



Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Tuesday, 23 April 2019

**Committee:
Cabinet**

Date: Wednesday, 1 May 2019

Time: 11.00 am

Venue: Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

You are requested to attend the above meeting.
The Agenda is attached

Claire Porter
Head of Legal and Democratic Services (Monitoring Officer)

Members of Cabinet

Peter Nutting (Leader)
Steve Charmley (Deputy Leader)
Gwilym Butler
Dean Carroll
Lee Chapman
Steve Davenport
Robert Macey
David Minnery
Lezley Picton
Ed Potter

Deputy Members of Cabinet

Nick Bardsley
Rob Gittins
Simon Harris
Roger Hughes
Elliott Lynch
Alex Phillips

Your Committee Officer is:

Amanda Holyoak

Tel: 01743 257714

Email: amanda.holyoak@shropshire.gov.uk

AGENDA

1 Apologies for Absence

2 Disclosable Pecuniary Interests

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

3 Minutes (Pages 1 - 6)

To approve as a correct record and sign the Minutes of the Cabinet meetings held on 20 March 2019, attached.

4 Public Question Time

To receive any questions or petitions from members of the public, notice of which has been given in accordance with Procedure Rule 14. Deadline for notification for this meeting is no later than 24 hours prior to the start of the meeting.

5 Member Question Time

To receive any questions of which members of the Council have given due notice, the deadline for notification for this meeting is 5.00 pm on Friday 26 April 2019.

6 Scrutiny Items

To consider any scrutiny issues from Council or any of the Scrutiny Committees

7 Relocation of Pontesbury Library

Lead Member – Councillor Lezley Picton, Portfolio Holder Culture, Leisure, Waste and Communications

Report of Director of Place TO FOLLOW

Contact: Mark Barrow, tel 01743 258916

8 Membership of the Marches Local Enterprise Partnership Limited

Lead Member – Peter Nutting – Leader of the Council

Report of Director of Place, TO FOLLOW

Contact: Mark Barrow tel 01743 258916

9 Proposed Tilley Conservation Area (Pages 7 - 90)

Lead Member – Gwilym Butler - Communities, Place Planning and Regulatory Services

Report of Director of Place, attached

Contact: Mark Barrow 01743 258916

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Committee and Date

Cabinet

1 May 2019

CABINET

Minutes of the meeting held on 20 March 2019

In the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

11.00 am - 12.20 pm

Responsible Officer: Amanda Holyoak

Email: amanda.holyoak@shropshire.gov.uk Tel: 01743 257714

Present

Councillor Peter Nutting (Chairman)

Councillors Steve Charmley (Deputy Leader), Nicholas Bardsley, Gwilym Butler, Steve Davenport, Robert Macey and Lezley Picton

8 Apologies for Absence

Apologies were received from Councillors Lee Chapman and David Minnery.

9 Disclosable Pecuniary Interests

None were declared.

10 Minutes

RESOLVED:

That the minutes of the meetings held on 27 February 2019 and 6 March 2019 be approved as a correct record and signed by the Leader.

11 Public Question Time

A question was submitted on behalf of the CPRE by Charles Green relating to the agenda item Shropshire Local Plan – Strategic Development Sites. A copy of the question and the response provided by the Portfolio Holder for Planning and Housing Development at the meeting is attached to the signed minutes.

12 Member Question Time

The Portfolio Holder for Transport and Highways responded to a question from Councillor David Vasmer in relation to the reopening of a path between Abbey Foregate and Platform 3 of Shrewsbury Train Station.

The Deputy Leader responded to a question from Councillor Roger Evans asking if the Council had any business arrangements with Interserve.

The Deputy Leader responded to a question from Councillor Kevin Turley asking about build figures on possible works for transitional units for Looked After Children and about tender lists.

A copy of the full questions and the responses provided to them is attached to the signed minutes and available on the Cabinet pages of the Council's website.

13 Scrutiny Items

There were no Scrutiny items.

14 North Midlands Adoption & Permanency Partnership

The Deputy Portfolio Holder for Education introduced the report of the Director of Children's Services seeking approval to proceed with the establishment of a Regional Adoption Agency. The approach taken meant that Shropshire would retain local independence whilst the resources, capacity and flexibility gained from partnership working would lead to improvements in service delivery, effective practice and long-term outcomes for children. A further report to Cabinet would follow in due course.

RESOLVED:

- A That Cabinet acknowledge the statutory requirement to be part of a Regional Adoption Agency (RAA) by the 1st April 2020, as set out in the Education and Adoption Act 2016.
- B That Cabinet approve the formation of a Regional Adoption Agency (RAA) between Staffordshire County Council, Stoke-on-Trent City Council, Shropshire Council and Telford & Wrekin Council.
- C That Cabinet approves the Outline Business Case (OBC) which sets out the ambition of Staffordshire County Council, Stoke-on-Trent City Council, Shropshire Council and Telford & Wrekin Council to go beyond adoption and develop a regional model of wider permanence which includes Fostering, Connected Persons and Special Guardianship Orders (SGO).

15 Proposed Hackney Carriage and Private Hire Licensing

The Portfolio Holder for Community and Place Planning introduced the report of the Director of Public Health setting out the proposed updated Hackney Carriage and Private Hire Licensing Policy 2019 – 2023. He thanked the Strategic Licensing Committee for overseeing the work leading to this point. The Policy set out a high standard for taxis and drivers licensed in Shropshire and he urged residents of Shropshire to support them.

RESOLVED:

that Cabinet approves the proposed Hackney Carriage and Private Hire Licensing Policy 2019 - 2023, as set out in Appendix 1, and agrees that it is adopted by the Council and implemented with effect from the 1 April 2019.

16 Proposed Closure of Shropshire Council Bring Bank Sites

The Portfolio Holder for Culture and Leisure introduced the report of the Director of Place on the proposed closure of Shropshire Council Bring Bank Sites to generate a saving of £237,000 per annum. The proposal supported the aim of making the savings required within the overall waste and recycling service to help establish a balanced budget for 2019/20, whilst minimising the impact on the overall service.

Responding to comments made by a number of Members addressing the meeting, the Portfolio Holder said that 89% of materials picked up from Bring Banks could have been collected more efficiently from the kerbside and the same service was effectively being provided twice. She also reported on the high contamination rate of materials left at Bring Banks, the use of Bring Banks for trade and commercial waste, and the fly tipping occurring at almost all sites. Alternative options for textiles were available through charity and commercial bring bank services.

The Deputy Leader reported that kerbside recycling in Shropshire was now 53.7% which was an all time high and 10% above the national average. A Member asked about the number of prosecutions for fly tipping and the Leader said this information would be provided, and that incidences of fly tipping were monitored carefully.

RESOLVED:

That Cabinet approves the closure and removal of the Shropshire Council owned Bring Bank sites, and the budget for this service is removed.

17 Market Drayton Neighbourhood Development Plan

The Portfolio Holder for Planning and Housing Development presented the report of the Director of Place explaining the conclusion of the Examiner's report that the Plan should not proceed to a referendum as it did not meet the nationally prescribed set of conditions. This was not binding on the Council but there would be a significant risk of challenge to the Authority should it decide to go against the Examiner's clear conclusions on the matter.

RESOLVED:

- A That Cabinet agrees the conclusions of the Examiner's report into the Market Drayton Neighbourhood Development (Appendix 1) and that the plan in its current form should NOT proceed to referendum, and that this resolution be communicated through a decision notice published by Shropshire Council.
- B That Cabinet agrees that Shropshire Council, Market Drayton Town Council and other relevant Parish Councils continue to work constructively together to determine the most appropriate means of delivering the objectives of the draft Neighbourhood Development Plan.

18 **Woore Neighbourhood Development Plan**

The Portfolio Holder for Planning and Housing Development presented the report of the Executive Director – Places, seeking approval for the Woore Neighbourhood Development Plan to proceed to a referendum to determine if the Plan should be used for the purposes of determining planning applications in the neighbourhood area. He reported that the Examiners Report into the Plan concluded that it should be modified to meet the basic conditions and that it should be this modified version of the Plan which should proceed to referendum, which would take place between 9 May 2019 and 13 June 2019.

RESOLVED:

- A That the Woore Neighbourhood Development meets the 'basic conditions' and all other legal requirements as summarised in the Independent Examiner's Report, subject to the modifications proposed in the Schedule of Modifications (Appendix 2)
- B That the required modifications be agreed to the Woore Neighbourhood Development Plan and that the Woore Neighbourhood Development Plan Referendum Version (March 2019) proceed to referendum.
- C That the referendum area be that as defined as the designated area to which the Neighbourhood Development Plan relates, i.e. the Woore parish boundary.
- D That the Executive Director for Place be authorised to exercise all the relevant powers and duties and undertake necessary arrangements for the Woore Neighbourhood Development Plan Referendum Version (March 2019) to now proceed to Referendum and for the Referendum to take place asking the question 'whether the voter wants Shropshire Council to use this neighbourhood plan for the Woore Neighbourhood Plan area to help it decide planning applications in this neighbourhood area'.

19 **Shropshire Local Plan Review - Strategic Development Sites**

The Portfolio Holder for Planning and Housing Development presented the report of the Director of Place seeking approval for the Council to continue work with site proposers and other stakeholders to develop positive proposals for development. The proposals provided strategic opportunities to deliver the objectives of Shropshire's Economic Growth Strategy across three strategic sites, former Ironbridge Power Station, Buildwas; Clive Barracks at Tern Hill and land near junction 3 of the M54.

A number of members addressed Cabinet making comments about meeting a proportion of unmet development needs from the Black Country Authorities; the need for developments to yield high paid jobs for Shropshire residents; meeting the demand for a Five Year Housing Supply; impact of development on green belt land; and ensuring communication with communities was effective so that Town and Parish Councils felt that they were being listened to.

The Portfolio Holder for Community and Place Planning emphasised the importance of having structured Community Governance arrangements in place ahead of sites coming forward for housing and development, to ensure sustainability and control.

It was confirmed that the Planning Policy Team were talking to officers from the Ministry of Defence but that the Tern Hill development would not happen as quickly as envisaged as it was now known that the land would not be available until 2025.

In response to comments made, the Portfolio Holder for Planning and Housing Development confirmed that these sites did not currently contribute to the Five Year Land supply targets as there would be challenges around delivering all of them. He confirmed that Shropshire residents would have access to the jobs and that the Ironbridge and Tern Hill sites were both Brownfield. Referring to the infrastructure pressure on Shifnal which had partly been due to Five Year Land Supply pressures, there would be an opportunity to plan ahead so a Master Plan approach could be taken. He understood the importance of the need to communicate and the purpose of this report was to keep people informed at an early stage.

It was confirmed that an update report would come back to Cabinet later in the year prior to any consultation activity.

RESOLVED:

That Cabinet approves the principle of further engagement with the proposers, neighbouring authorities, local communities and other relevant stakeholders to develop positive redevelopment proposals of strategic sites at the former Ironbridge Power Station at Buildwas and Clive Barracks at Tern Hill. These will then be brought forward for Cabinet to consider as part of the Local Plan Review Preferred Strategic Sites consultation later in 2019;

That Cabinet approves in principle the potential to explore the benefits to Shropshire of accepting a proportion of unmet development needs from the Black Country Authorities, and to engage further with the proposers of land near Junction 3 of the M54; neighbouring authorities; local communities; and other relevant stakeholders to develop positive proposals to meet these development needs and provide local employment opportunities. This will then be brought forward for Cabinet to consider as part of the Local Plan Review Preferred Strategic Sites consultation later in 2019.

20 Exclusion of the Press and Public

RESOLVED:

That, in accordance with the provisions of Schedule 12A of the Local Government Act 1972 and Paragraph 10.4 (3) of the Council's Access to Information Rules, the public and press be excluded from the meeting for the following item.

21 Housing Revenue Account - Purchase of Development Land Weston Rhyn

The Deputy Leader and Portfolio Holder for Corporate and Commercial Support presented an exempt report of the Director of Place relating to a land purchase in Weston Rhyn through the Council's Housing Revenue Account (HRA).

RESOLVED:

that the recommendations in the exempt report of the Director of Place be approved.

Signed (Chairman)

Date:

designation relates to character and appearance of the wider area as opposed to considerations in terms of individual equality, accessibility or inclusion.

4. Human Rights Act Appraisal

- 4.1 The recommendations contained within this report are compatible with the provisions of the Human Rights Act 1988.

5. Financial Implications

- 5.1 The proposed conservation area has no financial implications for the Council, since all additional work load produced as a result would be accommodated within current working practices and current budgets.
- 5.2 There will be a minimal fee for the cost of advertising the completion of the designation process in the local newspaper and the London Gazette as required by legislation.

6. Background

Background on Conservation Areas

- 6.1 The concept of conserving the character of entire areas was first introduced in the Civic Amenities Act of 1967. These provisions were consolidated into the 1971 Town and Country Planning Act, subsequently the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.2 Conservation area legislation emphasises the importance of the character of an area as a key consideration when decisions are made in respect of development proposals. A conservation area is defined as *'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'*. Conservation is a more dynamic approach which allows change but change that is managed so as to retain the character and appearance of a place. Upon designation the Historic Environment team will be a consultee on all applications within and adjacent to the conservation area to ensure this historic interest, character and quality of place is retained.
- 6.3 Other consequences of conservation area status of note:
- In most circumstances outline planning applications are not acceptable. This is because it is not possible to "pay special attention" to the desirability of preserving or enhancing the character or appearance of the area without seeing the details of what is proposed.
 - Planning permission is required for demolition of buildings and structures over 115 cubic metres in size.
 - It is an offence to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks' notice to the Local Planning Authority. During this period, the LPA may consider whether to make a Tree Preservation Order.
 - Permitted Development rights are slightly more restricted than elsewhere.
 - Rights to display advertisements are more limited than elsewhere.

- It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of the conservation area.

6.4 The Council has a duty to review from time to time areas of special historic or architectural interest for designation. At the present time there are 128 conservation areas designated within the County.

Background to the proposed Conservation Area designation

6.5 The Council was approached by the Tilley Timber Project, a Heritage Lottery Funded (HLF) project drawing attention to the significance of the village and its built heritage, with the proposal to undertake a draft Conservation Area Appraisal by an independent heritage specialist as an evidence base for the proposed designation of a conservation area. The village is particularly noteworthy because of the high degree of survival of timber framed buildings within it, which include seven listed buildings (6 Grade II and 1 Grade II*). In Officer's opinion this represents a rare survival in Shropshire and as a consequence the village and its immediate rural setting retains a strong and distinct character. The appraisal was received and reviewed by the Council. This provided a detailed analysis of the built character of the village and the associated open spaces to its margins. It is therefore officer's opinion in relation to the Conservation Area designation guidance (Historic England Advice Note 1 2nd Edition) that Tilley represents a strong candidate for designation. Officers therefore proceeded with public consultation for the designation.

7. Public Consultation

7.1 The consultation took place over a period of over 7 weeks between 11th January and 6th March 2019. The Consultation included the following:

- Written letter notification of the proposed conservation area to all buildings affected including proposed boundary plan and information sheet.
- Further letters were sent to landowners not resident in Tilley following requests from those consulted.
- The proposals were advertised via the Shropshire Council website.
- Laminated posters were put up at three locations in Tilley as well as the Parish Council's local notice boards.
- The Local Members were informed of the proposals by email.
- Relevant Council departments were consulted including Trees, Planning Policy and Development Management.
- Historic England were consulted.

7.2 Responses from local residents on the draft proposals were sought, residents could respond by phone, email or letter.

7.3 12 responses were received in support of the proposal (see appendix 2), as well as a document of 32 signatures of support from Tilley residents. This document includes the signatures of the majority of the 12 support letters/emails received. 2 of the letters of support were received who had not signed the document. 1 signature had both objected and supported and is therefore not counted.

7.4 A summary of the reasons for support are as follows:

- The unique identity and individuality of Tilley through its historic buildings and landscape.
- Its distinction from Wem.
- Its character should not be further diluted through ill-conceived planning
- Will ensure future preservation of Tilley following the work of the Tilley Timber Project as a place of special architectural and historic importance with remarkable medieval and post medieval buildings and landscape intact.
- The buildings and surrounding landscape are unique and require protection for future generations as well as offering excellent educational opportunities in the area.

7.5 7 responses of objection were received to the proposal (see appendix 2). Three of these were from the joint owners of Bradfield and wooded land to the rear of this property.

7.6 A summary of the reasons for objection are as follows:

- Do not wish to be affected by more planning restrictions/conditions.
- The listed buildings require consent to be altered and planning permission is required for new development so no need for designation.
- If it is to go forward the wooded area to the north of Bradfield should be excluded.
- The woodland to the north of Bradfield was planted 27 years ago. If it is included, it would restrict regular maintenance and be economically unviable.
- Do not wish for land to the east bounding Wem to be included as this will affect future plans and usage for the fields.
- The field to the rear of Ferndale is land locked and may require an animal shelter/loose box. See no reason for this land to be included.
- The land to the west of which used to belong to Tilley Manor is of no special architectural or historic interest which is desirable to preserve or enhance under the legislation where it includes a modern structure and open fields. Similarly, Tilley Bridge has been significantly compromised, with a new bridge built and the fabric of the bridge being dispersed such that there is no justification for its inclusion in the conservation area.
- The draft Tilley Conservation Area Appraisal appears to have been carried out by an organisation of behalf of the Tilley Timber Project with a vested interest of getting a conservation area approved as opposed to being an independent balanced observation.
- No.21 is a modern bungalow and should not be included.
- There is no logic for a huge area leading down to Sleaf Brook or the River Roden being included within the conservation area. It is a flood plain which naturally would prevent any development taking place. There is no need for additional protection.

8. Response to objections raised.

8.1 In terms of the comments relating to the woodland north of Bradfield, advice was subsequently sought from the Trees Officer. The full comments are included in appendix 2 but in summary it was advised that the designation is not the best method of protection of the trees, which would be through Forestry Commission felling licences for rural woodlands or a woodland TPO if it comes under threat.

Based on this advice, and the consultation comments received regarding this land, a change to the boundary to omit this area of woodland has been made to the proposed conservation area boundary following further discussion with the residents requesting the designation, which is attached following this amendment in appendix 1.

- 8.2 With regard to the other issues raised by objectors, it is noted that a number of concerns relate to the additional restrictions on residents and their associated land. However, as set out in the information document supplied as part of the consultation and also in paragraph 2 above, conservation is a dynamic approach which allows change, but manages it such that the character and appearance of a place is maintained. Upon designation the Historic Environment team will be a consultee on all planning applications within and adjacent to the conservation area to ensure this historic interest, character and quality of place is retained. However, it does not preclude development and the need for agricultural buildings associated with the surrounding land use is acknowledged, as well as a level of new residential development being allowable under policy should Tilley be designated as part of a Community Cluster as proposed under the Local Plan Review by Planning Policy. In this regard further weight is given to the conservation area designation given that it will help inform the design, siting and scale of development and formally consider the character and appearance of the conservation area as required under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in addition to the setting of the designated listed buildings within Tilley.
- 8.3 Comments in respect of the land surrounding Tilley and its lack of special historic interest are noted. However, as referenced within the supporting conservation area appraisal, the special interest of the settlement is not only related to the survival and adaptation of its buildings alone, but also its relationship with the agricultural landscape around it. Many of the buildings and features in the village demonstrate strong associations between the farmsteads and their associated 'croft' enclosures used for tillage or pasture, where the boundaries of these enclosures have become fossilised through the centuries and are still visible in the village. The historic maps show these plots associated with the historic dwellings here and their numerous field names. Its evidently strong rural character is reinforced by the surrounding natural open space, which provides the immediate setting of the village. Conservation Area designation guidance (Historic England Advice Note 1 2nd Edition) sets out that in assessing special interest, the contribution made by the setting on the area and how this contributes to the significance of a heritage asset, should also be taken account of. It is also noted that whilst the objection in relation to the fields to the west of Tilley states that this land is of no historic merit, it simultaneously acknowledges the historic land ownership associated with the land, which is also evident on the 1631 estate map.
- 8.4 Reference has also been made to there being 'no logic for a huge area leading down to Sleep Brook or the River Roden being included within the conservation area'. However, as set out in the conservation area appraisal supplied as part of the proposal, the low lying and marshy nature of the land within the broad valley of the rivers and at the confluence of the two watercourses has had strong influence on the extent of the settlement and its development. These areas were part of an historic managed floodplain and water management system dating to the 17th century and undertaken by the Earl of Arundel to improve the fields, as well as straightening of the River Roden to make it more navigable. The influence and

proximity to the rivers in this location define the immediate setting of Tilley and provide the natural historic boundary, along with Tilley Bridge to the north west as a key historic crossing point (albeit in its highly altered form).

- 8.5 Reference has been made to the conservation area appraisal not being an independent and balanced assessment. However, the document was prepared by an independent historic environment consultant who is fully accredited by both the Chartered Institute for Archaeologists and the Institute of Historic Building Conservation. Therefore, it is considered that no weight should be given to this objection.
- 8.6 Reference has been made to modern structures which should not be included within the conservation area because they are not of historic merit. As indicated above, the extent of the conservation area is determined by its overall historic and architectural interest including its setting and relationship with its surrounding landscape. Evidently later buildings within Tilley cannot be excluded individually from the conservation area in this manner but wouldn't be considered as buildings of historic merit in planning terms upon designation of the conservation area in any case.
- 8.7 Following consultation with Wem Rural Parish Council they resolved that they could not support the designation due to the basis of lack of information and transparency. However, an extended formal consultation took place over the course of two months, and Officer's additionally attended a Parish Council meeting to present the proposal and answer questions that were raised. In addition, the full conservation area appraisal was sent to the Parish Council prior to their meetings, along with the proposed boundary and information sheet for circulation. At their request redacted versions of all public consultation responses were also sent to them. No further information in relation to the formal consultation was available to provide to the Parish Council. With regard to transparency, the extent of formal consultation has been set out above where this was extended to ensure all comments could be received and to take account of two Parish Council meetings. In addition, this recommendation comes following the submission of a detailed draft conservation area appraisal by an independent heritage consultant (see appendix 3).
- 8.8 No formal responses were received from other Council departments, local elected members or Historic England.

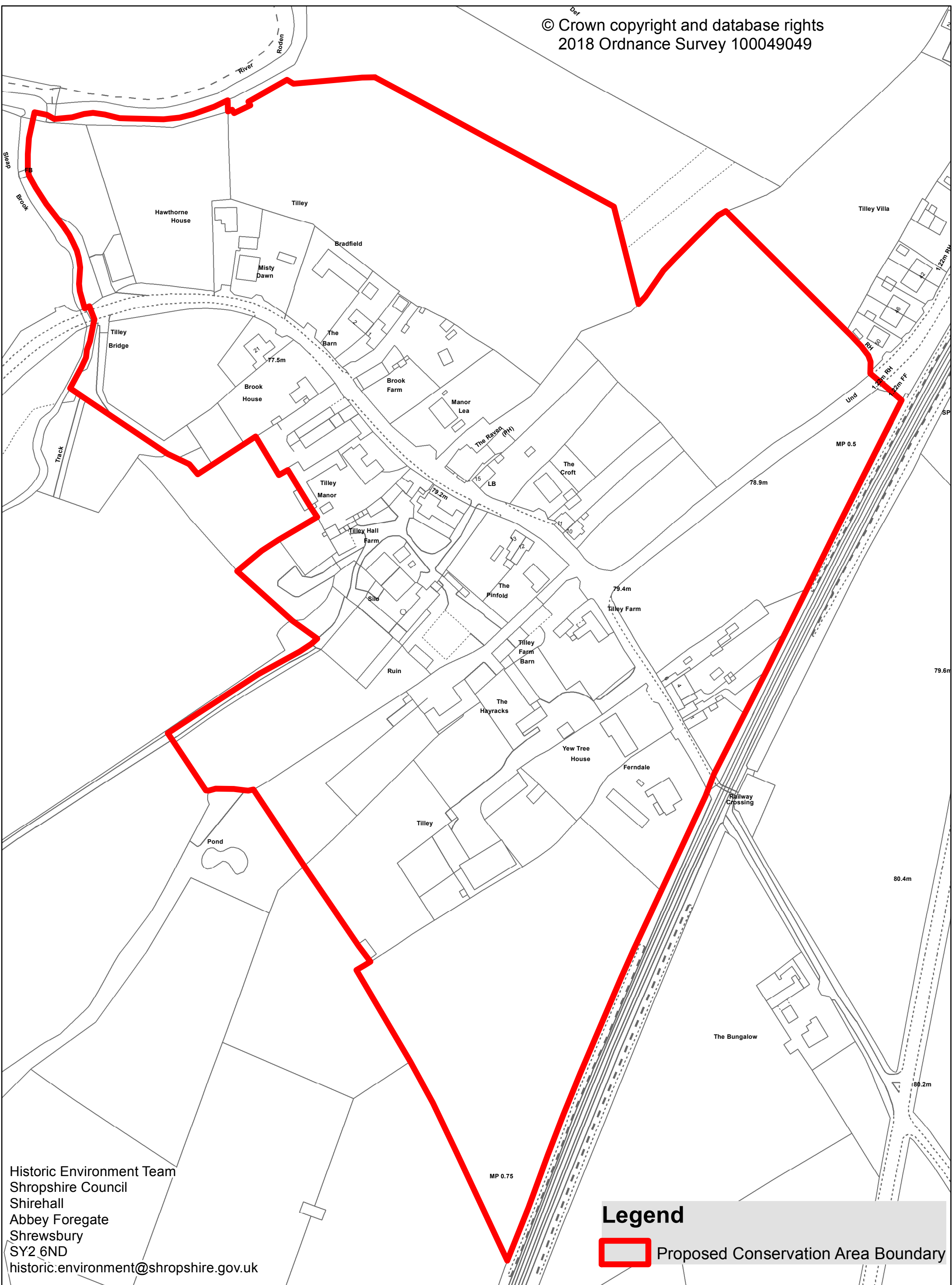
9. Conclusions

- 9.1 A number of factors give rise to the significance and special interest of Tilley: its variety of timber-framed and brick buildings, the oldest of which contains timbers dating from the 15th century; its overall form which has changed very little from its early 17th century layout, retaining its overall character as a small, linear settlement running along a single, principal road; the historic plot divisions or 'crofts', in the form of a small banks or ditches, which correspond with those shown on the estate map of 1631 and the tithe map of 1845; the surrounding greenspace which includes traces of earlier medieval farming practices, including an open-field system and former deer park and allows its overall rural and historic setting to be retained.

- 9.2 The proposed conservation area will seek to retain and enhance the quality of the local environment overall and its local distinctiveness, permitting appropriate new development which takes account of the area's special character. It also provides for greater opportunity to engage with the local community in managing the historic environment that they value.
- 9.3 Should Cabinet recommend this endorsement a Notice of Designation will be drafted and advertised, as per the statutory requirements.


List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) Cllr Gwilym Butler – Communities, place planning and regulatory services
Local Members Cllrs Chris Mellings and Pauline Dee
Appendices Appendix 1 – Tilley Conservation Area proposed boundary map. Appendix 2 – Public consultation letter, fact sheet and consultation responses Appendix 3 – Draft Conservation Area Appraisal submitted by Tilley Timber Project Appendix 4 - 1631 Estate map excerpt Appendix 5 - Equality and Social inclusion Impact Assessment (ESIIA)

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Historic Environment Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
historic.environment@shropshire.gov.uk

Legend

 Proposed Conservation Area Boundary

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THE HOMEOWNER

Historic Environment
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: 11th January 2019
Our Ref:
Your Ref:

Dear Sir or Madam,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
RE: Proposed Tilley Conservation Area

PLEASE NOTE THIS AFFECTS YOUR PROPERTY

We understand a recent consultation exercise was undertaken by the Tilley Timber Project in respect of a character assessment of Tilley. We've now received a proposal from members of the project to designate a Conservation Area for Tilley, the boundary of which is shown on the attached plan. We are now undertaking formal consultation for this designation and you have received this letter as your property falls within the area which is proposed to be designated.

Conservation Areas are designated to preserve and enhance the special architectural and historic interest of an area. More information on Conservation Areas and how it may affect your property can be found on the attached leaflet and on the Shropshire Council website (search Conservation Areas).

Please also find enclosed a map which identifies the area to be covered by the Conservation Area. This is a **draft** map and is open to suggestions. If you would like to make any representations on the proposed conservation area and/or its boundary please do so in writing and/or highlighting the attached map where necessary.

You can return your comments and/or the attached map via post or email to the addresses below.

The consultation period for the proposed designation will end on 8th February 2019.

If you would like further copies of the maps, or you know of other residents who are included in the proposed boundaries who have not received a copy of this letter, or have any further questions please contact us. My contact details are below. Alternative contact in the Historic Environment Team is Andy Wigley.

Yours faithfully,

Joe Crook

Name: Joe Crook
Position: Historic Environment Technical Officer

Historic Environment Team
Shropshire Council
Shirehall
Abbey Foregate
Shropshire
SY2 6ND

Direct Dial: 01743 258725
Email: historic.environment@shropshire.gov.uk

Consultation on proposed Tilley Conservation Area

What is a Conservation Area?

Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 (as amended) as:

"...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."

This is a strictly applied definition and should not be confused with areas of outstanding natural beauty or other designated areas.

Conservation Areas are designated by the Council, usually after public consultation, although this is not a legal requirement.

How are Conservation Areas chosen for designation?

Conservation areas vary, ranging from historic town centres to industrial and rural villages. They can be designated because of their composition of historic buildings, historic and architectural significance, layout or private spaces, such as gardens, parks and greens, trees or street furniture. Conservation Area designation is a broader protection than listing individual buildings, and all features within the area, listed or otherwise, are recognised as part of its character, and informs the management of development through planning.

What does it mean for your property?

The Conservation Area designation introduces the legislative requirement for the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area where considering planning applications. In addition to this, permitted development rights for individual properties are more restricted e.g. planning permission is required for changes to exterior materials; extensions/outbuildings to the side elevations; two storey rear extensions; new dormer windows; installation or alterations of chimneys/flues fronting a highway; installation of satellite dishes fronting or visible from a highway. This list is not exhaustive so please contact us directly with any specific enquiries.

The Council also has extra controls over the following:

- Works to trees
- Demolition
- Advertisement, signage and shop fronts

Contact

Historic Environment Team
historic.environment@shropshire.gov.uk
01743 258725
Shropshire Council
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

Redacted Consultation Responses and Signatures

Letters of support

From: [REDACTED]

Sent: 03 February 2019 14:23

To: historic.environment

Subject: Tilley Conservation Area

Good afternoon

Please take this email as confirmation that the residents of [REDACTED] in Tilley add their support to the proposed conservation area

[REDACTED]

[REDACTED]

A customer has contacted us via the website. Please see below for details.

Form Results

Form reference

UM040219:0ccfe

Pick up email address

historic.environment@shropshire.gov.uk

URL

<https://shropshire.gov.uk//environment/historic-environment/meet-the-historic-environment-team/>

How would you like us to contact you?

Email

Name

[REDACTED]

Title

Other

Building name / number

[REDACTED]

Street

Tilley Village

Town

SHROPSHIRE

Postcode

Email address



Please give details of your enquiry

We live in Tilley and we wish to registering our enthusiastic support for the application regarding the proposed Tilley conservation area. A huge amount of pride and work has gone into the Tilley Timber Project revealing just what a treasure we have. This historical gem we have needs recognition and our support and the application if successful will assist in the preservation for the future, I suspect any objections you receive must relate to fear of an obstacle for any future development by interested parties. This is a wonderful and warranted opportunity to recognise such a wonderful piece of history for the future.

Need more help?

[Email web support](#)

From: [REDACTED]
Sent: 14 January 2019 15:03
To: historic.environment
Subject: Proposed Tilley Conservation Area

Dear Sirs

Further to your letter dated 11th January 2019, I confirm that I am fully in favour of the proposal by the Tilley Timber Project to designate Tilley as a conservation area.

[REDACTED]
[REDACTED]

From: Wem Civic Society

Sent: 04 February 2019 10:17

To: historic.environment

Subject: Proposed Tilley Conservation Area - Public Consultation

Dear Sir

I enclose the following response with regard to the public consultation about the proposed Tilley Village Conservation Area:

Wem Civic Society supports the designation of Tilley Village as a Conservation Area for the following reasons:

1. Conservation areas have been around for around 50 years aiming to preserve places of special architectural and historic importance. Tilley is such a place of special architectural and historic importance. The mediæval and post-mediæval buildings are remarkable and inhabit an area with most of that mediæval and post-mediæval landscape still intact (especially to the east and south east).

2. There is strong evidence of C17th activity relating to landscape and engineering.

3. The Tilley Timber Research Project has confirmed the importance of the Tilley houses and shown an older and more complicated built environment than originally thought.

Tilley Village is a gem and everything should be done to preserve these buildings and their surrounding landscape. Once they are altered, damaged or gone, they are gone and any historic data along with them.

The economic aspect should also be considered. Tourism will increasingly be an important aspect of Shropshire's economy. This village could play a small but significant part in that economy.

It should be remembered that research by Historic England (YouGov, 2017) showed that there is strong public support for the principle of conservation areas. It also showed that almost two thirds (65%) of people who live in conservation areas say that they would be happy to move to another conservation area (only 10% said that it would be unlikely that they would move to another conservation area). Houses in conservation areas also sell for a premium of 9% on average.

Wem Civic Society is not an insular body limited only to Wem town. The society has always had an interest and offered support to the villages surrounding Wem so we are very happy to endorse the proposed designation.

Regards

Shelagh Richardson

Chairwoman: Wem Civic Society

Please do not hesitate to contact the society if you require any further information or require this response in a different format.

From: [REDACTED]
Sent: 03 February 2019 15:20
To: historic.environment
Subject: Proposed Tilley Conservation Area

To whom it may concern,

I wholeheartedly support this proposal. Tilley is a unique hamlet which is in danger of merging with Wem. We moved here six years ago and quickly realised how special our beautiful village is, to have it's identity stripped by becoming a part of Wem is a scandalous and wholly abhorrent concept.

Please take ours and other voices of support seriously before we lose another jewel in England's countryside.

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 03 February 2019 23:21
To: historic.environment
Subject: Support for the proposed Tilley Conservation Area

Hello,

I would like to register my strong support for Shropshire Council's proposal to designate Tilley as a Conservation Area. I have noted the proposed conservation area boundary put forward as part of the public consultation and whole heartedly support this as the boundary for the conservation area.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

Tuesday 15th Jan. 2019

Dear Sir/Madam,
We are in full support of the Proposed Willey Conservation Area as outlined in the letter dated 11th January 2019.

It is important that places like Willey retain their individuality and do not become consumed by the need for urban expansion.

Your faithfuls,

From: [REDACTED]

Sent: 09 February 2019 08:33

To: historic.environment

Subject: Tilley conservation area

To Whom It May Concern:

As a resident of the village of Tilley, near Wem, I would like to express my support for the application of making the village a protected conservation area. I have lived here for several years now and have been fascinated by the work of the Tilley Timber Project, which has uncovered a marvellous history of the buildings in Tilley.

The range of age and styles of architecture that Tilley has to offer is undoubtedly unique and special and requires protection for future generations to enjoy. The villagers are committed to keeping the area this way and restoring sympathetically (where appropriate) the range of buildings within Tilley.

I am a teacher at Thomas Adams School, Wem and I see the learning opportunities for young people in this village. The history here is accessible and tangible to young people and it's right down the road from where they live and attend school. Many groups of cubs/scouts and history and geography classes have been able to study the landscape and the architecture that Tilley offers without the cost of transportation as it's within walking distance.

The area is currently surrounded by greenery and this offers a disconnection from the town of Wem which gives a sense that Tilley is much more rural than it actually is. These areas of greenery also present recreational and social meeting areas and break out spaces for young people which is crucial for their physical and mental well-being.

Ultimately, Tilley needs to become a protected conservation area for many reasons; I have listed only a few. The Village offers a unique look into history and should be valued as such and allowed to remain as it is.

Please consider these points carefully, along with the incredible work that the Timber Project has done to protect Tilley.

Thanks for your time,

[REDACTED]

[REDACTED]

[REDACTED]

25th January 2019

Recipient Name

Historic Environment Technical Officer

Shropshire Council

County Hall, Shrewsbury.

Dear Mr Joe Crook

I write on behalf of my family to express our support for the proposal of Tilley, Shropshire becoming a Conservation Area.

My father was evacuated to Myddle during World War II and since then the family have been visiting Shropshire and the Wem area, initially to take holidays at a family cottage in Houlston before moving to live permanently in the area.

We live on Tilley Road, close to its junction with Mill Street and our property is geographically equidistant from Wem town centre and Tilley village. We aren't conservationists; land owners viewing the agricultural land around Tilley as a potential source of wealth or profit and nor are we nimbys who are precious about developments that may impact on our own quality of life or property values.

We have always welcomed the unique distinction that Tilley enjoys from Wem. The village has a picture postcard architecture and feel to it, very different from the modern built bungalows and properties that now encroach upon its identity. Tilley's many timber-framed and designated listed buildings have their history set in the 13 / 14th centuries and these dominate and outnumber some of the newer, ill-conceived, planning decisions. The thought that the village may have its history and character further diluted and eventually become but another estate in Wem would, in our opinion, be a dereliction of planning values and historic sensitivities.

Tilley is a route taken by many walking groups and dog walkers who enjoy the ambience and, when the Tilley Raven pub was operating, sightseers seeking an escape for a meal or a pint in an idyllic setting. We find it a beautiful little hamlet, with a rare feel and joy to it that demonstrates Shropshire's wonderful architectural and historic diversity.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: 27 January 2019 10:42
To: Joe Crook
Subject: Tilley Conservation Area

[REDACTED]
[REDACTED]
[REDACTED]

Joe,

As a long standing resident of Tilley I should very much like to express my full support for the proposed Tilley Conservation Area you recently wrote to us about. A splendid idea and long overdue.

Very best wishes,

[REDACTED]

Mr Joe Crook,
Historic Environment Technical Officer,
Shropshire Council,
County Hall,
Shrewsbury.

Dear Mr Cook,

I am writing to you on behalf of my wife and me to pledge our support for the proposed Conservation Area status for the hamlet of Tilley.

We have lived in Tilley Road for over 30 years and along with many residents of Wem enjoy the opportunity to walk to Tilley and beyond and appreciate the uniqueness of this hamlet.

Many of the half-timbered houses have significant historic interest some dating back to the 1500's and before.

The agricultural land which separates Wem from Tilley is still actively farmed and it would be a travesty if this land was ever developed, which would result in Tilley losing its identity and would become just another estate in Wem.

1st.March.2019.

Mr. Joe Brook,
Historic Environment Technical Officer,
Shurehall,
Abbey Foregate,
STREWSBURY.342 6ND.

Dear Sir,

5th February 2019.

RE: Proposed Tilley
Conservation Area.

With regard to the above I would just like to say that I have lived in Tilley for over 55 years, it has always been a very rural village with a really close community always ready to help and support each other.

For many years I have been Chair of the Tilley Village Committee which dates back to 1902. Residents have always known that this is a special village (despite our pub closing) and I feel the recent support by The Historic Lottery really adds credence to this.

We have had great support from lottery officials both with money and guidance and considering the large percentage of listed timber framed dwellings and barns here I would like to register my support for the village being declared a conservation area.

Yours faithfully,

Letters of objection

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

RE: Consultation on proposed Tilley Conservation Area

Dear Mr J Crook,

I am writing as the owner of _____, together with the barn and field behind the property. I understand that both my house and barn are protected by a Grade II listing.

The field at the back of Ferndale is land-locked, by the railway and house on two sides and by agricultural land on the other two sides. An animal shelter/loose box might be required for this four-acre field which is very exposed to the elements and I would like to be able to build a suitable shelter should it be required at some time in the future. I see no reason to include this field in the proposed conservation plan; it cannot be seen from the road and I would like it removed.

For the future of the village, if at all possible I would like to see a return of the village public house, which closed nearly a year ago due to bankruptcy. The closure of the pub was a loss to the village and surrounding rural area. The possibility of a village shop in a similar area to the pub would be acceptable, as the hub of the village and a meeting place for local people.

There have been concerns locally about possible further housing development:
in the fields to the north of the village (if further development of Roden Grove were to be allowed);
in the fields either side of Tilley road at the entrance to the village opposite Tilley Farm;
in the fields on either side of the road at the other end of the village, by Tilley Bridge.

The opinion seems to be that the proposed conservation area would prevent further development in these areas together with further 'infilling'. Having spoken to you on the telephone last week, I believe this is not the purpose of the proposed conservation area, which is to preserve the character and appearance of special architectural and/or historic interest. I feel this has been achieved by the many listings throughout the village.

Yours sincerely,



Historic Environment Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Your ref:
Our ref:
E-mail:

via email only: historic.environment@shropshire.gov.uk

15 February 2019

Dear Sirs

Proposed Tilley Conservation Area

On behalf of _____ who own land
that used to belong to _____ who wish to object to the proposed Conservation Area for the following
reasons:

1. We do not believe there is sufficient special architectural or historic interest within Tilley to warrant the Conservation Area Status. The area owned by _____ is shown hatched blue on the attached proposed Conservation Area Plan. The area shaded blue does not have special architectural or historic interest which is desirable to preserve or enhance under the legislation. The area edged blue includes a modern steel frame farm building, a grass field and a concrete access track. The land owner's preference is that there is no conservation area within Tilley, however as an alternative we prefer that the area shaded blue is removed.
2. We assume that the area up to and including Tilley Bridge is included because of some history relating to Tilley Bridge. We have been provided with the draft Tilley Conservation Area Appraisal which appears to have been carried out by an organisation of behalf of the Tilley Timber Project with a vested interest of getting a conservation area approved as opposed to being an independent balanced observation. The document extends to 33 pages. From our initial reading of the document the only references to Tilley Bridge are on pages 5,6 and 7. There are relatively brief references to the bridge which do not suggested that there is special architectural or historic interest with the earth preservation.

On page 5 near the bottom it states "The old bridge across the brook remained in active use until 1972, although it was significantly altered in the late 1960's when a new drainage scheme designed to improve the speed of water inserted a large concrete pipe through the structure. Despite these alterations the bridge was replaced in 1972 with a concrete bridge around 20 metres south of the original. Some elements of the medieval bridge remain in situ and other elements have been incorporated into garden walling around the hamlet." Clearly any architectural/historic value was significantly compromised in the late 1960's and also in 1972. The fact that elements of the oldest bridge have been picked up and moved around the hamlet shows there is little history in the old bridge remaining and there is no justification for it being included with a conservation area.

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There is no logic for a huge area leading down to Sleep Brook or the River Roden being included within the conservation area. It is a flood plain which naturally would prevent any development taking place. There is no need for additional protection. There is nothing within the hatched green area on the plan with special architectural or historic interest as defined in the legislation which is worthy of preservation. On page 7 at the top it refers to an old drainage system, it states "this is thought to have been destroyed during works."

At the bottom of page 7 it states the core of the settlement contains four main farmsteads. This does not include the area hatched blue which should be removed.

At the top of page 8 it refers to former farm buildings which have been converted to dwellings and they have retained their agricultural look and feel. It is the buildings which have the historic character not a piece of land leading down to a bridge which has had very significant alterations.

3. The bungalow known as No 21 shown on the photograph within this letter has no historical/architectural interest at all which is worthy of preservation. It should therefore not be within a conservation area.



Yours faithfully

Halls Holdings Limited

Head office: Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR.

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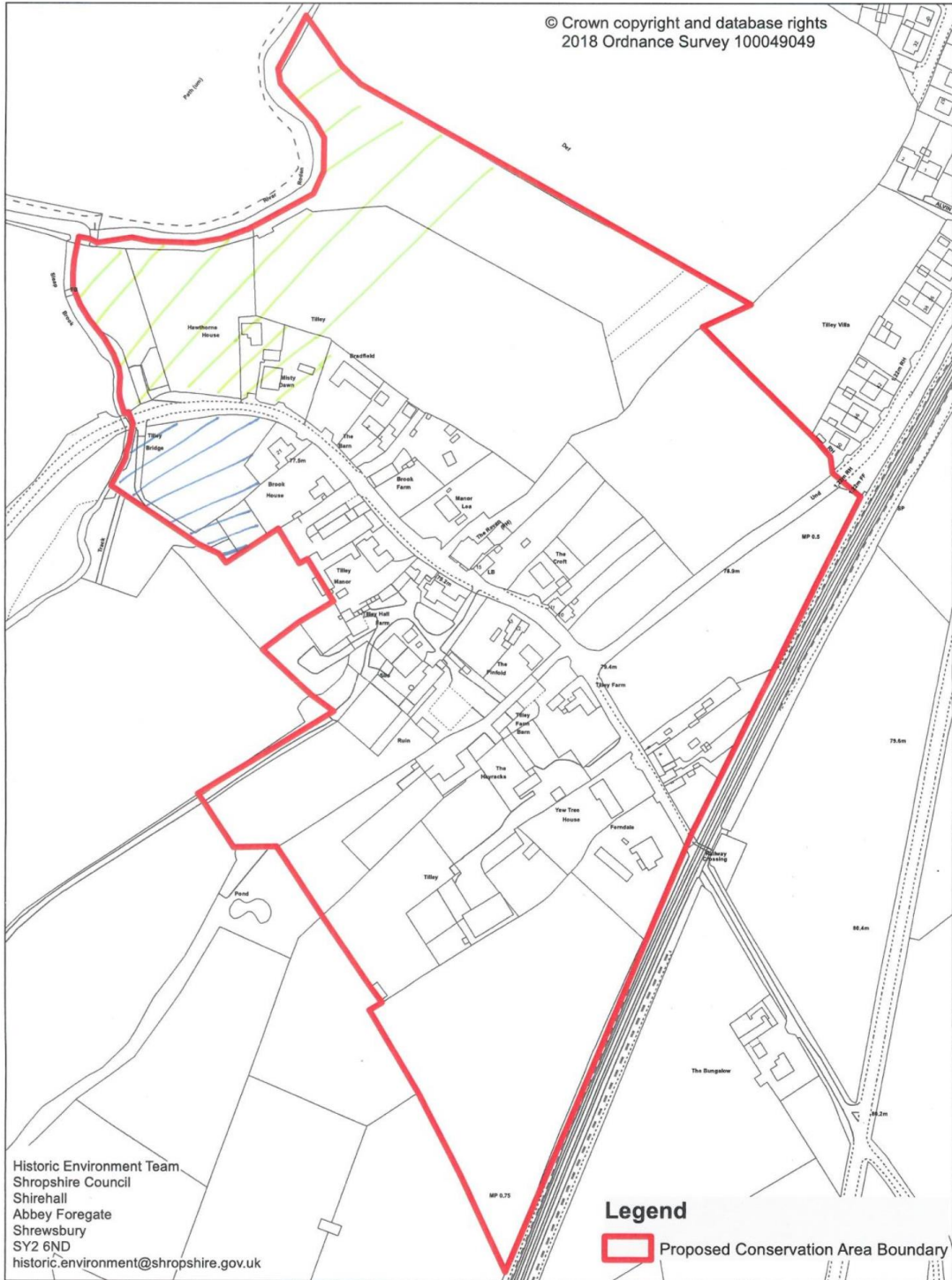
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Historic Environment Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
historic.environment@shropshire.gov.uk

Legend

 Proposed Conservation Area Boundary



Proposed Tilley Conservation Area Map

Wem Rural Parish Council
Historic Environment Team
Shropshire Council
Shirehall.



Feb 7th 19.

RE: Proposed Conservation Area

Dear Councillor(s) *a Historic Environment Team,*

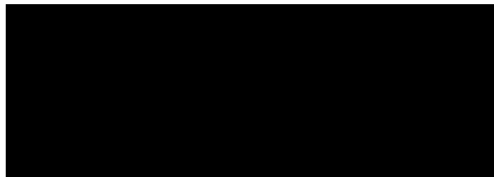
My son and I do not wish to live in a Conservation Area and strongly object to the wood being included. The older properties are all listed and should anyone wish to build on or modify planning permission would be required, therefore any further restriction is unnecessary.

The wood was planted 27 years ago, by my late husband who also planted deciduous trees in the hedge rows and spinneys (see map). The imposition of a Conservation Area would restrict freedom to manage the wood in an efficient manner.

It is important for Tilley that the Raven pub is reopened, re-establishing the hub to unite the community and encourage walkers from Wem and the Shropshire Way.

The Ward family have farmed in Tilley since 1941, we are proud of our on-going commitment to the community and its environment and are concerned that the proposed Conservation Area will have an unintended long-term detrimental impact on the community of Tilley.

Yours Sincerely



Co-owners of Bradfield, Tilley.

Encl.

Map of Tilley

From: [REDACTED]

Sent: 02 February 2019 12:00

To: historic.environment

Subject: Tilley Conservation

Hi

below is the map of proposed Conservation Area I have outlined in green the fields I own and object to these being included and ask you remove them from your proposed Conservation Area . I do not wish my property to be included as this will effect future usage and plans for the fields
Kindest regards

[REDACTED]



From: [REDACTED]
Sent: 27 January 2019 19:18
To: historic.environment
Subject: Proposed Tilley Conservation area

Dear Mr Crook,

Thank you for your letter with regard to the above which I received as I am a part owner of the wood and the surrounding land situated at the back of "Bradfield" As such **I would like to strongly object to the conservation area proposal** and in particular would request, regardless of the outcome, that the wood sited at the rear of Bradfield is excluded. Please see amended map below with the proposed boundary redrawn in blue to exclude the wood and its access.

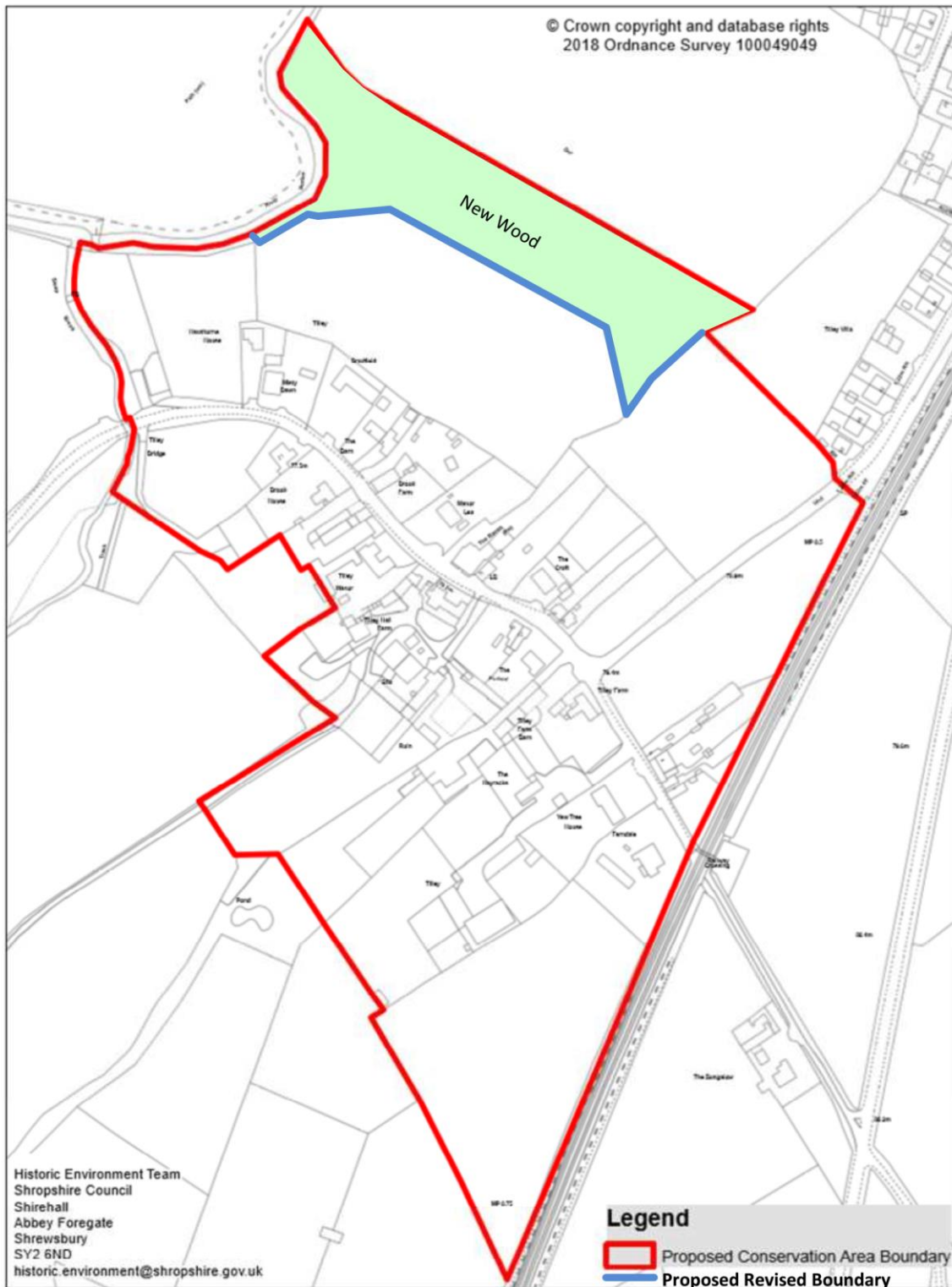
Tilley has been my home from the age of one until I was an adult and again when I returned for a period of time with my young family and I will always consider it as home. My family have farmed here since 1941 and are proud of their ongoing commitment to both the community and to the environment. As Farmers they have dedicated themselves to looking after and caring for the land and its environs, in particular the planting of many trees along the roadsides and of note a wood planted 27 years ago sited at the back of Bradfield. This wood, which includes spinnys and deciduous trees is currently included in the proposed conservation area, the inclusion would be counter productive as it is important for the owners to continue to have the freedom to manage it appropriately as it has been; carefully nurtured and tended to since its conception.

The older properties in Tilley which are of historical and architectural importance are already listed and as such require permission for changes and maintenance, any new build would need planning permission and as such I can see no rationale or added value for Tilley being proposed as a conservation area. Tilley has always been a village that the inhabitants have been proud of and have a strong community spirit with all working together for the good of the village, as such it does not need a conservation order to keep it so. It is an attractive place and walkers frequently walk through it. The closure of the Pub is currently a bigger issue which is impacting negatively both on the look and the atmosphere of the village.

I would strongly urge that the conservation order is not taken forward.

Yours sincerely

[REDACTED]



Suggested Tilley Conservation Area Map

Original Message-----

From: [REDACTED]

Sent: 26 January 2019 20:28

To: historic.environment

Subject: Re: Proposed Tilley Conservation Area

Dear Mr Crook

Thank you for the information sent to us re: the proposed Tilley Conservation Area dated 21st January 2019.

We - namely [REDACTED] wish to object to the proposal, as does our son [REDACTED]

We all own properties within the proposed area namely [REDACTED] and do not wish to be further affected by even more planning restrictions or conditions.

We trust that you will address our objections with immediate effect and keep us notified accordingly.

Yours sincerely

[REDACTED]

Response from Trees Officer

From: Andrea King

Sent: 05 February 2019 15:21

To: Joe Crook

Subject: Tilley Conservation Area woodland

Hi Joe

Looking at the woodland it appears to be secondary mixed deciduous. It does appear to be an important break / screen between the new development and the old and hopefully would always be retained as such. However giving a woodland CA status is not the usual way to protect it – either Forestry Commission felling licences for rural woodlands or a woodland TPO if it comes under threat from loss or development which presumably is not currently the case.

I have no objection on this basis if the woodland was not included in the CA boundary.

However if it was included I would be happy to work with the land owner in that he could submit a woodland management plan as a one off application to cover normal management (for example he could apply to remove all Sycamore self sets under 10cms) otherwise it would become a burden on the landowner to submit a 211 Notice every time he wanted to remove trees over 7.5cm diameter.

In conclusion the CA status should not be used to protect the trees as there are better ways but possibly if it protects the setting of the Conservation area it may be justifiable.

Hope this helps

Andrea

Andrea King

Tree and Woodland Amenity Protection Officer

Natural Environment Team

Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

Shropshire

SY2 6ND

Tel: 01743 25 4602

Email: andrea.king@shropshire.gov.uk

Web: www.shropshire.gov.uk



DRAFT TILLEY CONSERVATION AREA APPRAISAL

Draft for
submission to
Shropshire
Council:
August 2018

Prepared by TDR Heritage
Ltd on behalf of the Tilley
Timber Project



**Tilley Timber
Project**



TDR Heritage

Historic environment research
and consultancy

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Tilley Conservation Area Appraisal

1. Introduction

Executive summary

Background to the appraisal

This draft Conservation Area Character Appraisal has been produced to enable Shropshire Council to undertake a public consultation on the designation of Tilley as a Conservation Area under the 1990 Planning (Listed Buildings and Conservation Areas Act).

The appraisal of the Tilley Conservation Area follows work undertaken by the Tilley Timber Project as part of an HLF-funded project between 2014 and 2017 which drew attention to the significance of the settlement and its built heritage. During this project a survey was undertaken by local residents to assess Tilley's character and highlighted community support for developing a better understanding of the character and significance of the hamlet to help deliver positive, sensitive future management. The Heritage Lottery Fund subsequently funded the preparation of this Conservation Area Appraisal and Management Plan for wider public consultation.

The document is an assessment of the character and appearance of the hamlet of Tilley and its immediate setting. It sets out the historical development of the area and identifies and records the elements which contribute to the special interest of the area. It also reviews the existing condition of the area and sets out some principles and actions for its future management and provides material information for decision-makers regarding future development.

Conservation area appraisals are based upon best practice guidelines set out by Historic England in their publication Advice Note 1: Conservation Area Designation, Appraisal and Management (Feb 2016).

The planning policy context

Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act requires Local Planning Authorities to determine which parts of their area are '**areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**'. Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications. It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area.

The Appraisal takes the form of written text and an Appraisal map. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. This document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

The proposed Tilley Conservation Area covers an area of XXXX hectares (XXXX acres). The proposed boundaries of the Conservation Area are shown by the solid green line indicated on the Map (Appendix A) and comprises all of the dwellings in the hamlet. For the most part the boundaries run along existing fences, watercourses, walls or other property boundaries.

A summary of the special interest of the area

Tilley is a small hamlet which is thought to date from at least the early 14th century, but which saw extensive building or rebuilding in the late 16th and 17th centuries. The settlement was included in an estate map of 1631 which shows that the medieval layout of the settlement has largely survived intact, as have a high proportion of the buildings known to have existed at this time.

The special interest of the settlement is related to the survival and adaptation of these buildings, as well as its relationship with agriculture and the landscape around it. Many of the buildings and features in the hamlet demonstrate strong associations between the farmsteads and their 'croft' enclosures, the use of local materials for building, as well as the visible display of later alterations and adaptation of buildings according to the fashions of the time, or in response to agricultural change. The settlement's proximity to the River Roden and Sleaf Brook, and being sited on low-lying ground, means that the settlement also has significant interest in terms of how it has developed its responses to water and flood management, both in terms of a threat and an opportunity.

2: Assessment of the Special Interest of the Conservation Area

Location and Setting

Tilley is a small settlement in the Civil Parish of Wem Rural, lying two miles south of the town of Wem in the North Shropshire countryside. The hamlet is situated on an area of slightly higher ground within the low-lying marshland formed in the broad river valley at the confluence of the River Roden and Sleaf Brook. These two watercourses form a natural boundary to the west and north of the hamlet and help define its immediate setting, which incorporates an extensive floodplain formed between the River Roden and the settlements of Tilley and Wem.

The linear settlement of Tilley lies along both sides of a single road, known as Main Street which, prior to the construction of the Crewe and Shrewsbury railway line in 1858, originally joined Tilley to the main Shrewsbury– Wem road (B5476) and the hamlet of Tilley Green. The buildings are set within good-sized plots, with clearly defined boundaries to the sides and rear and are generally separated from the road by a grass verge and front boundary wall, much of which is in local red sandstone.

The road passes north west – south east through the hamlet and is joined by Tilley Road from Wem, which now forms the principle access to the hamlet. Approaching the hamlet from this direction, the entrance to the hamlet is framed by a parcel of pastureland to either side of the road. This, in combination with extensive views out of the hamlet over the semi-wooded floodplain and of open countryside behind properties to the west, gives a strong rural character to the hamlet and serves to form an additional buffer between the outskirts of Wem and the edge of the hamlet.

The railway line forms a distinct boundary to the south eastern end of Tilley and the western extent of the hamlet is defined by the Tilley Bridge, which carries the main road out of the hamlet over the Sleaf Brook.

Historic development

The archaeological record provides relatively little evidence for early settlement within Tilley, although a Neolithic flint knife was found close to the hamlet at Springfields on the Shrewsbury Road (formerly known as Tilley Villa) and it is thought that the remains of Roman marching camp, which until the 20th century survived as earthworks, may be located to the south of the hamlet at Trench Farm, Tilley Green.

The first known reference to a settlement at Tilley dates to the medieval period when *Tyleweleye* is mentioned in subsidy rolls of 1327. The name is thought to derive from the Old English word *tillow* or *tallow*, meaning branch or bough, and could be a topographical reference to the hamlet's proximity to the River Roden and the Sleaf Brook. Prior to this, it is thought that lands at Tilley may have formed part of the 'Manor of Wem' described in the Domesday Survey of 1086 as being held (in Saxon times) as four manors.

Dendrochronological analysis of numerous buildings in the hamlet has identified in situ or reused timbers of mid-15th century date (in Ferndale Barn and No.15 Tilley) which confirm the presence of a relatively early settlement at Tilley. This is reinforced by features in the surrounding area - the boundaries of a former 'common field' to the west of the hamlet, a relic of the three large fields that were part of Tilley's medieval farming system, can still be accessed from a former lane from the Tilley Road and remain visible in the landscape. Slightly beyond this are veteran trees and hedgerows which delineate the remains of the former medieval deer park at Tilley Park and which could have been the 'haye' – a hedged enclosure that held game or pigs - mentioned in the Domesday Survey in the 11th century.

By the early 16th century, lay subsidy returns show that the hamlet had become a relatively prosperous settlement and included four 'yeoman farmers', freeholders who farmed a small estate of their own land, three of which have been identified as Tilley Farm, Tilley Manor and Tilley Hall. Much of the remaining surrounding land lay in the hands of the Earl of Arundel. However, in the mid-16th to early 17th centuries Tilley underwent a significant programme of rebuilding, especially between 1561 and 1580 and 1616 and 1618. Research has shown that the oak used for building was generally sourced locally and it has been suggested that it may have come from the extensive woodland that formed part of the medieval deer park at nearby Tilley Park.

These periods of rebuilding correspond with an extensive programme of construction activity which occurred across England between 1550 and 1660 as, with the exception of extremely high-status buildings like churches and nobleman's lodgings, earlier buildings had generally been constructed of inferior timber. During this period many earlier buildings were extensively or completely rebuilt, often in oak, and reusing materials such as timber or stone where available.

The external appearance of the timber-framed buildings of Tilley contribute to the emerging picture of the historic development of the settlement and its occupants in this period. In line with the timber-framing traditions of Western England and the Welsh Marches, all of the surviving timber framed buildings are constructed with square panelled wall frames. However, those of the highest status - and occupied by the Yeoman farmers - also incorporate additional 'fancy' timberwork to demonstrate that the owner could afford to use additional permanent and long-lived materials for decorative effect. As datable features in their own right, the framing used in Tilley followed the fashions of the day that were displayed in grand houses, such as Pitchford Hall in Shropshire, and

include elements such as close studding and herringbone work as well as the quatrefoils and lozenges that became popular in the second half of the 16th century.

However early 17th century investment in the area was not limited to the rebuilding of properties in the hamlet. The low-lying and marshy nature of the land, especially in the area north of the settlement known as Tilley Pools, impacted on the potential use and value of the land, and from the mid-16th century, the Earl of Arundel made a substantial investment in the improvement of the fields surrounding Tilley. This included the installation of a complex drainage system designed by Dutch engineers, and the straightening of the nearby River Roden in order to make it navigable, taking out substantial meanders in the area that now forms part of the floodplain. Some of the remains of these water management systems have been mapped through recent work, which has found evidence for a series of at least five former stone culverts/bridges, and 20th century drainage operations in the area revealed examples of early drainage 'pipes' formed from hollowed out logs. Clearly an asset of importance to the hamlet, the River also supported eel fishing and close to the site of the Tilley Bridge a narrow, man-made diversion, marked on the 1845 tithe map as 'Weir Croft' created an eel trap which remained in situ until work in the 1970s re-formed the river to follow a more natural line.

An estate map commissioned for the Earl of Arundel in 1631 provides some detail for the layout and composition of Tilley at this time. Then, as now, Tilley formed a small linear settlement, starting at an area of 'waste' land with a bridge over the Sleaf Brook at the north of the hamlet and extending to a building that was located slightly to the south of the 19th century railway line. Along the Main Street are shown nine distinct domestic buildings of varying sizes, each of which apparently drawn 'from life', with different numbers of windows and chimneys reflecting the status of each building – important in a period in which taxes were gathered according to the number of hearths and windows a building possessed. The map is notable in that it does not provide any illustrations of unheated buildings, animal or grain houses and recent survey work, which has identified the remains of a former open hall house at the south of the hamlet that was definitely in situ in the early 16th century, seems to support the idea that the map was limited to domestic housing, perhaps for the purposes of taxation and land ownership.

Many of the properties shown on the 1631 map are shown as being situated in enclosed fields or 'crofts', which were used for tillage or pasture, and were typically worked by the occupier. The boundaries of many of these enclosures have become fossilised through the centuries and are still visible in the hamlet. They are unusual in that they are formed by a raised bank and ditch which effectively provide an element of drainage and highlight the issues faced by settlers in this low-lying marshy landscape. The use of the plots is reinforced by information from the 1845 tithe map and award which identifies numerous field names that are largely related to meadowland and 'crofts'.

In the late 18th century, the road systems in the vicinity of the hamlet saw considerable development as two new straight sections of turnpiked road, including the B5476 road from Wem to Harmer Hill - a short distance south of the hamlet, opened in 1774 and soon became the new road to Shrewsbury. Whilst these were now paid for by tolls from road users, the smaller roads which linked the hamlet into this new infrastructure remained the concern of the parish and in the early 19th century, Parish records show that repairs and widening work were undertaken at the sandstone bridge over the Sleaf Brook. The old bridge across the Brook remained in active use until 1972, although it was significantly altered in the late 1960s when a new drainage scheme designed

to improve the speed of passing water inserted a large concrete pipe through the structure. Despite these alterations, the bridge was replaced in 1972 with a concrete bridge around 20 metres south of the original bridge, and at the same time road works were undertaken that straightened the original sharp bend on the approach to the hamlet. Some elements of the medieval bridge remain in situ and other elements have been incorporated into garden walling around the hamlet.

Of more fundamental impact on the hamlet was the passing of the 1853 Railway Act which allowed the London and North Western Railway Company to build a railway line from Shrewsbury to Crewe, the route of which passed through the southern end of the hamlet and, in addition to the demolition of a substantial timber framed building shown on the estate map of 1631, formed a physical boundary to the hamlet and a barrier to accessing the Shrewsbury Road just north of Tilley Green. Whilst a level crossing, signal box and permanently manned keeper's cottage were constructed to allow the free movement of cattle across the railway at all times, the neighbouring settlements of Tilley Green and Trench became increasingly remote and cut off. The signal box and 'derelict' keepers cottage, which stood immediately east of the crossing, were demolished in the early 1970s following an accident on the level crossing, and the status of the crossing was subsequently reduced. Track repairs in 2001 did not reinstate the crossing and it now only allows pedestrian access.

From earliest times until the second half of the 20th century, the occupants of Tilley appear to have been largely engaged in agriculture. A farm survey of the hamlet undertaken in 1947 identified that, of the combined population of approximately one hundred people living in Tilley and Ruewood, 92% were involved with farming and at this time there were four farms in the hamlet - Brook Farm and the three that are known to have been in existence in the early 16th century - Tilley Farm, Tilley Hall and Tilley Manor.

Archaeological Significance and Potential

The Tilley Timber Project (2014-17) showed Tilley to be of considerable archaeological significance for the information retained in the historic timbers of the buildings of the hamlet, alongside the ability to relate these assets to historic mapping of 1631. This work has identified 85% of the historic buildings shown on the 1631 map to have survived into the 21st century, albeit with some adaptation to each building. Given the focus of the map on domestic properties, it is possible that there were additional, agricultural or unheated buildings within the hamlet which have yet to be located. In addition, the project established an unusually rich and documented understanding of the more ephemeral aspects of traditional building construction through a study of carpenters' marks, 'witch marks', and flame marks on timbers, and the traces left by the processes of 'conversion' from trees into finished building materials. The fossilisation of the croft boundaries in the form of banks and ditches is also of archaeological interest – these are indicative of the early settlers living and working in an area of marshy ground with a high-water table and could mean that there is good preservation of organic archaeological remains in the area.

Magnetometry and resistivity surveys undertaken in every garden in the hamlet, and in the vicinity of the modern settlement of Tilley, have established that there is some potential for the survival of archaeological remains relating to earlier settlement in the hamlet and its immediate environs. These include the probable foundations of a building on the south side of the railway line, which are thought to be of a timber-framed house known to have been demolished in the 1850s prior to the construction of the railway; the location of the railway Keepers' Cottage; and a cluster of buildings shown standing on the periphery of the medieval deer park at Tilley Park in 1631. It is not currently

known whether the railway line marks the 'real' southern extent of the earlier settlement, although limited survey in this area has not provided any evidence for additional buildings in its immediate vicinity,

The extensive floodplain to the east of the hamlet, which forms a boundary between the settlements of Tilley and Wem, was the subject of drainage work in the mid-16th to early 17th century and is known to contain physical structures and organic remains which could provide important archaeological evidence for the development of water management systems in this period. Previous work to the river has also revealed elements of other active human engagement with the river, including an eel trap and weir on the Sleaf Brook just outside the hamlet. Although this is thought to have been destroyed during works, the area around it uncovered fragments of eel spears in the vicinity of the structure. In addition, the Ordnance Survey map of 1881 shows a small structure close to the Tilley Bridge, which may have had a function related to the bridge, for the example, the collection of a toll, or the oversight of systems dealing with the management of water flow in the river.

Field names recorded on the 1847 tithe map and award also indicate that there was a windmill located in a meander of the River Roden, to the north of Tilley and on the modern floodplain, although the site is not visible above ground.

Form and Layout

Tilley is a good example of a small Shropshire settlement comprising a variety of timber-framed and brick buildings, the oldest of which contains timbers dating from the 15th century, with a noticeably vigorous period of (re)construction in the late 16th and early 17th century. The hamlet saw some change in the 19th century, not least through the construction of the railway line which severed Tilley's link to the main Shrewsbury to Wem road and impacted on future expansion of the settlement, but also through the development or adaption of several buildings in brick.

Despite considerable adaptation and alteration of some individual buildings over time and some later 20th and 21st century additions, the overall form of Tilley has changed very little from its early 17th century layout and has retained its overall character as a small, linear settlement running North West – South East along a single, principal road.

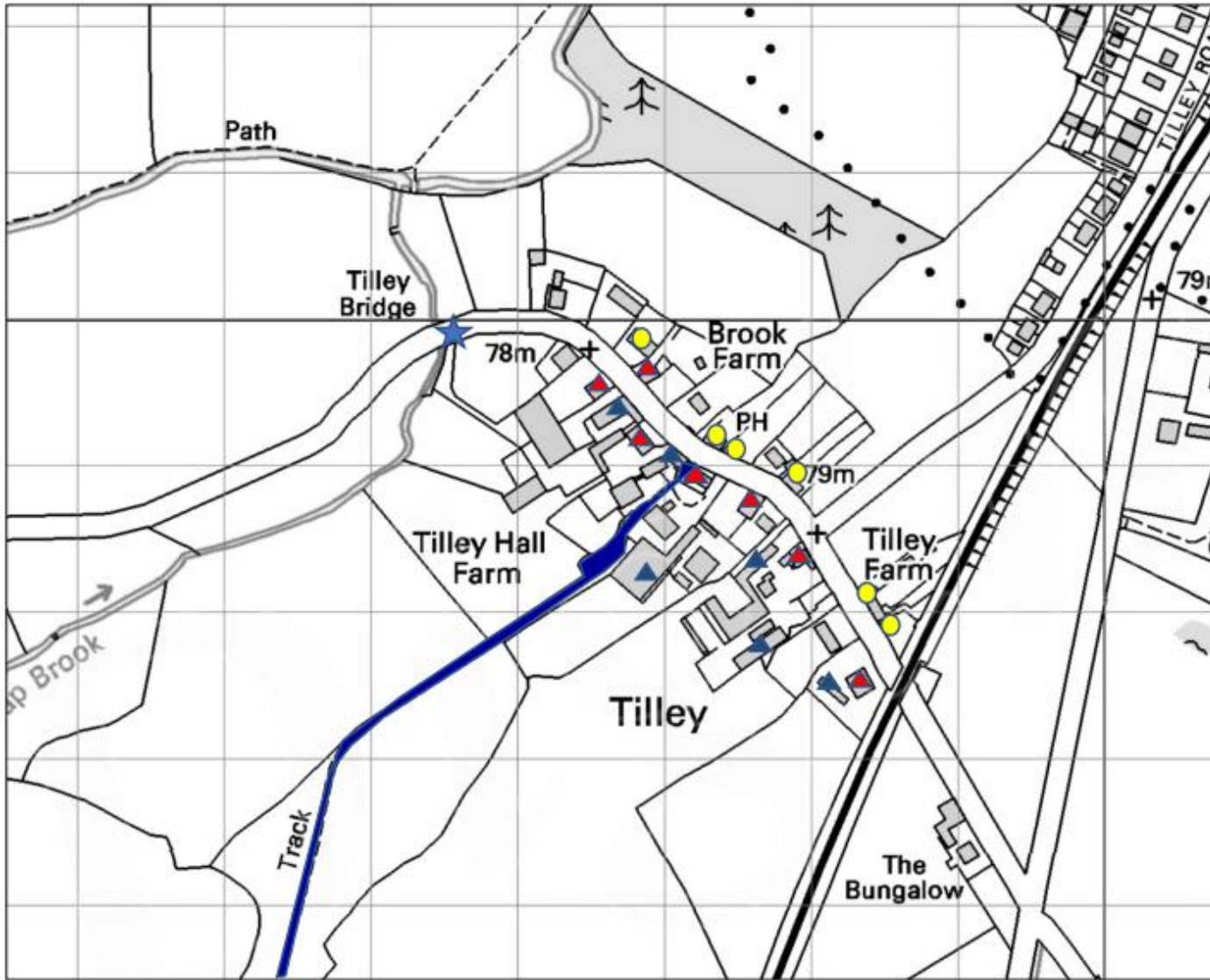
The older buildings generally follow a similar alignment and are set back from the main road behind a short grass verge and boundary wall, often of large coursed sandstone blocks, and a small front garden. The buildings on the eastern side of the road, which appear to have involved more substantial rebuilding in the 18th or 19th centuries, tend to be located much closer to the roadside behind a narrow strip that separates the house from the carriageway. To the rear many properties have retained the fossilised remains of earlier plot divisions, or 'crofts', in the form of a small bank and ditch, which correspond with those shown on the estate map of 1631 and the tithe map of 1845.

The modern hamlet is largely surrounded by open, farmed land which includes traces of earlier medieval farming practices, including an open field system and former deer park. The core of the settlement contains four main farmsteads, two of which are still in active use, although other buildings in the hamlet have formerly been strongly associated with agriculture. The farmhouses are generally set back from the road, with their agricultural buildings arranged to the rear around a courtyard, however some later ancillary buildings of brick have been constructed at the side of the

road, allowing access directly from the carriageway. Whilst some of the larger former farm buildings have now been converted to residential housing, they have generally retained their overall agricultural look and feel.

The watercourses and low-lying nature of the land at Tilley have had a strong influence on the extent of the settlement and how it developed: although of modern date, Tilley Bridge has been a key crossing point for centuries and forms a visible and physical northern extent to the settlement. A series of culverts and ditches, forming part of an area of floodplain which has been retained as green space between the hamlet of Tilley and town of Wem, dates in part from the 17th century and is characteristic of the water management systems put in place by settlers of low lying, marshy areas to manage their surroundings.

Map of Principal Features of Interest in Tilley



Key:

- ▲ Listed building
- ▲ Historic buildings within Curtilage of listed buildings
- Buildings of local importance
- ★ Site of medieval bridge over Sleep Brook
- Access to former Common Field to the West of Tilley

Architectural Quality and Built Form

Prevailing Materials and Local Details

A range of materials have been used in the buildings of the hamlet. The most visually dominant architectural style is of 'black and white' timber-framed buildings in the North Western/Welsh Marches tradition of the mid-16th century to early 17th period. These buildings are characterised by 'square frame' framing, using oak thought to have been felled in the local area. Those of the highest status have been enhanced with very visible, close studded, herringbone or quatrefoil timberwork that strongly emulates constructional fashion in the great houses of the period, such as Speke Hall in Cheshire and Pitchford Hall in Shropshire. Some of these buildings show evidence for their external timbers having been given a 'facelift' through the use of scored and black painted plaster to even out the underlying surfaces.

Red brick buildings also feature strongly in the hamlet, both as domestic and agricultural buildings. These are predominantly of 18th and 19th century date, although many do conceal earlier fabric that shows that they were rebuilt or substantially altered at this time. Some of the domestic buildings have been subsequently rendered or painted, probably in the 20th century.

The historic buildings are generally of two storeys, although there are some examples of one and half storey buildings which were adapted to allow residential use in the upper floor by the insertion of dormer windows.

Many of the older buildings have a front boundary wall of dressed red sandstone, a local material likely to have been quarried at Grinshill, three kilometres away. These are often in the form of large blocks, some of which display hewing marks, and examples of the stone can also be seen in the remnants of early chimneys and the walling of some of the historic buildings.

Roofing materials contribute to the overall character of the area and are predominantly of red clay tiles with brick chimneys, some of which incorporate the remains of earlier large local sandstone stacks. There is some use of slate roofing materials, although these tend to feature on later buildings or those which have been re-modelled in the 18th or 19th century.

Other characteristic features

The road through Tilley has a distinctly 'rural' feel, forming a narrow main street with no street lighting and virtually no road markings, except at the section which leads to the railway line. The retention of the narrow grass verges in front of many of the property frontages means that there is very limited paving in the hamlet, and that which does exist is limited to the northern, more 'modern' end of the settlement.

Buildings Contributing to the Character and Appearance of the Conservation Area

Listed and Locally Important Buildings

The National Heritage List for England (NHLE) currently includes seven principal buildings in the hamlet of Tilley which have been nationally designated for their 'special' architectural and historic interest. However recent research has identified that many of the buildings in the settlement have a previously undiscovered history and many of these contribute to the character and appearance of the settlement.



Tilley Hall

Tilley Hall is an imposing farmstead which is located in the centre of the hamlet. The principal building is timber framed with rendered wattle and daub panel infills. The building is set back from the road by a small garden behind the remains of a large block sandstone wall which has been altered using red brick beneath stone coping, although part of the taller original wall remains to the north. Built in the manner of a medieval hall house, the building forms a central hall with a large sandstone chimney to either end and two later cross wings with their prominent gabled ends facing onto the road. The 'hall' building features close studded work and the gables, one of which includes a large sandstone block sill, incorporate more elaborate timber frame motifs that were popular in high status buildings in the second half of the 16th century, including quatrefoils and lozenges. A date of 1613 is painted over the central front doorway, but recent work has dated roof timbers to 1504. Both the building and its stone and brick boundary wall are listed Grade II*, to reflect its status as a particularly important building of 'more than special interest'.

The building has a strong visual presence when viewed from the Main Street, although its impact is lessened by three tall conifers which screen parts of the building's frontage from certain view points, and which could also be having a detrimental impact on the boundary wall and house.



Tilley Hall Barn



Tilley Hall Cheese Room / Dairy

To the rear of the large plot is **Tilley Hall Barn**, an L-shaped six-bay structure that was originally timber framed and which dendrochronology has tentatively dated as having a main phase of building or reconstruction in c. 1616. The building is not visible from the street and has been much altered over time, with numerous reused timbers and brick walls now replacing most of the wall frames, however it has a strong agricultural feel which contributes to the overall rural character of the hamlet, as does its location along the rear farmstead boundary.

Forming part of the street frontage between Tilley Hall Farm and Tilley Manor is the former **Tilley Hall Cheese Room**, which is a small single storey brick and tile building built in the early 20th century to replace an earlier timber framed structure on the site. The building currently houses the village notice board and community seating and incorporates workshop doors which open onto the road behind a grass verge. Although substantially later than the its immediate neighbours, as well as having key historic associations with the Tilley Hall farmstead, the scale and position of the building adds a sense of enclosure to the streetscape and reinforces its rural character.

Tilley Manor is a grade II listed farmhouse located in the centre of the hamlet and is one of the yeoman farmsteads named in documents of the early 16th century. Its ostentatious timber-framing, of square-panelled timber frames with brick infill and decorative herringbone and close-studded work, visually date it to the late 16th to early 17th century. The building is arranged in a U-shape comprising a central hall with two gabled crosswings projecting towards the street. Tree ring dating has established that the current hall range dates from around 1568, and it was altered and extended, possibly in two phases by the addition of two crosswings in the early to mid-17th century. A gable dormer was added to the main hall building, along with a massive brick chimney, in c. 1616.



Tilley Manor



Farmstead complex at Tilley Manor



Tilley Manor Barn

Tilley Manor Barn is part of an group comprising a single storey brick cow shed with a hay loft above and a small attached brick building which houses the milk storage tank from the milking parlour and

runs along the street frontage and the northern boundary of the Tilley Manor farmstead, being set back from the road by a narrow verge. Although apparently of 19th century date, tree ring dating from timbers in the roof structure and a single wall plate has established that the cowshed contains early timbers dating from c.1504–34 and 1564–91, although these may have been reused in the later construction. Despite the addition of a single storey breezeblock and asbestos-roofed lean-to to the north, as an agricultural building characteristic of the later development of farmsteads, the building provides a strong visual contribution to the story of the principal farms in the hamlet and how they were adapted over time.

Brook Cottage



Brook Cottage

Dating to around 1617, **Brook Cottage (18 Tilley)** is a grade II listed timber framed house built on a rendered plinth with square panelled wall frames and rendered panel infills. It is known to have been three cottages at some point in its recent history and has seen considerable adaptation, including shortening of the façade by one 'square' of its wall frame. Although the building has been uncharacteristically re-roofed in slate, it makes a strong contribution to the overall conservation area and, like most older properties in the hamlet, was originally set back from the main road by a small front garden behind a large sandstone block wall. The footings of the wall can be seen at the front of the property boundary with more substantial areas of possibly reused walling that form a boundary to the side of the garden and an open space used for parking.

Brook Farm (Brook House)

Brook Farm is a grade II listed timber framed former farmhouse of square panelled walling in a style characteristic of good quality, but lower status, buildings of the late 16th and 17th centuries. This has been confirmed by tree ring dating which has estimated the year of construction as c. 1580. The building is of 1 and a half storeys with dormer windows to the northern elevation within a red tiled roof which features two chimneys that mark the extent of a narrow central bay.

The building faces onto the former yard formed by itself and Brook Barn (now Tilley Barn) with its gable facing onto the road. The gable is set back only a short distance from the road, behind a narrow verge and boundary wall of large sandstone blocks, some of which is hedged above, and shows evidence for the roof to the southern elevation having been raised at some point in its history.



Brook Farmhouse



Tilley Barn, formerly part of Brook Farm

The unlisted **Tilley Barn** is sited toward the rear of the former farmyard of Brook Farm and is of brick with a slate roof. At the roadside, the plot has a boundary wall of large sandstone blocks, set back from the road by a narrow verge; the stone of which is understood to have originated from the demolition of the medieval bridge that spanned Sleaf Brook. Although the barn is known to have been rebuilt after a fire in 1923 and has since been converted to housing, it retains a strong visual and locational relationship with the former farmhouse which helps reinforce the agricultural character of the hamlet.

Oak Cottage, 12 & 13 Tilley



Oak Cottage

Oak Cottage is a grade II listed two storey timber framed building with painted brick and render infill, a plain red tile roof and a rebuilt off-centre central brick chimney. The building has square framed walling with close studded timberwork to the ground floor and herringbone decoration to the upper storey, features which highlight the status of this building in the late 16th to early 17th century. Tree ring dating has established that the building is likely to have been constructed c.1616, however the northern bay has evidence for the remains of a jetty, a feature generally considered to be earlier, and which has been underbuilt in brick. This may suggest that an earlier structure on the site was altered and updated at a key point in Tilley's history. In-keeping with the overall character of the hamlet, the building is set back from the road by a small garden behind a narrow verge and low sandstone boundary wall, although the wall is formed by small, rough coursed stones which suggest that it was rebuilt in a later period.

Tilley Farm



Tilley Farmhouse and barns

Located at the junction of the Tilley Road from Wem and the main street, and set back from the road behind a short brick wall and grass verge, **Tilley Farmhouse** is a red brick, grade II listed building of the late 18th century, with later additions and alterations. The symmetrical frontage of the building and its height, at two and a half storeys, are common features in a Georgian building of some status but are distinctly different to the dominant character of the hamlet. As one of the buildings in the hamlet known to have been occupied by a yeoman farmer by the early 16th century, Tilley Farm contributes to the character of the hamlet by visibly showing how the wealthier properties in the settlement continued to be adapted and changed over time. Large sandstone blocks, common to the boundary walls and early buildings in Tilley, can be seen in an elevation visible from the road and this, in addition to tree ring samples which date parts of the roof structure to between 1604 and 1619, provides evidence for an earlier core, or show that it was extensively rebuilt or refaced in the 18th century to the fashion of the day.

To the rear of the house, ranged within a large plot, are a group of former agricultural buildings now converted to housing which, although now in separate ownership, form a key component of the former farmyard of Tilley Farm. The key buildings contributing to the former agricultural character of the hamlet are **Tilley Farm Barn**, a linear brick and weatherboarded building set along the northern boundary of the holding, which comprises a five-bay building of two storeys with brick gables with stone coping and kneelers. Tree ring dating has established that the building was constructed in c.1699 although it incorporates reused timbers, the earliest dating from 1500. At right angles to the Barn and set back behind the main Farm house is **The Hayracks**, a converted weather boarded 4 bay barn, which internal details suggest was originally of square frame walling (now lost) and its main phase of construction dates to c. 1618.

Ferndale House

Ferndale House (listed as Tilley Lodge) is located at the southern end of the hamlet, in close proximity to the railway line which cut through the settlement in 1858. The principal building comprises a grade II listed timber framed building of square wall panels of one and half storeys with dormer windows and a plain tile roof. The location of the large stone chimney stack with later brick additions immediately opposite the entrance suggests that the building was built as a baffle entry house, a feature typical of buildings of the early 17th century. Although the building and its boundary wall have undergone some alteration, it continues to contribute to, and reinforce, important

characteristics of the older building in the settlement, including the use of materials and its position, being set back from the road behind a boundary wall and small garden.



Ferndale House (Tilley Lodge)



Ferndale Barn and Ferndale House

To the rear of the principal house and set at an angle is **Ferndale Barn**, a long single storey agricultural building incorporating wide openings and metal framed windows, covered with a corrugated iron roof. The barn has a strong relationship with Ferndale House and forms part of the former farmyard. Although relatively unremarkable in its external appearance, tree ring dating has established that this building contains locally felled, reused timbers from a cruck building that was constructed in around 1458 and this adds an additional historical dimension to the building and the contribution it makes to the history of Tilley.

The Tilley Raven Inn



Tilley Raven Inn

Thought to be no earlier than 1700, documentary evidence indicates that **The Tilley Raven Inn** was originally a house and was occupied by 1717. The painted, red brick two storey building has a slate roof, and faces onto the street frontage, from which it is set back by a narrow paved area. The building was a domestic house until 1868 when it was converted into a public house and is located in the centre of the hamlet. Its proximity to the roadside makes it very visible to travellers on the road from Wem and a core component of the later development of the hamlet.

15 Tilley



15 Tilley

As the location of the hamlet's smithy from 1880, **15, Tilley** is situated adjacent to the Raven Inn in a good-sized plot, with its gable end facing onto the street. Although now a two storey, pebble dashed and painted building, tree ring analysis has identified parts of the structure as being of mid-15th century date and suggest that it may have been a former open hall house. The building was altered in c.1590, which may have included raising of the red tiled roof and the insertion of a chimney. Despite changes to the building, including new windows and doors, the scale and history of the building still contribute to the overall character of the proposed conservation area.

11 & 13 Tilley

Located close to the road leading to the hamlet from Wem, **11 & 13 Tilley** is a one and a half storey brick and tile building with small gabled dormers to the first floor and a large central chimney. The building corresponds with a small property shown on the 1631 map and tree ring dating has established that the central bay (Yew Tree Cottage, 11 Tilley) incorporates timbers which suggest that the building was originally constructed in c.1561 with some alteration or reconstruction, potentially at the same time as it was encased in brick, in c1771.



13-15 Tilley

The building is set back only a short distance from the road by a narrow wall which may have replaced an earlier verge and, although the building has undergone some alteration including new

windows and doors and extensions to the north and rear, the scale of the building and its historic associations retain a sense of its overall historic character and continue to make a positive contribution to the conservation area.

2-6 Tilley



2-6 Tilley

2- 6 Tilley is a short terrace of four unlisted brick properties with slate roofs formed by a central painted section set back from the road behind a large red sandstone block wall and short paved garden, with two gable wings built end on to the road. Although apparently of 19th century date, and believed to have been estate cottages for the Tilley estate constructed c. 1830-1850, survey work in No.3 (the central range) identified the smoke blackened remains of a possible open hall cruck building of at least two bays of c. 1501-4. The building does not feature on the map of Tilley in 1631 and it has been speculated that this is because the early building had been adapted into a non-domestic, farm building by this time.

1 Tilley



1, Tilley roadside gable and front elevation

At the southern extent of the hamlet, and immediately behind the gable of No.2, **1, Tilley** is a detached building of sandstone and brick beneath a red tiled roof, with its gable end facing onto the road behind a short verge. The origins and development of the building are unknown but it is

distinctive in that it incorporates a large number of large red sandstone blocks in its rear and gable wall, a key characteristic of some of the oldest properties and the boundary walls. A boundary wall of these same masonry blocks abuts the building and continues along the street frontage as a boundary wall beneath a holly hedge.

Potential for future designations

The work undertaken by the Tilley Timber Project has provided substantial evidence for the early origins of a number of previously overlooked, historic buildings in the hamlet. Of these, 2-6, 11 & 13 and 15 Tilley were much altered externally in the 19th century, and have undergone some change more recently, but largely retain their overall historic character. 1 Tilley also appears to be of historic construction and, although it has not been the subject of any investigative survey so far, has strong potential for an earlier core. These buildings currently warrant an entry on the historic environment record to highlight their historic value and significance and could justify inclusion upon a register of local heritage assets.

Further investigations would help reveal the extent of survival of earlier internal fabric and should additionally review the potential of 1 Tilley for earlier structural remains. This may show that those retaining significant physical remains merit a review for national designation.

Contribution of Green Space and Natural Elements

Tilley has a strong rural character which is reinforced by natural elements and open spaces both within the hamlet and its immediate setting. The approach to Tilley from Wem is formed by a hedged single carriageway which encloses pasture fields to either side of the road that provide a clear demarcation between the two settlements and their different characters. Leaving the hamlet by road in the direction of the Tilley bridge, Tilley's rural setting is further highlighted by fields and hedgerows which include mature sycamore and cherry trees close to the road and which provide an additional sense of enclosure and tranquillity.

To the rear of properties and the outer extent of the settlement are hedged fields enclosing an open pastoral and arable landscape, which include natural elements with historical connections to the hamlet through their use as former common fields or floodplain. Visible from the upper windows to the rear of properties on the western side of the main road are veteran trees which form part of the remains of the medieval deer park, from where much of the timber used in the hamlet is thought to have been sourced.

Within the hamlet, green verges tend to take the place of pavements or footways, and have been used as a means of setting many of the buildings back from the immediate roadside. Domestic front gardens set behind a boundary wall are a characteristic of some older properties in the hamlet, particularly on the western side of the road, and throughout the settlement a number of properties with large sandstone boundary walls incorporate hedging, of species including holly, as additional natural screening which provide a heightened sense of enclosure.

Gardens in Tilley are generally of a good size and in the centre of the hamlet contain a mix of deciduous trees, often planted along property boundaries to the rear, although there are relatively few large species present.

The Roden River and Sleep Brook also form important natural elements within the hamlet as physical boundaries to the north and western extent of the historic settlement. The associated floodplain,

with its various historical water management systems, is an extensive green open space that provides a strong green wedge between Wem and Tilley and reinforces their separateness as very different types of settlement.

Overall Character

Tilley has a strong rural character with two main periods of development visible in the architectural styles of the settlement. The earliest phase is expressed by the timber-framed black and white buildings dispersed through the hamlet which have a strong relationship with the main road through the hamlet as well as with their 'croft' enclosures to the sides and rear. A later period of development is shown by the 18th and 19th century brick buildings, although a number of these have shown themselves to have a much earlier inner core. Through the retention of large areas of open greenspace around the hamlet, Tilley retains its overall rural and historic setting as a small, distinct settlement with visible associations to both the watercourses that bound the hamlet to the north, as well as former medieval deer park and a Common Field to the west. There has been relatively limited 'infill' development in the 20th and 21st century, the most recent of which has not particularly respected key elements of Tilley's character but, so far, the scale of this means that it has had a relatively low impact on the overall character of the settlement.

3. Sensitivity and Capacity for Change

Conservation Value of the Area

The conservation value of the hamlet of Tilley is strongly related to the way in which it reflects the relationship of a small settlement with agriculture and the landscape around it. It is sited on low lying land, and in close proximity to the River Roden and Sleep Brook, and features which make up aspects of the hamlet's character show it has adapted and managed its ongoing relationship with water through the ages, both in terms of a threat and an opportunity.

Although potentially of Saxon origin, the buildings and layout of the settlement can be linked by physical and documentary evidence to dates from the 14th century onwards. The medieval layout of the hamlet has largely survived, as have a high proportion of the buildings known to have existed in 1631. Collectively these demonstrate the strong associations between farmsteads and their 'croft' enclosures, the use of local materials for building, and the visible display of later medieval and subsequent alterations and adaptations according to the fashions of the time, or in response to agricultural change.

Assessment of Condition

The overall condition of the historic buildings in Tilley is generally good. The domestic buildings appear to be weatherproof with intact roofs and walls, sound windows and doors, and have few external signs of imminent structural failure. Agricultural buildings remaining either in agricultural use or currently disused are in fair condition but also appear to be largely weathertight, with some examples of 'holding' repairs, such as the use of corrugated iron sheeting to protect the inner core.

More recent alterations have impacted on the historic character of some of the buildings, although these have generally been confined to the 'newer' brick buildings, two of which have been fully or partially rendered. The front elevations of all the historic unlisted brick buildings have had their original timber windows replaced with brown uPVC, many with applied glazing bars, and in some

cases the layout of the glazed casements has been changed. There are only a limited number of examples of significant alteration to window and door openings in both timber framed and brick buildings in the hamlet, but where this has occurred it has had a considerable impact on the overall appearance of the building and its character.

Generally, re-roofing and repairs have been undertaken in the local traditional red tile, although there are examples of the use of slate in some of the later brick buildings of the 18th and 19th century. Where slate has been used as a roofing material on older timber framed properties it has detracted from the overall cohesion of the conservation area.

Many of the characteristic large block sandstone boundary walls have survived well and seem to be in reasonable condition, although a large number are hidden by foliage. There are examples of the introduction of new walling materials or fencing into the streetscape, including at the roadside boundary of key listed buildings, where it appears that an original boundary has been replaced with modern brick. Some of the more recent additions to the hamlet have continued the tradition of boundary walling but have used modern materials, including concrete blocks and metal railings, which do impact on the overall character and appearance of the area.

For the most part, the planting and maintenance of trees and shrubs in the proximity of historic buildings and the roadside areas are in-keeping with the overall scale and character of the area, however there are examples where conifers and leylandii have been planted which is having an impact on the appearance of the area as well as potentially causing longer term maintenance issues for buildings.

Opportunities and Threats:

As part of work undertaken in preparation for this Conservation Area Appraisal, local residents actively engaged in survey of Tilley using a Character Assessment Toolkit designed to help the community examine the character of areas, buildings and places in the hamlet and the surrounding area, to identify the features contributing positively and negatively to this character and distinctiveness, interest and amenity.

Most valued for their contribution to the character of Tilley were the buildings, greenery and landscape features and spaces. The survey respondents particularly highlighted the 'specialness' of Tilley as an untouched hamlet, noting the strength of its rural character as being reinforced by its narrow road and the lack of streetlighting and pavements, the importance of green space in forming a physical separation between Tilley and Wem, and the need to make sure that the special qualities of the built and natural environment in the hamlet and its environs were protected.

The consultation identified a number of positive and negative issues or features that were already, or had the potential to, impact on the significance of the Conservation Area. These issues have been considered in terms of whether they are Strengths, Weaknesses, Opportunities or Threats to the long-term management of the Conservation Area to guide the production of a Conservation Area Management Plan (section 4).

Key Potential Strengths

The settlement has clear links with the past: The buildings and form of Tilley have strong physical and documentary associations with the surrounding area and its overall historic form has avoided

significant encroachment from new buildings. This allows the hamlet to continue to be experienced as a historic settlement, and for its own development to be 'read' and understood in its landscape, historical and social context.

There is a clear peaceful, rural character: The approach to the hamlet from both directions is defined by hedgerows and a narrowing lane with fields of pasture to either side of the road. Within the settlement there is a narrow main road, lack of pavements and grass verges which are used to edge the roadside. The lack of streetlights means that there is little public street furniture and no light pollution. Together these elements emphasise the historic character of the settlement and help provide a distinctive boundary between the urban and rural elements of the locality.

Tilley has a close-knit community: The residents of Tilley are proactive in engaging with their area and have a strong interest in its future management. In addition to putting on well-supported annual events, the HLF funded Tilley Timber Project was supported by all the residents, many of whom provided access to their homes, and a high proportion completed their own responses for the Tilley characterisation toolkit to help develop a better understanding of the significance of the hamlet.

Proximity to local amenities: Despite physical separation from the nearby town of Wem, Tilley's location means that the residents are not isolated and facilities are easily accessible, including on foot, which prevents the hamlet from being isolated or requiring significant infrastructure of its own.

The hamlet is well maintained: The public spaces in Tilley and the verges, which are so characteristic of the hamlet, are well looked after and the residents collaborate in maintaining the communal space, including through the provision of seating and planting.

Footpaths and links: Tilley has a network of pathways, which include those used historically to access the former Common Field, in addition to tracks across the green and wooded open spaces formed by the undeveloped floodplain. These routes are well-used by locals from the hamlet and the nearby town and are an important local asset which supports community wellbeing through physical activity and access to green space, as well as being a draw for visitors from further afield.

Key Potential Weaknesses

Economic viability of businesses: Although flexible working opportunities are well established for some residents through home offices and businesses, high business rates and the lack of footfall for businesses requiring direct trade, such as the local public house, have meant that it is difficult for them to remain viable. The closure of the Raven Inn has had an additional impact on the local residents in terms of the loss of its community value and as a place to meet.

Traffic management: The hamlet has seen an increase in traffic over the last 10 years and the speed of vehicles passing through hamlet has become an issue for many residents. In addition, the narrow main road has an increasing number of cars which park on it and which impact on vehicles passing through the hamlet as well as on its rural character.

Lack of understanding of the special qualities of the settlement: Whilst local residents clearly value their surroundings, it is only with recent work that the community has been able to really engage with identifying and fully appreciating some of the elements and qualities which make Tilley special.

This has led to some previous work to buildings and boundaries being less than sympathetic to some of the key characteristics of the area.

Key Potential Threats

Design of new build: Although there are examples of infill development from the 1930s which largely fit with the overall form of the hamlet, more recent new build developments at the north of the hamlet have not tended to respect the overall character of the settlement, in terms of the siting of buildings towards the back of plots and their height, scale and massing.

Loss of original features: Until recent work undertaken by the Tilley Timber Project the significance of many of the unlisted buildings in the hamlet was unknown. A lack of understanding of the form and materials used in these buildings, as well as the plot boundaries in which they sit, has contributed to a number of historic buildings, particularly those externally dating to the 18th and 19th century, being unsympathetically altered which has impacted on their historic and visual contribution to the character of the hamlet.

Introduction of new materials: Although the overall suite of materials used in the hamlet has remained relatively static, there are recent examples of work including fencing, walls, rendering and re-stoning driveways which have used more modern materials or a different colour palette. Incrementally and individually these are starting to impact on the character of the area and its coherence.

Highways, signage and streetlighting: The hamlet has a very rural feel which is heightened by the lack of signage, lighting and street furniture. Work to remove verges, widen roads or introduce new paving or signs would have a strong detrimental visual impact on this character. Street lighting is likely to have a significant impact on the 'dark skies' which are a key aspect of the tranquillity of this part of north Shropshire.

Loss of open space causing Tilley to become joined to Wem: Historically Tilley and Wem have always been very separate settlements, both in character and appearance and this has been preserved by areas of green open space which now form a 'green wedge' between the two areas. The incremental or overall development of these areas would have a strong impact on Tilley and cause it to lose a substantial part of its identity as well as impacting on distinctive aspects of the historic landscape. This vulnerability was also highlighted in the North Shropshire Landscape Sensitivity & Capacity Survey review of 2009.

Changes to agriculture: The setting of the hamlet, and its overall preservation, owes a great deal to its links with agriculture. However, since 1945 a number of factors, ranging from government policies to developments in machinery and the reduction in dairy herds, have had a significant impact on the farmed landscape and the occupations of village residents. The historic agricultural buildings, arable fields and managed pasture, hedges and trees are a key part of the character of the hamlet and further loss of these assets would strongly impact on the character of the area.

Key potential opportunities

Develop design guidance for residents and developers based on the key characteristics of the settlement: The residents of Tilley have shown themselves to be strongly supportive of maintaining the special character of the hamlet and a simple guide outlining the ways in which alterations or new development could retain and enhance this significance should help guide future work.

Help with understanding how to maintain historic buildings: Additional guidance, tailored for owners and residents in Tilley, could support aspects of building and property maintenance which are currently less well understood, for example, providing practical guidance on ensuring that trees too close to buildings are well managed, and supporting the maintenance and repair of the boundary walls, hedging and verge areas to make sure that the most appropriate materials are used, as well as helping improve their condition.

Reuse of redundant farm buildings: A number of farm buildings within the hamlet are currently unused but could provide opportunities to allow limited development, through the creation of new residential or business space within the existing core of the hamlet. With sensitive and careful design, such work could improve the condition of historic buildings in the settlement, as well avoiding 'creep' into the areas to the rear of properties or outside of the main hamlet.

The Tilley Raven Inn as a community asset: Since the closure of the local public house there is no public venue or focus for community life within the confines of the hamlet. Tilley's residents have shown themselves to be a strong community, working effectively together on significant projects, and there is potential for the community to have The Tilley Raven Inn designated as an 'asset of community value' and take on the running of the pub, as a long-term opportunity to continue to develop as a powerful and vocal group with an additional stake in the future of their hamlet.

4. Conservation Area Management Plan

The Conservation Area Appraisal (set out in Sections 1-2) outlines the historic significance, character and conservation value of Tilley, including the various aspects – built, natural, historic and archaeological - which together create a sense of place within the settlement and which combine to justify Conservation Area designation of the hamlet for its special character and interest. The appraisal also sets out the current key threats and opportunities that may impact on the area (Section 3) and affect its conservation value.

Tools for future management of the Conservation Area

The successful long-term management of the Tilley Conservation Area depends on management that respects its conservation value and helps address known weaknesses and threats to this value. This Conservation Area Management Plan has been developed as a means of bringing together the various tools available to ensure that the special character and quality of the Tilley Conservation Area is retained and enhanced. It aims to help guide future positive management of the Conservation area, both in terms of planning measures and the strategic planning framework, and through the identification of a series of Management Principles for the Council and stakeholders to help guide future work.

A. Principles for Future Management of the Conservation Area

The strengths, weaknesses, opportunities and threats outlined in Section 3 have been developed into the following overarching principles to help guide the future management of Tilley in a way which will protect and enhance the special character of the area.

1. Ensure that future development in the settlement takes account of the characteristic materials, form, height, scale and massing of the buildings in the hamlet, including the siting of buildings within historic plot boundaries, and the treatment of the roadside verge and edge.
2. Retain and reinstate Tilley's characteristic boundaries of grass verges and large sandstone block walling wherever possible. Protect existing natural and historic boundaries from alteration or loss by encouraging owners and occupiers to understand their importance and how to maintain them through maintenance and design guides for Tilley.
3. All major and minor work on historic buildings, whether listed or unlisted, including their repair, maintenance or restoration, needs to take account their significance. Where possible, original features and elements that have been lost or degraded by the use of inappropriate materials, such as roofing or uPVC windows and doors, should be reinstated when being renewed. Help prevent future inappropriate replacement windows, doors, rendering and roofing materials and protect original features in unlisted buildings by encouraging owners and occupiers to understand their importance and how to maintain them through maintenance and design guides for Tilley.
4. Ensure that highway and public realm developments retain the rural character of the streetscape and avoid the imposition of street lighting, road markings and signage within the hamlet.
5. The 'green wedge' areas of open space located between Tilley and Wem should be preserved as a means of designating and celebrating the distinctive and separate character of the settlements.

B. Planning Policies for future management of the Conservation Area

In planning terms, Shropshire Council has set out the Policies relating to the proposed Tilley Conservation Area within the adopted Shropshire Core Strategy (2011) and the Shropshire County Site Allocations and Management of Development Plan (SAMDev) (2015). These two key documents are part of Shropshire's Local Development Framework and the key policies that will guide planning decisions in the Tilley Conservation Area are outlined below.

The Shropshire Core Strategy Development Plan Document (DPD)

Shropshire's DPD was formally adopted in March 2011 and sets out the strategic planning policy for the County, including a 'spatial' vision and objectives to guide future development and growth in Shropshire. The Core Strategy's principal policies of relevance to the management of the Tilley Conservation Area include:

CS5: Countryside and Greenbelt which states that new development will be strictly controlled in accordance with national planning policy to protect the countryside and greenbelt. As Tilley is classified as open countryside, no open market development would be allowable, with the only exceptions being for specific types of development such as single plot affordable housing, or an agricultural workers' dwelling. On appropriate sites the policy specifically considers the conversion of rural buildings where this would make a positive contribution to the character of the building and the countryside.

CS6: Sustainable Design and Development Principles which requires high quality and sustainable development for both existing and new buildings. It states that development should protect, restore, conserve and enhance the natural, built and historic environment and that it is appropriate in scale, density, pattern and design taking into account the local context and character, and features which contribute to local character. It further notes the need for any development to be sensitive to trees and woodlands as landscape, wildlife and cultural assets; the value of open spaces including for recreation or to help mitigate climate change; the protection and enhancement of heritage assets and important buildings, and that particular regard be paid to Conservation Area Appraisals.

CS17: Environmental Networks which states that development must protect and enhance the diversity, high quality and local character of Shropshire's natural, built and historic environment, including by ensuring it contributes to local distinctiveness, having regard to the quality of Shropshire's landscape, biodiversity and heritage assets, and avoiding adverse impacts on visual, ecological, geological, heritage or recreational values, their immediate surroundings or their connecting corridors. It also notes that all new development should take account of the features which generate local distinctiveness and make a positive contribution to the environment, and work to create a multifunctional network of natural and historic resources.

Site Allocations and Management of Development (SAMDev) Plan

The SAMDev Plan sets out proposals for the use of land in Shropshire and sets out policies to guide future development that will help deliver the Vision and Objectives of the Core Strategy. Within this, the key policies which relate to Tilley are as follows:

MD13: The Historic Environment which states that Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored, including through ensuring that proposals avoid

harm or loss of significance to designated and undesignated asset and their setting, as well as supporting development which delivers positive improvement or benefits to these assets.

MD2: Sustainable Design which states that development proposals need to contribute to and respect locally distinctive or valued character and existing amenity value. The policy makes specific reference to the need to protect, conserve and enhance the historic context and character of heritage assets, their significance and setting. It also includes making sure that new work considers the form and layout of existing settlements, the streetscape, scale, density, plot sizes as well as factors such as locally characteristic design and materials, and the enhancement, recreation and incorporation of natural assets. It further notes that landscape character, open space, biodiversity, heritage assets, and buildings need to be considered together and linked to the wider environmental network from the start of the design process.

Supporting Information

In addition to the Policy framework, in 2009 the North Shropshire Landscape Sensitivity & Capacity Survey review assessed the capacity of the landscape to accommodate housing or employment development and to identify those landscapes that should be protected from development. The study was part of the evidence base which informed the site allocations part of the Local Development Plan. This identified that the 'zones' of green space to the north east of Tilley (Zones NSWe6 – 25, 197, 198 and 199 within the report) form an important 'green wedge' between the southern and western edges of Wem and the hamlet of Tilley, and are of high to medium landscape sensitivity, with their greatest significance being in preventing the coalescence of two settlements of widely differing character.

C: Priority Actions

1. Shropshire Council consults on the Conservation Area Appraisal and Management Plan.
2. Shropshire Council adds key unlisted buildings and features to the Shropshire Historic Environment Record to ensure that they are known and understood when looking at new development and that they are considered as a material consideration in future planning decisions.
3. Following review, Shropshire Council seeks adoption of the Conservation Area Appraisal and commits to making full use of its planning policies and its strategic planning framework to support the principles set out in the Management Plan.
4. Seek funding to produce a short design guide for owners, residents and potential developers in hard copy and electronic formats to enable wide circulation. This should highlight the key characteristics that need safeguarding through any new work and to encourage positive enhancements in places where they have previously been altered.
5. Seek funding to produce a short maintenance and best practice guide for owners and residents in hard copy and electronic formats to enable wide circulation. This should highlight the importance of taking regular maintenance activities to ensure the continued long life of buildings in Tilley, raise awareness of the need to undertake repairs in specific materials, and help protect their special interest. It should also include references to the importance of trees and boundary features in the area, and highlight situations where Conservation Area status means that work needs to be notified to the Council.

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- Shropshire Record Office: SRO 972 / 232: *The Tenants of the Lordship of Wem (1631)*

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Ordnance Survey 1884 Shropshire Northern Division: Sheet XX1 S.E (1st edition, surveyed in 1880, Southampton).

Ordnance Survey 1903 Shropshire Sheet XX1 S.E (2nd edition, revised in 1900), Southampton.

White Consultants 2008 *North Shropshire Landscape Sensitivity and Capacity Study: Final report to North Shropshire District Council*

6. Appendices

A: The Conservation Area



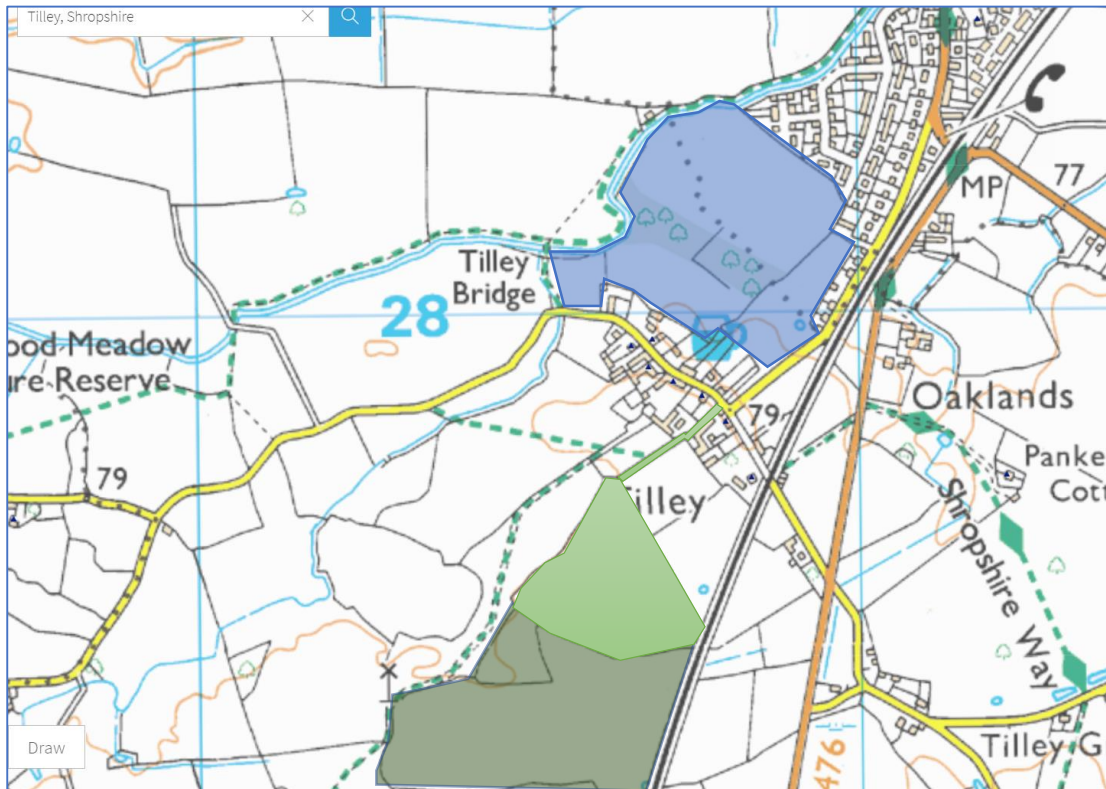
Proposed Tilley Conservation Area Map




B: Supporting Maps and images

1. Excerpt from the 1631 estate map showing the heated, domestic houses in the hamlet. Note the direction of north which means that the mapping shows the Sleep Brook is shown at the lower right hand corner.



2. The settlement of Tilley with elements of its historic setting



-  Managed floodplain and associated water management systems dating from the 17th century
-  Former early medieval Common Field and access track from the hamlet
-  Possible northern extent of the medieval deer park at Tilley Park, based on field names from the 1842 Tithe Map and Award

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Shropshire Council Equality and Social Inclusion Impact Assessment (ESIIA)
Part One Screening Record

A. Summary Sheet on Accountability and Actions

Name of proposed service change

Please use this box for the full formal name of the proposed service change, whether it is a policy, a procedure, a function, a project, an update of a strategy, etc. The term "service change" is used in this form as shorthand for whatever form the changes may take.

Proposed designation of Tilley Conservation Area.

Name of lead officer carrying out the screening

Joe Crook, Historic Environment Technical Officer

Decision, review and monitoring

Decision	Yes	No
Part One ESIIA Only?	Y	
Proceed to Part Two Full Report?	N	

If completion of a Part One assessment is an appropriate and proportionate action at this stage, please use the boxes below and sign off as indicated. If a Part Two report is required, please move on to separate full report stage.

Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality and social inclusion considerations

The impact of the proposal in equality terms is likely to be neutral, as the proposal relates to the designation of a conservation area where the primary impact is to protect the character and appearance of the village and manage development within the designated area such that it does not impact adversely on this. This does not impact on any specific groups of people within the designated area, or those who may visit the area and does not affect human rights. A formal consultation has been undertaken on the designation where any objections have been addressed and those received did not refer to issues of equality or social inclusion.

Actions to review and monitor the impact of the service change in terms of equality and social inclusion considerations

There is a statutory duty on the local authority to from time to time formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. This would also include public consultation. However, this wouldn't generally relate to equality and social inclusion issues given the nature of the designation.

Associated ESIIAs

n/a

Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of any other considerations

See above.

Scrutiny at Part One screening stage

People involved	Signatures	Date
<p><i>Lead officer carrying out the screening</i></p> <p>Joe Crook Historic Environment Technical Officer</p>	<p><i>Joe Crook</i></p>	<p>15th April 2019</p>
<p><i>Any internal support*</i></p> <p>Andy Wigley Natural and Historic Environment Manager</p>	<p><i>Andy Wigley</i></p>	<p>15th April 2019</p>
<p><i>Any external support**</i></p> <p>Mrs Lois Dale Rurality and Equalities Specialist</p>	<p><i>Lois Dale</i></p>	<p>12th April 2019</p>

**This refers to other officers within the service area*

***This refers either to support external to the service but within the Council, eg from the Rurality and Equalities Specialist, or support external to the Council, eg from a peer authority*

Sign off at Part One screening stage

Name	Signatures	Date
<i>Lead officer's name</i> Joe Crook Historic Environment Technical Officer	<i>Joe Crook</i>	15/04/2019
<i>Accountable officer's name*</i> See above		

**This may either be the Head of Service or the lead officer*

B. Detailed Screening Assessment

Aims of the service change and description
<p>Proposal to designate Tilley conservation area following the submission of a draft Conservation Area Appraisal for Tilley.</p> <p>Tilley is a small village in North Shropshire located to the south of Wem and is a small, linear settlement with a high degree of survival of timber framed buildings.</p> <p>Designation of a conservation area would place a duty in respect of relevant planning decisions to pay special attention to the preservation or enhancement of the conservation area, providing additional planning protection from unsympathetic development which might otherwise spoil the area's special character, including the safeguarding of important trees and open spaces.</p> <p>Conservation area legislation emphasises the importance of the character of an area as a key consideration when decisions are made in respect of development proposals. A conservation area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation is a more dynamic approach which allows change, but change that is managed so as to retain the character and appearance of a place.</p>

Other consequences of conservation area status of note:

- In most circumstances outline planning applications are not acceptable. This is because it is not possible to “pay special attention” to the desirability of preserving or enhancing the character or appearance of the area without seeing the details of what is proposed.
- Planning permission is required for demolition of buildings and structures over 115 cubic metres in size.
- It is an offence to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks’ notice to the Local Planning Authority. During this period, the LPA may consider whether to make a Tree Preservation Order.
- Permitted Development rights are slightly more restricted than elsewhere.
- Rights to display advertisements are more limited than elsewhere.
- It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of the conservation area.

The Council has a duty to review from time to time areas of special historic or architectural interest for designation. At the present time there are 128 conservation areas designated within the County.

Intended audiences and target groups for the service change

The proposed designation will affect those living in the village should they come forward with development proposals. All residences have been consulted as part of the proposal.

The consultation took place over a period of over 7 weeks between 11th January and 6th March 2019. The Consultation included the following:

- Written letter notification of the proposed conservation area to all buildings affected including proposed boundary plan and information sheet.
- Further letters were sent to landowners not resident in Tilley following requests from those consulted.
- The proposals were advertised via the Shropshire Council website.
- Laminated posters were put up at three locations in Tilley as well as the Parish Council’s local notice boards.
- The Local Members were informed of the proposals by email.
- Relevant Council departments were consulted including Trees, Planning Policy and Development Management.
- Historic England were consulted.

Evidence used for screening of the service change

The request for consideration of a conservation area came from the local community where a detailed conservation area appraisal was submitted in relation to Tilley. This made up part of the consultation on the designation. Following comments received during the consultation process, the boundary of the proposed conservation area was reduced and has been included within the report as appendix 1.

Specific consultation and engagement with intended audiences and target groups for the service change

See above in relation to consultation process. The documents included information in relation to the potential impact of this service change on them. Comments received, both objection and support, have been fully considered and documented.

Initial assessment for each group

Please rate the impact that you perceive the service change is likely to have on a group, through inserting a tick in the relevant column. Please add any extra notes that you think might be helpful for readers.

Protected Characteristic groups and other groups in Shropshire	High negative impact <i>Part Two ESIIA required</i>	High positive impact <i>Part One ESIIA required</i>	Medium positive or negative impact <i>Part One ESIIA required</i>	Low positive or negative impact <i>Part One ESIIA required</i>
Age (please include children, young people, people of working age, older people. Some people may belong to more than one group eg child for whom there are safeguarding concerns eg older person with disability)				Y This service change is not anticipated to impact specifically on any of these groups listed
Disability (please include: mental health conditions and syndromes including autism; physical disabilities or impairments; learning disabilities;				y

Multiple Sclerosis; cancer; HIV)				
Gender re-assignment (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				y
Marriage and Civil Partnership (please include associated aspects: caring responsibility, potential for bullying and harassment)				y
Pregnancy & Maternity (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				y
Race (please include: ethnicity, nationality, culture, language, gypsy, traveller)				y
Religion and belief (please include: Buddhism, Christianity, Hinduism, Islam, Judaism, Non conformists; Rastafarianism; Sikhism, Shinto, Taoism, Zoroastrianism, and any others)				y
Sex (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				y
Sexual Orientation (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				y
Other: Social Inclusion (please include families and friends with caring responsibilities; people with health inequalities; households in poverty; refugees and asylum seekers; rural communities; people for whom there are safeguarding concerns; people you consider to be vulnerable)				y

Identification of likely impact of the service change in terms of other considerations

It is considered that the proposal will have a positive impact on the character and appearance of the village in terms of helping inform future development.

Guidance Notes

1. Corporate and Service Area Policy and Practice on Equality and Social inclusion

This involves taking an equality and social inclusion approach in planning changes to services, policies or procedures, including those that may be required by Government.

The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision making processes.

This is where Equality and Social Inclusion Impact Assessments (ESIAs) come in. Where you carry out an ESIA in your service area, this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet;
- What target groups and audiences you have worked with to date;
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any positive effects for a group or groupings; and
- What actions you are planning to review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand alone for a member of the public to read.

The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

This assessment encompasses consideration of social inclusion. This is so that we are thinking as carefully and completely as possible about all Shropshire groups and communities, including people in rural areas and people we may describe as vulnerable, for example due to low income

or to safeguarding concerns, as well as people in what are described as the nine 'protected characteristics' of groups of people in our population, eg Age. We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging or delivering services.

When you are not carrying out an ESIIA, you still need to demonstrate that you have considered equality in your decision-making processes. It is up to you what format you choose.-You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESIIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council. Help and guidance is also available via the Commissioning Support Team, either for data, or for policy advice from the Rurality and Equalities Specialist. Here are some examples to get you thinking.

Carry out an ESIIA:

- If you are building or reconfiguring a building;
- If you are planning to reduce or remove a service;
- If you are consulting on a policy or a strategy;
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

For example, there may be a planned change to a leisure facility. This gives you the chance to look at things like flexible changing room provision, which will maximise positive impacts for everyone. A specific grouping that would benefit would be people undergoing gender reassignment

Carry out an equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them;
- If you are setting out the standards of behaviour we expect from people who work with vulnerable groupings, such as taxi drivers that we license;
- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself;

- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

For example, you may be involved in commissioning a production to tour schools or appear at a local venue, whether a community hall or somewhere like Theatre Severn. The production company should be made aware of our equality policies and our expectation that they will seek to avoid promotion of potentially negative stereotypes. Specific groupings that could be affected include: Disability, Race, Religion and Belief, and Sexual Orientation. There is positive impact to be gained from positive portrayals and use of appropriate and respectful language in regard to these groupings in particular.

2. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. Carrying out ESIIAs helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes. These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

Service areas would ordinarily carry out a screening assessment, or Part One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

If the screening indicates that there are likely to be significant negative impacts for groupings within the community, the service area would need to carry out a full report, or Part Two assessment. This will enable more evidence to be collected that will help the service area to reach an informed opinion. Please contact the equality policy lead within the Council for more advice and guidance in this regard, as per details below.

For further information on the use of ESIIAs: please contact your head of service or contact Mrs Lois Dale, Rurality and Equalities Specialist and Council policy support on equality, via telephone 01743 258528, or email lois.dale@shropshire.gov.uk.

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