's Hall Cottages with Proposed Development Site in the Background (denoted in red)

6. Conclusions:

6.0 It is recognised that the reappraisal of findings as presented in the appellant's Built Heritage Statement has been conducted with the benefit of both images taken from views not available to the consultants at the time their report was written, and the time allowed for additional historical research and desk-based assessment.

6.1 However, even with the evidence initially available it remains difficult to accept that the proposed development would have no negative impact upon the built heritage of The Cound Brook valley as defined in Paragraph 201 NPPF. This makes the Pegasus Group conclusion, as submitted below, difficult to justify:

In summary, the proposed development will have no negative, or harmful impact on the significance of any heritage asset. In heritage terms this means that the heritage assets and their settings will be preserved.

6.2 As demonstrated within this report, The Cound Brook Valley, as it runs through Berrington parish, is a historic area of human settlement with a documented tradition of agriculture that runs back at least a millennium, and which likely extends much further than that. It is a connected and cohesive landscape, with important ancient routes connecting the parish. Berrington and Cantlop have been complementary and connected settlements for the entire existence of the parish.

6.3 The high quality of farming land in the valley demonstrates a strong agricultural tradition for centuries, which was reinforced rather than diminished in the twentieth century, and which remains to the present. It sits within a wider setting rich with historic interest and heritage assets, including several of national importance (as detailed in the appendices of this report) and including one whose setting is directly affected by the development.

6.4 The development of the proposal site with industrial solar equipment would be a serious break in the historical narrative of the area and be out of keeping with the tangible and intangible heritage of the immediate and wider setting.

6.5 Flour Not Power respectfully offer the alternative conclusion that the application proposals, despite documented correspondence with the planning authority, remain non-compliant with either the statutory duty of the section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor the heritage policies contained the Shropshire Local Plan; and policies contained in Section 16 of the NPPF as referenced.

7. Appendices:

Local Building Construction

- 7.0 Given the age of these buildings, it is likely that they were mostly constructed from locally sourced material. Cantlop was an important supplier of timber, including to the well-known Coalbrookdale ironmaster Richard Reynolds; a number of local listings note wooden features such as staircases, doors, and casements. The existence of fieldnames such as Brickkiln Leasow and evidence of marl pits on later Ordnance Survey maps suggest that the clay for many of the bricks used in local construction would have been dug locally and fired into bricks here, the common means of production before the Victorian era when mass-produced bricks became the norm.⁵⁴
- 7.1 Perhaps even ironmongery for these buildings was local: Pitchford Forge, part of the Pitchford estate on the site of the former Eaton Mascott mill, produced wrought iron from 1715 until at least 1811. Built by William Corfield of nearby Harley, it was later leased by the Black Country ironmaster John Gibbons (an important member of the early industrial elite in the Midlands, who also owned important ironworks and slitting mills). Pitchford Forge was the site of the first Shropshire demonstration of Henry Cort's puddled iron, when he visited in 1784, which became the main method of production at the major ironworks in the Coalbrookdale region. From 1789 to around 1811 it was occupied over by Telford's associate William Hazeldine, who went on to build the ironwork for Cantlop Bridge.⁵⁵

⁵⁴ A similar arrangement was found at Betton Abbots in the eighteenth century. Gaydon, 8:24

⁵⁵ Richard Hayman, *The Shropshire Wrought-Iron Industry C1600-1900: A Study of Technological Change* (PhD, Birmingham, University of Birmingham, 2003)

Heritage Assets in Relation to the Site & Wider Cound Brook Valley

8.0 The following heritage assets are contained within the 1KM radius of the original site survey boundary:

- Church of All Saints, Grade: I, List Entry Number: 1176997
- Boretton Farmhouse and Attached Stable Blocks, Grade II, List Entry Number: 1175180
- 69 And 70, Grade: II, List Entry Number: 1055548
- South Farmhouse, Grade: II. List Entry Number: 1366716.
- Garden Wall Approximately 5 Metres to East of South Farmhouse, Grade: II. List Entry Number: 1055551.
- Retaining Wall, Gate and Gate Piers to All Saints Churchyard, Grade: II. List Entry Number: 1177040.
- Manor Farmhouse, Grade: II*. List Entry Number: 1055585.
- Village Pump, Trough and Enclosing Walls Approximately 80 Metres to Northeast of Berrington Farmhouse, Grade: II, List Entry Number: 1055586.
- Former Cottage and Adjoining Pump Approximately 5 Metres to South of South Farmhouse, Grade II. List Entry Number: 1307520.
- Berrington War Memorial, Grade II. List Entry Number: 1444418.
- Pair Of Chest Tombs Approximately 1 Metre to West of South Porch of Church of All Saints, Grade II. List Entry Number: 1366728.
- Granary Approximately 20 Metres to Northeast of Cantlop Farmhouse, Grade II. List Entry Number: 1055577.
- Sundial Approximately 6 Metres to South of South Aisle of Church of All Saints, Grade II. List Entry Number: 1055583.
- Spindle Cottage, Grade II. List Entry Number: 1366712.
- Leake Memorial Approximately 16 Metres to South of Chancel of Church of All Saints, Grade: II. List Entry Number: 1366729.
- Wigley Memorial Approximately 7 Metres to Southeast of Church of All Saints, Grade II. List Entry Number: 1177084.
- Bromley Memorial Approximately 3 Metres to South of South Aisle of Church of All Saints, Grade II. List Entry Number: 1055584.
- Milestone Approximately 40 Metres to The South of Milestone Cottage, Grade II. List Entry Number: 1055549.
- Village Pump Approximately 30 Metres to Northeast of South Farmhouse, Grade II. List Entry Number: 1177232
- Pair of Meire Memorials Approximately 1 Metre to East of South Porch of Church of All Saints, Grade: II. List Entry Number: 1177059.
- Eaton Mascott Hall, Grade II. List Entry Number: 1055550.
- Berrington Hall, Grade: II. List Entry Number: 1176922.
- Pump Approximately 3 Metres to South of South Farmhouse, Grade II. List Entry Number: 1177261.
- Group of 6 Chest Tombs Approximately 12 Metres to South of South Aisle of Church of All Saints, Grade II. List Entry Number: 1177067.