

Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Muller Property Group
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Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	S13.2	Site:	CES005	Policies Map:	<input type="text"/>
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Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- | | | | | |
|--|------|-------------------------------------|-----|--------------------------|
| A. Legally compliant | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
- (Please tick as appropriate).

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see overleaf

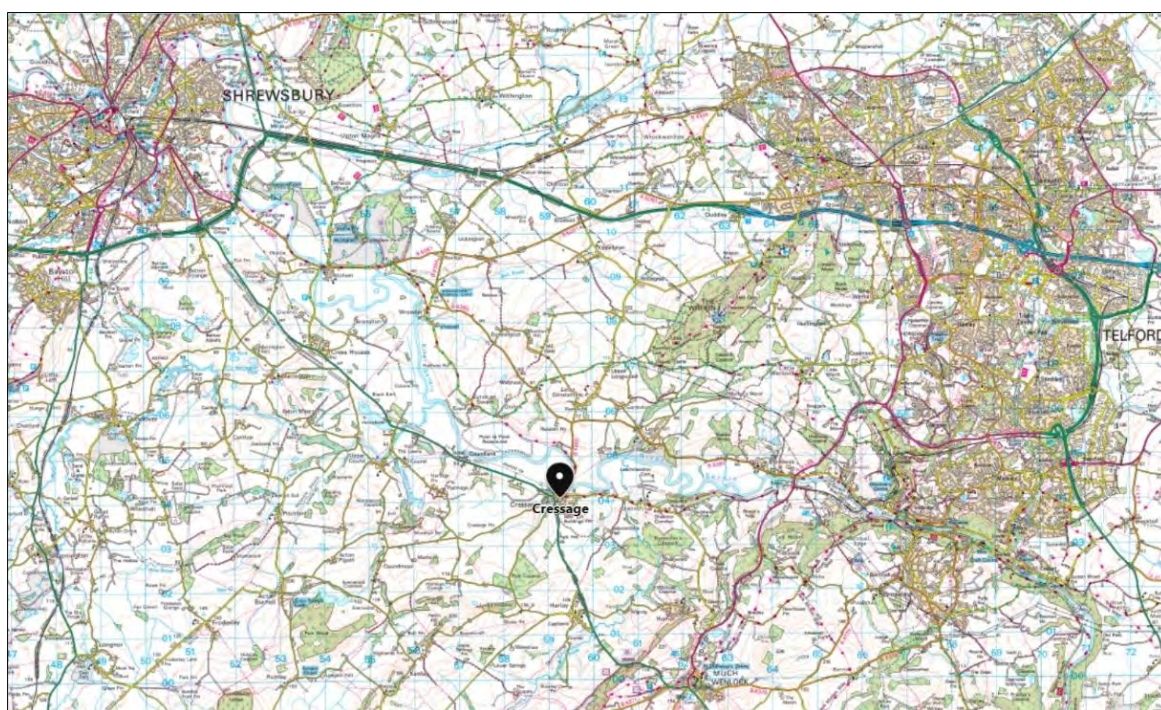
Shropshire Local Plan – Regulation 19 consultation

Settlement Policy S13.2 Community Hubs: Much Wenlock Place Plan Area with respect to Cressage and allocation CES005

Muller Property Group agree the Plan is 'sound' in relation to the designation of Cressage as a Community Hub, which they consider to be a highly sustainable rural village.

Cressage lies on the A458, which is identified in paragraph 3.26 of the Local Plan as a strategic corridor. The village's identification as a Community Hub is entirely consistent with the Local Plan's overall strategy. Cressage is sustainably located with good road links to Shrewsbury, Telford, Much Wenlock and Bridgnorth. There are significant employment opportunities, services and facilities within a 10km radius as shown in the map below.

Figure 1: Cressage's location relative to larger settlements



Cressage's services and facilities achieve a score of 50 in the Council's 'Hierarchy of Settlements' Paper (August 2020). The Council's 'Hierarchy of Settlements' Paper (August 2020) identifies a good range of services in Cressage including a primary school, pre-school, regular public transport to Shrewsbury and Bridgnorth a GP surgery, pharmacist, convenience store, church¹, village hall, library, children's playground, playing field and super fast broadband.

¹ The church at Cressage is part of an active group of churches that rotate services in various church buildings including Count, Stanton Long, Hughley and Much Wenlock, see <https://www.wenlockchurches.co.uk/welcome.htm>. The building is only the tip of the iceberg in terms of activities organised by the local church team of parishes, which positively contributes to the social sustainability of Cressage.

We would add to this list the provision of local employment opportunities at:

- the Leasowes Business Park, 2km west of Cressage;
- the Atcham Trading Estate, 7km north-west of Cressage;
- Much Wenlock employment opportunities, 6km south-east;
- a wide range of employment opportunities in Shrewsbury, 10km from Cressage with approx. 13 buses a day / 15 minutes car journey;
- a wide range of employment opportunities in Telford, 12km away;
- a wide range of employment opportunities in Bridgnorth, 19km from Cressage with approx 13 buses a day / 20 minutes car journey;
- post-Covid19, super-fast broadband enables residents to work from home.

We support the proposed residential guideline of around 80 dwellings as a minimum level of growth for the village. The Council's 'Hierarchy of Settlements' paper estimates 336 dwellings in Cressage. The proposed growth of 80 dwellings equates to a growth rate of 1.08% per annum over the 22 year plan period, which is lower than the Office of National Statistics household growth rates for Shropshire² of 1.13% per annum. A housing guideline of at least 80 dwellings is justifiable in order to meet the village's own growth, not including its rural hinterland.

Allocation CES005

Muller Property Group agree that the Plan is 'sound' in relation to the allocation of site CES005 (land adjoining the vicarage on the A458).

The site is supported by the Council's Site Assessment work, which identifies that the site scores well on its sustainability criteria and has no technical constraints to development.

The site offers community benefits in the form of a suitable mix of housing, quality public open space, traffic calming and good vehicular and pedestrian connections.

Proposed allocation CES005 is highly deliverable and viable. It is likely to be delivered earlier than the Local Plan's current forecast of 2025-2030 with the 2021-2025 period more appropriate in Local Plan Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations.

² Office of National Statistics 2018-based household projections, table 406, published 2020 <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

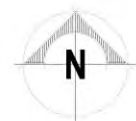
Fig 1. Allocation CES005 in relation to village facilities



Figure 2. Indicative Layout Plan for CES005



OS Mapping obtained from Ordnance Licence No. 100022432
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Site Area
 2.432 Ha / 6.01 Acres



Schedule of Accommodation

Amount	Description	Total Beds
8 x No.	2 Bed	16
26 x No.	3 Bed	78
24 x No.	4 Bed	96
2 x No.	5 Bed	10
60 x No.		200

Public Open Space (P.O.S.)

Shropshire Council
 Requirement 30m² per bedroom
 Required 200 x 30m² **6000m²**
 P.O.S provided **6000m²**

- Amendments:
- A Adjust layout to accommodate client comments OH 11.12.19
 - B Amend access into site to correspond with highway engineers access Drawing No. SCFJ1907/1/01/A OH 08.01.20
 - C Amend grass verge to correspond with highway engineers access Drawing No. SCFJ1907/1/01/A Amend position for change in width of access road OH 13.01.20
 - D Amend location of private driveway and garage to plot 4. Add Muller logo to drawing OH 14.01.20

PLANNING SUBMISSION

MÜLLER

BERRYS
 PROPERTY | BUSINESS | PLANNING
 01743 271697 | SY2 6FG

Client: Muller Property Group

Project: Residential Development on Land to west of Harley Road Cressage, Shropshire

Drawing: Site Layout Plan

Drawing No.	Rev.	Scale	Paper	Drawn By:	Date
SA35388_02	D	1:1000 1:500	A3 A1	OWH	Dec 2019

The indicative layout plan of allocation CES005 (figure 2) shows a proposed 5.5 metre access road with a 2 metre footway on either side at the site entrance. Pedestrians will cross between plot 01 on the allocated site and 21 Harley Road, where there is an existing footway as shown in figure 3 below. It will connect to the existing footway network, providing easy access to the village shop 280 metres from the site and all other village facilities.

Figure 3. Pedestrian connections opposite 21 Harley Road



Speed restrictions will be positioned south of site entrance (uphill in the photo above) with traffic calming measures at the site entrance together with visual cues to drivers that they are entering a built-up area.

The indicative layout plan in figure 2 shows an internal access road that reduces to a width of 4.8 metres after approximately 45 metres, to encourage slower vehicle speeds around the development. A raised table pedestrian crossing point is proposed at the point where the access road reduces in width to 4.8 metres, to encourage pedestrians to utilise the footway on the northern side of the access road, which in turn enables them to cross the A458 to reach the footway on the eastern side of Harley Road.

Allocation CES005 offers the following benefits:

- A mix of housing to meet local needs including 20% affordable housing, starter homes, family homes and homes for elderly residents (the indicative layout shows 56.7% of homes as two or three bedroomed);
- Safe footways through the development and that cross the A458 to link to the existing safe pedestrian route on the eastern side of the A458 and down Severn Way to the village shop, school, GP surgery, etc;
- Traffic calming features at the southern entrance to the village, where they are most needed as traffic comes down the hill, including visual cues

- to drivers that they are entering a built-up area with houses on both sides of the road;
- Feature houses on the site frontage to provide a gateway feature on entering the village;
 - A development that has a good relationship to the built form of the settlement, closely connected to the more modern housing at the south-eastern end of Cressage;
 - Public Open Space that provides an attractive centre to the site that links to Wood Lane;
 - Screened in the wider landscape by the woodland on Wood Lane and the natural change in levels;
 - No impact on any Tree Preservation Order (TPO'd) trees;
 - No adverse impact on the historic field patterns of the village, as shown in figure 4 overleaf;
 - No harm to the setting of any listed buildings;
 - No harm to the character of the village;
 - No harmful impacts on ecological and arboricultural considerations, as demonstrated by the attached Ecological Assessment and Arboricultural Impact Assessment.

The Council's own Site Assessment report concludes that:

“This is the preferred site for development in the village. This moderately sized site offers a better opportunity to meet the needs of the community. This site has a better relationship to the built form of the settlement, offer opportunities for planning gain with better access to the local highway network with the possibility of delivering highway improvements and much needed traffic calming measures. The development of this open site on the southern entrance to the village offers the opportunity to create an attractive gateway into the village. The development of this site, whilst lying in the countryside, offers the potential to consolidate the current built form and layout of the village requiring an appropriate design scheme and layout that respects the open character and environmental values of the site.” (page 81, Much Wenlock Area Site Assessments).

An Historic Environment Assessment has been obtained to inform a future planning application. It finds that site CES005 will have no adverse impact on any listed buildings or their settings, and no impact on any known archaeological assets, concluding:

“Due to separation distances, the character of the intervening landform, built and natural environment, the setting of these designated heritage assets would not be affected by the proposed development and the significance of the assets would not be harmed. The proposed development would not impact on the historic, aesthetic, architectural, evidential or communal values ascribed to any of these designated assets.” (p62, HEA).

The Shropshire Historic Environment Record confirms there are no records of any archaeology at the site from the pre-historic period (up to 43AD), or from the Romano-British period (43 - 410AD) or the Saxon/Early Medieval period (410 - 1066AD) or the Medieval period (1066 - 1485AD) or the post-medieval period (1485 - present). The heritage potential of site CES005 is very low.

Figure 4. Tithe Map of the Township of Cressage, 1842



Preferable to competing sites

The Raby Estate have been promoting site CES002 at the western entrance to the village. However site CES002 (Land west of Shore Lane) has a significant problem with disconnect between the site and the village's facilities. The site is only connected by an inadequate, narrow footway along the busy Shrewsbury Road and will always be rather removed from the village centre by the open character of the land around the war memorial junction.

The development of site CES002 would affect a number of significant trees that are protected by a Tree Preservation Order. It would also adversely affect the character of the village by irrevocably altering the rural character at the western approach to Cressage.

The Council's Landscape & Visual Sensitivity Assessment for Cressage notes on page 7 in relation to Landscape Susceptibility that, "*there is a small area in the north of the parcel, close to the (western) settlement edge, which is made up of small scale fields that would be vulnerable to change in landscape pattern.*"

Site CES002 (land west of Shore Lane) would affect the setting of five listed buildings within its sphere of influence as shown in figure 5 below.

Fig 5. Listed buildings in Cressage that would be affected by competing site CES002



In summary, Muller Property Group consider site CES005 (land adjoining the vicarage) to be far preferable to the alternative site CES002 (land west of Shore Lane) and strongly support the allocation of their site CES005 in the Local Plan.

Encl.

Historic Environment Assessment (January 2020)

Ecological Assessment (January 2020)

Arboricultural Impact Assessment (January 2020)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

No changes required.

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

- No, I do not wish to participate in hearing session(s)
 Yes, I wish to participate in hearing session(s)
(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Muller Property wish to reserve the right to attend the hearing in relation to Cressage.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:

Helen Howie on behalf of Muller Property
--

 Date:

03/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

Land off Harley Road, Cressage

Historic Environment Desk-Based Assessment

January 2020



NEXUS
HERITAGE

Land at Harley Road, Cressage, Shropshire



Historic Environment Desk-Based Assessment

Report No: 3473.R01

Jan. 2020



NEXUS
HERITAGE

Nexus Heritage Controlled Document – Commercial-in-Confidence		
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Note on Transcriptions of Historic Maps

Historical mapping, both Ordnance Survey (OS) and individual cartographer's work relies on the accuracy of the data input into it and the projection used to produce a two dimensional image from three dimensional data. Techniques of survey have evolved and improved over the centuries but pre-OS maps are of widely varying quality and their accuracy is limited by the technology used to create them.

Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registry-applications/land-registry-plans->

the-basis-of-land-registry-plans-practice-guide-40-supplement-1.)

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Fig. 1: Site Location Plan

Fig. 2: Site Plan

Fig. 3: Location of Archaeological Monuments and Events

Fig. 4: Location of Historic Landscape Character Parcels

Fig. 5: Location of Designated Heritage Assets

Fig. 6: Map of Cressage Manor, 1747

Fig. 7: Ordnance Survey Surveyor's Drawing - Much Wenlock, 1817

Fig. 8: Tithe Map of the Township of Cressage in the Parish of Cound, 1842

Fig. 9: Ordnance Survey, 1: 2,500 (25 inches to 1 mile) Shropshire, Sheet XLII.15, (Cressage; Leighton; Sheinton), Surveyed 1881, Published 1883

Fig. 10: Ordnance Survey, 1: 2,500 (25 inches to 1 mile) Shropshire, Sheet XLII.15, (Cressage; Leighton; Sheinton), Surveyed 1901, Published 1902

Fig. 11: Ordnance Survey, 1: 2,500 (25 inches to 1 mile) Shropshire, Sheet XLII.15, (Cressage; Leighton; Sheinton), Surveyed 1925, Published 1927

Fig. 12: Ordnance Survey, 1:2,500, 1971

Fig. 13: Ordnance Survey, 1:1,250, 2003

Fig. 14: LIDAR Image

Fig. 15: Index Plan to Photographs of the Site

Fig. 16: Index Plan to Photographs of the Wider Landscape

1. INTRODUCTION

Muller Property Group (the Client) has commissioned Nexus Heritage to prepare a Historic Environment Desk-Based Assessment (hereafter the Assessment) for an area of land at Cressage (hereafter the 'Site') for which planning permission is being sought for a residential development. The Site, at Harley Road (A458), is currently laid to arable crop.

The aim of this Assessment is to determine, in so far as is reasonable by desk-based research and a site visit, the presence or absence of heritage assets and the character, survival and state of preservation of such assets on and in the vicinity of the Site.

The assessment comprises an examination of evidence secured from the Shropshire Record Office (SRO), the Shropshire Historic Environment Record (SHER) and other source repositories as appropriate, and incorporates other available published and unpublished data discernible from web-based sources such as the Heritage Gateway, PastScape and National Heritage List databases. A Site visit and walk-over survey were conducted on the 14th Jan. 2019.

Based on research undertaken for the Assessment, this report highlights any potential direct impacts to any heritage assets. This Assessment has been undertaken in compliance with the Chartered Institute for Archaeologists document, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017). The potential for indirect impacts to the significances of heritage assets arising from changes to their settings occasioned by the proposed development is also considered.

There are no registered World Heritage Sites, Scheduled Monuments, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the Site. There are no Listed Buildings within the Site. The Site has no immediate adjacencies with any designated heritage assets.

In historic and archaeological terms the principal interest at the Site is associated with the following:

- Nearby Listed Buildings and their settings

Nexus Heritage reserves the right to amend, add or remove any elements of this document to respond to the publication of any new evidence, policy, guidance, etc. This report and related materials have been prepared for the sole use of the specified Client in response to an agreed brief, for a stated purpose and at a particular time and its application must be made accordingly. No duty of care extends to any other party who may make use of the information contained herein.

2. GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

The Site is located to the west of Harley Road, Cressage, Shropshire, centred, approximately at grid reference SJ 59097 03803 (Fig. 1).

The Site is laid to arable crop and drops markedly towards a watercourse outside the Site which flows north-east and feeds into the Severn.

The superficial deposits at the Site are broadly characterised as Till, Devensian - Diamicton. These superficial deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions. (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

The bedrock geology underlying the Site comprises Shineton Shale Formation – a Mudstone. Thus sedimentary bedrock formed approximately 478 to 485 million years ago in the Ordovician Period. Local environment previously dominated by deep seas. (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

The British Geological Survey records no boreholes within the Site. However, during construction of the New Vicarage in 1911, a borehole was sunk just outside the Site by Wyatt brothers of Whitchurch. The borehole recorded glacial sands and gravels to 15 feet below ground level giving way to Shineton Shales which continued to a depth of a further 55 feet (http://scans.bgs.ac.uk/sobi_scans/boreholes/166087/images/14467608.html).

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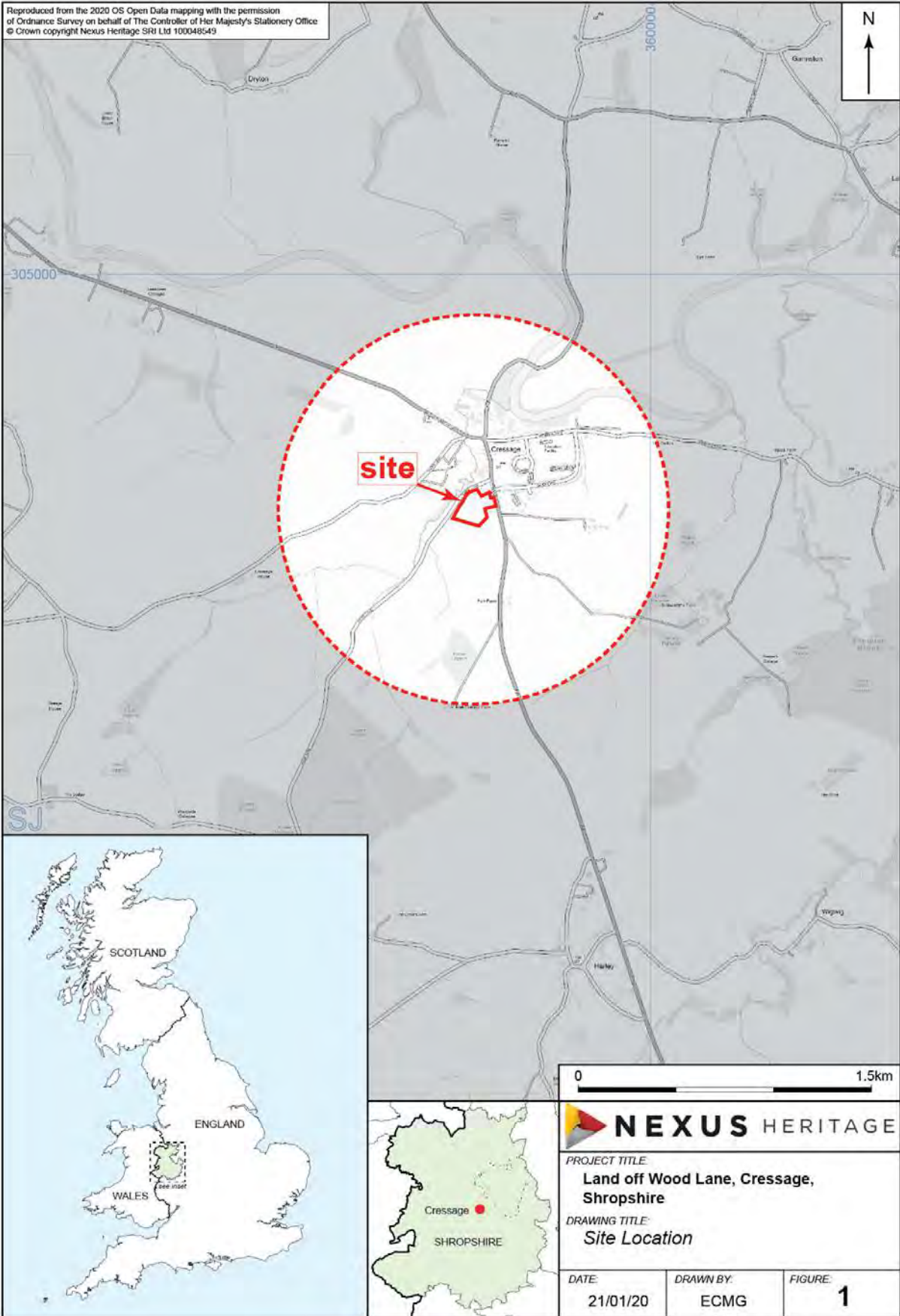




Figure 1: Site Location Plan

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 Site			
	PROJECT TITLE Land off Wood Lane, Cressage, Shropshire		
DRAWING TITLE Site Plan			
DATE	DRAWN BY	FIGURE	
21/01/20	ECMG	2	


0  100 m

Figure 2: Site Plan

3473: Harley Road, Cressage, Shropshire
 Jan. 2020

3. PLANNING POLICY BACKGROUND

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the *Ancient Monuments and Archaeological Areas Act 1979*. The 1979 Act provides protection to Scheduled Ancient Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Ancient Monument. There are no Scheduled Ancient Monuments within the Site.

With respect to the cultural heritage of the built environment the *Planning (Conservation Areas and Listed Buildings) Act 1990* applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission 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” (s66(1))

“In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” (s72(1))

There are no Listed Buildings within the Site. The Site is not wholly or partly within a Conservation Area.

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the *Town and Country Planning Act 1990*.

The place of historic environment assets (such as non-designated archaeological sites, Scheduled Ancient Monuments, non-designated historic buildings and listed buildings) within the planning system is informed by the *National Planning Policy Framework (NPPF)*.

Various principles and policies related to cultural heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.” Para. 189.

“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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.” Para. 190.

“In determining planning applications, local planning authorities should take account of:
the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
the desirability of new development making a positive contribution to local character and distinctiveness.” Para. 192.

“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.” Para. 193.

“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.”* Para. 194.

It should be noted that substantial harm is a high test which has been held to be “tantamount to destruction” (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

“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:

- 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.” Para. 195.

“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.” Para. 196.

“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.” Para. 197.

In considering any planning application for development, the local planning authority must have regard to the national policy framework detailed in NPPF and other material considerations.

The local planning policy is provided in the Core Strategy Development Plan Document (DPD) The DPD was adopted by the Council in February 2011 and sets out the strategic planning policy for Shropshire. The historic environmental is provided for in *Policy CS6 – Sustainable Design and Development Principles* which ensures 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.

4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

The following section is a summary of the archaeological and historical evidence found within a 1000m radius of the Assessment Site; this wider area is referred to as the 'Assessment Area'. The evidence has been compiled from the SHER, SRO and other documentary and cartographic sources. The data collected is considered to provide a good indication of the character, distribution and survival of any potential historic environment assets on the Site and helps define the significance of any such assets. The locations of the identified assets within the Assessment Area are shown in Figures 3, 4 and 5 below and are also detailed in a gazetteer embedded within the figures as appropriate.

In summary the SHER identifies 58 heritage assets within the Assessment Area – commonly refer to as 'Monuments', none of which are wholly or partly within the Site. The SHER also identifies 22 Heritage Recording Events – commonly referred to as just 'Events'. None of these Events is wholly or partly within the Site.

The Historic Landscape Characterisation identifies the Site as piecemeal enclosure.¹

There are 14 designated heritage assets within the Assessment Area. These assets are exclusively Listed Buildings. None of these Listed Buildings is within the Site.

¹ *'Piecemeal enclosure' can be defined as those fields patterns created by the gradual enclosure of medieval open fields, through sales and informal private agreements between farmers seeking to consolidate their holdings (Johnson 1996). Within Shropshire this process was under way by the late medieval period, and a number of 16th century commentators regarded the county as largely enclosed (Kettle 1989: 84). These areas have field patterns comprised of small irregular or rectilinear fields, where at least two boundaries will have 's-curve' or 'dog-leg' morphology, suggesting that that they follow the boundaries of former medieval field strips.*

<https://www.shropshire.gov.uk/media/1797/table-5-current-hlc-type-definitions.pdf>

3473: Harley Road, Cressage, Shropshire

Jan. 2020

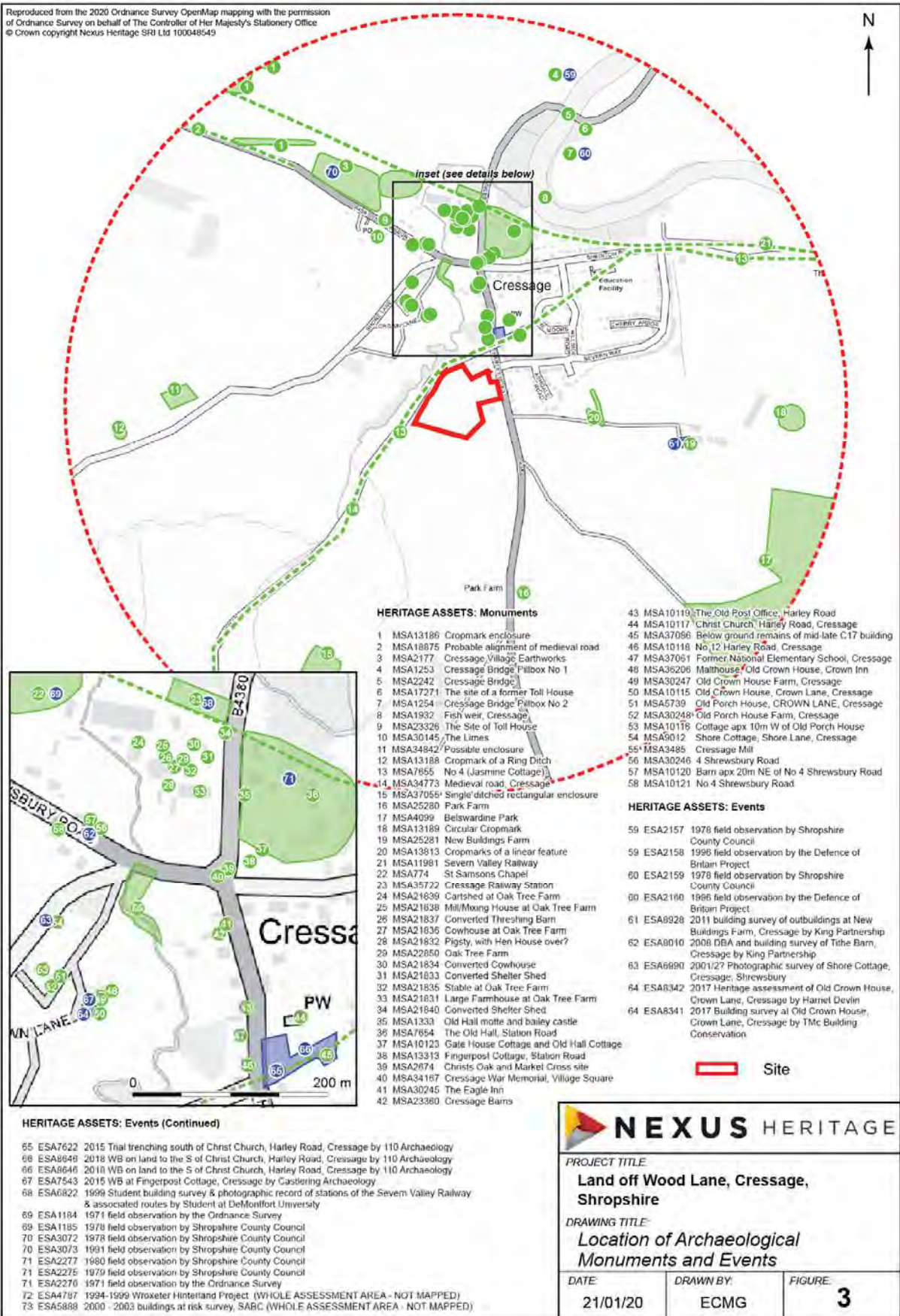
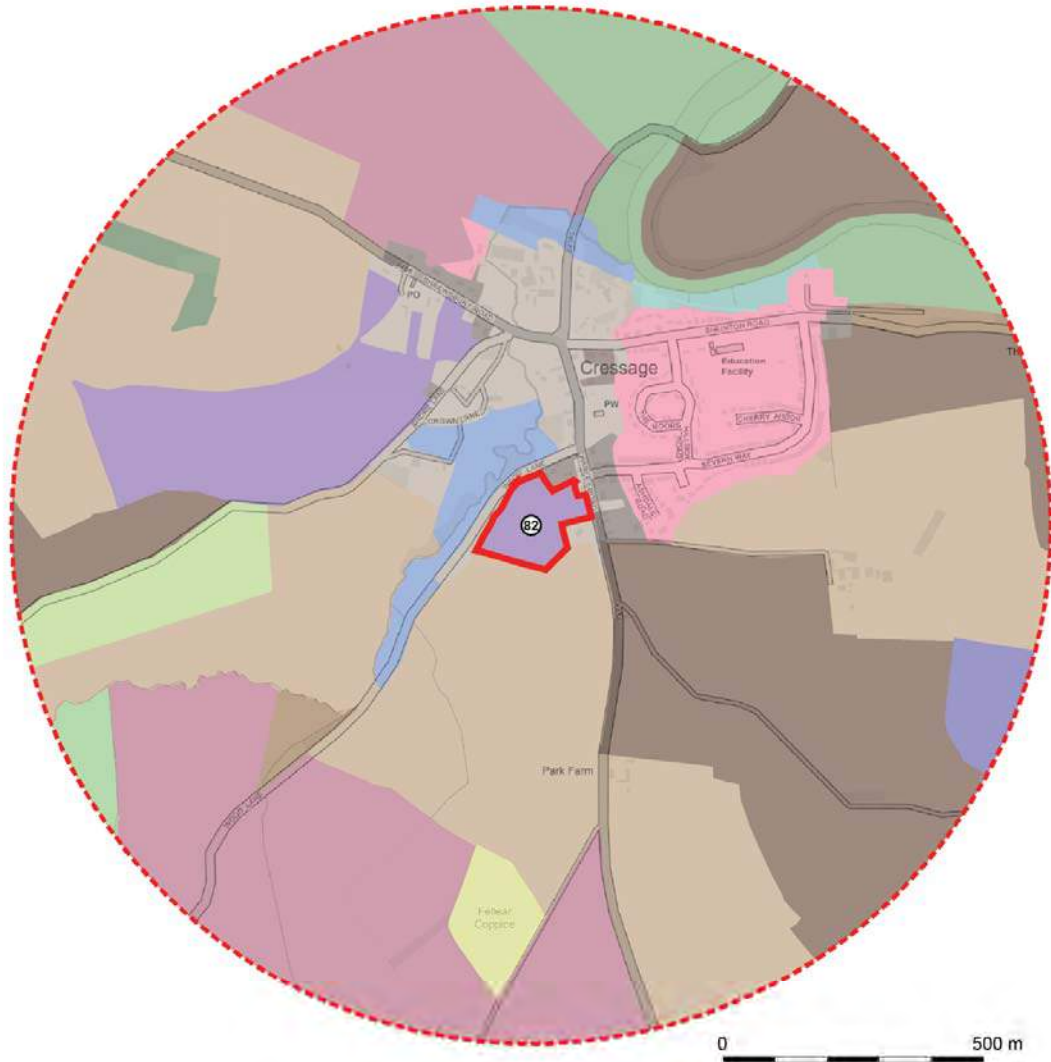


Figure 3: Location of Non-Designated Heritage Assets and Heritage Recording Events



HISTORIC LANDSCAPE CHARACTER PARCELS: HLC Type

- 74 Ancient broadleaved woodland
- 75 Large irregular fields
- 76 Late clearance/assartment
- 77 Miscellaneous floodplain fields
- 78 Other plantation
- 79 Other woodland with sinuous boundaries
- 80 Paddocks and closes
- 81 Parks and gardens
- 82 Piecemeal enclosure
- 83 Planned enclosure
- 84 Post-1980s settlement
- 85 Pre-1880s settlement
- 86 Redeveloped pre-1880s settlement
- 87 Reorganised piecemeal enclosure
- 88 Small irregular fields
- 89 Very large post-war fields

Site



PROJECT TITLE
 Land off Wood Lane, Cressage,
 Shropshire

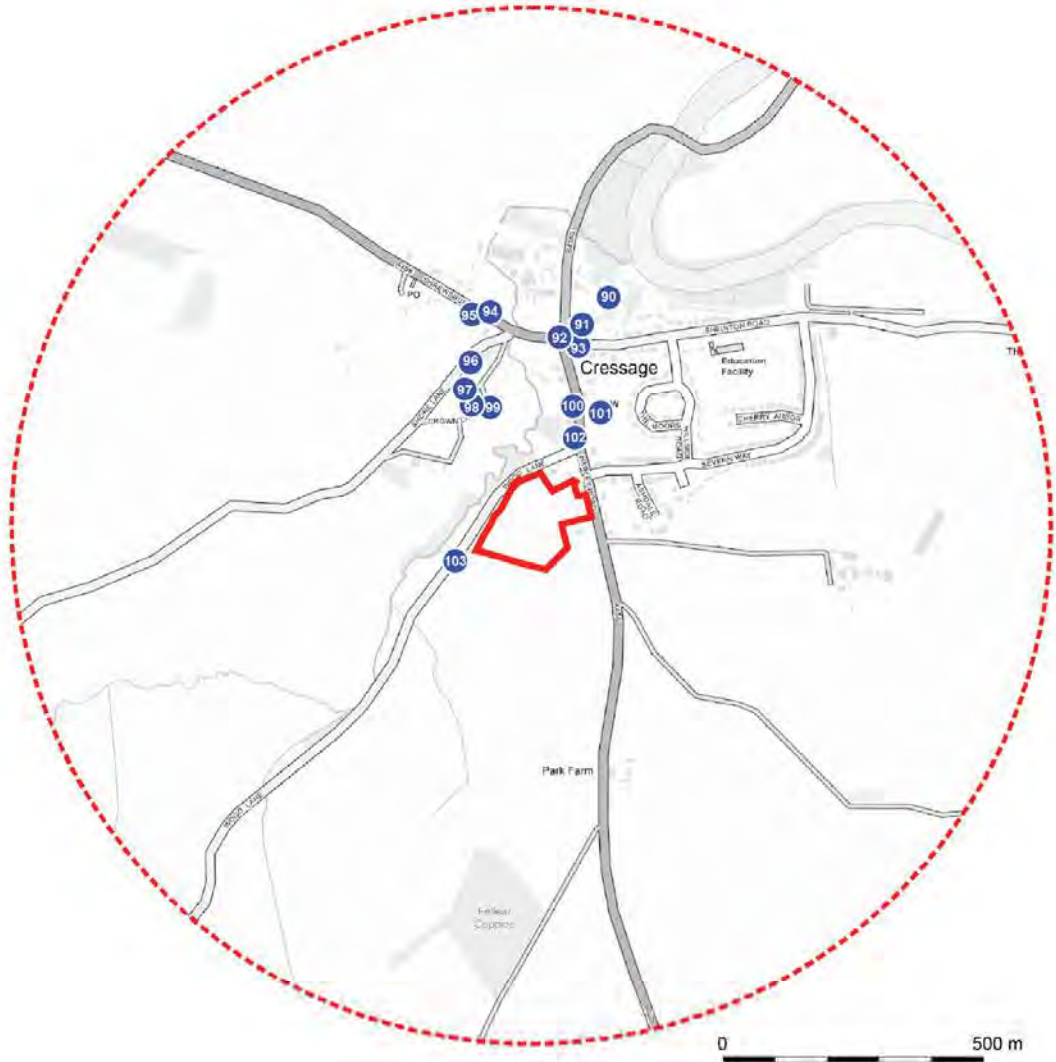
DRAWING TITLE
 Location of Historic Landscape
 Character Parcels

DATE
 22/01/20

DRAWN BY:
 ECMG

FIGURE:
 4

Figure 4: Location of Historic Landscape Character Parcels



Site

0 500 m

DESIGNATED HERITAGE ASSETS: Listed Buildings

90	1368867	THE OLD HALL
91	1175377	GATE HOUSE COTTAGE
92	1444444	Cressage War Memorial
93	1055287	FINGERPOST COTTAGE
94	1175368	BARN APPROXIMATELY 20 METRES NORTH-EAST OF NO 4
95	1055266	No. 4 SHREWSBURY ROAD
96	1366806	SHORE COTTAGE
97	1366865	COTTAGE APPROXIMATELY 10 METRES WEST OF OLD PORCH HOUSE
98	1175354	OLD PORCH HOUSE
99	1055284	OLD CROWN HOUSE
100	1295320	THE OLD POST OFFICE
101	1295354	CHRIST CHURCH
102	1055285	12, HARLEY ROAD
103	1175382	JASMINE COTTAGE

NEXUS HERITAGE		
<p><i>PROJECT TITLE</i> Land off Wood Lane, Cressage, Shropshire</p>		
<p><i>DRAWING TITLE</i> Location of Designated Heritage Assets</p>		
<p><i>DATE</i> 22/01/20</p>	<p><i>DRAWN BY</i> ECMG</p>	<p><i>FIGURE</i> 5</p>

Fig. 5: Location of Designated Heritage Assets

Prehistoric Period: Palaeolithic (500,000 - 12,000 BC), Mesolithic (12,000 – 4,000 BC) and Neolithic (4,000 – 1,800 BC), Bronze Age (1,800 - 600 BC), Iron Age (600 - 43 AD)

The Prehistoric era is often represented by isolated episodes of artefact recovery, but also sites ranging in character from settlements to funerary and ritual complexes. The SHER confirms that there is no record of prehistoric archaeology at the Site. There are no known prehistoric sites or find-spots within the Site or in the immediate vicinity. A cropmark of a ring ditch c. 400m north-east of Cressage House Farm is thought to be Bronze Age in date (SHER ref. 00449). A feature which is less convincing as a Bronze Age monument is the circular cropmark of a large ring ditch, or a circular enclosure, c. 200m east of New Buildings Farm (SHER ref. 00450).

A single ditched rectangular enclosure surrounding a ring ditch, c.450m north-west of Park Cottage Farm, of possible Iron Age origin, was recorded during aerial survey in 2018 (SHER ref. 34183) and a rectangular cropmark enclosure of probable Iron Age date is located c. 350m east-south-east of the Lady Oak (SHER ref. 00447). Another candidate for an Iron Age site takes the form of a possible enclosure, c. 645m NE of Cressage House Farm (SHER ref. 32028).

There is a low probability that prehistoric artefacts or archaeological deposits may be present within the Site. The absence of evidence for any prehistoric archaeological remains at the Site is, however, partly a reflection of the degree of archaeological investigation in the area and is not necessarily a true indication of prehistoric occupation in the vicinity. Therefore, whilst the probability is low, the possibility of archaeological remains from this period to be present on the Site should not be entirely discounted.

Romano-British Period (43- 410 AD).

The Romano-British period (c. AD 43 – AD 410) is very well represented in the archaeological record of England and many industrial and military sites, linked by a road network, have been intensively investigated. There are, however, no known Roman period artefacts or sites recorded within the Site and the SHER confirms that there has been no discovery of Roman occupation or activity on the Site or in the vicinity. In the wider Assessment Area there are potential Roman period sites such as the cropmark enclosure located c. 350m east-south-east of the Lady Oak (SHER ref. 00447) which may be Romano-British in origin or may have continued in use into the first century AD. The same could be said for the single ditched rectangular enclosure surrounding a ring ditch, c.450m north-west of Park Cottage Farm, (SHER ref. 34183). Of less uncertain attribution is the Roman Marching Camp within a multi period complex (including earthworks of Lower Cound deserted medieval village and former manor complex, former road systems and 19th century Cound Hall gardens and park).

There are no known archaeological sites or finds dating from the Romano-British period within the Site and there is a negligible/low probability that artefacts or archaeological deposits dating to this period may extend into the Site.

Saxon/Early Medieval Period (410 - 1066 AD)

There are no confirmed heritage assets from the Saxon/early medieval period recorded in the Site. In the wider Assessment Area lies the structural, earthwork and buried remains of St Samsons Chapel of probable late Saxon to post medieval date around which there are the earthwork remains of the deserted settlement of Cressage Village of medieval date, which may well have originated during the Saxon/Early Medieval period (SHER ref. 01061). The place-name of Cressage can trace its origins to this period. The Old English linguistic elements of *Crist* (Christ) and *āc* (an oak tree) combined to give 'at Christ's oak-tree' which was corrupted through the centuries to provide Cressage (Watts 2007, 167-8; Ekwall 1936, 129; Mills 2011, 139). The small green in the centre of the village is the traditional site of Christs Oak (SHER ref. 04085).

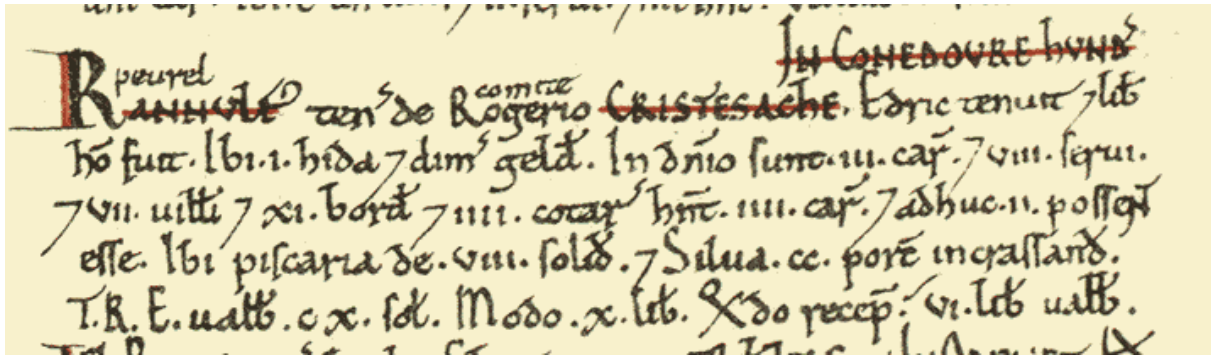
The place name and historic evidence suggests that during this period the area was inhabited, but the extent of the settlement and the layout and use of fields, woodland and, waste is uncertain.

The Saxon period can be poorly represented through artefactual evidence, so the paucity of recorded entries in the sources for the Assessment Area should not necessarily be taken as an indication of a lack of activity. It is likely the origins of Cressage and its hinterland lie in the Saxon - early medieval period, if not earlier, and the Site was, in all probability, agricultural land or woodland or waste at this time. The historic and archaeological evidence for the Assessment Area for this period suggests, however, that the archaeological potential for the Assessment Site for the Saxon/Early Medieval Period is low.

Medieval Period (1066 - 1485 AD)

There are no recorded discrete heritage assets within the Site dating to this period. In the Assessment Area there are several heritage assets dating to this period including Old Hall motte and bailey castle (SHER ref. 01751), a fish weir (SHER ref. 02951), the archaeological remains of settlement features in Cressage deserted during the medieval period (SHER ref. 03381), the site of a cross (SMHER ref. 04085), the Shrewsbury to Much Wenlock road (SHER ref. 08564), Old Porch House Farm (SHER ref. 22890) and a road, possibly constructed by the monks of Buildwas Abbey to connect to their farm at Harnage Grange (SHER ref. 31968).

In political and administrative terms Cressage was a settlement in Domesday Book, in the hundred of Conover and the county of Shropshire. It had a recorded population of 30 households in 1086, putting it in the largest 40% of settlements recorded in Domesday.



Land of Ranulf Peverel

Households: 7 villagers. 11 smallholders. 4 cottagers. 8 slaves.

Land and resources: 9 ploughlands. 3 lord's plough teams. 4 men's plough teams.

Other resources: Woodland 200 pigs. 1 fishery.

Valuation: Annual value to lord: 10 pounds in 1086; 6 pounds when acquired by the 1086 owner; 5 pounds 10 shillings in 1066.

Tenant-in-chief in 1086: Ranulf Peverel.

Lord in 1086: Ranulf Peverel. Lord in 1066: Edric (the wild).

Phillimore reference: Shropshire 4,10,1

A document of 1448 (from the archives of the Lyttleton family [Lord Cobham] and now at Shropshire Archives) grants the manor of Cressage to Ralph, Lord Cromwell, Sir William Oldhall, William Boerley and others

During this period the Site may have been agricultural land. However, it may have instead been woodland or even waste. The Site contains no apparent earthworks but there is a general potential for the site to contain some medieval archaeological remains. However, there is no evidence that any settlement at Eastham extended into the Site during the medieval period, and then shrank to a more confined area and so the likelihood of any archaeological remains beyond a preserved, but compromised medieval land surface is remote. The potential for buried archaeological remains associated with the medieval period to be present on the Site is considered to be low.

Post Medieval Period (1486 – Present)

The landscape of the Assessment Area appears to have changed little during the post-medieval period and during this period there is no evidence that any development took place on the Site. There are no heritage assets dating to this period within the Site recorded on the SHER, but the recorded heritage assets within the wider Assessment Area include many features from the post-medieval period such as the market cross (SHER ref), Cressage Mill and mill pond (SHER ref.), Belswardyne Park (SHER ref.), The Old Porch House (SHER ref. 10950), The Old Hall, Station Road (SHER ref. 13267), The Old Post Office, Harley Road (SHER ref. 18525), the Severn Valley Railway (SHER ref. 06024), a cowhouse, converted to Pig House,

at Oak Tree Farm (SHER ref. 41659), a stable at Oak Tree Farm (SHER ref. 41660), a threshing barn, converted to loose box and storage, with granary over, at Oak Tree Farm (SHER ref. 41662), a cartshed at Oak Tree Farm (SHER ref. 41664), shelter shed, converted to pig pens at Oak Tree Farm (SHER ref. 41665), Cressage Barns (SHER ref. 17333), Cressage Railway Station (SHER ref. 32869) and a former National Elementary School (SHER ref. 34189).

The map of Cressage manor of 1747 (Fig. 7) was produced at a relatively large scale.

The Ordnance Survey Surveyor's Drawing of 1817 (Fig. 8) depicts the major elements of physical geography such as rivers, communication routes, bridges and settlements – with some effort at depicting the actuality of individual buildings. No field boundaries are mapped and there is no information to provide any detail on the use to which the Site (between the thoroughfares of Harley Road and Wood Lane) was put. However, it is clear that there were no structures on the Site in the early decades of the 19th century.

HOLDING IMAGE

 Approximate Site


 NEXUS HERITAGE		
<i>PROJECT TITLE:</i> Land off Wood Lane, Cressage, Shropshire		
<i>DRAWING TITLE:</i> <i>Map of Cressage Manor, 1747</i>		
<i>DATE:</i> 22/01/20	<i>DRAWN BY:</i> ECMG	<i>FIGURE:</i> 6

Figure 6: Cressage Manor Map, 1747 (AWAITING DELIVERY FROM SHROPSHIRE ARCHIVES)



Figure 7: Ordnance Survey Surveyor's Drawing, 1817

The large scale Tithe Map of the Township of Cressage in the Parish of Cound, 1842 (Fig. 8) confirms the field name as Bread (or Broad) Croft. A croft in medieval settlements was a small enclosed field, used for pasture or arable and often long and narrow, adjoining a 'toft', the area of land on which the associated homestead was built. This field does not follow the usual convention for the shape of a Croft, but it may instead have been used to denote proximity to a dwelling.



Fig. 8: Tithe Map of the Township of Cressage in the Parish of Count, 1842

The large scale Ordnance Survey (OS) mapping of the mid/late 19th century and 20th centuries show that the Site has been subjected to change since the middle decades of the 19th century.

The OS map of 1883 (Fig. 9) confirms that there was a field boundary within the Site which have since been removed. The enclosure running parallel to Harley Road, in which the dwelling No. 16 Harley Road sits was long and thin, running parallel to Harley Road, and also included a well. Despite the loss of some of this enclosure by 2003, and its incorporation into the larger field which comprises the Site, the overall impression is that the mapping highlights the landscape stability within the Site since the production of the Tithe map. The loss of some of this enclosure serving No. 16 Harley Road was perhaps compensated by the extension of the remaining enclosure to the west, providing a greater amount of land immediately around the dwelling. With the exception of the well, there are no structures depicted on the Site in 1883.

The OS map of 1902 (Fig. 10) shows no changes to the Site.

The OS map of 1927 (Fig. 11) shows no changes to the Site. However, the Vicarage had by now been built in a plot carved out to the south-east of the Site, establishing short lengths of new field boundary.

The OS map from 1971 (Fig. 12) shows changes from 1927, although there does appear to be some modification to the access point off Harley Road. .

The OS map of 2003 (Fig. 13) highlights the changes to the enclosure of No. 16 Harley Road.

The LIDAR survey provides both a digital surface model and a digital terrain model (Fig. 14) and shows that there is little, if any, surface variation across the Site suggesting a complete absence of earthworks or other features which may be of heritage/archaeological interest.

The historic mapping highlights no meaningful landscape changes within the Site since the mid-19th century and the principal, broad, impression it leaves is that the historic arc at the Site is one of a stable agricultural use. There is no indication of any development on the Site in the later post-medieval period.

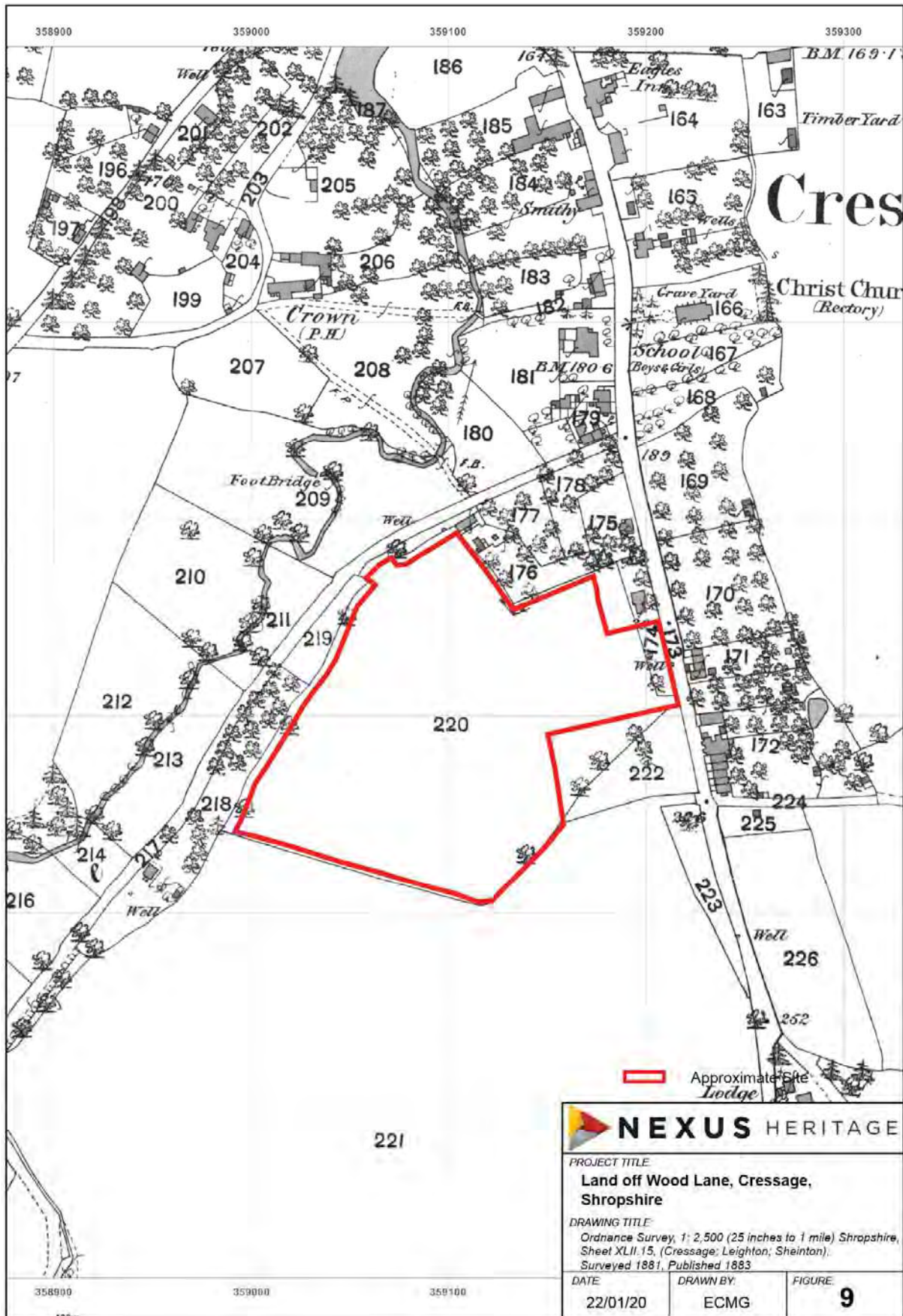


Fig. 9: Ordnance Survey, 1: 2,500 (25 inches to 1 mile) Shropshire, Sheet XLII.15, (Cressage; Leighton; Sheinton), Surveyed 1881, Published 1883

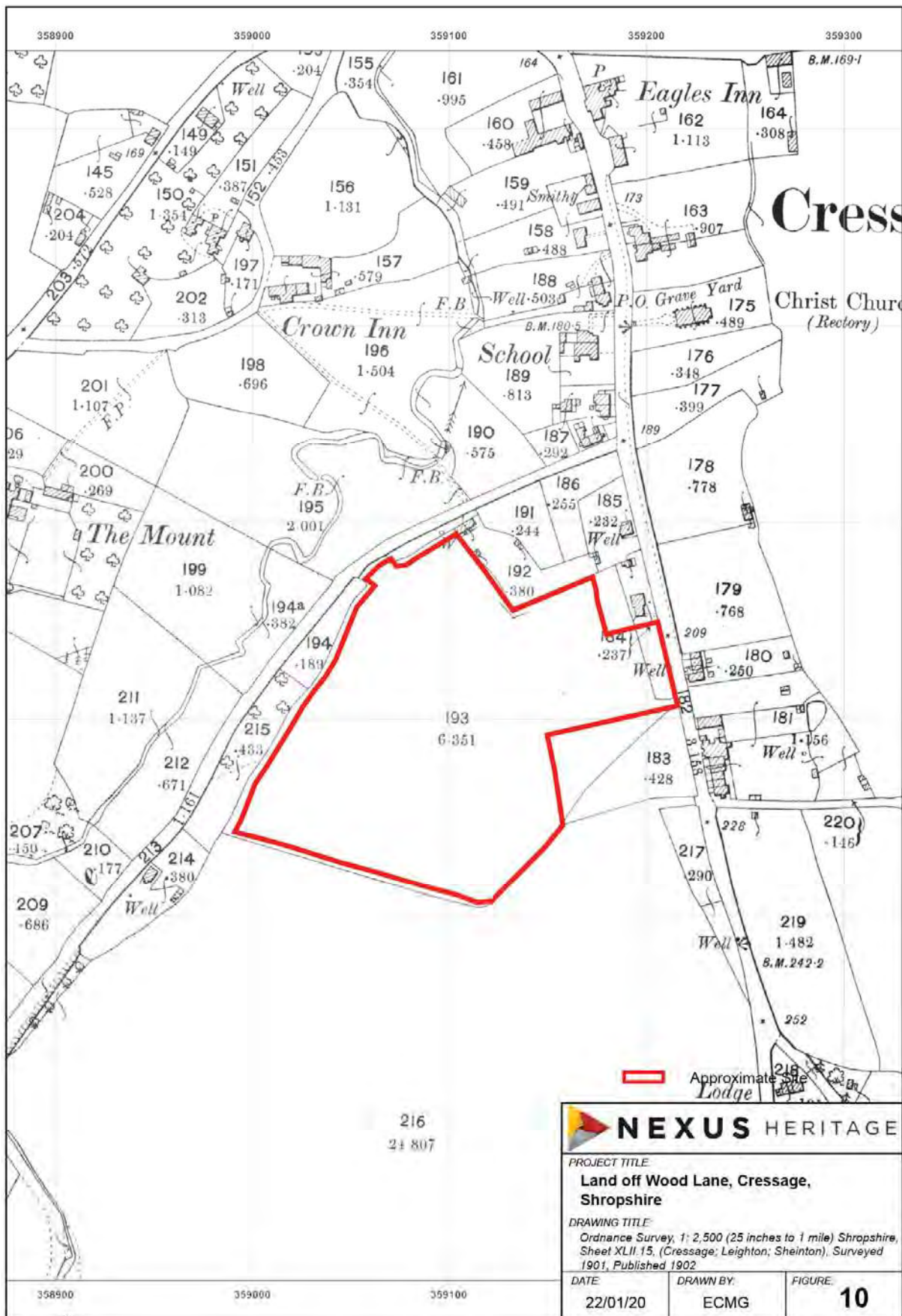


Fig. 10: Ordnance Survey, 1: 2,500 (25 inches to 1 mile) Shropshire, Sheet XLII.15, (Cressage; Leighton; Sheinton), Surveyed 1901, Published 1902

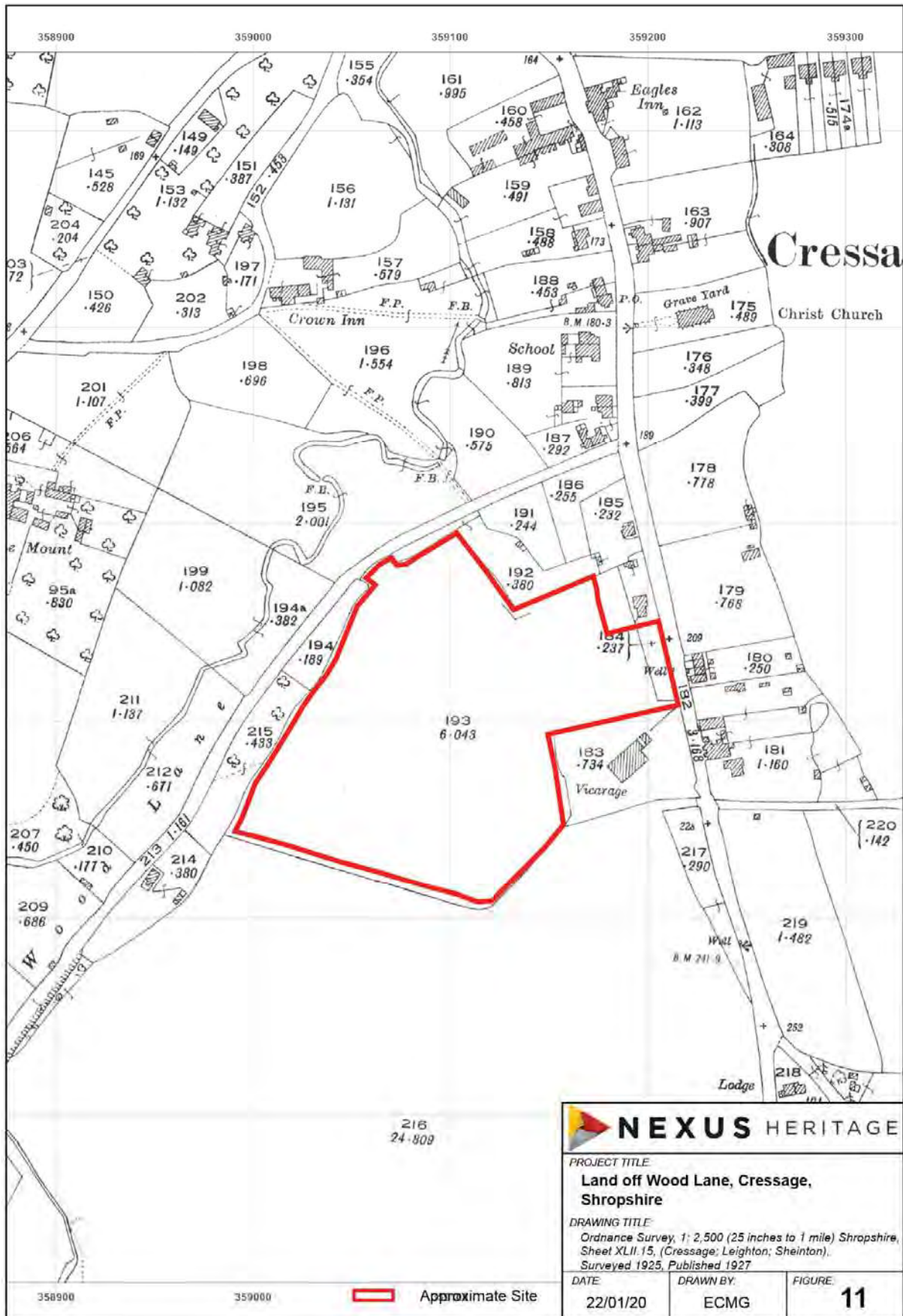


Fig. 11: Ordnance Survey, 1: 2,500 (25 inches to 1 mile) Shropshire, Sheet XLII.15, (Cressage; Leighton; Sheinton), Surveyed 1925, Published 1927

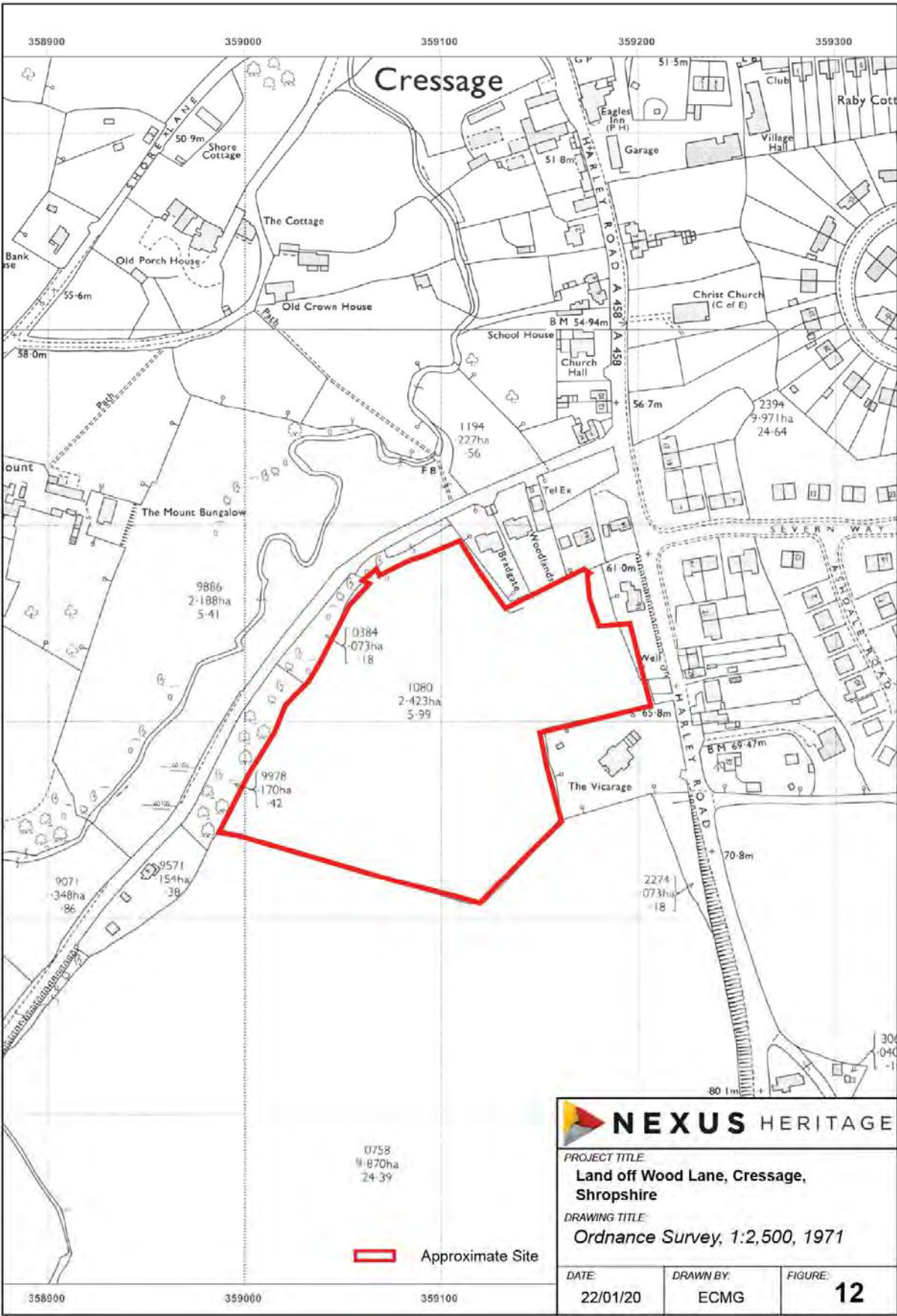


Fig. 12: Ordnance Survey, 1:2,500, 1971



Fig. 13: Ordnance Survey, 1:1,250, 2003

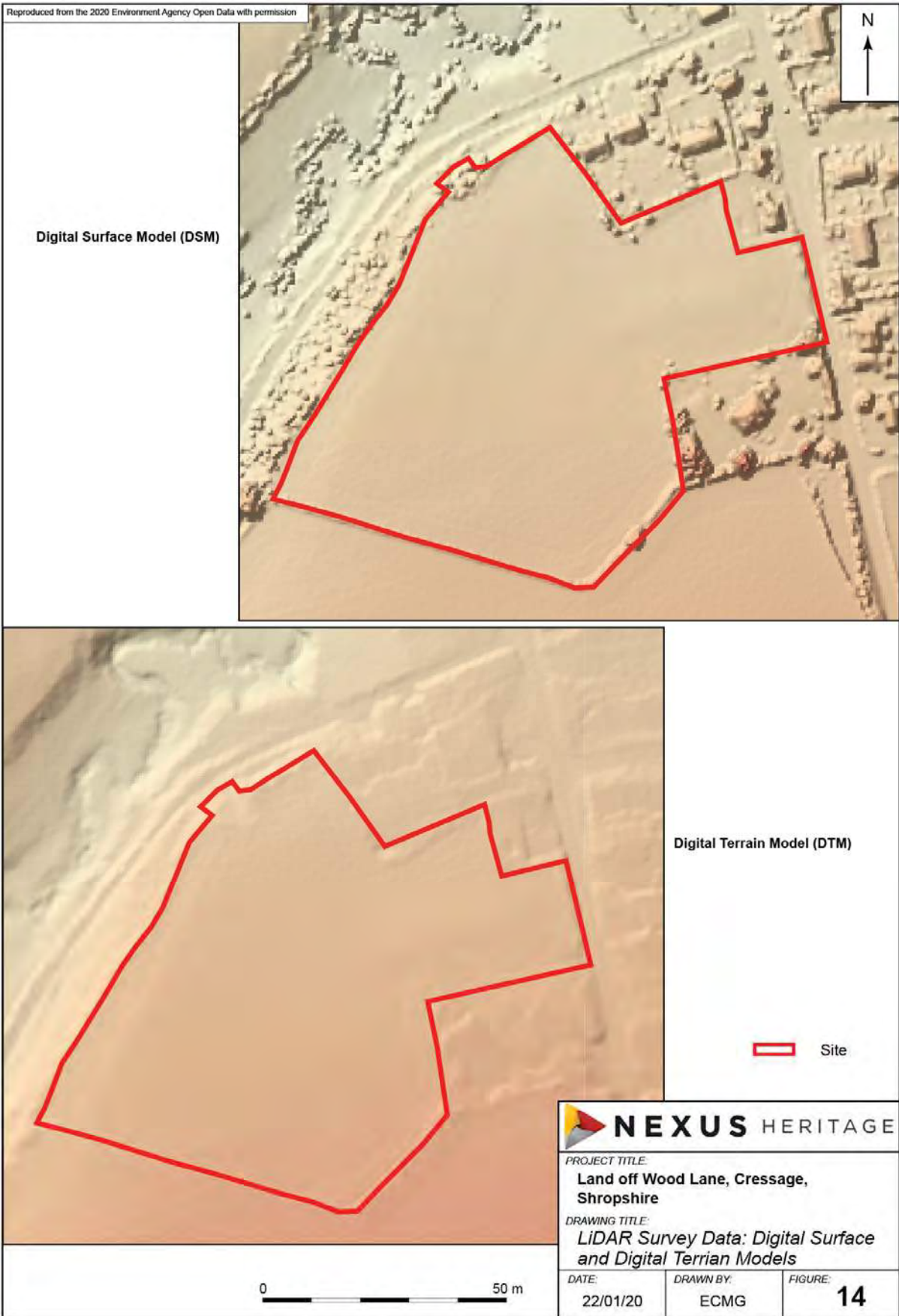


Fig. 14 Environment Agency LiDAR Survey

Aerial Photographs

A number of aerial photographs of the Site have been examined. One from 1948 is reproduced below and shows that there are no structures within the Site. There is a hint of ridge and furrow extending south-west to north-east and south-east to north-west. However, these may well be traces of a contemporary arable regime. There is no surface manifestation of any ridges or furrows at the Site as determined during the walk-over survey.



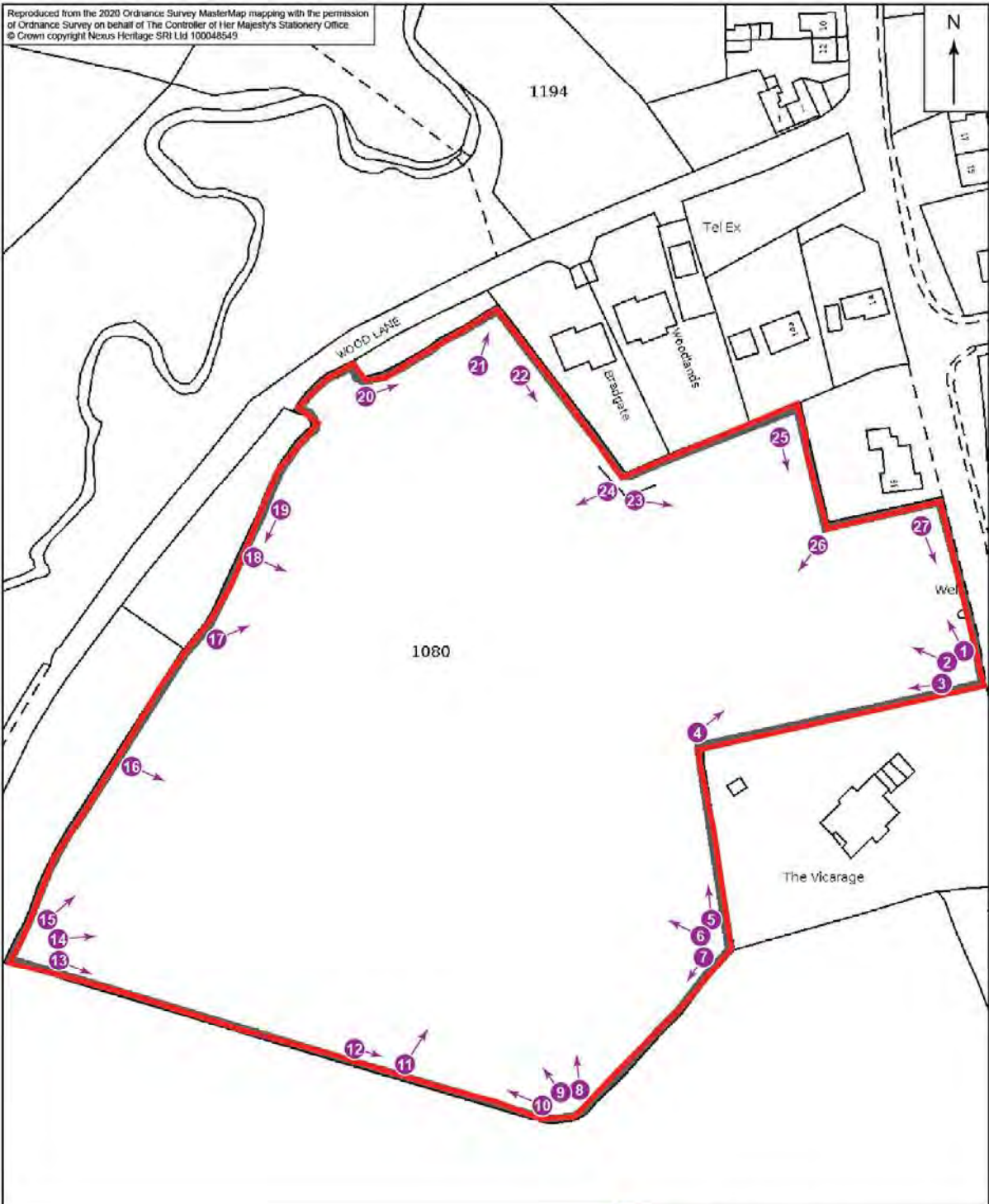
Cressage from the south-west (BfA EAW012655,1948).



5. SITE CONDITIONS

A Site visit and walk-over survey were conducted on 16th Jan. 2020 in dry weather conditions with, low cloud, moderate light quality and good visibility. The following photographs (Plates 1 -26 below) provide a visual account of the conditions at the Site. The locations from which the photographs of the Site were taken are shown on Fig. 15. There are no earthworks on the Site.

The opportunity was also taken to perambulate the publically accessible routes in the vicinity of the Site, taking in the settings of nearby Listed Buildings which may be affected by the development of the Site. The following photographs (Plates 27 - 47 below) provide a visual account of the landscape conditions and character of the settings. The locations from which the photographs of the wider landscape were taken are shown on Fig. 16.

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 Site
 Direction of Photograph

0 50 m

 **NEXUS HERITAGE**

PROJECT TITLE
**Land off Wood Lane, Cressage,
Shropshire**

DRAWING TITLE
Index Plan to Photographs of the Site

DATE:
22/01/20

DRAWN BY:
ECMG

FIGURE:
15

Fig. 15: Index Plan to Photographs of the Site



Plate 1: Sightline to the north along the Site's eastern boundary



Plate 2: Sightline to the west across the Site



Plate 3: Sightline to the west along the boundary marking the northern limit to the grounds of the Vicarage



Plate 4: Sightline to the north-east across the Site. The tower of Christ Church (Listed Building) is back-clothed against the farmland to the north of the River Severn



Plate 5: Sightline to the north across the Site



Plate 6: Sightline to the north-west across the Site. The Mount and the Mount Bungalow on Shore Lane are visible.



Plate 7: Sightline to the south-west across the Site



Plate 8: Sightline to the north across the Site



Plate 9: Sightline to the north-west across the Site. The Mount and the Mount Bungalow on Shore Lane are visible.



Plate 10: Sightline along the Site's southern boundary, looking west-north-west



Plate 11: Sightline to the north-north-west across the Site. The tower of Christ Church is back-clothed against the farmland to the north of the River Severn



Plate 12: Sightline looking east-south-east along the Site's southern boundary



Plate 13: Sightline looking east-south-east along the Site's southern boundary. Note steep fall in level to the west



Plate 14: Sightline to the north-east across the Site



Plate 15: Sightline to the north-north-east showing the back-clothed tower of Christ Church



Plate 16: Sightline to the east across the Site towards the Vicarage



Plate 17: Sightline to the north-north-east wards the north-western corner of the Site. The tower of Christ Church is back-clothed.



Plate 18: Sightline to the south-east across the Site. Residences on Harley Road are sky-lined and the Vicarage is partially obscured by trees within its grounds.



Plate 19: Sightline to the south-west along the Site's western boundary. Note degree of slope.



Plate 20: Sightline to the north-east into the Site's northern corner.



Plate 21: Sightline to the north-east from the Site's northern corner. The upper stage of the tower of Christ Church is sky-lined and partially obscured the branches of a tree. The rear elevation, thatched roof and chimney stack of 12 Harley Road (Listed Building) is also visible



Plate 22: Sightline to the south-east across the Site.



Plate 23: Sightline to the south-east across the Site towards the Vicarage.



Plate 24: Sightline to the south-across the Site towards the Vicarage, along the boundary with Harley Road. The position of the well noted on the historic and current Ordnance Survey mapping is within the tall brambles to the aft and could not be located.



3473: Harley Road, Cressage, Shropshire
Jan. 2020

Plate 25: Sightline to the south-west across the Site



Plate 26: Sightline to the south along the Site's boundary with Harley Road.

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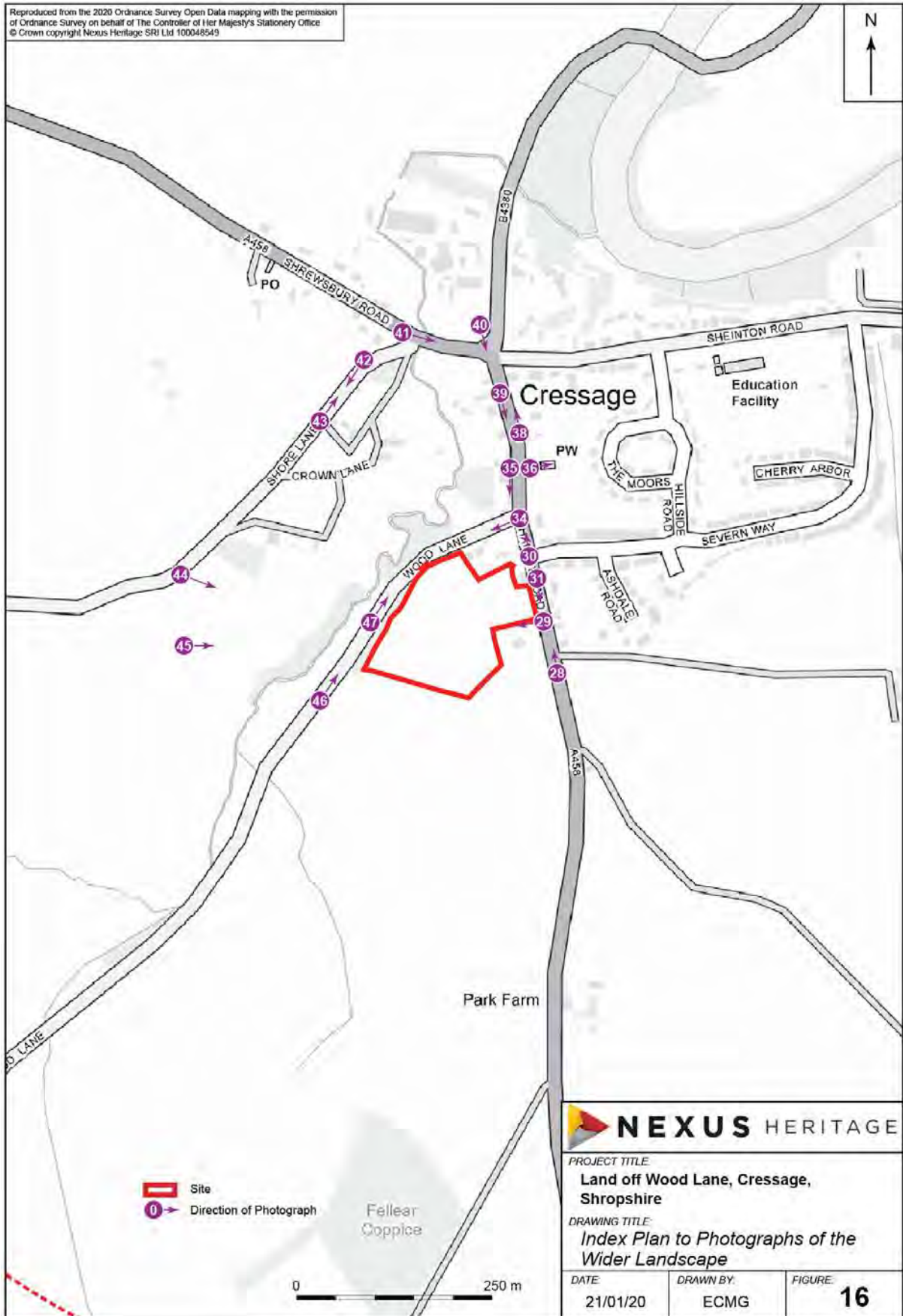


Fig. 16: Index Plan to Photographs of the Wider Landscape



Plate 27: Sightline looking north along Harley Road on the approaches to Cressage



Plate 28: Sightline looking west onto the Site, though the access off Harley Road



Plate 29: Sightline looking north along Harley Road, opposite Site access, on the approaches to Cressage.



Plate 30: Sightline looking north along Harley Road, at junction with Severn Way, on the approaches to Cressage.



Plate 31: Sightline looking south along Harley Road, at junction with Severn Way. Site access in on the right.



Plate 32: Sightline looking north along Harley Road, on the approaches to Cressage. 12 Harley Road, a Grade II Listed Building, is highlighted.



Plate 33: Sightline looking north along Harley Road, on the approaches to Cressage. 12 Harley Road, a Grade II listed Building, is highlighted.



Plate 34: Sightline to the west along Wood Lane from Harley Road



Plate 35: Sightline to the south-west showing 12 Harley Road, a Grade II Listed Building



Plate 36: Christ Church, Cressage, a Grade II Listed Building



Plate 37: Sightline to the south along Harley Road, towards the Site from the entrance to Christ Church. There is no inter-visibility between the Church Yard or the immediate approach to the Church (at ground level) and the Site.



Plate 38: Sightline looking north-west from Harley Road towards the Old Post Office (Grade II Listed Building)



Plate 39: Sightline to the south-south-east from Harley Road towards the Old Post Office (Grade II Listed Building). There is no inter-visibility between the publically accessible space around the Old Post Office or the immediate approach to the Old Post Office (at ground level) and the Site.



Plate 40: Sightline to the south from the junction of Shrewsbury Road (A458), Station Road (B4380), Harley Road (1458) and Sheinton Road. The War Memorial (Grade II Listed Building) is visible. There is no inter-visibility between the publically accessible space around the War Memorial or the immediate approach to the War Memorial (at ground level) and the Site.



Plate 41: Sightline east-south-east from Shrewsbury Road (A458) towards Cressage.



Plate 42: Sightline to the south-west along Shore Road towards Shore Cottage (Grade II Listed Building). There is no inter-visibility between the publically accessible space around Shore Cottage or the immediate approach to Shore Cottage (at ground level) and the Site.



Plate 43: Sightline to the north-east along Shore Road towards Shore Cottage (Grade II Listed Building). There is no inter-visibility between the publically accessible space around Shore Cottage or the immediate approach to Shore Cottage (at ground level) and the Site.



Plate 44: Sightline to the east from public footpath 0415/7/1 at its junction with Shore Lane. The Site is partially visible beyond the first line of trees and the hedge forming its south-eastern boundary is also visible.



Plate 45: Sightline to the east from public footpath 0415/7/1. The Site is partially visible beyond the first line of trees and the hedge forming its south-eastern boundary is also visible.



Plate 46: Sightline to the north-east along Wood Lane towards Jasmine Cottage, a Grade II Listed Building. The Site is on the higher ground to the right and the Site boundary provides a physical barrier between the Site and the garden of Jasmine Cottage.



Plate 47: Sightline to the north-east along Wood Lane. The Lane is separated from the Site by lengthy stand of trees.

6. SIGNIFICANCE OF THE IDENTIFIED HERITAGE ASSETS

No heritage assets have been identified at the Site and so there are no assets for which a detailed statement of significance is required.

A number of heritage assets outside the Site, but within the Assessment Area, have been identified. However, as there is little scope for any harm to befall these assets should the proposed development be constructed, there is no compelling reason to provide detailed statements of significance.

7. PROPOSED DEVELOPMENT AND POTENTIAL HERITAGE IMPACTS

Planning permission is being sought for development of a new residential estate on the Site.

Direct Impacts

The assessment of the heritage potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often poorly understood. It should be noted that the assessment is based on information held in source repositories and published data. Neither of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to quantify and qualify the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological sites and historic landscape features to be present and identify areas within the Site where activities are likely to have compromised archaeological survival. These factors have been taken into consideration during this preparation of this assessment. This information has in turn been considered against the pre-existing impacts to the Site which may have compromised the survival of any archaeological remains.

The proposed development would cause no direct impact on any designated heritage asset.

There are no archaeological remains on the Site recorded on the SHER or any structures of historic or architectural merit. No earthwork features were noted during the walk-over survey. Accordingly, no direct impact on any known archaeological assets is predicted

The impact on any hitherto unidentified archaeological remains would arise from pre-construction activities – such as ground preparation/improvement. Construction activities with the potential to impact upon archaeological remains include excavations for the foundations of buildings, excavations for services such as drains, sewers, outfalls, and excavations in order to lay the sub-grade as a base for roads, paths, the car park and circulation areas.

Indirect Impacts on Settings of Heritage Assets

The effect of development on the significance of the setting of heritage assets (including archaeological assets) is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an applicant to provide a description of the significance of the assets affected and the contribution of their setting to that significance. The significance is the sum of the cultural heritage values ascribed to the asset. The cultural heritage value is, in turn, the sum of four component values - archaeological, architectural, artistic and/or historic.

Setting is defined as the surroundings in which a heritage asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are

designated or not. Therefore all the heritage assets identified during this assessment have settings and it is right and proper for this assessment to identify the key attributes of the archaeological assets and their settings and the potential impact upon the settings occasioned by proposed development within the Site. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the English Heritage document *The Setting of Heritage Assets: English Heritage Guidance*. It is noted that English Heritage states that while heritage assets such as archaeological sites which consist solely of buried remains may not be readily understood by a casual observer, they nonetheless retain a presence in the landscape (in terms of their location, topographical position, and spatial relationship with other heritage assets) and so, like all heritage assets, have a setting. While the form of survival of an asset may influence the contribution its setting makes to its significance, it does not follow that the invisibility of the asset necessarily reduces that contribution.

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a cultural heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Assessment Site, this assessment has sought to describe the setting for each significant

cultural heritage site and provide a measure of the contribution that the setting plays in the value of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publically accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given archaeological asset. However, there are instances where the characteristics of sightlines may be have been intentionally designed and as part of the setting are integral to the significance. Taking into account these considerations and the absence of any meaningful sight lines between assets, their settings and the Site, the heritage assets identified in this assessment do not require a detailed setting assessment.

8. CONCLUSIONS

It is understood that the proposed development on the Site takes the form of a residential estate. This document contributes to an informed, sustainable and responsible approach to the proposed development.

There are no registered World Heritage Sites, Archaeological Areas, Scheduled Ancient Monuments, Listed Buildings, Locally Listed Buildings, Conservation Area Registered Parks and Gardens or Registered Battlefields, Locally Designated Parks/Gardens/Cemeteries wholly or partly within in the Site. The Site does not contain any designated heritage assets for which there would be a presumption in favour of preservation *in situ* and against development arising from considerations of sustainability.

There are no township or parish boundaries within the Site or along its boundaries. The Site may contain archaeological remains but the probability of such remains to be present is negligible/low.

There are 14 designated heritage assets (all Listed Buildings) within 1km of the Site. Due to separation distances, the character of the intervening landform, built and natural environment, the setting of these designated heritage assets would not be affected by the proposed development and the significance of the assets would not be harmed. The proposed development would not impact on the historic, aesthetic, architectural, evidential or communal values ascribed to any of these designated assets.

The potential for as yet unknown archaeological remains to be present at the Site has been estimated as low/negligible for all periods. However, it should be noted that the absence of evidence is partly a reflection of the degree of archaeological investigation in the area and is not necessarily a true indication of human activity that may have left traces in the archaeological record.

Relevant guidance in these matters (Chartered Institute for Archaeologists 2017) notes that while recommendations on further archaeological work within the planning process may be warranted, in most circumstances within the planning framework this will be the responsibility of the relevant planning archaeologist or curator advising the LPA. This document does not wish to prejudge the opinion of the Historic Environment Manager (Historic Environment Team, Shropshire Council) Dr. A Wigley, but it is considered appropriate and helpful to offer options should planning permission be granted.

The heritage potential (archaeology) of the Site is very low, and appears to offer no opportunities for meaningful information/knowledge gain against the objectives of the regional research framework (Watt, 2011). Therefore, there is no justification to undertake evaluative archaeological recording and analysis of the Site as a pre-determination exercise nor to require

the deployment of any archaeological attendances as a condition of any planning permission that may be granted.

It has been assessed that such a development on the Site is unlikely to have any perceptible, adverse effects on the setting of the designated cultural heritage assets identified outside the Assessment Area and therefore no harm would be occasioned to any heritage asset outside the Assessment Area.

With respect to the statutory duties upon the decision taker arising from the *Planning (Conservation Areas and Listed Buildings) Act 1990* it would appear that the proposed development would have no direct or indirect impact whatsoever on any Listed Building or Conservation Area and the statutory duties to give regard to preservation are not engaged.

The information provided meets the expectations of NPPF in that the applicant has described the significance of heritage assets that may be affected by the proposed development and has also assessed any contribution made by the settings of the identified heritage assets. It is considered that the level of detail provided is proportionate to the scale of the development and assets' importance and is sufficient to allow the Local Planning Authority to understand the potential impact of the proposal on the significance of the assets and proceed accordingly.

With respect to national policy considerations relevant to non-designated cultural heritage assets the LPA is directed to make '*a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset*'. There is no predicted loss/harm to any identifiable heritage asset and so the balanced judgment is not engaged and there are no reasons to refuse the application on the grounds of harm to heritage/archaeology.

9. SOURCES

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Land off Harley Road, Cressage

Arboricultural Impact Assessment

January 2020

Arboricultural Impact Assessment

Land at
Harley Road
Cressage
Shropshire

This Arboricultural Impact Assessment has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.

Planning permission is being sought to develop site to provide residential dwellings with access, internal roads, public open space and associated infrastructure

All trees on and immediately adjacent to the site have been surveyed and assessed in accordance with the recommendations of BS5837: 2012. The survey recorded eleven individual trees and two groups of trees, one area of woodland and two hedgerows These ranged in quality and amenity value from High (3), Moderate (5), Low (7) and (1) unsuitable for retention.

The site is open and it should be possible to develop in a meaningful way without impacting on significant trees.

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Date	Revision	
27 th January 2020		Issued for outline planning
29 th January 2020	A	Change of Masterplan layout

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Instruction

- 1.1 This report has been provided by Sylvan Resources LTD for Muller Property Group LTD. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission for or preparing any documents or plans for this or future applications at this site.
- 1.2 Planning permission is being sought to develop site to provide residential dwellings with access, internal site roads, public open space and associated infrastructure. An indicative masterplan ref: SA35388.02 Rev D has been prepared for the site and is considered in this report.

Scope & Limitations

- 2.1 The purpose of the report is to assess the environmental and amenity values of all trees on or adjacent to the area affected by the proposed development and is based on a site assessment undertaken 20th January 2020. The report will assess the long-term contribution that the trees can make to the area and the arboricultural implications of retaining them and seek to find a satisfactory juxtaposition between the trees and the new development. The report will assess the potential impact that may arise as a result of the proposed construction works and make recommendations for protecting trees, hedges and shrubs where appropriate
- 2.2 The report is prepared in accordance with the recommendations of the British Standard Document BS 5837: 2012 'Trees in Relation to Construction'.
- 2.3 This report is not an ecological assessment and does not identify habitats or constitute a protected species survey.

Statutory Controls & Obligations

- 3.1 Forestry Act; the felling of trees is controlled by the Forestry Act, which requires that a felling licence is obtained prior to cutting down any trees. The Forestry Act does not apply to the felling of trees growing within an orchard, private garden, churchyard or public open space. The Forestry Commission has the responsibility for enforcing the Forestry Act.
- 3.2 Tree Preservation Orders & Conservation Areas; Local Authorities have specific powers under the Town & Country Planning Act 1990 as amended, to protect trees through the use of Tree Preservation Orders. Where trees are protected under such orders it is a criminal offence (subject to any exemptions for which provision may be made by the act or order) to undertake, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. Similar controls apply to all trees growing within a designated Conservation Area.
- 3.3 Bats, wild birds and other protected species; The Wildlife & Countryside Act & the Conservation (Natural Habitats & C.)

Regulations make it an offence to disturb or destroy bats and bat roosts and wild birds and their nests. Other species of plant and animal are also protected. These creatures often inhabit trees and sufficient care must be taken to ensure they are not affected during forestry and arboricultural works.

Site description

- 4.1 The proposed development site is situated to the south west of the village of Cressage in Shropshire. The site extends to approximately 2.43 hectares and is currently agricultural land. The site has boundaries with the open countryside to the south and south west, a strip of woodland to the north and north west, separating the site from Wood Lane Harley Road to the east. Access to the site is would be gained from Harley Road, with a footpath link to Wood Lane. The site slopes down from the south east to the north west and is between approximately 60m – 70m AOD and reasonably sheltered.
- 4.2 There are a number of trees and hedgerows on the boundaries of the site and within the garden area of adjacent dwellings and a small strip of native broadleaf woodland adjacent to the boundary.



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Soils

- 4.3 Soils at the appeared to be reasonably free draining, cultivated brown earths. Geological maps indicate a diamicton till drift over mudstone. No significant impediments to root development where noted.

*NB. This soil assessment is undertaken in situ using visual and manual techniques and is **only** for the purpose of establishing the influence of site soils on tree growth. The assessment **must not** be relied upon to inform any engineering decisions.*

Development Proposal

- 5.1 Planning permission is being sought to develop site to provide up to 60 residential dwellings with access, internal roads, public open space and associated infrastructure.



Tree Survey Methodology

- 6.1 All trees within and adjacent to the site have been assessed where they are within 15 m of any area that may be disturbed as a result of the proposed development and have a stem diameter over 75mm at 1.5 metres. Measurements have been taken in accordance with the procedures and protocols set out in BS 5837: 2012 and the Forest Mensuration Handbook. Height measurements are approximate unless otherwise stated. Trees have been assessed as individuals, groups or woodlands as appropriate. Where access to trees has been restricted, either as a result of their situation on private land or where vegetation or ground conditions are unfavourable, an estimation of trunk diameter has been made. This entails using a set of callipers to approximate the measurement. Estimates are rounded up to provide a margin. This technique has only been used where there is a sufficient buffer between the RPAs and any area disturbed by development. Where trees are in woodlands or groups only the outside edge trees are assessed unless there are larger trees with RPAs or crowns that would overlap the edge trees.
- 6.2 BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term

viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)

1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.

2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.

3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)

1 Trees that might be included in a higher category but are downgraded because of impaired condition.

2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.

3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.

Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.

The most significant or valuable trees are placed in the categories, A & B. Site design should make provision to retain trees in these categories and most Local Planning Authorities will insist upon this (or in exceptional circumstances will require that significant compensation planting is incorporated into the design), whilst trees that should not be a constraint to development are recorded with a C category. Trees categorised as U are in a poor condition and should be removed prior to the commencement of work.

6.3 Where trees are to be retained, it is necessary to ensure that they are suitably protected to avoid damage during the construction phase of the development. It is also important to consider any long term implications; such as issues with shading or leaf litter that may arise as a result of tree retention.

6.4 To ensure that trees are not adversely affected by the construction works it is necessary to:

a. The avoidance of physical damage to the aerial parts of the trees (i.e. Impact and other damage to trunk and branches)

- b. The avoidance of damage to retained trees as a result of the severance or other physical damage to their roots
- c. Preserve of the character of the soil, through the avoidance of any activity that would cause it to become compacted or otherwise disturbed or disrupted, and to avoid contamination by potentially harmful substances
- d. To ensure free gaseous exchange is permitted between the upper layers of soil and the atmosphere
- e. To ensure adequate (but not excessive) water supply to the soil and hence to tree roots

This would normally be achieved by establishing an area, known as a construction exclusion zone (CEZ) around each tree. The CEZ is derived from the root protection area (RPA) and the crown spread of the tree. The RPA represents the area occupied by the tree's root system and is calculated for each tree based on its stem diameter and the ground conditions present taking account of and any impediment to rooting. The RPA should represent the most probable position of the tree's root system.

The CEZ must be considered sacrosanct and be maintained completely undisturbed. No construction should take place within this area and it should not be used for storage of materials or fuels. Access for vehicles machinery or personnel is prohibited and to ensure that it is not damaged by construction activity it must be suitably protected during the construction phase, using robust fencing or alternative ground protection methods, to prevent disturbance and damage occurring.

- 6.5 In addition to the implications that a new development may have for existing trees it is also important to assess any long-term issues or concerns that may arise as a result of retaining trees close to a new dwelling or structure. This can include problems associated with leaf litter and other debris that may fall from trees, the potential that a tree has to cause damage to a structure in the future, any on-going maintenance requirements that may arise and the level of shade that the tree may cast, it is particularly important to consider the effects of shading where trees are to the south of houses and gardens. Trees can also cause feelings of apprehension to the occupiers of nearby buildings and can have an overbearing impact on a property if adequate space is not provided.
- 6.6 The report assesses all trees with regard to their size, position and natural characteristics, and taking into account of their future growth makes provides recommendations as to their long-term suitability for retention.

Arboricultural Assessment

- 7.1 Full details of the tree surveyed are provided in appendix A. and their relative positions, crown spreads, root protection areas are indicated on the attached plans.
- 7.2 No checks have been undertaken to establish the status of the trees with regards to Tree Preservation Orders or Conservation Areas, however all the trees will be subject to the Forestry Act (see section 3.1) and all hedges subject to the Hedgerow regulations (see section 3.3). No trees or hedges should be felled, lopped, topped or in otherwise removed or damaged without prior permission from the relevant authority.
- 7.3 The survey recorded eleven individual trees and two groups of trees, one area of woodland and two hedgerows which are categorised as follows:

Category	Quantity
Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)	3
Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)	5
Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.	7
Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.	1

Arboricultural merits and the significance of the trees in the landscape

- 7.4 The site is open with the trees and hedgerows located around the boundary or off-site on adjacent land. The most significant arboricultural features are the large conifer trees in the garden of the existing property to the east (T6, T7 & T8) and the area of woodland along the north and north west boundary (W11).
- 7.5 There are no veteran tree and a few potential veteran trees on the site. There are no areas of ancient woodland on or adjacent to the site.

Design Considerations

- 7.6 The site design should seek to incorporate the category A & B trees into the layout.
- 7.7 In addition to the ensuring that the trees are not damaged by the construction process, consideration should also be given to the future implications associated with the retention of the trees in the terms of their influence on the new properties. To ensure a harmonious relationship between the trees and the proposed dwellings it is necessary to allow adequate separation so that the trees do not exert

- an overbearing influence, are so close as to promote worries about tree safety and avoid problems associated with leaf litter and shading.
- 7.8 It is particularly important to consider the effects of shading where trees are to the south of houses and gardens and a tree shade plan showing the position of the tree shadows (category A & B trees only) at 12pm on March 21st (spring equinox) and 12pm June 21st (Mid-summer) is provided with this report to assist with site layout design. Ideally the layout should take account of existing retained trees and any new planting, with consideration to their ultimate size and density of the foliage and that garden areas should be designed to meet the normal requirement for direct sunlight for at least part of the day. Building Research Establishment guide to good practice (BR209) Site Layout Planning for Daylight and Sunlight advises that, in order to appear reasonably sunlit a dwelling should have at least one main window wall that faces within 90° of due south and that on this wall, all points on a line 2m above ground level are within 4m of a point which receives at least a quarter of the annual probable sunlight hours. The guide also advises that for gardens to appear adequately sunlit, no more than two-fifths and preferably no more than a quarter should be prevented from receiving any sunlight on 21st March.
- 7.9 To assess impact of shading, an evaluation was undertaken of the indicative site layout using the ArborShadow R4 software. The shadow positions for the retained trees at 12pm on 21st March and 21st June are shown on the Tree Constraints Overlay Plan and this indicates how the site will potentially be affected by shade at some point during the day on these dates. It can be seen that the site is well lit for most of the day, there would be some level of evening shading associated with the woodland along the north west boundary, but this is reduced owing to the fact that the woodland is sited on land that slopes steeply down away from the site.
- 7.10 To ensure that trees do not become overbearing or exert a dominating effect on a property it is recommended that no occupied property is sited within a distance equivalent to 50% of the mature height of a tree (see appendix A), which should be increased to 60% if the tree is directly to the south of a property. There should also be a distance of at least 1.5 metres from the edge of the crown to the building at the closest point, this must take account of the ultimate spread of the tree. No more than 40% of a garden area should be beneath the crown of a tree, and the remaining area should not be shaded by the tree.
- 7.11 All services both under and over ground must be located outside the CEZ around retained trees. All services must be installed in compliance with NJUG chapter 4 recommendations.

Arboricultural Impact

Impact	Category A	Category B	Category C	Category U
Tree Removal		T1, T2	T3	
Facilitative Pruning Required				
RPA Encroachment	W11			
Potential Shading	W11			
Proximity Issues				

7.12 This is an outline application and a finalised layout has not yet been prepared, however it can be seen that the site can be developed without the need to remove high quality trees, although some adjustment to the layout would be required to reduce the impact on the woodland and to retain T1 & T2 if considered desirable.

Landscaping of the Development

7.13 The development provides an opportunity to enhance the existing tree stock in the area through additional new planting. A detailed landscape scheme can be prepared following a finalisation of the site layout.

Arboricultural Operations

Permission to remove any tree must be obtained from the Local Planning Authority and must not be undertaken until all pre-commencement conditions have been discharged.

- 8.1 No tree removal or pruning is required to implement this site design, however should tree work be desired, subject to any planning constraints, it is recommended that the work should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000 000. All operators must hold relevant NPTC certificates. A site-specific risk assessment must be prepared and operators must work to a health and safety method statement. The use of Arboricultural Association Approved Contractors www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons is recommended.
- 8.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.

Generic Arboricultural Method Statement

- 9.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.
- 9.2 This document should be read in conjunction with the Tree Protection Plan which will be prepared following a finalised layout. The TPP indicates the construction exclusion zone (CEZ) that must be maintained around each retained tree. These areas must remain undisturbed during the construction process and must be protected using suitable fencing or ground protection as specified.

- 9.3 Copies of the TPP & the AMS must be available on site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.
- 9.4 All tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The LPA must be informed in writing once the tree protection measures are installed.
- 9.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections (see 9.17).
- 9.6 All measurements are given in metric using standard abbreviations.

Fencing and Ground Protection

- 9.7 The TPP indicates the position all protective fences.
- 9.8 Protective fencing will comprise herras fencing or as agreed with the Local Planning Authority.
- 9.9 Where ground protection is to be used it will consist of a proprietary system such as Ground Guard protective plates which must extend over the entire area indicated on the TPP and be securely fastened in place. The type of guard used must be suitable for loads up to 40 tonnes or more.
- 9.10 The protective fencing and ground protection must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.
- 9.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

General Precautions

- 9.12 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the trunk of a tree that is to be retained or within any part of the CEZ. Spills kits, suitable for the type fluids, fuels and chemicals stored on site must be available on site and site operatives must have training in their use.
- 9.13 No fires will be lit within 20m of the trunk of any tree that is to be retained.
- 9.14 Storage and mixing areas, contactor parking and all site huts must be outside the CEZ.
- 9.15 Access to the work area is via the main site entrance and must not traverse the CEZ.
- 9.16 All service and drainage routes, below or above ground must avoid the CEZ. All services are to be installed in accordance with NJUG volume 4 Guidelines.

- 9.17 To ensure that all tree protection measures are properly installed and maintained the site shall be monitored to the following schedule.
Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit. All tree protection measures must remain in place until development work is completed and only removed after receiving written confirmation from the LPA.

Schedule of Inspection

1. TBA

- 9.18 Prior to the commencement on site of any work, a competent person is to be appointed to monitor the day to day activities on site.

Conclusion

- 10.1 Providing the recommendations of this report are followed, the proposed development can be undertaken with minimum impact to the existing arboricultural environment.

J. Terry

**MICFor.
Chartered Forester**

Revision A

29th January 2020

Arboricultural Assessment

Ref. No.	Species	Top Height	Stem Dia mm	N	E	S	W	CC	Age	Rem Cont	Cat	RPA m ²	Notes	AIA
T1	Quercus robur (Common Oak)	15	300	4.4	3.9	3.5	3	2	EM	40+	B2 (A)	41	Condition: Good Notes:	Situated in a prominent location, T1 has the potential to become a more significant landscape feature as it matures. Tree is shown as requiring removal under the indicative layout, however there is the potential to amend the site layout to allow retention or to plant a replacement specimen to the south.
T2	Betula pendula (Silver Birch)	12	500	6	5.4	3	5.7	2	M	20+	B2	113	Condition: Fair Notes:	A reasonable prominent and attractive tree. Tree is shown as requiring removal under the indicative layout, however there is the potential to amend the site layout to allow retention or to plant a replacement specimen to the south.

T3	Taxus baccata (Yew)	6	150 150 100	2	3	3.2	3.1	1	M	40+	C2	25	Condition: Fair Notes: Group trees on adjacent land.	A minor specimen with limited value as part of the background landscape. Shown as removed under the indicative layout. Any loss of amenity will be mitigated through new planting on the site.
T4	Betula pendula (Silver Birch)	12	260	2.8	2.6	2	2.3	3	EM	20+	C2	31	Condition: Fair Notes:	A minor specimen with limited value as part of the background landscape. Would be retained under the indicative layout.
T5	Aesculus hippocastanum (Horse Chestnut)	17	1,400	8	7.6	9	6.9	2	OM	<10	U	707	Condition: Poor Notes: Die-back, missing bark, suspected bleeding canker	Recommend removal on arboricultural management grounds
T6	Pinus strobus (Weymouth Pine)	18	850	8.7	8	9.6	7.1	2	M	40+	A2	327	Condition: Good Notes:	Prominent specimen forming part of the mature landscape in the garden of the adjacent dwelling. It is recommended that the tree be retained and protected to the required standard as indicated on the indicative site layout.
T7	Sequoiadendron giganteum (Wellingtonia)	22	1,500	8.6	8	5.1	7.3	0	M	40+	A2	707	Condition: Good Notes:	As T6

T8	Cedrus libani atlantica (Atlantic Cedar)	20	800	2	4	4	4.5	6	M	40+	B2	290	Condition: Good Notes: Asymmetrical crown as a result of proximity to T7.	As T6
H9	Prunus spinosa (Blackthorn), Crataegus monogyna (Hawthorn), Ilex aquifolium (Holly), Sambucus nigra (Elder)	3	100	2	2	2	2	0	M	40+	B2	5	Condition: Good Notes: Native species hedge along the north boundary of the site with Stapleford Road. The hedgerow does not meet the criteria to be considered important under sections 6, 7 & 8 of part two of the Hedgerow Regulations,	Provides reasonably attractive boundary feature and would help to screen the site from the surrounding countryside, Has reasonable habitat value. Hedgerow should be retained and incorporated into the site layout as indicated on the indicative layout.
T10	Holly	14	200 200 180 250 220	3.1	4	4	2	0	M	10+	C2	101	Condition: Good Notes: Multi-stem hedgerow tree.	A minor specimen with limited value as part of the background landscape. Would be retained under the indicative layout.
W11	Fraxinus excelsior (Ash), Crataegus monogyna (Hawthorn), Quercus robur (Common Oak),	16	850 (max)	6	6	6.5	6	3	M	40+	A2	327	Condition: Good Notes: Area of native woodland on steeply sloping ground to the north of the site.	Attractive and significant landscape feature with habitat benefits, has long-term potential and should be incorporated into the site layout. Current

	Prunus spinosa (Blackthorn), Prunus domestica (Damson), Corylus avellana (Hazel)													indicative site layout would require some minor amendments to ensure the woodland was not compromised by the proposed development.
H12	X Cupressocyparis leylandii (Leyland Cypress)	2	100	2	2	2	2	0	M	10+	C2	5	Condition: Poor Notes: Garden hedge with significant defoliation and die-back	A minor specimen with limited value as part of the background landscape. Would be retained under the indicative layout.
G13	Crataegus monogyna (Hawthorn), Ilex aquifolium (Holly)	10	250	3	3	3	3	4	M	10+	C2	28	Condition: Good Notes: Small group of trees on garden boundary.	Minor specimens with limited value as part of the background landscape. Would be retained under the indicative layout.
T14	Fraxinus excelsior (Ash)	15	520 630	7	6.3	6.2	8.3	3	M	10+	C2	302	Condition: Good Notes:	Reasonably attractive feature in the landscape, long-term potential may be limited because of potential to contract ash die-back. Would be retained under the indicative layout.
T15	Salix X chryso coma (Weeping Willow)	12	450	6	6	6	6	3	M	20+	B2	92	Condition: Good Notes: Garden tree.	Reasonably attractive feature in adjacent garden. Would be retained under the indicative layout.

G16	Fraxinus excelsior (Ash)	5	150	3	3	3	3	1	EM	10+	C2	10	Condition: Good Notes:	Minor specimens with limited value as part of the background landscape.
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Ultimate Heights of Main Species

Ash 17

Oak 18

Redwood 30

Notes

BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality with an estimated life expectancy of at least 40 years.

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated lifespan of at least 20 years

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

Category U: Trees in such a condition that they cannot realistically be retained as living in the context of the current land use for longer than 10 years. *NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

Bat potential has been assessed in accordance with the guidance provided in BS 8596:2015 and is at the level of a non-specialist scoping survey. This assessment is for preliminary advice and does not negate the requirement for a specialist ecological survey

Key

Tag No	Identification number for tree	Species	Species of tree
Top Height	Estimated height of tree	Stem Dia.	Diameter of stem at 1.5 metres
Stems	Number of stems	N, E, S, W	Crown spread at compass points
CC	Crown Clearance	FSB	Direction of first significant branch
Rem. Cont	Remaining safe life expectancy in years	RPA	Root protection area in m ²
Cat.	BS Category (see above)	AIA	Arboricultural Implication Assessment
Age	Y - Young Trees SM Semi Mature EM Early Mature M Mature LM Late Mature exceeds normal life expectancy for species VET Veteran Tree		
Condition	Good Relatively free from defects and / or major pests and diseases Fair Some defects, which could be addressed through tree surgery or minor pests or early symptoms of diseases Poor Substantial defects or terminal decline Dead Dead		

Tree Constraints Plan

Land at Harley Road Cressage

- KEY
- Cat A Tree
 - Cat B Tree
 - Cat C Tree
 - Cat U Tree
 - Canopy
 - Woodland
 - Hedgerow
 - RPA
 - RPA Cat C



Drawing No: HRC/TCP/01/20/01
 Drawn By:
 Scale: 1:500 @ A1
 Date: 27th January 2020
 Revision:

Do not scale from this drawing all dimensions to be checked on site
 Drawing is colour coded and a monochrome copy should not be relied upon

Tree Constraints Plan
Overlay
Land at
Harley Road
Cressage

- KEY
- Cat A Tree
 - Cat B Tree
 - Cat C Tree
 - Cat U Tree
 - Canopy
 - Woodland
 - Hedgerow
 - RPA
 - RPA Cat C



Drawing No: HRC/TCP/OL/01/20/01
Drawn By:
Scale: 1:500 @ A1
Date: 29th January 2020
Revision: A

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Tree Shade Plan

Land at
Harley Road
Cressage

- KEY
- Cat A Tree
 - Cat B Tree
 - Cat C Tree
 - Cat U Tree
 - ▭ Canopy
 - ▭ Woodland
 - ▭ Hedgerow
 - ▭ Tree Shadow 21st June 12pm
 - ▭ Tree Shadow 21st March 12pm



Drawing No: HRC/TSP/01/20/01
Drawn By:
Scale: 1:500 @ A1
Date: 29th January 2020
Revision: A

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