

Bubney Solar Farm

HERITAGE ASSESSMENT

On Behalf Of Renewable Connections Developments Limited



BUBNEY SOLAR FARM,
WHITCHURCH

HERITAGE DESK-BASED ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF RENEWABLE CONNECTIONS

P20-1083 | MARCH 2021

Document Management				
Version	Date	Author	Checked/approved by:	Reason for revision
1	October 2020	Dr Elizabeth Pratt (Senior Heritage Consultant)	Gail Stoten (Executive Director – Heritage)	-
2	19 th March 2021	Dr Elizabeth Pratt (Senior Heritage Consultant)	Gail Stoten (Executive Director – Heritage)	Redline change

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DESIGN | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

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1. Introduction

- 1.1 Pegasus Group have been commissioned by Renewable Connections to prepare a Heritage Desk-Based Assessment to consider land at Bubney Farm as shown on Plate 1.

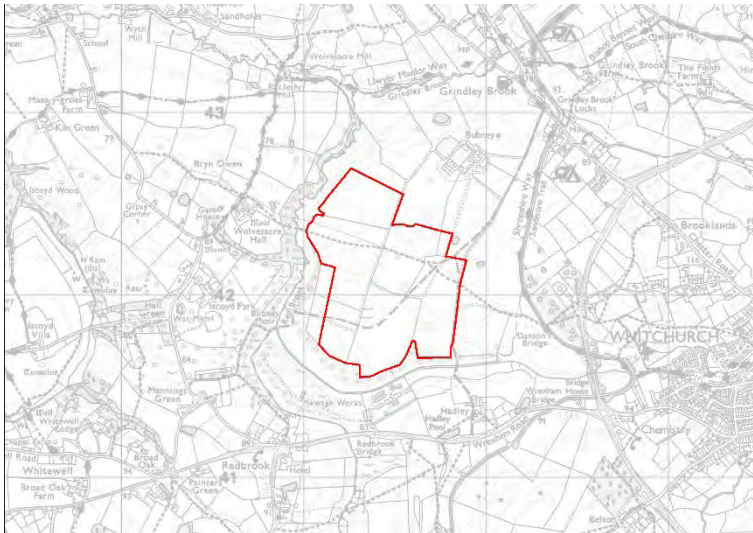


Plate 1: Site location plan

- 1.2 The site is located c.1.3km north-west of Whitchurch and only

c.150m east of the Wales/England border. It is proposed for a solar farm with associated equipment and infrastructure.

- 1.3 This Heritage Desk-Based Assessment provides information with regards to the significance of the historic environment, to fulfil the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*²

- 1.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 193 to 197 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

- 1.5 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be "*proportionate to the asset's importance*"³.

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, February 2019).

² MHCLG, *NPPF*, paragraph 189.

³ MHCLG, *NPPF*, paragraph 189.

2. Site Description and Planning History

Site Description

- 2.1 The site proposed for the solar arrays comprises approximately 67ha of farmland lying more than 290m to the south-west of Bubney Farm, itself located c.450m to the south-west of the A41 at Grindley Brook. A cable connecting the solar arrays to the grid would be installed beneath the farm's access track from the A41.

Planning History

- 2.2 No planning history records for the site are held online by Shropshire Council.

3. Methodology

3.1 The aims of this Heritage Desk-Based Assessment are to assess the significance of the heritage resource within the site, to assess any contribution that the site makes to the heritage significance of the identified heritage assets (in England) and historic assets (in Wales), and to identify any harm or benefit to them which may result from implementation of the development proposals, along with the level of any harm caused, if relevant.

Sources of information

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

- **The National Heritage List for England for information on designated heritage assets;**
- **The Shropshire and Clwyd-Powys (CPAT) Historic Environment Records for information on the recorded heritage resource and previous archaeological works;**
- **Historic maps held by Shropshire Archives and Flintshire Archives and available online via The Genealogist and National Library of Scotland websites; and**
- **Other online resources including Ordnance Survey Open Source data; geological data (British Geological Survey and Cranfield Soil and Agrifood Institute); Google Earth satellite imagery; and Environment Agency LiDAR data.**

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

3.4 Available historic mapping was reviewed for the site, and beyond this where professional judgement deemed necessary. Searches were undertaken of the online catalogues of both Shropshire and Flintshire Archives, and digital scans of selected sources were kindly provided via email. Unfortunately it was not possible to review aerial photographs held by Historic England Archives, due to the closure of this centre during the COVID-19 pandemic.

3.5 Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. A series of DTM shaded relief models, with azimuths graduated by 45° intervals from 0-360°, were prepared and are provided in Appendix 4.

Site visit

- 3.6 A site visit was undertaken by Dr Elizabeth Pratt, Senior Heritage Consultant at Pegasus Group, on 9th June 2020 and by Gail Stoten, Executive Director (Heritage) at Pegasus Group, on 8th October 2020 and 9th February 2020. It was possible for areas of archaeological interest within the site to be suitably inspected and for the potential intervisibility between designated heritage assets and the site to be established.

Assessment of significance

- 3.7 In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁴

- 3.8 Historic England’s *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning*: 2⁵ (hereafter GPA 2) gives advice on the

⁴ MHCLG, *NPPF*, p. 71.

⁵ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning*: 2 (2nd edition, Swindon, July 2015).

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

- 3.9 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.⁶ These essentially cover the heritage ‘interests’ given in the glossary of the NPPF⁷ and the online Planning Practice Guidance on the Historic Environment⁸ (hereafter ‘PPG’) which are **archaeological**, **architectural and artistic** and **historic**.

- 3.10 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** “As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”
- **Architectural and artistic interest:** “These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset

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

⁷ MHCLG, *NPPF*, p. 71.

⁸ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”

- **Historic interest:** “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”⁹

- 3.11 Significance results from a combination of any, some or all of the interests described above.
- 3.12 The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,¹⁰ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.
- 3.13 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively,

⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

¹⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

¹¹ MHCLG, *NPPF*, p. 71.

associated with archaeological interest.

Setting and significance

- 3.14 As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹¹

- 3.15 Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹²

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

Assessing change through alteration to setting

- 3.17 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹³ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation

¹² MHCLG, *NPPF*, p. 71.

¹³ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

of “what matters and why”.¹⁴

- 3.18 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.
- 3.19 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.
- 3.20 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement

(referring to an earlier Court of Appeal judgement)¹⁵:

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

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

Levels of significance

- 3.21 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the

¹⁴ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

¹⁵ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

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

- **Designated heritage assets of the highest significance, as identified in paragraph 194 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;**
- **Designated heritage assets of less than the highest significance, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and**
- **Non-designated heritage assets. Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning**

¹⁶ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

decisions, but which do not meet the criteria for designated heritage assets”.¹⁶

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

Assessment of harm

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

3.25 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;¹⁷ and**
- **Less than substantial harm. Harm of a lesser level than that defined above.**

3.26 With regards to these two categories, the PPG states:

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

¹⁷ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

the harm may vary and should be clearly articulated.”¹⁸

- 3.27 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.
- 3.28 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.
- 3.29 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.¹⁹
- 3.30 Preservation does not mean no change; it specifically means no harm. GPA 2 states that *“Change to heritage assets is inevitable but it is only harmful when significance is damaged”*.²⁰ Thus,

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

¹⁹ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

- 3.31 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating “what matters and why”. Of particular relevance is the checklist given on page 13 of GPA 3.
- 3.32 It should be noted that this key document also states that:
- “Setting is not itself a heritage asset, nor a heritage designation...”²¹*
- 3.33 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.
- 3.34 With regards to changes in setting, GPA 3 states that:
- “Conserving or enhancing heritage assets by taking their settings into account need not prevent change”*.²²
- 3.35 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special

²⁰ Historic England, GPA 2, p. 9.

²¹ Historic England, GPA 3, p. 4.

²² Historic England, GPA 3., p. 8.

regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²³

Benefits

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

²³ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

4. Planning Policy Framework

- 4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to the protection of the historic environment.

Legislation

- 4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,²⁴ which provides statutory protection for Listed Buildings and Conservation Areas.
- 4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*²⁵

- 4.4 In the 2014 Court of Appeal judgement in relation to the

Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*²⁶

- 4.5 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.²⁷
- 4.6 With regards to development within Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability

²⁴ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

²⁵ *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

²⁶ *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

²⁷ *Jones v Mordue* [2015] EWCA Civ 1243.

of preserving or enhancing the character or appearance of that area."

- 4.7 Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.
- 4.8 Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.²⁸ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.9 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.²⁹

National Planning Policy Guidance

The National Planning Policy Framework (February 2019)

- 4.10 National policy and guidance is set out in the Government's

National Planning Policy Framework (NPPF) published in February 2019. This replaced and updated the previous NPPF 2018 which in turn had amended and superseded the 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

- 4.11 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 4.12 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable

²⁸ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

²⁹ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

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

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

For plan-making this means that:

- a. plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance*

provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

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

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or*
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*³⁰

- 4.14 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This

³⁰ MHCLG, NPPF, para. 11.

provides a context for paragraph 11 and reads as follows:

*"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change."*³¹ (our emphasis)

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

4.16 Heritage Assets are defined in the NPPF as:

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*³²

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

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and

³¹ MHCLG, *NPPF*, para. 11, fn. 6.

³² MHCLG, *NPPF*, p. 67.

³³ MHCLG, *NPPF*, p. 66.

*Garden, Registered Battlefield or Conservation Area designated under relevant legislation."*³³ (our emphasis)

4.18 As set out above, significance is also defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*³⁴

4.19 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 190 that:

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*³⁵

4.20 Paragraph 192 goes on to state that:

³⁴ MHCLG, *NPPF*, p. 71.

³⁵ MHCLG, *NPPF*, para. 190.

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

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness."³⁶*

4.21 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."³⁷

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting),

should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."³⁸*

4.22 Section b) of paragraph 194, which describes assets of the highest significance, also includes footnote 63 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

4.23 In the context of the above, it should be noted that paragraph 195 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

³⁶ MHCLG, *NPPF*, para. 192.

³⁷ MHCLG, *NPPF*, para. 193.

³⁸ MHCLG, *NPPF*, para. 194.

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*³⁹

4.24 Paragraph 196 goes on to state:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*⁴⁰

4.25 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 200 that:

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

*reveal its significance) should be treated favourably."*⁴¹

4.26 Paragraph 201 goes on to recognise that *"not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance"*⁴² and with regard to the potential harm from a proposed development states:

*"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."*⁴³ (our emphasis)

4.27 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*⁴⁴

4.28 Footnote 63 of the NPPF clarifies that non-designated assets of

³⁹ MHCLG, *NPPF*, para. 195.

⁴⁰ MHCLG, *NPPF*, para. 196.

⁴¹ MHCLG, *NPPF*, para. 200.

⁴² MHCLG, *NPPF*, para. 201.

⁴³ Ibid.

⁴⁴ MHCLG, *NPPF*, para. 197.

archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

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

National Planning Practice Guidance

- 4.30 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.31 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

⁴⁵ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

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

*"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*⁴⁵

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

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

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

inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁴⁶ (our emphasis)

Local Planning Policy

4.34 Planning applications within the Shropshire Council area are currently considered against the policy and guidance set out in the Core Strategy 2006–2026.

4.35 Policy CS17 Environmental Networks states:

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

Protects and enhances the diversity, high quality and local character of Shropshire’s natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;

Contributes to local distinctiveness, having regard to the quality of Shropshire’s environment, including landscape, biodiversity and heritage assets. ...”

4.36 CS6 Sustainable Design and Development Principles states:

To create sustainable places, development will be designed to a high quality using sustainable design

⁴⁶ MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by ... Ensuring that all development: ...

Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate. ...”

Local Plan Policies with regards to the NPPF and the 1990 Act

4.37 With regard to Local Plan policies, paragraph 213 of NPPF states that:

“...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the close the policies in the plan to the policies in the Framework, the greater the weight that may be given).”⁴⁷

4.38 In this context, where local plan policy was adopted well before the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 196 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF

⁴⁷ MHCLG, *NPPF*, p. 213.

paragraph 197) then local planning policies would be considered to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

- 4.39 In this case, the Core Strategy 2006–2026 was adopted prior to the inception of the NPPF and does not allow for a balanced judgement to be undertaken by the decision maker. As such, it does not reflect the guidance within the NPPF and cannot be given weight in the decision-making process.

5. The Historic Environment

- 5.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.
- 5.2 Designated heritage assets (England) are referenced using their seven-digit NHLE number. Designated historic assets (Wales) are referenced using their four- or five-digit record number, in italics for ease of reference.
- 5.3 CPAT HER records are referred to by their six-digit 'prn'. Shropshire HER event records are referred to by their 'EvUID', prefixed by ESA, and monument records by their 'PrefRef', prefixed by an asterisk for ease of reference.
- 5.4 A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 2, 3, and 9 in Appendix 2.

Previous Archaeological Works

- 5.5 No previous archaeological works are recorded within the site.
- 5.6 Five 'events' are recorded by Shropshire HER: a watching brief along the Whitchurch Bypass, c.300m south of the site in 2006 (ESA6666); a desk-based assessment, geophysical survey, and watching brief at Hadley Farm Solar Farm, c.660m south of the site, in 2014 and 2015 (ESA7171, ESA7461, ESA8255); and a

desk-based assessment at Wrexham Road, c.900m south-east of the site, in 2017 (ESA8206).

- 5.7 Seven 'events' are recorded by the CPAT HER: three comprise surveys carried out in 2014 to enhance records of Historic Parks and Gardens in Wales, which included Iscoyd Park (132470–72); the others include a scoping study for a regional First World War commemoration project in 2013 (130972), two photographic surveys at Iscoyd Park in 2010 and 2017 (129320, 152556), and a watching brief at Wolvesacre Hall in 2020 (164344).
- 5.8 The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Geography, Topography and Geology

- 5.9 The land of the site generally slopes in a southerly and westerly direction: from c.90m aOD at the northern boundary to c.84m aOD at the southern boundary, and from c.90m aOD at the eastern boundary to c.80m aOD at the western boundary. The land beyond the western boundary drops sharply towards the Red Brook, which flows 50–100m to its west.
- 5.10 According to the British Geological Survey, the bedrock of the site comprises halite stone and mudstone of the Wilkesley Halite Member. This is overlain by superficial deposits of diamicton in the east and centre and glaciofluvial deposits of sand and gravel

in the west and in discrete pockets in the east.

- 5.11 According to the Cranfield Soil and Agrifood Institute Soilscape Viewer, the site is characterised by slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Archaeological Baseline

Prehistoric (pre-43 AD) and Romano-British (AD 43 - 410)

- 5.12 The findspot of a Bronze Age axe, discovered within Iscoyd Park in 1855, is the only prehistoric 'monument' recorded within the study area (101330). However just beyond the western edge of the study area, on the upper slopes of high ground to the north of Hall Green and to the north of Whitewell, are several probable Bronze Age 'round barrow' burial mounds (101328, 100211, 100210, 101816, 100206).
- 5.13 Bronze Age burial mounds are also known from Cheshire, to the north of the site and study area. Elsewhere in Shropshire, the Weald Moors to the north of Telford has yielded considerable evidence for prehistoric activity spanning the Mesolithic to Iron Age⁴⁸; and to the east and south of Shrewsbury are Iron Age hillforts, such as Haughmond Hill and Ebury Hill, which overlook the Shropshire plain.
- 5.14 The A41 through Grindley Brook is thought to trace the route of the Roman road from Chester to Wroxeter (*00066). Seemingly

⁴⁸ Norton, S., 2013. *The Weald Moors and Wall Camp: An Investigation of Geomorphology, Human History, and Palaeoenvironment*. University of Birmingham MPhil thesis, unpublished.

no archaeological evidence of the road surface or its roadside ditches has been recorded for the section at Grindley Brook. Yet a Roman presence within the study area is indicated by metal-detecting finds of two brooches, a pin and a coin from the fields between Wolvesacre Hall and Wolvesacre Mill, c.300m north-west of the site (130903, 130916, 130910, 130912).

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

- 5.15 No evidence of early medieval activity is known within the site or the study area. Whitchurch, c.1.3km south-east of the site, is the nearest place listed in the Domesday Survey of 1086 AD⁴⁹; it had a recorded population of 41 households, making it among the largest 20% of settlements at this time. To the south-west of Whitchurch is the site of Pan Castle: a motte and bailey castle that likely dates from the 11th to 13th centuries (1020286).
- 5.16 Approximately 300m west of the site are the earthwork remains of a moat that would have once surrounded a medieval manor house (3456; 100218). In or by the 18th century a farmhouse called Wolvesacre Hall (recently demolished) was built to its north; the antiquity of the place-name is unknown. To its south, at a similar distance from the site, a medieval deer park may have preceded the 18th-century Iscoyd Park (22958; see below).
- 5.17 Beyond the study area in other parts of Shropshire, Cheshire, and Wrexham are additional moated sites, castle mounds, and

⁴⁹ Note, however, that the Domesday Survey did not include most of Wales and so settlements to the west of the study area would not have been documented.

deserted or shrunken villages. However there is no indication from currently available sources of early medieval or medieval occupation or activity within the site. It seems likely that the site comprised moorland and/or farmland during these periods.

Post-medieval (1540 – 1800) and Modern (1801 – present)

- 5.18 The house, small landscape park, and informal pleasure gardens of Iscoyd Park, located in the western part of the study area on the other side of Red Brook to the site, are of early-18th century origin but with 19th-century additions and alterations (22958). Late-18th century maps of the Iscoyd Park estate do not show the site. The development of the designed parkland landscape is discussed further in Section 6.
- 5.19 Approximately 330m to the east of the site is the Ellesmere Canal; construction began in the late-18th century and it was completed in the early-19th century (*03414). There is nothing to suggest that canal-related infrastructure or industrial activity were ever located within the site, which instead almost certainly comprised moorland and/or farmland at this time. Bubney Farm, c.430m north-east of the site, dates from at least the early-19th century (*26513).
- 5.20 The earliest available mapping of the site is the 1837 tithe map for Whitchurch (Figure 7). It shows the site subdivided into a greater number of fields than exist today, with two plantations in the southern-central part and another crossing the eastern boundary. A building is marked in the north-eastern part of the site. Dense tree cover is shown across the steep slopes beyond

the south-western and southern boundaries of the site, and also encroaching towards the easterly of the two plantations.

- 5.21 The tithe apportionment reveals that the site was owned by the Countess of Bridgewater and, with the exception of three fields to the north-west and the plantations, was leased to Anne Price with Bubney Farm. The land was under both arable cultivation and pasture. The aforementioned small building in the north-eastern part of the site is described in the tithe apportionment as two cottages with gardens.
- 5.22 The first edition Ordnance Survey maps dating from the 1890s (Figure 8) document the consolidation of fields within the site. The easterly of the two plantations is labelled 'Gorse Covert'. The cottages were then still extant, occupying a hedged plot with a well at the north-eastern corner. An unlabelled earthwork in the north-western part of the site and two ponds to the south and south-east of Gorse Covert may be former extraction pits, like those identified to the north of the site near Bubney Farm.
- 5.23 Indeed, the 1914 edition identifies a small earthwork to the west of the cottages, which had not previously been shown, as 'Old Sand Pit' (Plate 2). It also labels the westerly of the two plantations as 'Cranberrymoor Covert', the plantation crossing the eastern boundary as 'Moss Covert', and the trees outside the western, southern-western and southern boundaries as 'Bathos Wood', 'Black Wood' and 'Lily Wood'.

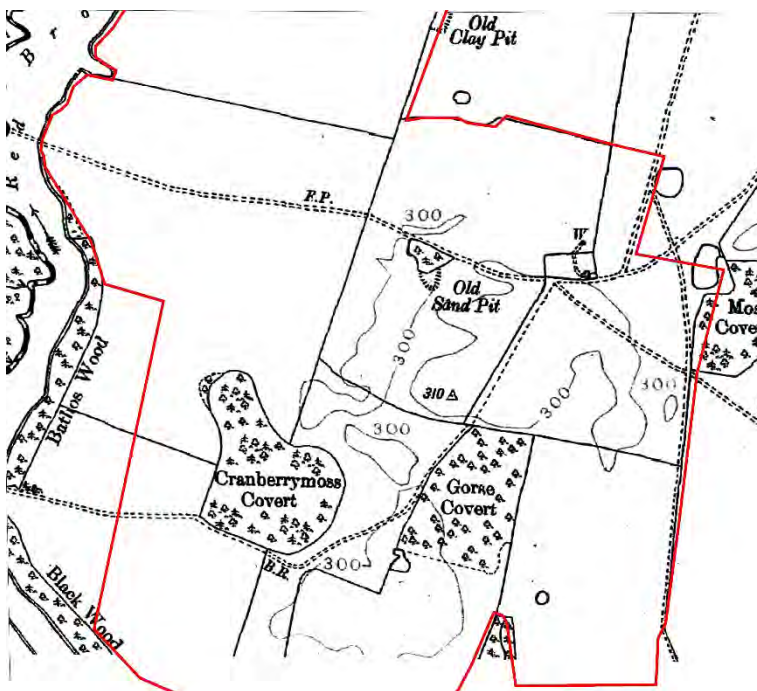


Plate 2: Extract of 1914 Ordnance Survey map (image courtesy of Promap)

- 5.24 Little change is documented by the 1929 or 1938 maps (not illustrated). In 1954, Black Wood and Lily Wood are no longer shown – but this would seem to be an omission as they are depicted on the 1970 editions (not illustrated). Cranberry Moor Covert, Gorse Covert and the cottages had been removed by the late 1970s. There have been slight changes to the field layout

⁵⁰ In Wales, the Register of Historic Parks and Gardens is not yet statutory – but there are plans for it to become so in 2020/21. Such assets are nevertheless still

of the site since that time.

Statement of Archaeological Potential and Significance

- 5.25 Although the site occupies a similar topographic position to land to the west of the study area where Bronze Age burial mounds are located, there is no suggestion from consulted sources (but see 3.4) of the presence of such features – or indeed any other evidence of prehistoric activity – within the site.
- 5.26 The site is likely to have comprised moorland and/or farmland during the medieval and later periods. Three plantations are shown on 19th- and 20th-century maps. Buried evidence of historic agricultural activity, such as furrows and ditches of former field boundaries, would not typically be considered heritage assets.
- 5.27 There is potential for buried footings and occupational debris of the two cottages that once occupied the north-eastern part of the site. These buildings are shown on the 1837 tithe map but may be earlier in date. Such remains would be of historic interest and could be considered non-designated heritage assets but of low significance.

Designated Heritage / Historic Assets

- 5.28 No designated assets are recorded within the site, but 31 Listed Buildings (Historic England and Cadw), one Registered Historic Park and Garden (Cadw)⁵⁰, and one Scheduled Monument

a material consideration in any planning application where there may be an impact.

(Cadw) are located within a 1km radius of the site.

- 5.29 16 Grade II Listed Buildings are directly associated with the 18th-century Grade II* Listed house and Grade II Registered Historic Park and Garden of Iscoyd Park, c.550m west of the site. The Grade II Listed Lock House lies c.780m north-east of the site; the other Listed Buildings are located in the western and southern parts of the study area.
- 5.30 The Scheduled Monument comprises the moat of a medieval manorial site that preceded the now-demolished 18th-century farmhouse known as Wolvesacre Hall, located a short distance to the north of Iscoyd Park, c.310m west of the site.
- 5.31 There are no Registered Battlefields or World Heritage Sites within the study area. There are also no Registered Landscapes of Outstanding and of Special Interest; the nearest such asset is Maelor Saesneg, located c.5km to the west of the site.
- 5.32 Designated heritage assets are depicted on Figure 9 and are considered in further detail in Section 6, below.

6. Setting Assessment

6.1 Step 1 of the methodology recommended by Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*⁵¹ (see Section 2, above) and by Cadw's *Setting of Historic Assets in Wales, Guidance Note 3*⁵² is to identify which heritage / historic assets might be affected by a proposed development.

6.2 Development proposals may adversely impact heritage / historic assets where they remove a feature that contributes to the significance of an asset or where they interfere with an element of an asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.

6.3 Consideration was made as to whether any of the designated assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

Step 1

6.4 For each of the Listed Buildings within the study area, in both England and Wales, it is clear that their significance is derived largely from the architectural and historical interests of their built form and fabric. Their road frontages, accesses, gardens or

grounds, ancillary structures, and components of their wider surroundings across or from which there may be views make a lesser contribution to that significance through setting.

6.5 No historical associations with the site were identified for any Listed Building within the study area. In 1838, the site was attached to Bubney Farm and formed part of the Whitchurch landholdings of the dispersed Bridgewater estate. Only for the house at Iscoyd Park was a possible visual association with the site identified. This asset is progressed to further assessment to clarify the contribution, if any, made by the site through setting to its significance.

6.6 The significance of the Historic Park and Garden of Iscoyd Park is derived from the evidential, historic and aesthetic values of the designed landscape. Elements of its setting may contribute to that significance; for example, visibility of components of the outlying landscape and/or other historic assets may have been intended. This asset is accordingly progressed to further setting assessment.

6.7 In the case of the Scheduled Monument of Wolvesacre Hall Moat, which is located to the north of Iscoyd at a similar distance from the site, its significance is clearly derived from the evidential

⁵¹ Historic England, 2017. *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*.

⁵² Cadw, 2017. *Setting of Historic Assets in Wales*.

value (to use the terminology of *Conservation Principles for the sustainable management of the historic environment in Wales*⁵³) of its surviving earthwork and buried archaeological remains. Elements of its setting may contribute to that significance; for example, visibility of components of the outlying landscape and/or other historic assets may have been intended. This asset is accordingly progressed to further setting assessment.

Iscoyd Park - House

- 6.8 The present house was built in the early-18th century, but Cadw note that *"References to substantial houses on the site go back to the twelfth century"*. The present house was extended and modified by various owners in the mid- and late-18th century and in the early-19th century. The designation at Grade II* is for: *"its special architectural interest as an especially fine and well-preserved mid C18 country house with earlier origins, its historic character enhanced by a group of well-preserved C18 and C19 service buildings."*
- 6.9 As a Grade II* Listed Building, Iscoyd Park is a designated historic asset of the highest significance. Its significance is largely derived from its special architectural and historic interest as embodied by its physical form and fabric. Setting contributes to its significance, albeit to a lesser degree.
- 6.10 The house, together with its service buildings to its north-west,

is situated within the western part of the rather compact park which lies between the lane to the west and Red Brook to the east. The watercourse defines the England/Wales border and there is a large mature plantation along its west side, outside the eastern edge of the park. The principal access drive is from the south; two drives from the north lead to the service buildings.

- 6.11 A map dated 1781 and another that post-dates 1781 but pre-dates 1838 (Figures 5 and 6) show the Iscoyd estate to include farmland to the west and south of the designed landscape, all on the Welsh side of the border. The 1837 Whitchurch tithe map and apportionment reveal that the site, on the English side of the border, was part of the separate Bridgewater estate. Thus, the site was not part of the late 18th- or 19th-century landholding of Iscoyd Park. No other historical association between Iscoyd Park and the site has been identified from available sources.
- 6.12 The façade of the house is south-east facing, overlooking a small forecourt and its park beyond. The early maps of 1780 and 1781 and later (Figures 4, 5 and 6) show a tree belt on the part of the south-eastern boundary of the parkland closest to the site. This is likely to have screened or heavily filtered views in the direction of the site historically from most of the interior of the parkland (the earliest map of 1780 may show a gap in the tree belt at the northern end of this, although it this may be a mapping error as

⁵³ Cadw, 2011. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales*.

trees are shown along the boundary a year later).

- 6.13 The Iscoyd Tithe Map of 1837 (Figure 7) shows some planting along that boundary, but is less detailed. The Whitchurch Tithe Map, which is the first to depict the site and its immediate vicinity, also shows planting on the eastern side of the watercourse between the site and the park (Figure 7). Tree planting is shown on both sides of the watercourse between the park and the site on the earliest Ordnance Survey maps (Figure 8). It appears that historically, views in the direction of the site were at least partially screened, but some filtered glimpses to the land may have been possible.
- 6.14 Today, there are only small glimpses out to land beyond to the east, including the site, from the roof of Iscoyd House (Plate 3). These are not possible at ground level in the summer months (Plate 6). In winter months, the views toward the site are only very slightly more extensive from the roof (See Viewpoint 12 in the LVIA), and the site is barely perceptible from ground level at the house, with views very heavily filtered by the intervening vegetation on the edge of the parkland (See Viewpoint 11 in the LVIA).



Plate 3: Glimpse of land within the site in north-westerly views from the roof of Iscoyd Park house (see LVIA viewpoint 12 for the winter view)



Plate 4: Looking towards the site from ground level at Iscoyd Park house (See LVIA viewpoint 11 for the winter view)

- 6.15 The house is experienced from its access drive, garden, and parkland; only at close range can its built form and features of special architectural and historic interest be discerned and appreciated (Plate 5). There are no clear views from public rights of way: only a glimpse of the house and/or its service buildings was identified when looking south from the bridleway that runs north past Gate House towards Wolvesacre Hall (Plate 6). There is no co-visibility of the site in either of these views.



Plate 5: View of Iscoyd Park house from the parkland to its south-west



Plate 6: Glimpse of Iscoyd Park house and its service buildings from opposite Gate House



Plate 7: Panoramic view looking towards Iscoyd Park (which is entirely screened by the intervening plantation) from the ridge at the south-western boundary of the site (See Context Baseline Viewpoint 1 in the LVIA)

6.16 The plantation along Red Brook almost entirely screens the house and its grounds in views directed west from the site (Plate 7).

6.17 Elements of the setting of Iscoyd Park house that primarily contribute to its significance comprise:

- **The gated private drive curving north towards the house from the lane;**
- **The complex of service buildings to the north of the house (most of which are Grade II Listed in their own right);**
- **The compact designed landscape that extends north, east and south of the house and across which there are views from its south-east front.**

6.18 The glimpses of the site that are possible from the house give only a minimal sense of landscape beyond to which there may have been heavily filtered views historically, and make a very small contribution to the heritage significance of the asset through setting. It should be noted that the historic maps suggest that from the earliest times of mapping, some vegetation on the edge of the parkland has filtered views in this direction.

6.19 It should also be noted that some thinning of the vegetation on the edges of the parkland may be planned as part of the estate maintenance works. It is not anticipated that the vegetation between the house and site would be removed, or thinned to a degree that clear views of the site would be opened up, and the contribution of the site to the heritage significance of the asset

is not anticipated to be elevated beyond that assessed above, which takes a precautionary approach to harm.

6.20 Only very small glimpses of the proposed development will be possible from Iscoyd Park house. This would be anticipated to cause, at most, very minor harm to the historic significance of the asset through setting – through possible changes to views from the asset that may historically have included glimpses to agricultural land beyond the vegetation at the edge of the parkland, although this land was not part of the estate.

Iscoyd Park – Historic Park and Garden

6.21 The Cadw description claims that the parkland was established in the early-18th century but that it may have originated from a medieval deer park. Note that all of the estate maps from the late-18th century (Figures 4, 5 and 6) exclude the north-easterly spur of the designation, i.e. the plantation named Dodd's Rough on Ordnance Survey maps from the 1890s and later (Figure 8).

6.22 As a Grade II Registered Historic Park and Garden, Iscoyd Park is a designated historic asset of less than the highest significance. Its significance is largely derived from its evidential, historic and aesthetic values. Setting contributes to its significance, albeit to a lesser degree.

6.23 The Cadw description highlights that the geographical and topographical situation of Iscoyd Park may be of historic importance: *"Ostensibly the park is eighteenth-century but given its siting next to the English border, plus the drop on the north-east and south-east boundaries, which give it a*

strategic feel, it is possible that this could be the site of a much earlier park."

- 6.24 William Emes' map of 1780 (Figure 4) seems to depict the park boundary as a park pale. It also shows shrubberies to the north and south of the house and its service buildings, a tree belt curving north from the east side of the service buildings, two lakes within the western boundary, tree belts along the lane frontage, a lake and a 'mount' in the northern corner of the park with a reverse-L line of trees to their south, a deer shed, rosery, and a band of mature trees on the south-eastern boundary (as discussed above, with a possible gap at the northern end), and dispersed trees elsewhere.
- 6.25 Thomas Richardson's map of 1781 (Figure 5) is very similar to Emes' except the tree belts along the park's lane frontage are not shown and the tree belt on the north-eastern boundary no longer has a gap at the northern end. The Cadw description of Iscoyd Park notes that both Emes and Richardson were identifying possible routes for a new drive to the house. A map dating from between 1781 and 1838 (Figure 6) depicts a new tree belt within the southern boundary and a small building within the north-eastern boundary tree belt, but shows neither the rosery nor the deer shed.
- 6.26 The Iscoyd tithe map of 1838 (Figure 7) is likely to show only a schematic representation of the tree planting within the park. The layout of the buildings and adjacent gardens are very similar to how they were shown on the earlier maps. Two buildings can

be seen within the tree belt at the north-eastern corner. The slopes between the eastern boundary of the park and Red Brook are described as 'Waste Lands: Bubney Moor' and were not part of the Iscoyd Park estate. To the east, the Whitchurch tithe map of 1837 (Figure 7) shows planting to the east of Red Brook, between Iscoyd Park and the site.

- 6.27 The Iscoyd tithe apportionment also reveals that the two wooded parcels on the west side of Red Brook beyond the north-eastern corner of the Iscoyd parkland, i.e. the north-easterly spur of the Registered area, were owned by Wolvesacre Hall. Thus, the origins of this planting cannot be attributed to Iscoyd Park.
- 6.28 The first edition Ordnance Survey maps of the 1890s (Figure 8) use shading to represent the parkland, which is of the same extent as shown on the estate maps of the 1780s. The plantation to the north-east, i.e. the north-easterly spur of the designation, is labelled Dodd's Rough. Later Ordnance Survey maps and other sources document 20th-century changes to the parkland. During the Second World War, trees were cleared to the south-east of the Iscoyd Park house to make way for a military camp and hospital (44497) and the drive from the lane was altered.
- 6.29 Today, the historic layout of the house, service buildings and gardens seems to be well-preserved. The military camp and hospital thinned the planting to the south-east of the house and a cricket club and pitch is now located here. However, there are surviving specimen trees elsewhere within the parkland and at

least two of the lakes survive. The plantations in the eastern part of the parkland consist of a mixture of deciduous and coniferous trees.

- 6.30 Beyond Iscoyd Park has long been a rural agricultural landscape; the maps from the 1780s show those fields, solely within Wales, that were part of the wider estate. As discussed, the land of the site has been under separate ownership from at least the 1780s. The 1837 and 1838 tithe maps and apportionments refer to the slopes between the park and Red Brook as waste, while the land of the site comprised enclosed fields and plantations. The 18th- and 19th-century wider landscape character has changed slightly through the consolidation of fields and the removal of woodland.
- 6.31 Views from the interior of the park outwards to such areas appear to have been partially screened by planting historically. Certainly, views in the direction of the site appear from the historic map evidence to have been filtered by vegetation.
- 6.32 The mount at the northern edge of the park, shown on Emes' map of 1781 and considered to be a viewing platform (100219), may once have offered long-ranging views in the late-18th century from this location. There may have been heavily filtered visibility of the site. However, the mount was probably primarily intended to offer views south across the park and towards the house. The mount is now located within a mature plantation, and the site is not visible from this area.
- 6.33 Today, the planting on the edge of the parkland is mature, and very largely screens views out from the interior of the park.

Views outward are almost totally screened from the house at ground level (Plate 6, see LVIA viewpoint 11 for the winter view) and from the area south-east of the cricket pitch (Plate 10, see LVIA viewpoint 7 for the winter view). From the area due east of the house, views are screened in summer (Plate 11), but there are heavily filtered views to the site in the winter (see LVIA viewpoint 8 and 9).



Plate 8: Looking towards the site from the area of parkland south-east of the cricket pitch (See LVIA baseline viewpoint 7 for a winter view)



Plate 9: Planting on the south-eastern edge of the parkland due east of Iscoyd Park house

- 6.34 In the summer months and winter months there are filtered views out from Dodd's Rough, the plantation in the north-easternmost part of the Registered Park (Plate 12, see LVIA viewpoint 5 for the winter view), to the site. As discussed above, the Dodd's Rough plantation is not part of the 18th-century designed landscape of Iscoyd Park. It was in existence by 1838 but it was owned by Wolvesacre Hall. Even if it were later acquired by Iscoyd Park, there is no indication from available sources that views were ever intended to be afforded from it.



Plate 10: Filtered views to the site from the plantation in the north-easternmost part of Iscoyd Park

- 6.35 Glimpses of the site is also possible from the roof of the house (Plate 5, see LVIA viewpoint 12 for the winter view).
- 6.36 Iscoyd Park is best experienced from within its boundaries. It is screened by the brick walls and vegetation to the west and very largely screened by the plantations to the east and south. However there are partial views across the southern part of the park from the public footpath along the south-eastern and southern edges, and views across the north-western part of the park from the bridleway that runs north past Gate House towards Wolvesacre Hall (Plate 6). The plantation along Red Brook screens the park from the site (Plate 7).

6.37 Elements of the setting of Iscoyd Park historic park and garden that primarily contribute to its significance comprise:

- **Its geographical and topographical position, above a scarp on the Welsh side of the border, which may betray earlier origins;**
- **Glimpsed views across the southern part of the park from the footpath along the south-eastern and southern perimeter, and across the north-western part of the park from the adjacent lane and bridleway;**
- **Parts of the agricultural landscape to the west and south-west, which historically comprised part of the estate and which historically may have been glimpsed from certain locations within the park.**

6.38 There is no indication from available sources that the site either physically or visually formed part of the 18th- or 19th-century designed landscape of Iscoyd Park. Any historic visibility of the site from the mount in the north-western corner of the park is considered largely incidental. Any historic visibility of the site from Dodd's Rough, a plantation associated with Wolvesacre Hall, is also considered largely incidental.

6.39 The glimpses of the site from the parkland, which become more extensive during the winter months, give a small sense of landscape beyond to which there may have been heavily filtered views historically. These views make a very small contribution to the heritage significance of the asset through setting, although, again, it should be noted that the historic maps suggest that from the earliest times of mapping, some

vegetation on the edge of the parkland has filtered views in this direction historically and the land lay outside the ownership of the estate.

- 6.40 It should also be noted that some thinning of the vegetation on the edges of the parkland may be planned as part of the estate maintenance works. It is not anticipated that the vegetation between the park and site would be removed, or thinned to a degree that extensive views of the site would be opened up, and the contribution of the site to the heritage significance of the asset is not anticipated to be elevated beyond that assessed above.
- 6.41 Glimpses of the proposed development are anticipated to be possible from the park, albeit heavily filtered by vegetation. This would be anticipated to cause, at most, very minor harm to the historic significance of the asset through setting – through changes to views from the asset that may historically have included glimpses to agricultural land, beyond the vegetation at the edge of the parkland and outside of the landholding of the estate.

Scheduled Monument of Wolvesacre Moat

- 6.42 Wolvesacre Hall Moat comprises the now-dry ditches of the moat and its central platform. The Scheduling description notes that the northern corner and the north-eastern arm have been infilled and previously built over. As a Scheduled Monument, it is a designated historic asset of the highest significance. Its significance is largely derived from the evidential value of its surviving earthwork and buried archaeological remains. Setting contributes to its significance, albeit to a lesser degree.
- 6.43 Wolvesacre Hall Moat occupies a point of high ground above the Red Brook, which today marks the England/Wales border; the asset lies on the Welsh side. The earliest available mapping is the 1838 tithe map for the parish of Iscoyd (Figure 7). It appears to show two buildings within the moated enclosure and three other buildings resembling barns outside it to the north. A track leads from a yard in front of the barns, through the north-eastern corner of the moat, to the central building.
- 6.44 The first edition Ordnance Survey maps dating from the 1890s (Figure 8) no longer show any buildings within the moated enclosure but rather new buildings around the earlier barns. 20th-century aerial photographs held by CPAT (not reproduced) show these buildings to comprise a brick-built and slate-roofed three-bay south-facing farmhouse, with an extensive complex of brick-built single-storey outbuildings and modern Dutch barns and cattle sheds to its north and east. In 2018, the farmhouse was demolished and replaced with a new dwelling.

- 6.45 The moat survives within the grounds of the property. There are glimpsed views from the access track to the west, but it is from the grounds themselves that the earthworks are clearly visible and can be appreciated (Plate 11). There are no views of the moat from the site due to the intervening plantation of Dodd's Rough and the low-lying character of the earthworks. The Scheduled Monument can only be experienced at close range.



Plate 11: Looking south-west across the Scheduled Monument

- 6.46 During the medieval period, the moat may have functioned as a manorial site. The extent of its landholding is not known but there is no indication from currently-available sources that it included the land of the site – which lies on the opposite (east) side of the Wales/England border. Views from the manor house

that would have occupied the moated platform may have been important for defensive purposes. The possibility of attack from the east may have been of particular concern, but on account of the topography, it is anticipated that only the western part of the site would have been visible.

- 6.47 Today, the plantation known as Dodd's Rough, which is shown on the earliest available mapping of 1838, heavily screens the site (Plate 12), but some sense of the topographic position of the moated site is possible in the winter even though the immediate and wider landscape are of a modern not medieval character (see LVIA viewpoint 10 for the winter view).



Plate 12: Looking south-east from the Scheduled Monument towards the site

6.48 Elements of the setting of Wolvesacre Hall Moat that contribute to its significance comprise:

- **Its geographical and topographical position, above a scarp on the Welsh side of the Wales/England border;**
- **Now-glimpsed and filtered easterly and south-easterly views towards England (including the western part of the site), which may have been of strategic importance in the medieval period.**

6.49 It is considered that the site makes a very small contribution to the significance of the asset through setting. Some glimpses of the proposed development may be possible through the trees of Dodd's Rough during the winter. This is anticipated to cause, at most, very minor harm to the significance of the asset through setting.

7. Conclusions

Archaeology

- 7.1 No heritage assets or 'monuments' are recorded within the site by Shropshire HER.
- 7.2 Although Bronze Age burial mounds and Roman finds are known in the wider landscape, there is currently no indication of the presence of buried archaeological remains of later prehistoric or Roman activity within the site.
- 7.3 During the historic periods it is likely that the site comprised moorland and/or farmland with small woodlands, as shown on the first available mapping dated 1837. Historic agricultural remains such as furrows and ditches of former field boundaries would not typically be considered heritage assets.
- 7.4 There is potential for buried footings and occupational debris of the two cottages that occupied the north-eastern part of the site from at least 1837 until the 1970s. Any such remains would be of historic interest and could be considered heritage assets.

Built heritage

- 7.5 An appropriate and proportionate level of settings assessment has been undertaken for designated heritage / historic assets located within a minimum 1km radius of the site.
- 7.6 Particular attention was given to the Grade II* Listed Building and Grade II Registered Historic Park and Garden of Iscoyd Park.

It was established, from a review of archival material including estate maps dating from the 1780s and tithe maps dating from the 1830s, that the site was under separate ownership to Iscoyd Park during these periods. It did not physically constitute part of the designed landscape and there is no suggestion that views towards the site were ever intended from any part of the park – including the mount located at its north-western corner and the 'Dodd's Rough' plantation located to its north-east (which was in existence by 1838 but part of the landholding of Wolvesacre Hall, not Iscoyd).

- 7.7 Filtered visibility of the site from the house and the parkland (primarily from Dodd's Rough) makes a very small contribution to the historic significance of the assets through setting, as part of land beyond the estate to which there were filtered, most likely incidental, views. The proposed development is anticipated to cause very minor harm, at most, to the assets' historic significance.
- 7.8 Consideration has also been given to the Scheduled Monument of Wolvesacre Hall Moat. It was established that the site makes a very small contribution to its significance through setting and it is anticipated that any glimpses of the proposed development through the trees at Dodd's Rough during the winter months would cause, at most, very minor harm to its significance.

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Cartographic Sources

1780	William Emes' Map of Iscoyd Park
1781	Thomas Richardson's Map of Iscoyd Park
Post-1781	Unprovenanced Map of Iscoyd Park (possibly John Evans, 1795)
1837	Tithe Map and Apportionment for the Parish of Whitchurch
1838	Tithe Map and Apportionment for the Parish of Iscoyd
1881	Ordnance Survey County Series for Flintshire, 1:10,560
1891	Ordnance Survey County Series for Shropshire, 1:10,560
1899	Ordnance Survey County Series for Cheshire, 1:10,560
1900	Ordnance Survey County Series for Flintshire, 1:10,560
1914	Ordnance Survey County Series for Flintshire, 1:10,560
1929	Ordnance Survey County Series for Shropshire, 1:10,560

1954	Ordnance Survey Plan, 1:10,560
1973–79	Ordnance Survey Plan, 1:10,000
1979–95	Ordnance Survey Plan, 1:10,000

Appendix 1: Gazetteer of Historic Environment Record Data

Shropshire Historic Environment Record

Event Data

EvUID	Name
ESA6666	2006 WB on the A525 Whitchurch Bypass, Redbrook Bridge by SCCAS
ESA7171	2014 DBA and site visit for Hadley Farm solar development by Hyder Consulting
ESA7461	2014 Geophysical survey at Hadley Farm, Whitchurch by Stratascan
ESA8206	2017 DBA of land off Wrexham Road, Whitchurch by JLL Ltd
ESA8255	2015 WB on land at Hadley Farm, Whitchurch by AC Archaeology

Monument Data

PrefRef	Name
00066	Roman Road from Wroxeter to Rutinium, Whitchurch and Chester
03414	Ellesmere Canal
06505	Brick Field, Brooklands, Nr Whitchurch
06506	Brick Works, Nr Grindley Brook, Whitchurch

06512	Lime kiln battery, Grindley Brook
15312	Site of Toll Gate, Redbrook
15810	Grindley Mill
19487	Redbrook Bridge (part in Whitchurch Urban CP and part in Wales)
19523	No 1 (Lock House), Shropshire Union Canal, Llangollen Branch
19524	Bridge 33 (Hassels Liftup Bridge 1), Shropshire Union Canal, Llangollen Branch
20791	Earthwork Remains of Ridge and Furrow West of Blackoe Cottages
22785	Brook House Farm
22806	Site of Dansons Farm
22807	Hadley Farm
26513	Bubney
30805	No 34 Hassel's Lift-up Bridge No 2 Llangollen Canal
30965	No 29 Grindley Brook Bridge
34233	No 30 Danson's Bridge Llangollen Canal

CPAT Historic Environment Record

Event Data

prn	Name
129320	Whitchurch, Iscoyd, Iscoyd Park, photographic survey 2014

130972	First World War Commemoration project, Scoping Study 2013
132470	Parks Scheduling Enhancement Programme, 2014
132471	Parks Scheduling Enhancement Programme, desk-based assessment 2014
132472	Parks Scheduling Enhancement Programme, field survey 2014
152556	Photographic Survey Record, The Coach House, Iscoyd Park, Hall Green
164344	Iscoyd, Wolvesacre Lane, Wolvesacre Hall, archaeological watching brief 2020

Monument Data

prn	Description	Period
100218	Remains of a moated site, now dry, with sides 70m long. Each arm is between 10 and 16m wide and from 1.5m to 2.5m deep. The north corner and the north-east arm have been filled in and built over.	Medieval
100219	Formerly called 'Wolvesacre Hall Mound' in the HER and changed to viewing platform in 2014. Mound 26m in diameter, 3.2m high. Originally suggested as a motte, but very doubtful. Ponds on either side suggest a spoil heap of some kind.	Unknown; Medieval; Post Medieval
101328	Crossfield Mound. Low natural rise measuring some 40 to 50m in diameter and 1m high almost certainly not a barrow. A low mound, diameter c 18m, height 0.7m lying in the centre of fairly flat arable field. Eight mature Scots Pine growing around the edge have prevented ploughing.	Bronze Age
101330	A bronze axe was found in 1855 while digging the foundations of a wall. One of four now in the Whitchurch museum but it is not known which of these it is. Three are palstaves, the other a flat copper axe.	Bronze Age
102663	Crossfield Fieldnames. Two adjoining fields without any trace of a cross. Only just to the SE of Maes y Groes farm.	Medieval
102842	Iscoyd Park, house: early 18th century red brick house of 3 storeys with alterations and additions.	Post Medieval

104303	Mill partly destroyed. only west wall part of south wall and sluice gate remain. A date of 1801 is inscribed on one of the stones on the west face.	Post Medieval
104305	Redbrook Smithy. No sign of a smithy at this location.	Post Medieval
120225	Silver shilling of James II, 1685. Spink no.3410, (PAS Database, 2011).	Post Medieval
123887	Large farmhouse. Requisitioned during the First World War as a secondary reception hostel for Belgian refugees prior to relocation elsewhere (Pratt & Pratt, 2000).	Post Medieval; Modern
128334	Area of R&F captured from LiDAR (Silvester, R, 2013).	Medieval
129591	Dwelling subject of photographic survey in 2010 (Andy Evans, 2014).	Post Medieval
130106	The starting point for Iscoed is the late 19th-century Ordnance Survey mapping which terms Iscoed Park a deer park. This might of course reflect its current use at the time. The Cadw Register is ambivalent.	Post Medieval
130739	A large silver finger ring with 3 bezels each decorated with a flower and with linear decoration on the band between the bezels. On the outside of the band is an incised cross and an inscription 'IESVS' (Jesus).	Medieval
130892	A silver half groat of Charles I found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14. The obverse is slightly worn (Viviana Culshaw, CPAT, March 2014).	Post Medieval
130894	A small, decorated, copper alloy crotal bell found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014). Item previously reported to Vanessa Oakden of Liverpool Museums as having been found in April 2010.	Post Medieval
130896	A small, tanged iron knife blade found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014).	Roman; Early Medieval; Medieval
130897	A small, copper alloy double-loop buckle found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014).	Post Medieval
130898	A copper alloy coin, possibly a halfpenny of William III bent into an 'S'-shaped profile to form a love token. Both faces are now blank. Found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014).	Post Medieval

130899	A very corroded fragment of the tanged blade of a heavy iron knife found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014).	Post Medieval
130901	A copper alloy jetton, rose-orb type, probably struck in Nuremberg, found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014).	Post Medieval
130902	A small fragment of the rim of a bronze/copper alloy cooking pot found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014).	Medieval
130903	Largely complete Wirral-type two-piece bow brooch (pin and part of catchplate missing) decorated with panels of red enamel found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14 (Viviana Culshaw, CPAT, March 2014).	Roman
130909	A silver sixpence of Elizabeth I with a fragment missing at the 2 o'clock position (on the obverse) found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14. (Viviana Culshaw, CPAT, March 2014).	Post Medieval
130910	A copper alloy pin with partly hollow shaft found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14. (Viviana Culshaw, CPAT, March 2014). Item previously reported to Vanessa Oakden of Liverpool Museums as having been found in April 2009.	Roman
130911	A silver long cross penny of Edward found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14.	Medieval
130912	A silver denarius found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14.	Roman
130913	A silver long cross penny of Edward I found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14.	Medieval
130914	A lead spindle whorl found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14. It is a truncated cone in shape and there are faint traces of radiating linear decoration on the upper surface (Jeff Spencer, CPAT, October 2014).	Post Medieval
130915	A double loop buckle with a rounded frame found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14. (Jeff Spencer, CPAT, October 2014).	Post Medieval
130916	The head fragment of a probable Polden Hill type bow brooch found during the Crewe & Nantwich Metal Detecting Club Rally on 09/03/14.	Roman

144873	Second World War (1939-1945), First World War (1914-1918), VC or GC Recipients, Cross. Stone wheel cross with tapering shaft set on square-set plinth. Inscription and names carved on four sides of plinth. Whole set on three-stepped base. Celtic-style C.	Modern
145216	First World War (1914-1918), Second World War (1939-1945), Cross. Wheel cross of stone with tapering shaft surmounting square -set pedestal. Pedestal bears names and inscription. Three-stepped base. Celtic-style carving on head of cross.	Modern
146672	Gate Farm - Traditional Farm Building	Post Medieval
146673	Gate Farm - Traditional Farm Building	Post Medieval
146674	Gate Farm - Traditional Farm Building	Post Medieval
146879	Hallgreen Farm - Traditional Farm Building	Post Medieval
147032	Iscoyd Park - Traditional Farm Building	Post Medieval
147033	Iscoyd Park - Traditional Farm Building	Post Medieval
147034	Iscoyd Park - Traditional Farm Building	Post Medieval
147035	Iscoyd Park - Traditional Farm Building	Post Medieval
147036	Iscoyd Park - Traditional Farm Building	Post Medieval
147037	Iscoyd Park - Traditional Farm Building	Post Medieval
147038	Iscoyd Park - Traditional Farm Building	Post Medieval
147621	Painter's Green Farm - Traditional Farm Building	Post Medieval
147622	Painter's Green Farm - Traditional Farm Building	Post Medieval
147623	Painter's Green Farm - Traditional Farm Building	Post Medieval
147624	Painter's Green Farm - Traditional Farm Building	Post Medieval

147625	Painter's Green Farm - Traditional Farm Building	Post Medieval
147626	Painter's Green Farm - Traditional Farm Building	Post Medieval
148386	The Beeches	Post Medieval
148774	Wolvesacre Hall - Traditional Farm Building	Post Medieval
148775	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project	Post Medieval
148776	Wolvesacre Hall - Traditional Farm Building	Post Medieval
148777	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project. Demolished in 2018 (Frost, 2020).	Post Medieval
148778	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project. A watching brief in the grounds of the farmhouse revealed no archaeological features and the farmhouse was demolished in 2018 (Frost, 2020).	Post Medieval
148779	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project. Demolished in 2018 (Frost, 2020).	Post Medieval
148780	Potential Traditional Farm Building noted on Ordnance Survey 2nd Edition 25 inch map as part of Glastir Traditional Farm Buildings project.	Post Medieval
148781	Wolvesacre Hall - Traditional Farm Building	Post Medieval
148782	Wolvesacre Mill - Traditional Farm Building	Post Medieval
148783	Wolvesacre Mill - Traditional Farm Building	Post Medieval
148784	Wolvesacre Mill - Traditional Farm Building	Post Medieval
148785	Wolvesacre Mill - Traditional Farm Building	Post Medieval

17116	Iscoyd Park School. On school bank. C17th half-timbered construction. Possibly established as a school in early c19th. Altered during fire in 1928. Now a private house (Seaborne, M. V. J., 1992, 75).	Post Medieval
22958	Iscoyd Park, garden (Grade II*). complete small eighteenth-century park with fine specimen trees and boundary oak paling.	Post Medieval
26073	Grade II listed house. Cadw's Listed Buildings data on Historic Wales does not feature this building and states that this Listed Building number is not in use. The record may be a duplicate of that for Redbrook House PRN26290 Listed Building number 1671.	Post Medieval
26290	Grade II listed house. Record formerly named (misnamed?) The Beeches.	Post Medieval
31255	Redbrook Bridge. Grade II listed bridge	Post Medieval
37152	Hall Green pound. Shown on OS 1 st Edition 6-inch 1876-81, Flintshire 23 (CPAT project 761)	Post Medieval
42764	Isycoed Park, back drive gate piers and attached walls: Grade II listed	Post Medieval
42765	Iscoyd Park, gate piers: Grade II listed	Post Medieval
42767	Hall Green Holding: Grade II listed	Post Medieval
42771	Iscoyd Park war memorial: Grade II listed	Modern
42772	Iscoyd Park, kennels: Grade II listed	Post Medieval
42774	Iscoyd Park, kitchen garden walls: Grade II listed	Post Medieval
42777	Iscoyd Park, manure shed: Grade II listed	Post Medieval
42784	Iscoyd Park, pigeon house: Grade II listed	Post Medieval
42788	Bryn Owen Cottage, shippon: Grade II listed	Post Medieval
42790	Crossfield, shippon: Grade II listed	Post Medieval
42791	Hall Green Holding, shippon: Grade II listed	Post Medieval

42796	Iscoyd Park, stable and coach house	Post Medieval; Modern
42798	Iscoyd Park, stable: Grade II listed	Post Medieval
42800	Iscoyd Park, stable, groom's accommodation (the flat) and dairy: Grade II listed	Post Medieval
42806	Iscoyd Park, walls, gate piers and gate between forecourt and service yard: Grade II listed	Post Medieval
42807	Iscoyd Park, walls, gate piers and gates to forecourt and formal garden: Grade II listed	Post Medieval
44497	Iscoyd Park, hospital. Dating to the Second World War period. Originally an army camp, then an establishment for Polish displaced persons. Known as No.4 Polish Hospital with 1500 beds. Cleared in 1957 (Pratt, D, pers. comm., Pratt, S & Pratt, D, 2000).	Modern
61011	Terraced hollow and distinctive mound noted during field visit. (CPAT project 761)	Post Medieval
62555	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62556	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62557	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62558	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62559	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62560	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62561	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval

62562	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62563	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62565	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62566	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62567	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62985	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62986	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62987	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62988	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
62989	Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit (CPAT, 2002).	Post Medieval
64042	Iscoyd Park. Country house and garden. Military hospital established in the grounds during the Second World War (PRN 44497) (Pratt, S & Pratt, D, 2000).	Post Medieval
97307	Iscoyd, Hall Green Cottages 1: Grade II listed	Post Medieval
97308	Iscoyd, Hall Green Cottages 2: Grade II listed	Post Medieval
97309	Mannings Green, Iscoyd Cottages 1. Grade II listed	Post Medieval

97310	Mannings Green, Iscoyd Cottages 2. Grade II listed	Post Medieval
97317	Bryn Owen Cottage: Grade II listed	Post Medieval
97319	Iscoyd Park, coach house and granary on back drive: Grade II listed	Post Medieval
97322	Crossfield: Grade II listed	Post Medieval
97324	Iscoyd Park, former laundry: Grade II listed	Post Medieval
97325	Iscoyd Park, former shippons: Grade II listed	Post Medieval

Historic England National Heritage List for England

Listed Buildings

List Entry	Name	Grade
1177190	Redbrook Bridge	II
1366525	Bridge No 33 (Hassel's Lift Up Bridge Number 1)	II
1180172	Lock House	II

Cadw

Listed Buildings

Record Number	Name	Grade
1670	Iscoyd Park	II*

1671	Redbrook House	II
1743	Redbrook Bridge (partly in Whitchurch Urban Civil Parish, Shropshire)	II
85440	1 Hall Green Cottages	II
85441	1 Iscoyd Cottages	II
85444	2 Hall Green Cottages	II
85445	2 Iscoyd Cottages	II
85450	Bryn Owen Cottage	II
85454	Crossfield	II
85457	Former laundry at Iscoyd Park	II
85461	Gate piers and attached walls to back drive to Iscoyd Park	II
85462	Gate piers at entrance to Iscoyd Park, including oak pale to park boundary	II
85464	Hall Green Holding	II
85468	Iscoyd Park war memorial	II
85469	Kennels at Iscoyd Park	II
85471	Kitchen garden walls at Iscoyd Park	II
85480	Pigeon house at Iscoyd Park	II
85484	Shippon at Bryn Owen Cottage	II
85486	Shippon at Crossfield	II
85487	Shippon at Hall Green Holding	II

85489	Former shippons at Iscoyd Park	II
85491	Manure shed at Iscoyd Park	II
85495	Stable and coach house at Iscoyd Park	II
85496	Coach house and granary on back drive to Iscoyd Park	II
85498	Stable at Iscoyd Park	II
85500	Stable, groom's accommodation (The Flat) and dairy at Iscoyd Park	II
85506	Walls, gate piers and gate between forecourt and service yard at Iscoyd Park	II
85507	Walls, gate piers and gates to forecourt and formal garden at Iscoyd Park	II

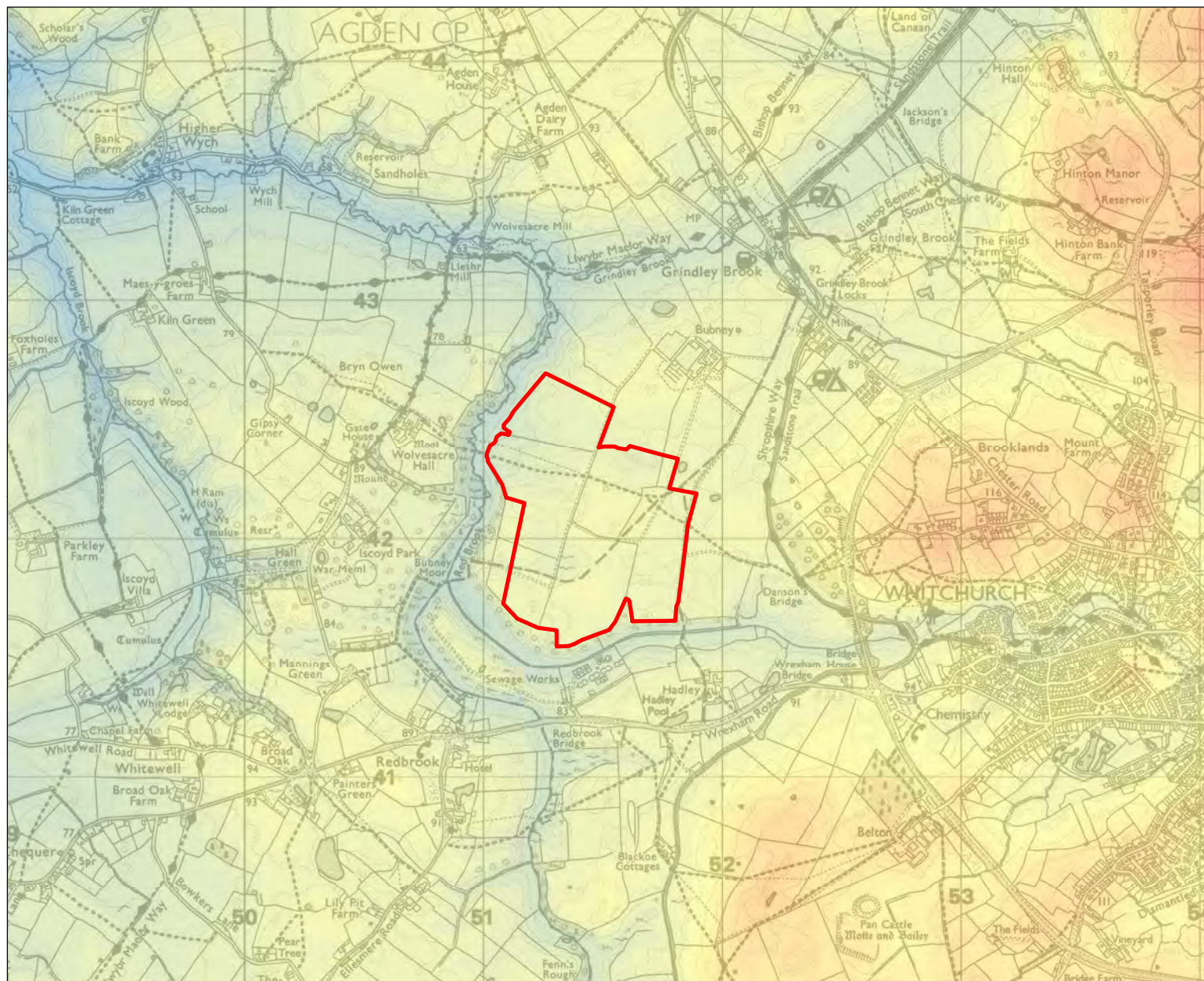
Scheduled Monuments

Record Number	Name
3456	Wolvesacre Hall Moated Site

Historic Parks and Gardens

Ref No	Name	Grade
C16	Iscoyd Park	II

Appendix 2: Figures



KEY

Site

Contains OS open source terrain data.

Elevation extremes:

Dark blue = 49m aOD

Dark red = 136m aOD

Figure 1: Digital Terrain Model

Bubney Solar Farm

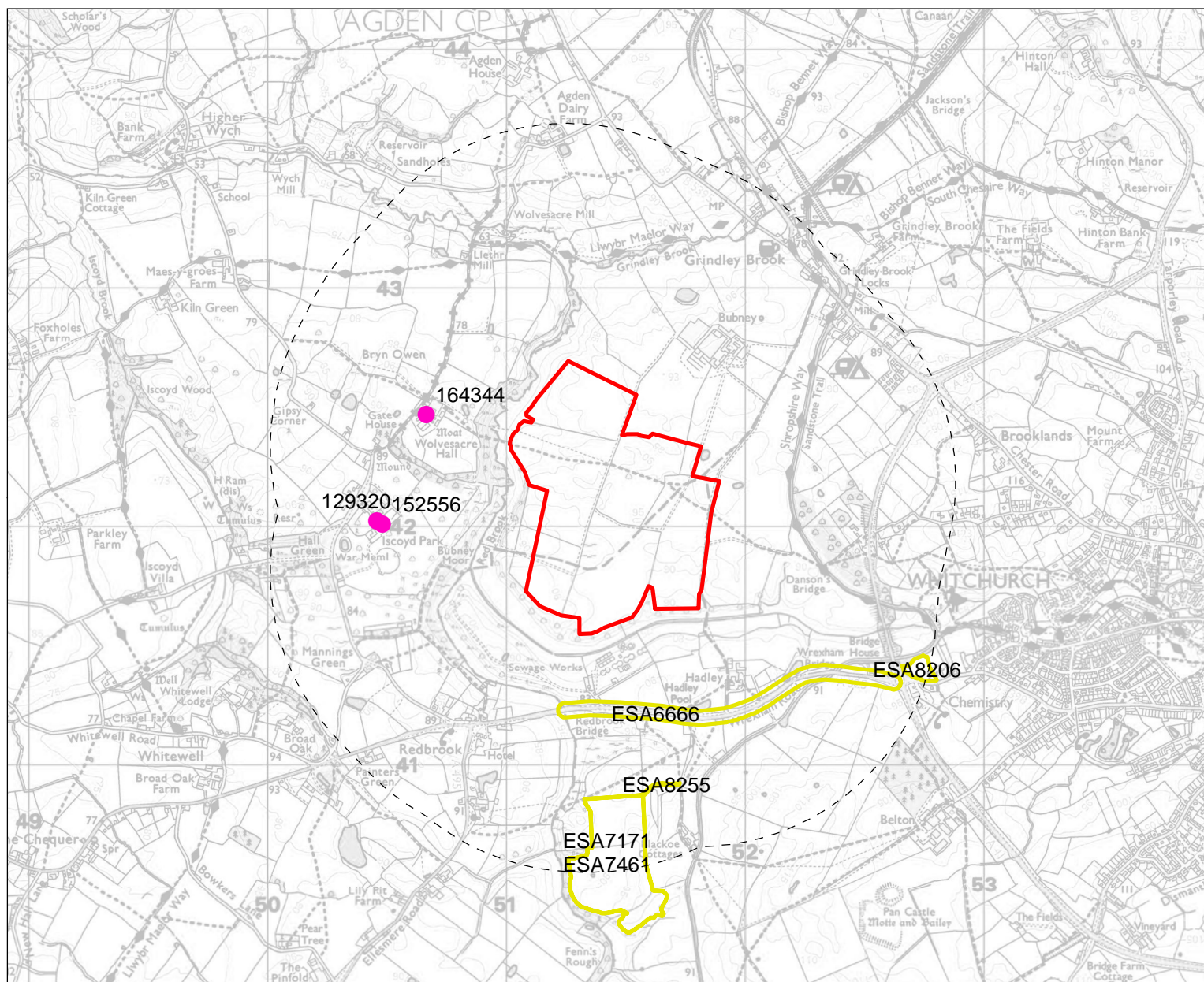
Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:25,000 @ A4



KEY

- Site
- 1km
- CPAT Events
- Shropshire Events

NB. The data received from CPAT included records (but not shapefiles) for the First World War Commemoration Scoping Study (2013) and the Parks Designation Enhancement Programme (2014). These were regional projects but the latter did include Iscoyd Park.

Figure 2: HER 'Events'

Bubney Solar Farm

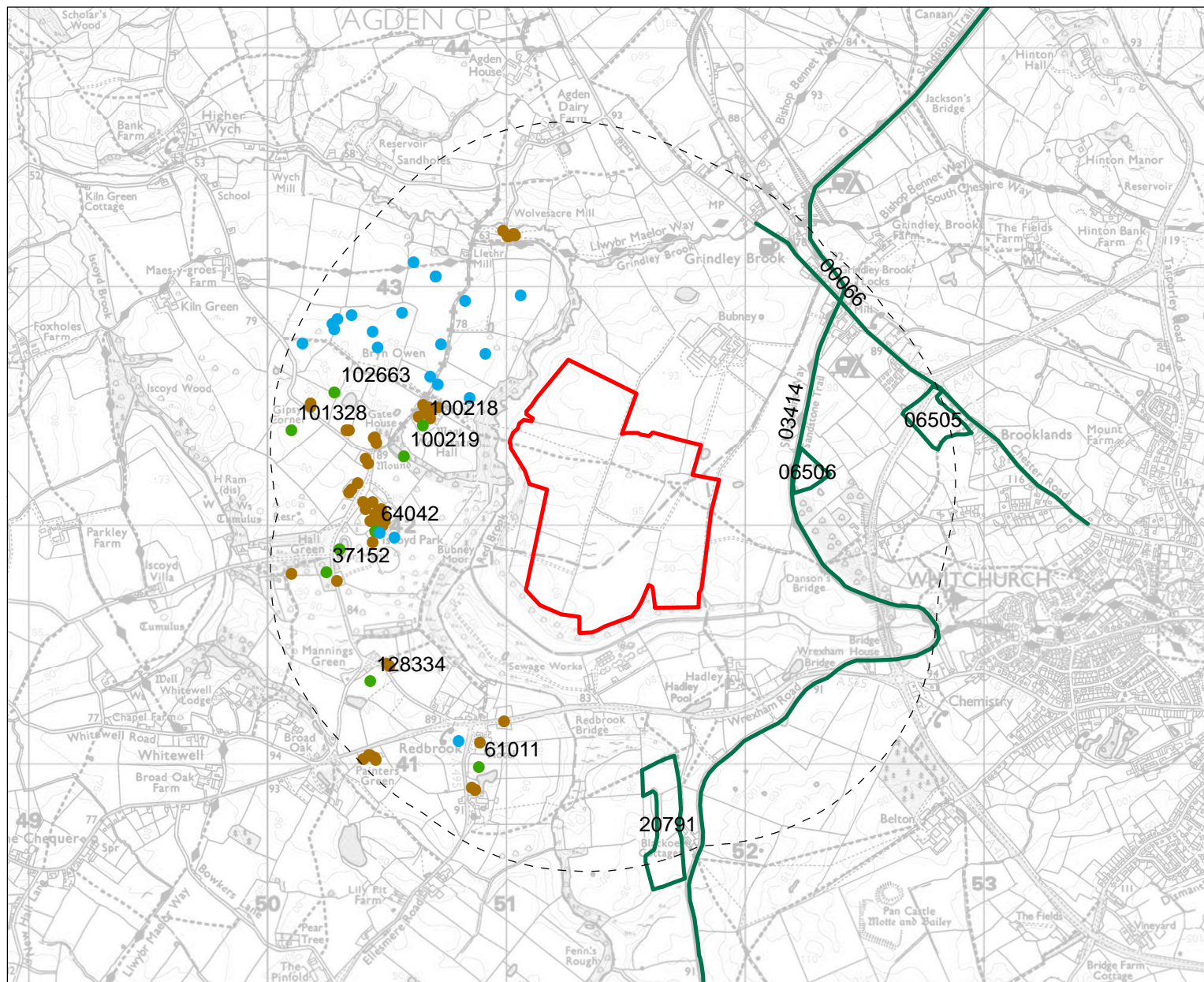
Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:25,000 @ A4



KEY

- Site
- 1km
- CPAT Monuments - Findspots (multi-period)
- CPAT Monuments - Earthworks and structures
- CPAT Monuments - Post-medieval and modern buildings
- Shropshire Monuments

Ponds recorded by the Maelor Saesneg Historic Landscape Characterisation Project were included in the CPAT data but are not depicted on this figure. Of the other monuments, only earthworks and structures are labelled as these are cited in the baseline discussion.

Figure 3: HER 'Monuments'

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:25,000 @ A4



KEY

Site

Registered Park and Garden

Image is a photocopy, held by Flintshire Archives and provided as a digital scan, of William Emes' map of Iscoyd Park dated 1780. The original map is held by Shropshire Archives.

Figure 4: 1780 Map of Iscoyd Park

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:6,000 @ A4



0 250 m



KEY

Site

Registered Park and Garden

Image is a photocopy, held by Flintshire Archives and provided as a digital scan, of Thomas Richardson's map of Iscoyd Park dated 1781. The original map is held by Shropshire Archives.

Figure 5: 1781 Map of Iscoyd Park Estate

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:10,000 @ A4



KEY

Site

Registered Park and Garden

Image is a photocopy, held by Flintshire Archives and provided as a digital scan, of an unprovenanced map of Iscoyd Park post-dating 1781. The original map is held by Shropshire Archives.

Figure 6: Post-1781 Map of Iscoyd Park Estate

Bubney Solar Farm

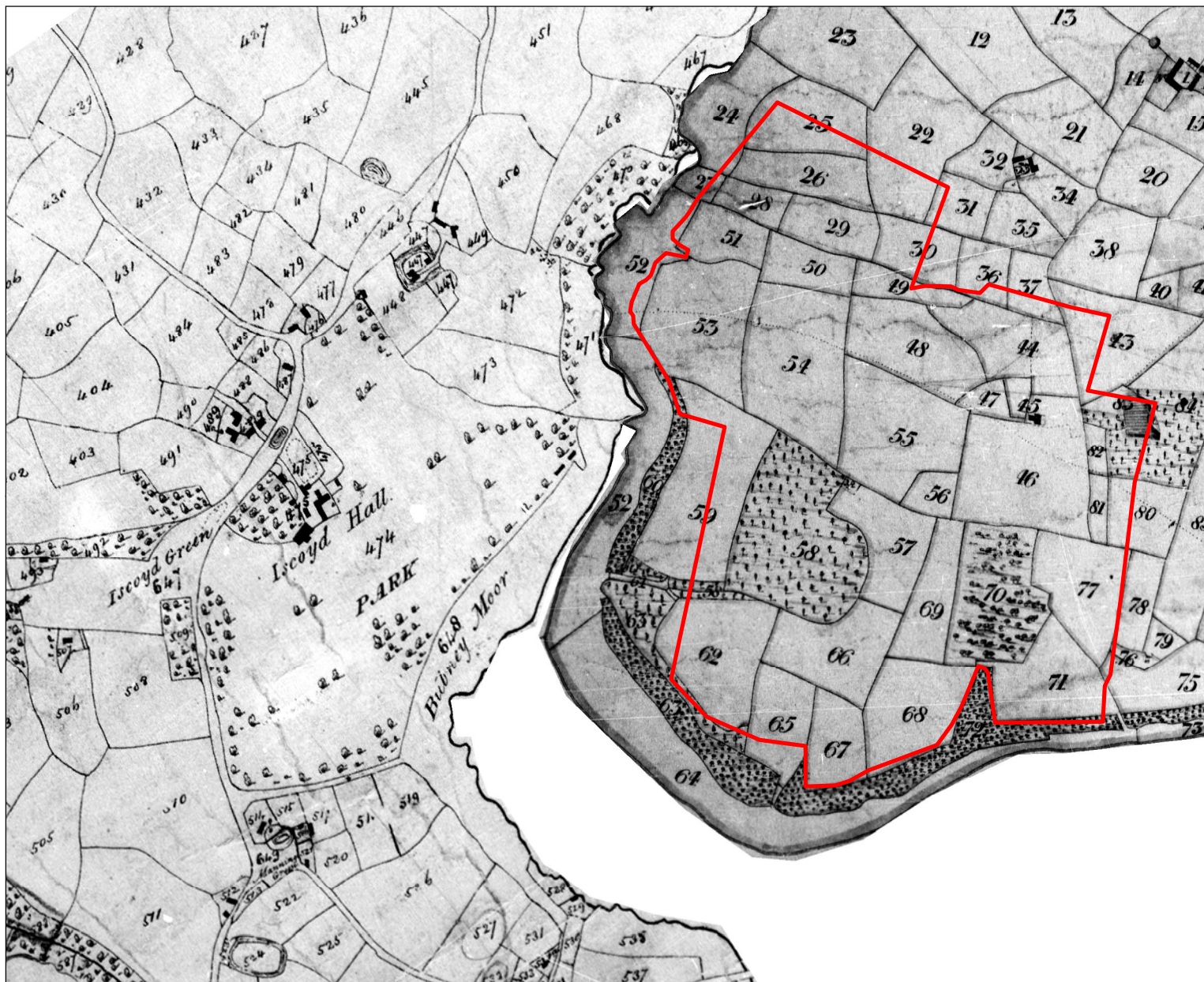
Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:10,000 @ A4



KEY

Site

Images sourced from The Genealogist and georeferenced and clipped in ArcGIS.

Figure 7: 1837/38 Tithe Maps for Whitchurch and Iscody Parishes

Bubney Solar Farm

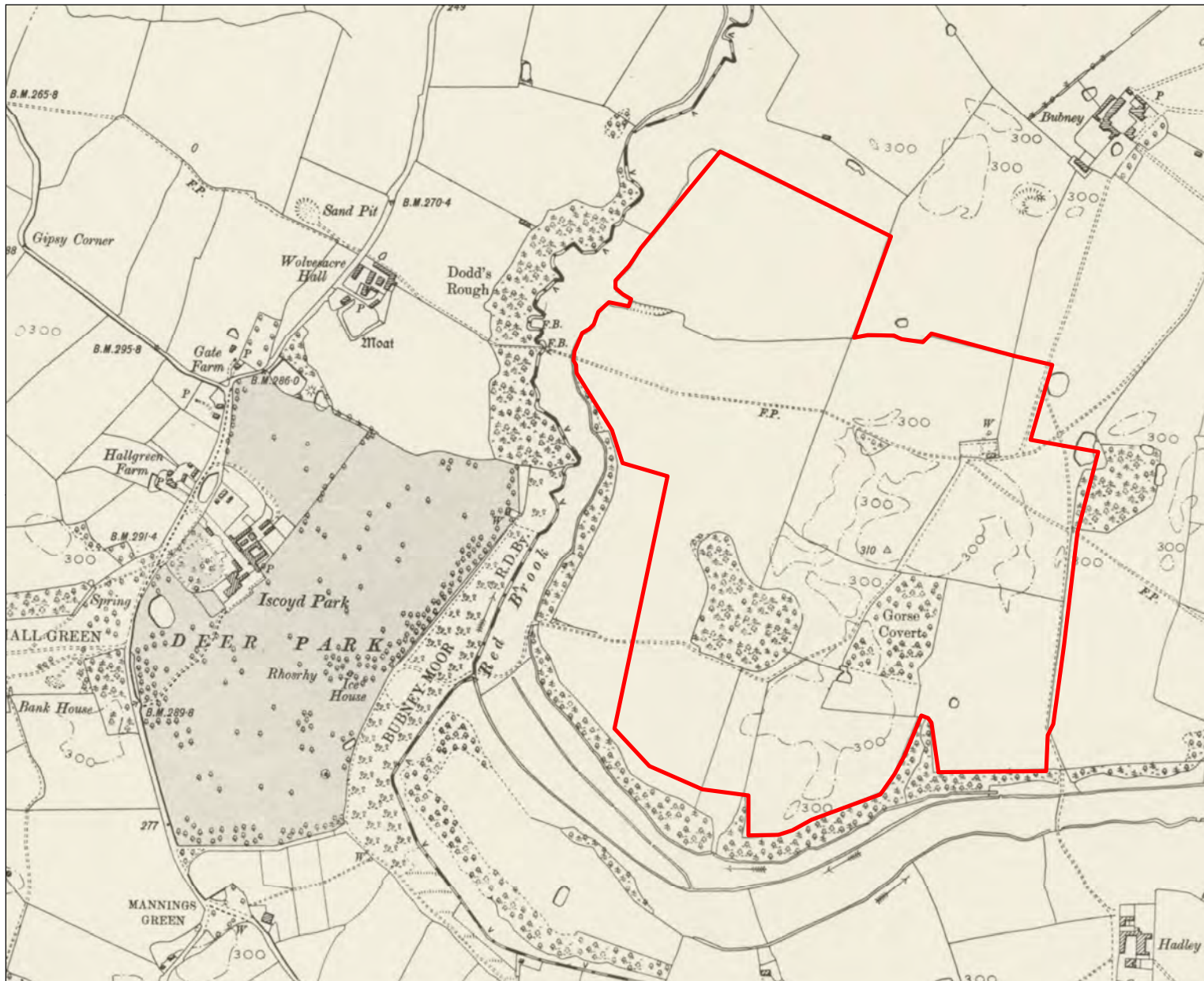
Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:10,000 @ A4

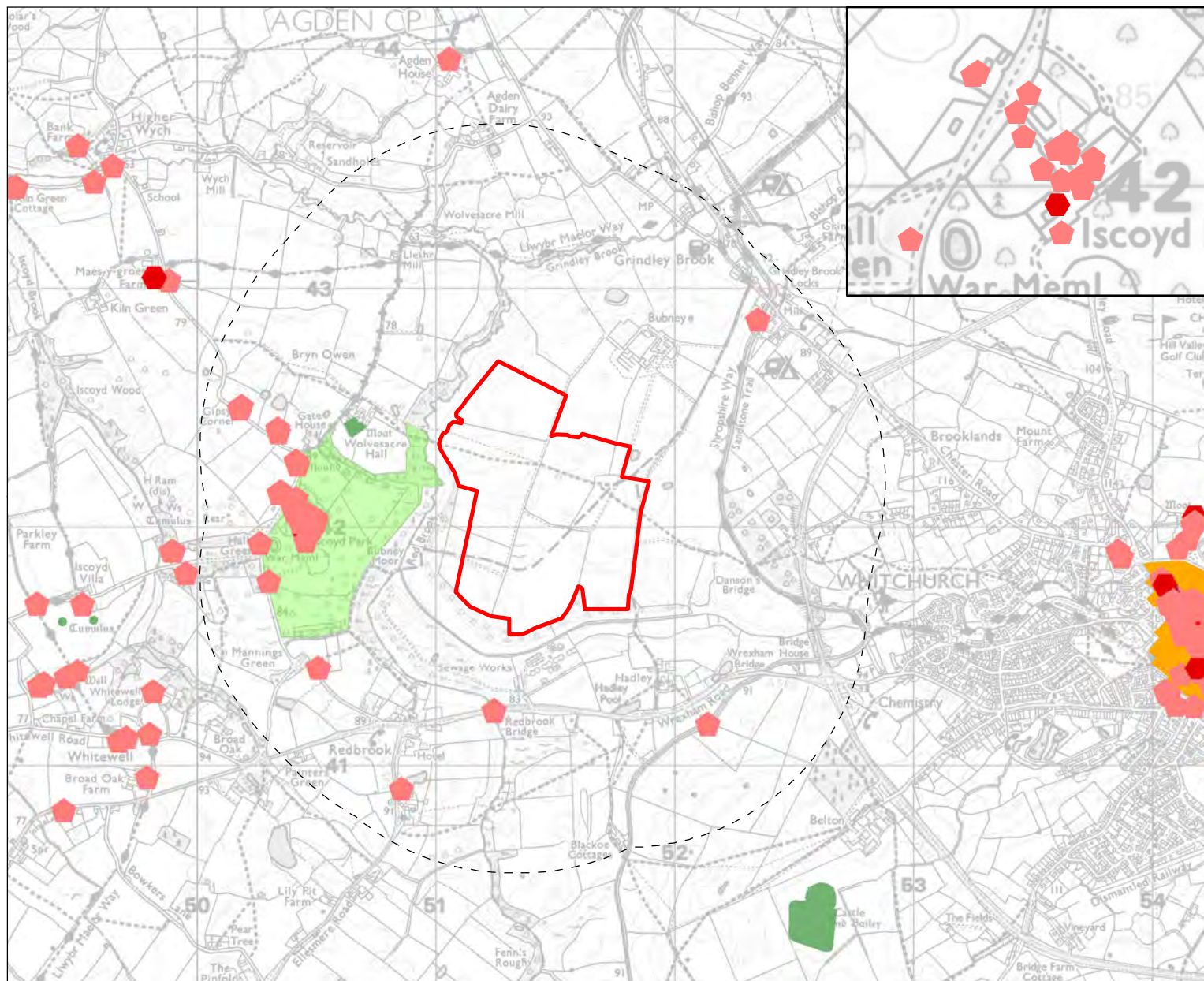


KEY
 Site

Figure 8: 1899 Ordnance Survey Map for Cheshire

Bubney Solar Farm

Client: Renewable Connections
 DRWG No: P20-1083 Sheet No: - REV:-
 Drawn by: EP Approved by: GS
 Date: 08/03/2021
 Scale: 1:10,000 @ A4



KEY

- Site
- 1km
- Conservation Areas
- Listed Buildings
- Grade
 - ◈ II
 - ◈* II*
- Scheduled Monuments
- Cadw Historic Parks and Gardens

Contains NHLE and Cadw data.

Inset shows the Listed Buildings at Iscoyd Park.

Figure 9: Designated Heritage / Historic Assets

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:25,000 @ A4

Appendix 3: Selected Designation Descriptions

Iscoyd Park – House *(description from Cadw)*

Iscoyd Park was built in the early C18 and was sold by Thomas Deaves of Whitchurch to William Hanmer in 1739. William Hanmer extended the original house by adding the present entrance range, while the original range is shown housing service rooms on a plan of the house dated 1772. During Hanmer's ownership, the earlier, or rear range, originally 2 rooms deep, was extended to include a first-floor library with bow window, which is also shown on the plan of 1772. In 1780 Iscoyd Park was sold to Rev Richard Congreve (d 1782), and it remained the property of his descendants until it was sold to Philip Lake Godsal of Cheltenham in 1843. The Congreve family appear to have made few alterations to the house, although the park was extended in 1780-1 by diverting the public road. The house is shown, with a porch, on a plan of 1780, and on 2 other near-contemporary plans. An extension of the rear range to accommodate additional service rooms, including a game larder, is first shown on an estate plan of the 1830s. An advertisement of 1842 describes the house as having entrance hall, breakfast, dining and drawing rooms on the ground floor, and a 45-feet long first-floor library. Philip Lake Godsal (d 1858) spent £2558 on building improvements by 1844, which included marble chimneypieces and possibly included the addition of a dining-room extension and the present 2-storey porch. Both are shown in an elevation of the building watermarked 1851. Other additions by his son Philip William Godsal (d 1896) were relatively minor. In 1872-3 a bay window was added to the drawing room by S. Pountney Smith, architect of Shrewsbury. Powell & Co of Prees, Shropshire, were the contractors. In 1893-4 an extension to the rear was built that housed lavatories and bathrooms. The contractor was J. Corfield of Whitchurch.

A Georgian country house of 2 storeys and attic. It comprises a S-facing entrance range (of 1747) and a parallel rear range (the earlier house) offset on the R side. Both ranges are of brick with hipped slate roofs behind parapets, and have panelled brick stacks. The entrance range has angle pilasters, plat band, and double-pile roof. Its symmetrical 5-bay front has a 2-storey porch under a pediment, added by 1851. Steps lead up between double Tuscan columns under a Doric frieze. The 2-panel door is framed by a doorcase with cornice on consoles, and is beneath a round-headed radial-glazed overlight. The first-floor window has an apron of balusters in relief. This and the other windows have flat brick arches with painted keystones and moulded stone sills, and 12-pane hornless sashes. Three roof dormers have hipped roofs and small-pane windows. Set back on the R side, in the angle with the rear range, is the single-storey 2-bay dining room added by 1851. It has similar detail to the entrance range, but with taller 12-pane sash windows and blind window in the return wall. Above it are 3 first-floor windows in the side wall of the entrance range, of which the R-hand retains glazing but the other 2 are blind with painted glazing bars. There are also 2 hipped roof dormers on this side of the entrance range. Behind the dining room the 3-bay rear range has sash windows similar to the entrance range. In the L (W) side wall of the entrance range, originally 4 bays, are 2 bays to the R of centre with sash windows

in original openings, and to the L a full-height canted bay window, added in 1872-3. It has rusticated stone quoins, a moulded stone band between storeys and dentil cornice. Windows have cambered heads with rusticated voussoirs and white-painted keystones, and are 15-pane sashes in the lower storey, 12-pane in the upper storey. The 5-bay rear (N) elevation has a central entrance with cornice on consoles, to a replacement glazed door. Above it is a tall round-headed stair window with small-pane sash. Bays to the R of centre and at the L end have 12-pane sash windows similar to the front, except for a blind lower-storey window in bay 4. The bay L of centre has a 3-stage tower, the bathroom block added 1893-4, which is polygonal under a hipped slate roof and has rusticated stone quoins and 6-pane sash windows. The rear wing projects beyond the tower: its west garden front is of 1+3 bays, with the 1-bay library bay set forward slightly at the left, probably a late C18 addition to the early C18 house. In the lower storey it has a triple segmental-headed window in a rusticated surround with cornice. The upper storey has a Venetian window in a moulded architrave with plain brick apron. Further R the bays are narrower and have 12-pane sash windows in the lower storey, and 9-pane sashes in the middle storey and attic. In the rear wall of the rear range, also facing the garden, is a blocked round-headed arch in the lower storey, and 12-pane sash window L of centre, L of which is an external stack and a 1-storey projection. The opposite side wall of the rear wing faces the service yard on the E side of the house. The library bay on the R is bow-fronted and rendered, and has 2 round-headed first-floor small-pane sash windows. 3-window range beyond, with entrance to left with panelled door and segmental-headed sash windows to its right. Beyond the projecting service yard buildings and wall, is a segmental-headed window with replacement glazing. Middle storey has three 9-pane sash windows and a small 2-pane window to the L end, and the attic has 12-pane hornless sash windows unequally placed. A service range in 3 sections projects L of centre. The first 2-storey section has 2 windows in the lower storey with stone surrounds, and a casement in the upper storey. The lower middle section has a panel door on the R, then a shuttered opening, boarded door, 8-pane horizontal-sliding sash window and finally a fixed window to the end. The higher game larder is under a hipped roof on wide plastered eaves. Its upper section is supported on iron bars, and is infilled by renewed metal gauze. It has a half-glazed door.

The entrance range has a double-depth plan. A central entrance hall leads through a round-headed moulded arch with keystone, to the stair. The open-well staircase has turned balusters, and a cluster of 4 balusters forming a newel. The rooms on the L and R of the entrance have neo-classical plaster cornices, and the room on the R a neo-classical fireplace. The dining room further R has a rococo fireplace brought from elsewhere. In the rear range is a C19 open-well stair with ornate Jacobean style balustrade. The principal room in the rear range is the first-floor library. It has doorcases with broken pediments, panelled wainscot and bracketed ceiling cornice. Its chief feature, however, is the ornate rococo fireplace. The game larder retains a plastered interior and slate slab for butchering the meat.

Listed grade II* for its special architectural interest as an especially fine and well-preserved mid C18 country house with earlier origins, its historic character enhanced by a group of well-preserved C18 and C19 service buildings.

Iscoyd Park – Historic Park and Garden *(description from Cadw)*

Reasons for designation: Complete small eighteenth-century park with fine specimen trees and boundary oak paling.

Type of site: Landscape park; informal pleasure garden.

Main construction phases: Eighteenth century and nineteenth century, possibly on the site of an earlier park.

Description: Iscoyd is an eighteenth-century brick house with nineteenth-century additions. The house has a five bay south facing front with a parapeted roof. The two main eighteenth-century blocks that constitute the house were built for the Hanmer family when they moved here from Fenns Old Hall. The front was built by William Hanmer in 1747, and the back is thought to pre-date it by about thirty years. In the first half of the nineteenth century the estate belonged to the Revd Richard Congreve, who carried out improvements to the park. In 1843 the estate was sold by the Congreve family to Philip Lake Godsall of Cheltenham. Several additions were made to the house in the nineteenth century including the pedimented and pillared porch, and a single-storey dining room was added on the left hand side of the main block, thought to be existing by 1854. Other additions, this time by Philip William Godsall in 1872-73, included a canted bay with stone quoins on the south-west side of the house overlooking a garden terrace. A bathroom extension in similar style was added on the north-west in 1893-4. Set back slightly from the drive is an eighteenth century three-bay coach house contemporary with the house. It is of brick with a slate roof, stone kneelered corbels and stone finishes to the gable ends. There is a granary above with a hipped dormer window, and a window in the gable end. On either side of the coach house are curved brick walls with copings and pillars on the end of each curve. Also contemporary with the house and coach house is the laundry, a rectangular brick building situated on the side of the back drive. The detailing is similar to the coach house with stone kneelered corbels, and convex stone finishes on the gable ends. There is a Venetian window on the south-east end of the building. A converted range of eighteenth-century brick stables, with a nineteenth-century addition on the north-west end is situated to the north of the house. It has a bell tower with lead cupola and wind vane on the south-east end. There are two courtyards of farm buildings and stabling on the left hand side of the drive. Some of the buildings are contemporary with the house, others are nineteenth-century additions including dog kennels. Some of the stone cobbling survives.

The park at Iscoyd is small and the main part lies to the south-east of the house with a small section to the north-east. Ostensibly the park is eighteenth-century but given its siting next to the English border, plus the drop on the north-east and south-east boundaries, which give it a strategic feel, it is possible that this could be the site of a much earlier park. References to substantial houses on the site go back to the twelfth century. The main drive enters the park to the south-west of the house, and takes a curving route to the south-west front of the house. It passes through a small boundary wood, Fir Coppice, which screens the house from the road. At the entrance are eighteenth-century rusticated stone gateposts with ball finials. The present route was made after the Second World War, and is more circuitous than the original line. In the north-west corner of the park is a rectangular pond with a

mount at its south-east end. Both pond and mount are shown on eighteenth-century plans, and stylistically would date to the sixteenth or seventeenth century. There is another small pond near the west boundary of the park, to the west of the house. The park contains some fine specimen trees, particularly oaks and sycamores. Towards the south-east end there are also some fine mature beeches. The planting has thinned, particularly in the area immediately to the south-east of the house, as a result of an army camp (subsequently a hospital for Polish refugees, cleared in 1957) being built over this part during the last war. The planting is more concentrated in the south end of the park and the perimeters. A cricket pitch is situated directly in front of the house.

The park boundary changed under the ownership of the Revd Congreve, with the re-routing of the public road on the west. The road was moved over to the west and cut through a small wood according to a plan by Thomas Richardson of 1781. This enlarged the park, and the earth thrown up from the making of the new road created a raised boundary bank. The park boundary is defined by an oak pale. A plan by William Emes exists, dated 1780 and described as showing 'some alterations'. This was followed by a survey in the following year by Thomas Richardson. The prime reason for these surveys seems to have been the siting of a new drive. William Emes's plan indicates a much longer drive starting well before Fir Coppice and the present drive entrance. This is accompanied by perimeter tree planting to shield the house from the road. Emes's plan did include another entrance nearer to the present main entrance site. Thomas Richardson's plan in 1781 suggests moving the by-road to the west away from the house, and another sketch plan shows a similar re-routing. It seems that Revd Congreve settled for the plan of Thomas Richardson, although the latter seems to have adopted some of Emes's ideas.

The pleasure garden lies on the north-western side of the house with a terrace immediately around the house on the north-western and southern sides. A small enclosure was built at the same time as the house, incorporating the dovecote, known as Pigeon House, into the north-eastern boundary wall. The wall was brought forward, bringing it level with the wing wall of the coach house, probably in the nineteenth century, leaving the dovecote standing free in the pleasure garden. The dovecote is a square brick building with pyramidal slate roof. Brick gate piers with stone ball finials were inserted in the wall opposite the dovecote, making the dovecote part of the pleasure garden layout, rather than just functional as it had been previously. Earlier maps including the 1st edition Ordnance Survey map show a substantial garden building situated immediately behind the dovecote, and at one time incorporating a glasshouse or conservatory. The formal garden is roughly on the site of this building of which nothing remains. Today the pleasure garden is roughly circular in shape, with a circuit path and tree and shrub planting at its western end. This was a result of moving the road in the late eighteenth century, which gave room for expansion in this area. The boundary with the road is a brick wall which has a door leading on to the road.

The terrace and forecourt walls were added in the nineteenth century by the Godsals. These are low brick walls, in part topped by railings. The terraces are laid out to lawn, with roses and lavender in the round flowerbeds. The north-west side of the garden is planted informally with mixed deciduous and coniferous trees. The walled kitchen garden lies to the north-east of the house and is walled on three sides only, the south side being fenced with an iron

paling only to allow maximum sunlight into the site. The walls are of brick and stand to their full height. The remains of a nineteenth-century glasshouse range remain on the north wall. There was a separate free-standing range to the south, and potting sheds at the rear, but nothing of the original glasshouses survive in this range. There is a twentieth-century glasshouse on the site.

Iscoyd Park – Historic Park and Garden *(description from CPAT's Parks Designation Enhancement Programme report)*

The starting point for Iscoed is the late 19th-century Ordnance Survey mapping which terms Iscoed Park a deer park. This might of course reflect its current use at the time. The Cadw Register is ambivalent: The park at Iscoed is small and the main part lies to the south-east of the house with a small section to the north-east. Ostensibly the park is eighteenth-century but given its siting next to the English border, plus the drop on the north-east and southeast boundaries, which give it a strategic feel, it is possible that this could be the site of a much earlier park. References to substantial houses on the site go back to the twelfth century. Several plans from the late 18th century and early 19th century provide a useful overview of the park, in particular an estate map of 1781. This displays an almost continuous park pale (it doesn't appear to have been present in the vicinity of the house, so perhaps there was a ha-ha), and a deershed (which had gone by the 1830s). The map also shows elements of a polite landscape within the park including a rosery and a mount, both of which put in an appearance on a map prepared by the landscape designer, William Emes at about the same date. Unclear is whether Emes was responsible for these features or whether they were already present when he was commissioned. Because of the relative dates, the presence of Iscoed Park on John Evans' map of 1795 tells us nothing new. More detailed documentary research might clarify when the deer park came into existence. It was still classed as such at the end of the 19th century.

Field Observations: The visit followed the plotted boundary of the park, but only where there was public access, which meant that it was not possible to examine the north-eastern section of the boundary. In the description, 'internal' and 'external' relate to the sides of the boundary in relation to the park as a whole. Nature of the boundaries From SJ 50451 42318 to SJ 50434 42184, and external scarp, up to 1m high, surmounted by a wooden and iron fence and fronted by a ditch. From SJ 50434 42180 to SJ 50318 42000 a brick wall about 2.5m high. From SJ 50318 42000 to SJ 50378 41547 an external scarp about 2m high with a (pegged) wooden fence of distinctive form at the base of the scarp, 1.3m high. From SJ 50378 41547 to SJ 50520 41542 the scarp stops but the wooden fence continues along the north side of a small track. From SJ 50520 41542 to SJ 50613 41567 a wooden fence was replaced by iron railings, 1.4m high. And from SJ 50613 41567 to at least SJ 50725 41850, a wooden fence as previously, in variable condition and sometimes replaced by modern fencing. There is a short section of 2m high scarp as on the western side, but this is only at the south-east corner of the park. Beyond this the park boundary was not accessible. CPAT Field Visit: March 2014; Evans 1795; SRRO Estate Map 1781. (Silvester, 2014).

Appendix 4: Processed LiDAR Imagery



0 500 m

KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 0
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

Client: Renewable Connections

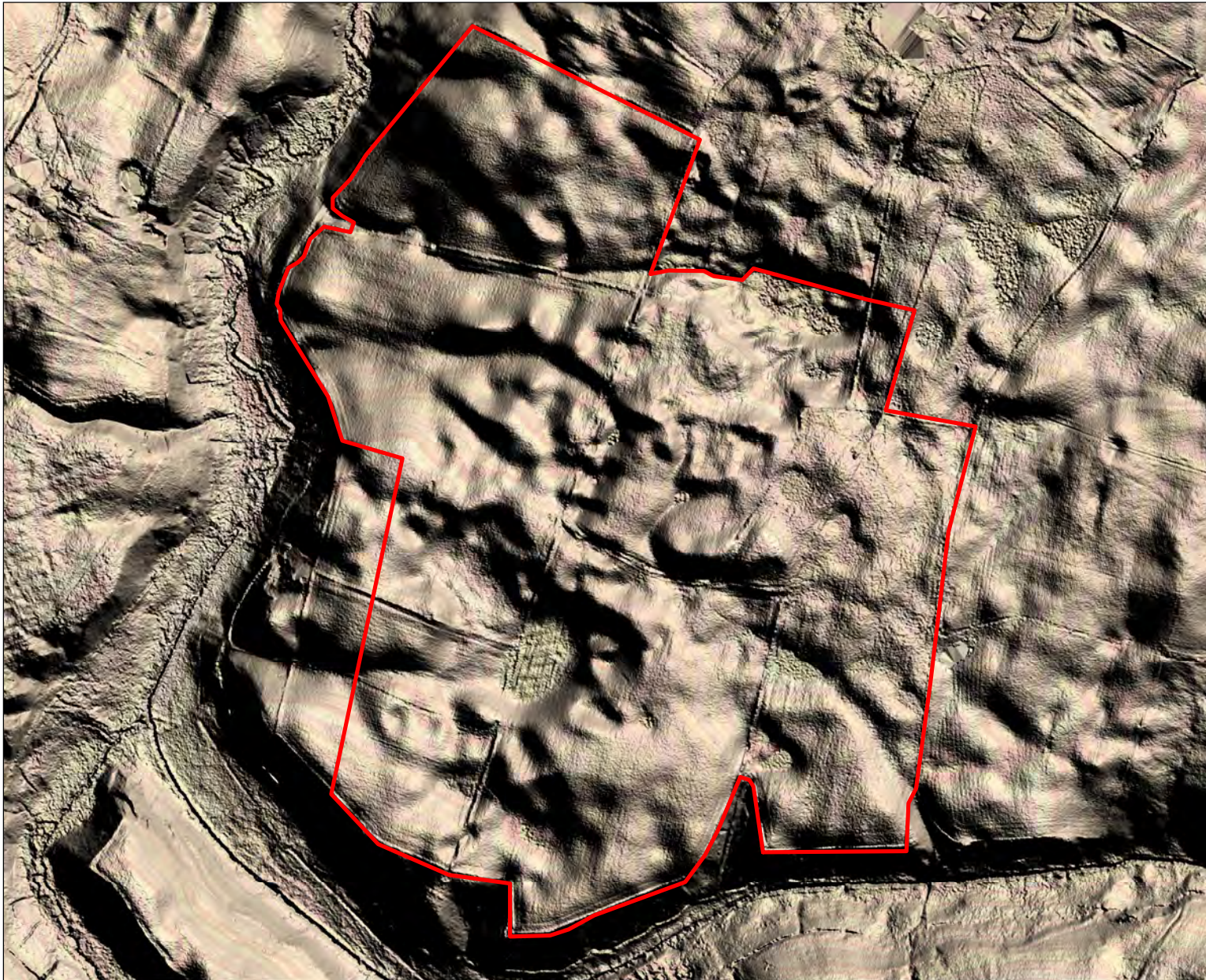
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Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4





0 500 m



KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 45
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

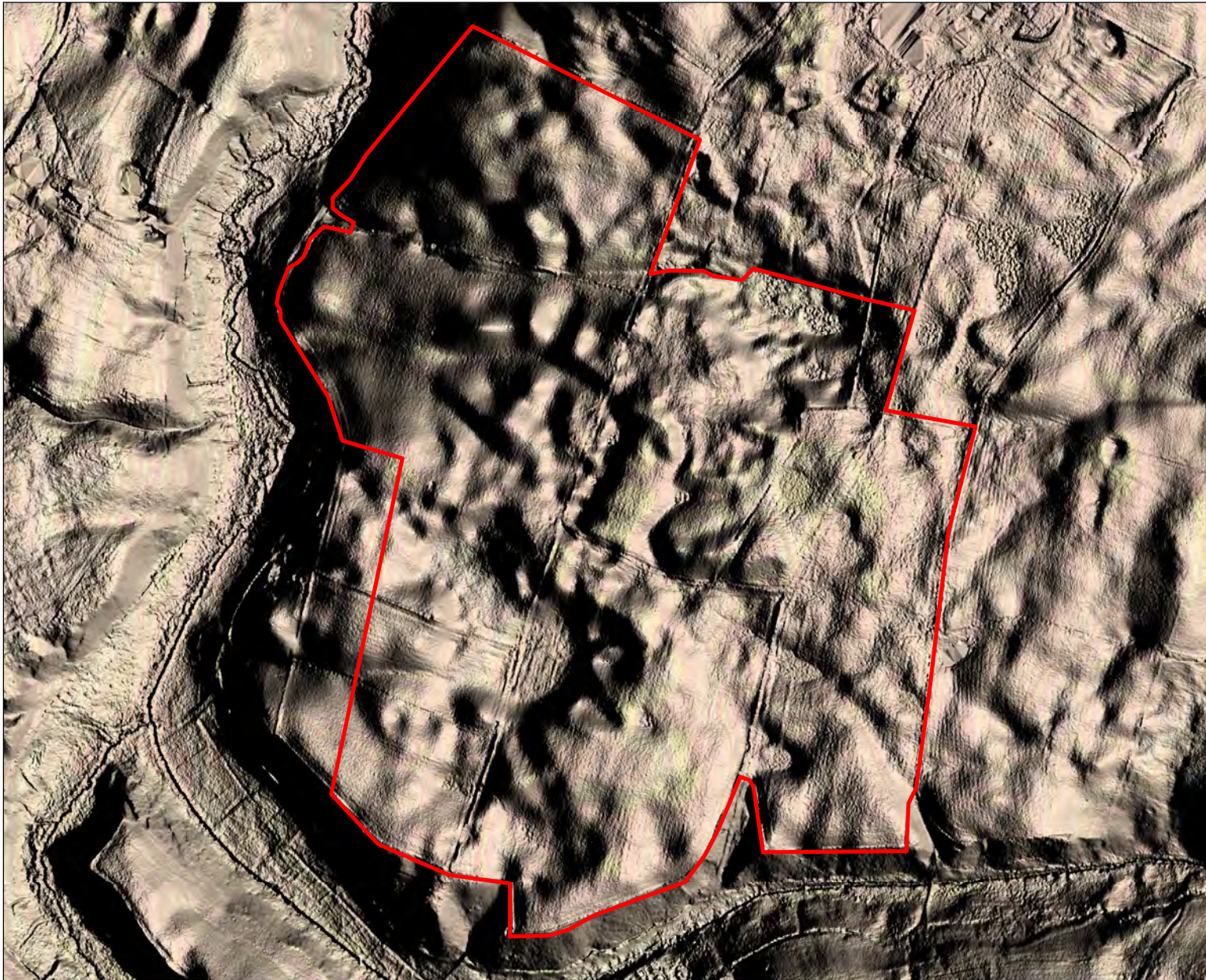
Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4



0 500 m



KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 90
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4



KEY

Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 135
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4

0 500 m





0 500 m



KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 180
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4



KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 225
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

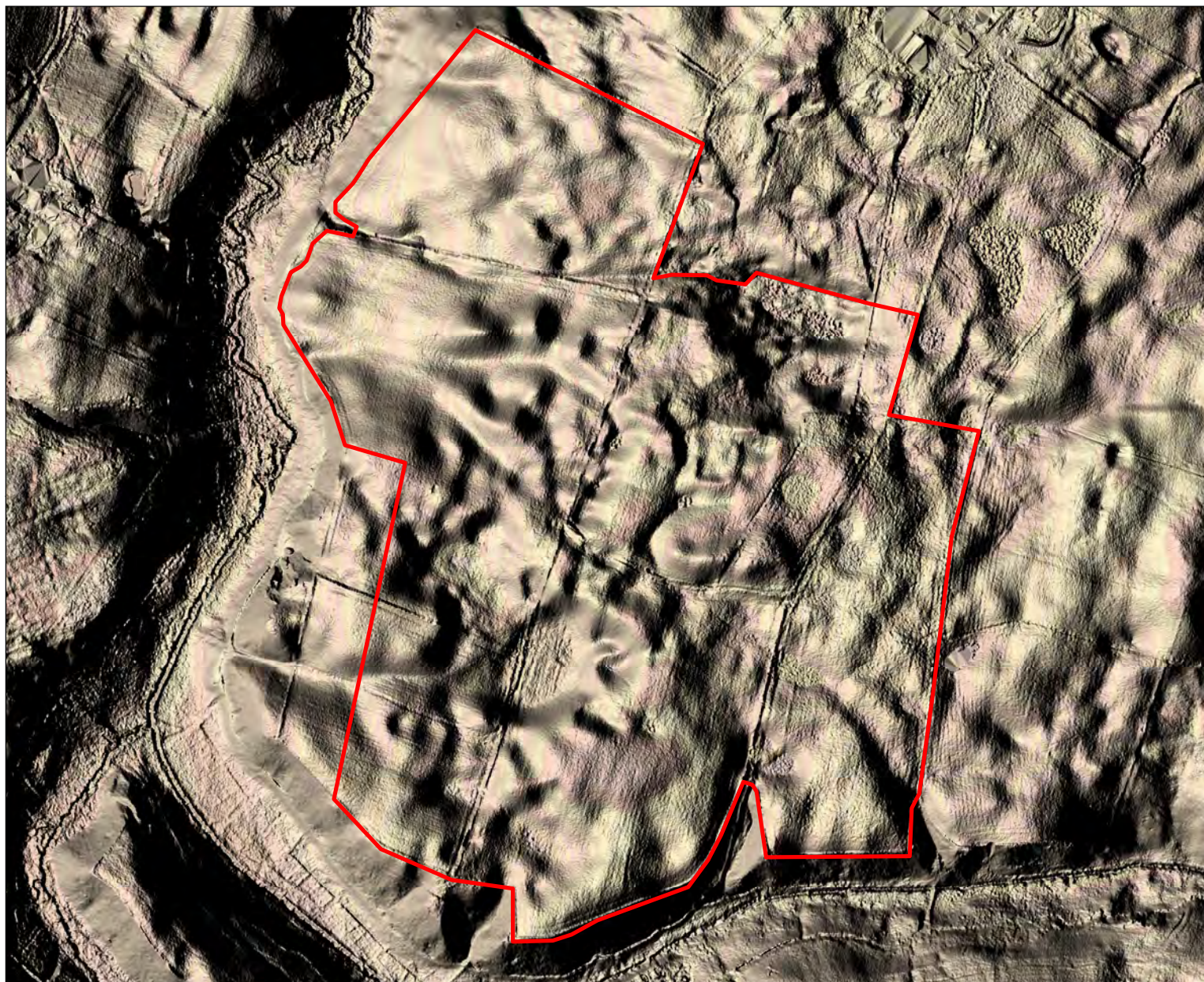
Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4



0 500 m



KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 270
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4



KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 315
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4





0 500 m

KEY

 Site

Sourced from the Environment Agency
and processed in ArcGIS.

Azimuth: 360
Altitude: 45
Z Factor: 20

1m Resolution DTM LiDAR

Bubney Solar Farm

Client: Renewable Connections

DRWG No: P20-1083 Sheet No: - REV: -

Drawn by: EP Approved by: GS

Date: 08/03/2021

Scale: 1:7,500 @ A4





DESIGN



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DESIGN



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