



SUNDORNE CASTLE ESTATE

Date: 25/02/2021

RE: Shropshire Local Plan Review

This letter comprises a summary of the comments contained within the enclosed forms and together comprises a representation to the Local Plan Review Regulation 19 Consultation from the Sundorne Castle Estate:

Part A: Consultees' details

Part B: representations on:

- Strategic Policy SP2 - Strategic Approach
- Strategic Policy SP7 - Managing Housing Development
- Strategic Policy SPI0 - Managing Development in the Countryside
- Strategic Policy SPI2 - Shropshire Economic Growth Strategy
- Strategic Policy SPI3 - Delivering Sustainable Economic Growth and Enterprise
- Strategic Policy SPI4 – Strategic Corridors
- Strategic Policy SPI5 - Whole Estate Plans
- Development Control Policy DPI0 – Tourism, Culture and Leisure
- Development Control Policy DP23 – Conserving and Enhancing the Historic Environment
- Settlement Policy SI6 - Shrewsbury
- Site SHRI66 - 'Land to the west of the A49'

The Estate is keen to continue to work closely with the local community and Local Planning Authority and to participate actively in the plan making process. As a long-term landowner, the Estate can commit to a long-term vision and commitment to helping deliver plans and actions that can further enhance the social, economic and environmental well-being of Shropshire's communities.

The Sundorne Castle Estate continues to support the development of site SHRI66 'Land to the west of the A49' and continues to engage with the local planning authority regarding the allocation and delivery of this site.

We are aware of comments made to the 2019 and 2020 Local Plan consultations by Historic England regarding the allocation of this site for development. In response, the Estate have

undertaken heritage assessment work in support of allocation of this site. In summary, the heritage report concludes that the site could be brought forward for development, with appropriate mitigation, in such a way as to manage the impacts on the heritage significance of the site itself or nearby heritage assets.

The Heritage Report by Worlledge Associates. has helped inform the suggested additional 'Development Guidelines' for Schedule SI6.1(ii) as contained within this submission. In conclusion we consider that subject to appropriate development guidelines any impacts of development on the site to the setting of the nearby heritage assets can be suitably mitigated.

Furthermore, heritage benefits would arise from the development in providing investment opportunities to the Estate for the management of other heritage assets, and the sustainable and economic health of its communities.

The Sundorne Castle Estate also welcomes the Plan's acknowledgement of Whole Estate Plans in managing land. We support the use of Whole Estate Plans (WEP) by the Council as a material consideration in circumstances where the WEP complements and supports the objectives of the Local Plan.

The Sundorne Castle Estate are currently developing a Whole Estate Plan. This will evolve and formalise recent engagement with the Council on future aspirations and management challenges and opportunities of the Estate. The Estate hope to bring the Whole Estate Plan forward during the early years of the newly adopted Local Plan.

We very much hope that you find this submission useful. We will be pleased to discuss any matters arising with you and look forward to a continuing dialogue.

Kind regards,

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:	Sundorne Castle Estate
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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:	<input type="text" value="SP2"/>	Site:	<input type="text"/>	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.

The Estate considers the Council's strategic approach as set out within Policy SP2 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Estate supports the aspirations of the Plan to help support and deliver growth and investment in Shropshire.

They support the focus of this development on the key settlements, with Shrewsbury retaining its primary settlement function and key location for growth.

They are also pleased to see the Plan recognises the rurality of much of the County and the need for the plan to allow appropriate growth in rural areas. This will help to maintain the sustainability of rural communities, including through the provision of affordable housing, and rural economic development and diversification across the whole rural area.

The Estate is an example of successful rural diversification, having developed a collection of modern rural workspaces which provide employment for over 300 people. Such provision will be an important part of providing for sustainable rural communities during and after the current health pandemic and into the future.

We note that Policy SP2 proposes the delivery of around 30,800 new dwellings and around 300 hectares of employment land over the plan period.

In respect of housing development, we note that the Regulation 19 plan advises this is a higher figure than the level of housing need suggested by the Government's Standard Methodology. We support the growth aspirations and flexibility this target provides for reacting to changing needs and demands over the plan period.

Policy SP2 advises that the employment requirement for Shropshire is of around 300ha of employment land over the plan period from 2016 to 2038, and that this target seeks to implement the aspirations of the Economic Growth Strategy for Shropshire, key objectives of which are to support and grow new and existing businesses and attract inward investment. The need to allocate new strategic allocations to provide sufficient and appropriately located land to deliver against these aspirations is supported, and the Estate supports the allocation of land at SHRI66 'Land to the west of the A49' and its contribution to the delivery of this strategy.

However, the need for the plan to include sufficient flexibility in its policies and allocation of land to ensure necessary development comes forward to support economic growth, and respond to changing needs, is also important and is commented on under our representations to Policy SP13.

(Please continue on a separate sheet if necessary)

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.

Office Use Only	Part A Reference:
	Part B Reference:

N/A

(Please continue on a separate sheet if necessary)

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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:

(Please continue on a separate sheet if necessary)

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Signature: Shelley Coffey (Agent)

Date: 25/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Sundorne Castle Estate
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- ☐ 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:	SP7	Site:	<input type="text"/>	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"/> |
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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.

The Estate considers the Council's approach for managing housing development as set out within Policy SP7 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Estate welcomes the flexibility within the plan to support windfall opportunities for housing in other sustainable locations, consistent with the wider policies of the local plan.

We note the reference to residential development guidelines and welcome the clarification in 3.49 that these guidelines are not seen as ceilings to development. It is important that sustainable developments are viewed positively and with consideration given to the overall benefits of the development, irrespective of the delivery position

against the residential development guidelines, for the Plan to be consistent with the growth objectives of the National Planning Policy Framework and emerging Government aspirations as set out within the recent White Paper, Planning for the Future.

(Please continue on a separate sheet if necessary)

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(Please tick one box)

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Signature:	<table border="1"><tr><td>Shelley Coffey (Agent)</td></tr></table>	Shelley Coffey (Agent)	Date:	<table border="1"><tr><td>25/02/2021</td></tr></table>	25/02/2021
Shelley Coffey (Agent)					
25/02/2021					

Office Use Only	Part A Reference:
	Part B Reference:

Representation Form

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- (Please tick one box)

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

Paragraph:	<input type="text"/>	Policy:	SP10	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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The Estate considers the Council's approach for managing development in the countryside as set out within policy SP10 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Estate generally supports the Council's proposed approach to managing development in the countryside as set out within Policy SP10, particularly the support for development outside of the identified community settlements, to support development needs and aspirations across the wider rural area.

The Estate is pleased to see at Policy SP10 recognition of the countryside as a living-working environment and the need for flexibility and positivity in decision making to

ensure the needs of rural businesses and communities can be met, where they do not result in unacceptable adverse impacts.

A cross reference to Whole Estate Plans (Policy SPI5), and their importance as a material consideration and their role in facilitating such development, should be made within Policy SPI0, to ensure clarity in future decision making.

In respect of housing delivery, whilst generally supportive of the proposed criteria for new housing development, the Estate considers that the policy could be more positive by including opportunities for small scale infill development where the proposed development would maintain local character and landscape setting and give rise to no adverse impacts. This would allow for a positive approach to development and an efficient use of land and aid the delivery of new homes within the villages around the key settlements and strategic corridors, thus contributing to the sustainability of Shropshire's rural communities.

(Please continue on a separate sheet if necessary)

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	Part B Reference:

- ☒ 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:

Should the Inspector wish to discuss our suggested changes to the policy wording to include reference to policy SP15.

(Please continue on a separate sheet if necessary)

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Signature: Shelley Coffey (Agent)

Date: 25/02/2021

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- (Please tick one box)

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

Paragraph:	<input type="text"/>	Policy:	SP12	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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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.

The Estate considers the Council's Economic Growth Strategy as set out within Policy SP12 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Estate supports the aspirations of Policy SP12 to positively support enterprise, diversity of the local economy and sustainable economic growth, including in appropriate rural locations.

We support the focus of this development on the key settlements, with Shrewsbury retaining its primary settlement function and key location for growth.

We are also pleased to see provision made for windfall developments in the countryside where appropriate and in line with other policies in the local plan. A cross reference to Whole Estate Plans (Policy SPI5), and their role in facilitating such development, should be made within Policy SPI2, to ensure clarity in future decision making.

(Please continue on a separate sheet if necessary)

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Should the Inspector wish to discuss our comments regarding inclusion of a reference to Policy SP15.

(Please continue on a separate sheet if necessary)

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

Paragraph:	<input type="text"/>	Policy:	SP13	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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The Estate considers the Council's approach for delivering economic growth and enterprise as set out within Policy SP13 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

Policy SP13 advises that the employment requirement for Shropshire is of around 300ha of employment land over the plan period from 2016 to 2038. The need to allocate new strategic allocations to provide sufficient land to deliver against these aspirations is supported.

The Estate supports the recognition that the introduction of secondary and ancillary employment uses onto employment sites will provide flexibility to meet land demands for other employment generating uses. We consider this is reflective of the recent use

class changes (e.g. the new 'E' use classes), introduced by Government in order to ensure a responsive and efficient use of land and premises to meet changing economic needs, as supported by paragraph 81d) of the National Planning Policy Framework.

It is suggested that the policy also needs to acknowledge the flexibility encouraged by Paragraph 120 of the Framework, and provide for a mechanism whereby historic allocated sites which have not come forward for their allocated use, should be considered positively for alternative uses. An example would be the Estate's employment allocation at Battlefield (Site Ref SHR203), which could potentially be utilised more efficiently as a mixed use site reflecting the residential allocation on the adjacent half of the site, as well as surrounding commercial uses.

The provision for additional windfall development outside the strategic allocations and existing employment sites, is also supported.

(Please continue on a separate sheet if necessary)

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

Should the inspector wish to debate matters relating to the proposed allocated employment sites.

(Please continue on a separate sheet if necessary)

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Paragraph:	<input type="text"/>	Policy:	SP14	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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- (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.

The Estate considers the Council's approach to establishing Strategic Corridors as a focus for major employment development as set out within Policy SP14 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Estate supports the aspirations of Policy SP14 to positively deliver a step change in the local economy, and the focus on a network of strategic corridors to along the principal rail and strategic road routes to deliver this.

The Estate is supportive of the opportunity for new sites, both brownfield and greenfield, to be brought forward for development within these strategic corridors, in addition to allowing development on sites allocated within the plan.

The Estate lands are well located to the direct north of the Shrewsbury gateway to the 'Eastern Belt' strategic corridor (i.e., the A5) and through existing employment hosting sites and development opportunities are well placed to contribute to the economic growth of this important strategic corridor.

(Please continue on a separate sheet if necessary)

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.

N/A

(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:

Office Use Only	Part A Reference:
	Part B Reference:

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(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:

Shelley Coffey (Agent)

Date:

25/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

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:	Sundorne Castle Estate
------------------------	------------------------

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:	DP10	Site:	<input type="text"/>	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 type="checkbox"/> | No: | <input checked="" 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.

The Estate supports the objectives of Policy DP10 to deliver high quality, sustainable tourism and leisure offers including those which are sensitive to but also respond to the opportunities presented by the natural and built, including the historic environment of the district. The acknowledgment of the value of these sectors to the local economy is also welcomed.

The Estate already contributes to the leisure opportunities in the district, being an important enabler of access to the countryside through the public access available to a network of rights of way and areas of woodland at Haughmond Hill, which provides a major amenity for Shrewsbury. There is potential to further enhance this, which will be explored as part of the Whole Estate Plan process.

The Estate is therefore pleased to see support for new tourism, culture and leisure developments in the district, including appropriate development in rural areas.

The Estate also supports the acknowledgment of the appeal to people of rural locations for holiday stays and supports the opportunities for the delivery of new visitor accommodation in rural areas.

However, the Estate considers the Council's policy for managing tourism, culture and leisure developments, as set out within policy DPI0, is partially unsound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

This change is considered necessary to ensure that Policy DPI0 is consistent with Paragraph 83 of the NPPF, which supports sustainable rural and leisure development which respect the character of the countryside with no proviso that this relates to an already existing enterprise.

(Please continue on a separate sheet if necessary)

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.

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We would suggest the following amendments to the policy wording as below:

Point 1 g) should remove the requirement for viable tourism enterprises to be 'established' to enable accommodation proposals to be supported, in order to allow new proposals for visitor accommodation to be brought forward where appropriate, in conjunction with new, well evidenced proposals.

Development of high-quality visitor accommodation in accessible locations served by a range of services and facilities, which enhances the reputation of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings, be close to or within settlements, or close to an established and/or viable tourism enterprise where accommodation is required, whilst meeting the requirements of DP24 where appropriate. Where possible, existing buildings should be re-used (development must also accord with Policy SP11).

We would also suggest the criteria under point 9, in relation to the legal caravan definition, is too restrictive a requirement, and may not allow for innovative accommodation offers to come forward. This should be removed which would allow proposals to be judged by way of consideration of impacts in each particular case.

~~Further to 2 and 3 above, any holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside (unless it conforms to para 10 below) following the approach to open market residential development in the countryside under Policy SP10 and SP11.~~

Office Use Only

Part A Reference:

Part B Reference:

(Please continue on a separate sheet if necessary)

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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)?

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☒ 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:

(Please continue on a separate sheet if necessary)

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Signature: Shelley Coffey (Agent)

Date: 25/02/2021

Office Use Only

Part A Reference:

Part B Reference:

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:	Sundorne Castle Estate
------------------------	------------------------

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:	DP23	Site:	<input type="text"/>	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.

The Estate considers the Council's approach to conserving and enhancing the historic environment as set out within Policy DP23 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Estate acknowledges the need to ensure the area's heritage assets will be protected, conserved, enhanced and restored as appropriate.

The Sundorne Castle Estate is an important part of Shropshire's history and remains responsible for a number of county's heritage assets. The Estate takes its heritage responsibilities seriously and is focused on the conservation of significance as well as taking opportunities to breathe new life into historic structures.

It is therefore pleased to see that the policy encourages development which would bring positive benefits to heritage assets. This should include giving weight in the consideration of proposals to where public access and appreciation of a heritage asset would arise as a result of a development

(Please continue on a separate sheet if necessary)

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.

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N/A

(Please continue on a separate sheet if necessary)

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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)?

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☒ 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:

Office Use Only	Part A Reference:
	Part B Reference:

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(Please continue on a separate sheet if necessary)

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Signature:

Shelley Coffey (Agent)

Date:

25/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Sundorne Castle Estate
------------------------	------------------------

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:	SP15	Site:	<input type="text"/>	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.

The Estate considers the Council's approach to Whole Estate Plans as set out within Policy SP15 is generally sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Sundorne Castle Estate welcomes the Plan's acknowledgement of the role of Whole Estate Plans (WEP) in managing land in the county. We support their proposed use by the Council as a material consideration in decision making.

We would suggest that the policy wording could be more ambitious to ensure that the policy does not stifle the ambition or the particular needs and aspirations of an Estate, where the WEP remains complementary to the overall strategic aspirations of the Local

Plan, but perhaps goes beyond what the local plan policies anticipate more generally for the rural areas.

For example, the South Downs National Park Local Plan recognises that whole Estate plans may be able to demonstrate particular material considerations that may justify development outside of settlement boundaries.

We would suggest the policy could be re-written as follows (suggested amends in red):

Whole Estate Plans are a method by which Estates can articulate their long-term vision for their land and premises interests and how these will be achieved. In recognition of the nature of Shropshire, and the potentially important role they play in managing land within the County, Whole Estate Plans prepared by Estates will be endorsed by the Council and used as a material consideration in decision making where they have demonstrated all of the following:

- a. The objectives, policies and land use proposals of the Whole Estate Plan complement ~~and do not conflict with~~ the **strategic** objectives and policies of the Local Plan;
- b. It has been prepared in collaboration with relevant external organisations, including statutory bodies; and
- c. It has been subject to meaningful public consultation.

It is also important that other key policies within the plan contain cross references to Policy SPI2 to ensure that the role of WEPs is seen as a clear enabler for the acceptability of development which might otherwise be constrained in rural areas. This would provide clarity in decision making moving forwards.

This might be applicable for example to Policy SPI3 under the windfall section; Policy SP7 when discussing housing outside of settlement boundaries; and of particular importance, Policy SPI0, the key policy for managing development in the countryside.

The unique ability of an Estate to bring forward development in a cohesive manner and which provides for overall sustainability benefits when viewed as a whole, should be an important consideration in support for giving Whole Estate Plans an appropriate weight in decision making.

(Please continue on a separate sheet if necessary)

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.

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Office Use Only	Part A Reference:
	Part B Reference:

We would suggest the policy could be re-written as follows (suggested amends in red):

Whole Estate Plans are a method by which Estates can articulate their long-term vision for their land and premises interests and how these will be achieved. In recognition of the nature of Shropshire, and the potentially important role they play in managing land within the County, Whole Estate Plans prepared by Estates will be endorsed by the Council and used as a material consideration in decision making where they have demonstrated all of the following:

- a. The objectives, policies and land use proposals of the Whole Estate Plan complement ~~and do not conflict with~~ the **strategic** objectives and policies of the Local Plan;
- b. It has been prepared in collaboration with relevant external organisations, including statutory bodies; and
- c. It has been subject to meaningful public consultation.

(Please continue on a separate sheet if necessary)

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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:

To discuss our comments above as the Inspector deems necessary.

(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: Shelley Coffey (Agent)

Date: 25/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Sundorne Castle Estate
------------------------	------------------------

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:	S16	Site:	<input type="text"/>	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.

The Estate considers the Council's proposed approach to development in Shrewsbury as set out within Policy SPI6, and associated allocations, is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

We support the continued role for Shrewsbury as the strategic centre for Shropshire and the primary focus for growth and new development in the county, and the identification of the need for additional land to be allocated to support this development strategy.

The development boundary should include proposed allocated sites, including SHRI66 and thereby provide greater support for connectivity between the site and the rest of Shrewsbury.

(Please continue on a separate sheet if necessary)

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.

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N/A

(Please continue on a separate sheet if necessary)

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☒ 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:

(Please continue on a separate sheet if necessary)

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Office Use Only

Part A Reference:

Part B Reference:

Signature: Shelley Coffey (Agent)

Date: 25/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Sundorne Castle Estate
------------------------	------------------------

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:	<input type="text"/>	Site:	SHR166	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.

The Estate considers the proposed allocation of Site SHR166 is sound when considered against the tests set out within Paragraph 35 of the National Planning Policy Framework.

The Sundorne Castle Estate continues to support the development of site SHR166 'Land to the west of the A49' and its identification as a key gateway employment site for Shrewsbury. It is recognised that its location allows it to contribute to the Council's strategic aspirations for the A5/M54 'Eastern Belt' Shrewsbury-Telford-Wolverhampton growth corridor.

With the potential for sustainable transport options to the site to be improved as acknowledged within the policy, it is considered that the site could also be suitable for a wider mix of uses on the site as part of a holistic Masterplanning exercise which

delivered sustainable transport improvements at its heart. This would allow the Council flexibility during the plan period, as encouraged by Paragraph 81 d) of the Framework, including in responding to what could be a shift in the structure of the economy and lifestyles generally as a result of the Coronavirus Pandemic.

In response to comments made to the 2019 and 2020 Local Plan consultations by Historic England regarding the allocation of this site for development, a Heritage Assessment by Worlledge Associates has been undertaken to support the proposed allocation. This report is resubmitted within this representation. This report has now been used to inform the suggested amendments to Schedule SI6.1(ii) 'Land to the west of the A49, Shrewsbury (SHRI66)' (see our response to Question 5 below) to offer a greater level of detail within the 'Development Guidelines' as to how the impacts on the heritage assets may be mitigated for through careful development of the site.

In conclusion, it is our view that subject to appropriate development guidelines such as those proposed above, the site could be brought forward for development without harm to the heritage significance of the site itself or nearby heritage assets. The development would represent the continuing expansion of Shrewsbury. Furthermore, the heritage benefits that would arise from the development in providing investment opportunities to the Estate for the management of other heritage assets, and the sustainable and economic health of its communities.

It is therefore considered there are no barriers to the site being allocated for development, and the Estate will continue to work positively with the Council to ensure the site can contribute to the strategic ambitions of the Council.

(Please continue on a separate sheet if necessary)

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.

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	Part B Reference:

It is suggested that the 'Development Guidelines' as currently set out against Site SHR166 could be expanded to include additional detail on how the site could be brought forward which mitigates against any potential harm, particularly to the setting of the heritage assets. This would require a Masterplan to be brought forward for the site, which would respond to a series of Development Guidelines, for example:

- A Masterplan will be informed by a constraints assessment including landscape and visual impact and heritage assessments, and the site must be read within the context of its setting of Haughmond Hill and Queen Eleanor's Bower ringwork, both Scheduled Monuments.

The Masterplan will seek to minimise the impacts of development through the appropriate design consideration of matters including height, scale, massing, layout, density, orientation and access of buildings.

- **Development Mix** – the site should aim to accommodate a variety of uses as set out within Policy SP13 (including B2/8 and E(g)(i),(ii),(iii), in addition to secondary employment uses within classes E(a),(c),(d),(e), C2, C2A, and appropriate Sui Generis uses) in order to allow for design variety and the use of appropriate scale and massing across the site to minimise visual impact, in particular in long distance views from Haughmond Hill and Queen Eleanor's Bower.
- **Density** – with an allocated site area of 45ha, and a typical plot ratio for employment uses of 40%¹, indicatively the site could be expected to deliver approximately 18ha of buildings, set within a landscaped setting. This density of development would allow for an appropriate level of soft landscaping to break up the appearance of the built development. Final densities to be informed by a detailed constraints appraisal and Masterplanning process.
- **Layout** – The Masterplan will look at placement and orientation of buildings of different sizes and massing in order to provide a sensitive framework to the site.
- **Roofscape** – the design of the individual buildings should seek to provide a varied roofscape in terms of shape, height and orientation to provide variety and provide a visual break within massing and minimise visual impacts as viewed from Haughmond Hill and Queen Eleanor's Bower.
- **Appearance** - Proposed buildings and/or structures should avoid the use of highly reflective and visually obtrusive materials/colour/effects and designs which have the potential to adversely affect the setting of the heritage assets. External finishes of buildings including roofs should avoid shiny and/or light finishes and use a darker and more muted palette to avoid high visibility of buildings in distant views.
- **Green Infrastructure** - Development of a Green Infrastructure (GI) Corridor around the site fringes, will build on the existing green infrastructure of the River Severn corridor. The GI Corridor will provide for appropriate screening from transport corridors to the east and

¹ This plot ratio is taken from the former ODPM Guidance on Employment Land Reviews (ODPM ELR Guidance Note (2004)) and reflects typical development densities for these uses.

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	Part B Reference:

south. The GI should permeate into the site providing an appropriate level of screening/filtering of the built environment in long distance views and to provide a landscaped setting to the buildings, roads and carparking areas.

- **Landscaping** – Structural landscaping will be implemented to define the layout and provide screening/filtering of views and for amenity purposes. It will include sustainable planting of native species and large native trees to integrate the site into the surrounding landscape.
- **Permeability & Connectivity** – the Masterplan will include a hierarchical network of roads, pedestrian and cycle links to provide clear connectivity and legibility through the site, with appropriate links from the site into the town. The internal site road network will provide a landscaped and treed framework to the site.
- **Access** – An appropriate vehicular access will be created from the A49 and all necessary improvements to the Local and Strategic Road Networks will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment.

The potential to achieve enhanced connectivity to the rail network will be fully explored and any viable opportunities identified will be implemented.

- **Heritage** - The heritage assessment will also address any impact on non-designated archaeology potentially on site. All subsequent planning applications for new buildings should be accompanied by an individual Heritage Assessment.
- **Flood Management** - Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3, which will form part of the Green Infrastructure network.
- **Lighting** - The impacts of lighting from new development on the site will be managed through appropriate positioning, height, direction, strength and hood design.
- **Amenities** - An odour assessment will be required to assess any impact from the Monkmoor Wastewater Treatment Plant on the development (as evidenced in the Shropshire Water Cycle Study) and to suggest any mitigation measures.

(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)

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	Part B Reference:

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

To address any objections regarding the proposed allocation of site SHR166

(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:

Shelley Coffey (Agent)

Date:

25/02/2021

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Part A Reference:

Part B Reference:



MANOR FIELD UFFINGTON SHROPSHIRE

HERITAGE REPORT
SEPTEMBER 2020

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associates

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Appendix 1: Entries in the National Heritage List For England for Listed Buildings and Scheduled Ancient Monuments

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WORLLEDGE ASSOCIATES

Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.

EXECUTIVE SUMMARY

The intelligent management of change is a key principle to sustaining and conserving the historic environment. Historic England and successive government agencies have published policy and advice that extends our understanding of the historic environment and develops our competency in making decisions about its management.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular significance of an asset, the extent of the asset's fabric to which the significance relates, and the relative importance of that significance.

The National Planning Policy Framework (Feb 2019), in paragraphs 189 and 190, expects that both applicant and local planning authority take responsibility for understanding the significance of a heritage asset and the impact of a development proposal. Local authorities should, the NPPF explains, consider the significance of the asset in order to 'minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

This report has been prepared in relation to a site of agricultural land, which has been identified through a Local Plan process as a potential site for the future expansion of Shrewsbury.

It forms part of the Sundorne Castle Estate, the website of which states, 'Dominating the landscape to the East of Shrewsbury the Estate today runs to 3000 acres of land and forestry surrounding the villages of Uffington and Upton Magna, and contains such landmarks as Haughmond Hill, Sundorne Castle [...] operates its own innovative arable enterprise over 1500 acres and supports a number of additional tenant farms.'

The site was part of Manor Farm, the farmstead of which was formerly based in the village of Uffington. The farm was bisected by the A49/A5 Shrewsbury bypass in the 1992. Archaeological work undertaken in 1990 ahead of the bypass confirmed the existence on part of the site of a Roman marching camp, one of a number of early Roman camps in the Wroxeter area known from cropmarks. The line of the bypass cuts through the site of the camp.

Haughmond Hill, which provides noted views towards Shrewsbury to the west, contains the remains of Haughmond Abbey, to the north of the quarry, with viewing places from the site of Haughmond Castle and Queen Eleanor's Bower.

The proposed development of the site has resulted in concerns being raised in relation to the heritage sensitivities of the site, the setting of Haughmond Abbey, Haughmond Castle site, and the broader setting of Shrewsbury viewed from Haughmond Hill.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed. Historic England's 'Good Practice Advice Notes 3: The Setting of Heritage Assets' (Dec 2017), paragraph 19, explains that;

Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset.

It recommends the broad approach to be followed:

This heritage report provides a brief history of Haughmond Abbey and its estate following its dissolution in 1539; the establishment and evolution of the Sundorne Castle Estate from 1740, and of Manor Farm, of which the proposed allocated site formed part.

The report then considers aspects of setting, of Shrewsbury and the setting of the designated heritage assets on Haughmond Hill, interrogating the history of the view from those high points looking over the Severn Valley examining how our understanding and experience of the history in the view could be affected by the development of the Manor field (proposed allocated site). It also considers how the archaeological interest in the Roman marching route and temporary camp could be preserved.

Haughmond Abbey was founded by 1130 and prospered with beneficial relationships with surrounding landlords through to its dissolution in 1539. Under new ownership parts of the abbey were demolished and the remainder adapted to form a grand new residence. Early maps show a house and substantial enclosed park. A new house as the centre of the estate was built in the 18th century, with the abbey buildings already tenanted out eventually consigned to agricultural use with new farm buildings erected. By 1931 the abbey ruins had reverted to public ownership and by now the much extended and modified Sundorne House and its designed landscape was facing an uncertain future, leading in the 1950s to its substantial demolition.

The Castle Folly, built, possibly as a lodge or hunting box marks a strategic location on Haughmond Hill, the location for an iron age fort with commanding views over the Severn Valley and likewise prominent in views from the surrounding landscape. With the Shropshire Hills visible in the distance and views up and down the River flood plains it helps to understand the strategic importance of the hillfort as a defensive control position as well as the valley floor as a strategic route for the movement of goods and people, evidenced by the 'campaign trail' and Roman Marching camp site adjacent to the river. The folly was a part of the extensive designed landscape and acted as a key component on a curated journey through the park, with the view acting as the pinnacle of that aesthetic experience. The view, and the folly are recorded in illustrations and photographs.

The proposed allocated site formed part of Manor Farm, located in Uffington, but which no longer survives. Early maps illustrate the nature of the agricultural landscape composed of small fields with hedgerows defining an intricate quilt. Post war photographs show the gradual rationalisation of field sizes such that now the Manor field site is a single field, severed from the remainder of the agricultural landscape by the A49 ring road. Overlaying this landscape is evidence of various transport routes, evidencing changing technological and economic circumstances - the river trade, turnpike road, canal, railway and most recently the ring road.

Shrewsbury has responded to these improvements in transport expanding outwards along these routes, a pattern of growth that is typical for many urban areas, registering the movement of populations from the rural areas to the urban ones but also reflecting the changing needs of the rural hinterland that Shrewsbury serves. Since the second world war this pattern of development has been managed by various forms of land use planning frameworks, evident in the subsequent development of the road infrastructure, land uses and location of housing and industry.

This means that whilst the extent of the view from Haughmond Hill remains the same, what in the view has changed. Not substantially as it is still possible to experience the sense of Shrewsbury lying within and essentially agricultural landscape and there has been no development that has blocked or obscure part or whole of the view. Importantly the viewing place is now readily accessible to the public, a situation that was not always the case.

The broader landscape and the heritage assets within it hold heritage significance for their historic interest in helping to evidence the changing landscape from early periods to the time of the Abbey and from the 16th century the development and decline of the Sundorne Estate. The site of the hillfort and subsequently the Castle folly help to illustrate the history of the location as a defensive position and to control the activities and movement in the surrounding countryside (including during World War II). It also provides important evidence of some of the principles to landscape design during the 18th and 19th centuries and the search for the picturesque and aesthetic delight. As a vantage point it allows people to share the views that the earlier generations had experienced and to interrogate the nature of the landscape, understanding the character of the land uses and land use changes, including the development of our urban areas.

The proposed business use of the Manor field site will evidence the continuing growth of Shrewsbury, as it develops, curated by the local planning authority, to meet the 21st century demands of the communities it serves.

This will have an impact on the view of Haughmond Hill and the setting of the designated heritage assets located there and it will have

an impact on the archaeological evidence that survives associated with the Roman Marching camp located on the Manor Field.

This heritage report considers the nature and extent of those impacts and concludes:

- The integrity of the Roman marching camp has been compromised by the construction of the A49 that cuts across a part of the site. At that time (1990s) it appears that the value in advancing our understanding of such camps, by excavation, would mitigate the harm caused by the engineering works. Given that there are other better preserved marching camps surviving elsewhere it would be reasonable to conclude that further archaeological investigation, prior to development would mitigate the archaeological impacts;
- The proposed development of the Manor field would not directly affect the scheduled monuments or affect the extent of the view from the hillside. It would to some degree alter the viewing experience but the development of the site would not undermine our understanding of the significance of the hillfort and castle folly as a defensive location or as a visible object in the landscape;
- What's in the view and our sensory response to it would depend on a range of variables, not least the size and scale of any new buildings required to meet the employment needs, as well as their materiality and layout on site. Subject to Shropshire Council's end user requirements the site could be laid out to take advantage of existing landscaping and as may be proposed to soften the edges of buildings and to filter views. This would reflect the way that the existing suburban forms of Shrewsbury are experienced. Why the scale and materiality of any proposed buildings is important can be explained by reference to the visual effects of the light-coloured roofs of the buildings on the business park to the north of Shrewsbury. The prominence of these buildings could have been eliminated or minimised by careful design of roof forms and by careful choice of roofing materials, supported by an effective landscaping strategy;
- The development of this site should not be seen in isolation, the existing backcloth against which this site will be experienced in views will change with other sites on the edges of the town being brought forward for housing and employment purposes;
- The Sundorne estate is responsible for a variety of heritage assets in the area. It takes its responsibilities seriously. Development of this proposed allocated site, which now has had its physical links and continuity with the wider estate severed by the A49, would facilitate the long term investment the estate is making or planning for the preservation and enhancement and ongoing management of its heritage assets. This would represent a heritage benefit.

HAUGHMOND ABBEY

Evidence suggests that a religious order had been established at Haughmond by William FitzAlan by 1130. Between 1135 and 1155, in spite of William FitzAlan's exile from Shropshire for some years after 1138, the endowments were increased, the house virtually refounded and given the status of an abbey. (HAUGHMOND ABBEY, SHROPSHIRE Archaeological Investigation Report Series AI/10/2003, English Heritage 2003)

The endowments included churches, land and mills, with the lands noted as being granted to Haughmond Abbey in 12th and 13th centuries.

Haughmond Abbey had the good fortune to enjoy the protection of powerful local lords throughout the Middle Ages: it was firmly rooted in the neighbourhood. Most benefactions continued to come from the FitzAlans, the Lestranges, and their vassals. During the 12th and 13th centuries the abbey acquired numerous holdings scattered all over northern Shropshire, with substantial outliers in the pastoral areas between the Long Mynd and Leebotwood and near Bridgnorth

There was steady growth in cultivation and profits elsewhere: at Merrington, Newton in Ellesmere, Hardwick near Hadnall, in all the demesnes round Haughmond Hill at Homebarn, Sundorne, Uffington, and Downton, and at Derfald grange nearer to Shrewsbury. (VCH Vol 2)

Whereas the abbey's estates were valued at £157 4s. 1½d. in 1291, by 1535 their net value had risen to £259 13s. 7¼d.; fuller particulars of 1539, which included the site of the abbey and the granges of Homebarn and Sundorne, put the total value at more than £350.

In 1297 the Abbot of Haughmond was granted a licence to empark and Sandra Morris suggests that it is this emparked area which is shown on 16th and 17th century maps. (Shropshire Deer Parks c.1500 -c.1914 Recreation, Status and Husbandry, Sandra Morris, A Thesis submitted for the degree of Doctor of Philosophy in the School of History University of East Anglia February 2015)

<https://www.british-history.ac.uk/vch/salop/vol2/pp62-70#fnn131>

LOCATION

Haughmond
Sheriffhales
Walcot
Leebotwood
Betchcott
Upton Magna
Berrington
Webbscott
Nagington
Hadnall
Hardwick
Sundorne
Uffington
Withington
Grinshill
Stockett
Newton
Beobridge
Aston Abbots

DONOR

William FitzAlan
William FitzAlan
Matilda
Henry II
Henry II
William FitzAlan
John Lestrangle
John Lestrangle
Hamo Lestrangle
Gilbert de Hadnall

Alan FitzAlan
Richard de la Mare
Roger FitzHenry
Adam de Orelton
Dafydd ab Owain Gwynedd
Geoffrey de Vere Robt FitzAer
Emma daughter of Raynold of Pulverbatch
Amelia de Sibton and others

GRANT

Abbey site
Land
Land and mill
Land
Land
Land
Land and mill
Land
Land
Landed estate
Land
Land
Landed estate
Land
Land
Land
Landed estate
Land
Land
Land

DISSOLUTION

According to the English Heritage Report (2003):

The abbey was dissolved in September 1539 and was sold to a local landowner called Edward Littleton who immediately began the demolition of the church. The present form of the ruins owes much to the selective demolition which then occurred to transform the remainder of the abbey into a grand private residence described in 1548 as a 'capital messuage and manor place.' At this date the then owner, Sir Rowland Hill, conferred the site on his newly-married nephew, John Barker.

The ownership of Haughmond Abbey passed through the Barker, Kynaston and Corbet families until it was acquired by the state in 1931 as follows:

BARKER FAMILY

- 1570 Rowland Barker (c.1549-99) to son,
- 1599 John Barker (1579-1618); to brother
- 1618 Walter Barker (1580-1644); to son
- 1644 Rowland Barker (1622-46); to uncle
- 1646 William Barker (1581-1652); to son
- 1652 Thomas Barker (c.1613-52); to son
- 1652 John Barker (d. 1661); to cousins
- 1661 Amy (1638-72), wife of Edward Kynaston (1641-93) and Sarah (1641-86), wife of Sir Robert Coke (1645-88), 2nd bt. who partitioned the estate in 1668 with the Abbey demesne passing to Sarah, but on her death without issue the whole reverted to Edward Kynaston.

KYNASTON FAMILY

- 1693 Descended to his son John Kynaston (1664-1733) to son
- 1733 Andrew Corbet Kynaston (1690-1740); to brother
- 1740 John Corbet

CORBET FAMILY

- 1740 John Corbet (d. 1759) of Sundorne Castle; to son
- 1759 John Corbet (d. 1817); to son
- 1817 Andrew William Corbet (1801-56); to brother
- 1856 Dryden Robert Corbet (1805-59); to sister
- 1859 Annabella (d. 1864), wife of Sir Theodore Brinkman; to kinsman
- 1864 Rev. John Dryden Pigot (d. 1865); to son
- 1865 Rev. John Dryden Pigot (later Pigot-Corbet) (1808-89); to brother

- 1869 Canon George William Pigot (later Corbet) (1824-1906); to son
- 1906 Hugh Dryden Corbet (1873-1936); to daughter
- 1931 Acquired by the British Government

Source: Landed families of Britain and Ireland website – Barker of Haughmond Abbey. <https://landedfamilies.blogspot.com/2019/07/384-barker-of-haughmond-abbey-and.html>

BARKER FAMILY (1570-1661)

The Barker family had interests in cereal production and timber and may also have enclosed a wide tract of land around the abbey within a park pale. John Speed's map of Shropshire of 1611 shows this park very schematically with the abbey at its centre. However, about 1644 the Barker family moved from Haughmond to their nearby house at Albrightlee. [...] With the departure of the Barkers the site appears to have declined in importance reducing to the status of a tenanted farm. (EH 2003)





Haughmond Abbey: Samuel & Nathaniel Buck's view of the abbey ruins from the west in the 1730s. They have taken some liberties with the topography of the site to show the bay window of the abbot's lodgings (right) from this angle. Source: Landed families of Britain and Ireland website – Barker of Haughmond Abbey (<https://landedfamilies.blogspot.com/2019/07/384-barker-of-haughmond-abbey-and.html>)

KYNASTON FAMILY (1661-1740)

There is no reference to the Kynaston family occupying the site which appears to have remained a tenanted farm. In 1731 the ruins were engraved.

CORBET FAMILY (1741-1931)

John Corbet incorporated the abbey into the estate centred on his newly-constructed residence, Sundorne House, just over 1km to the west. It is recorded that the ruins were whitewashed soon after John Corbet acquired the estate revealing early on the family's intention to make a landscape feature out of the remains. (EH 2003)

John Corbet died in 1759 and was succeeded by his son, also called John, who set to work rebuilding Sundorne House employing the Edinburgh architect and landscape designer, Robert Mylne. As well as additions to the house in 1774, Mylne was responsible for creating a large ornamental lake on its west side and for building a folly called Haughmond Castle some 2km to the south-east on the west side of Haughmond Hill. (EH 2003)

In relation to the site of the ruins. A barn was constructed in the north-east corner of the cloister in the second half of the eighteenth century and a cobbled yard constructed [...] whilst other buildings

were erected. By 1750 the chapter house was used as a stable. The farm continued until about 1800 when it was moved to the present Haughmond Farm in order to make the site more accessible to visitors. (EH 2003)

John Corbet constructed a five-mile circular carriage drive around the landscape park at the turn of the 19th century to display the picturesque beauty and historical associations of his estate. The abbey ruins would have been one focus of interest along with Mylne's castle folly on the hillside and there would also have been various views of Sundorne House [...] Starting from Sundorne House and its ornamental lake, the carriage drive turned eastwards through a woodland belt to the base of Haughmond Hill where a diversion was possible to view the ramparts of Ebury hillfort. The drive then continued southwards through woodland along the side of the hill, passing close to the east side of the abbey ruins and over the Shrewsbury to Newport turnpike road to Haughmond Castle. (EH 2003)

The public visitation may have been due to the increasing publication from the middle of the 18th century of topographical books with engravings of ancient sites and Country seats, with the publication in 1783 of an engraving of the Abbey with some visitors.



Engraving of 'Haghmond' Abbey by G J Bonner, published in 1783 as part of series of books THE ANTIQUITIES OF ENGLAND AND WALES



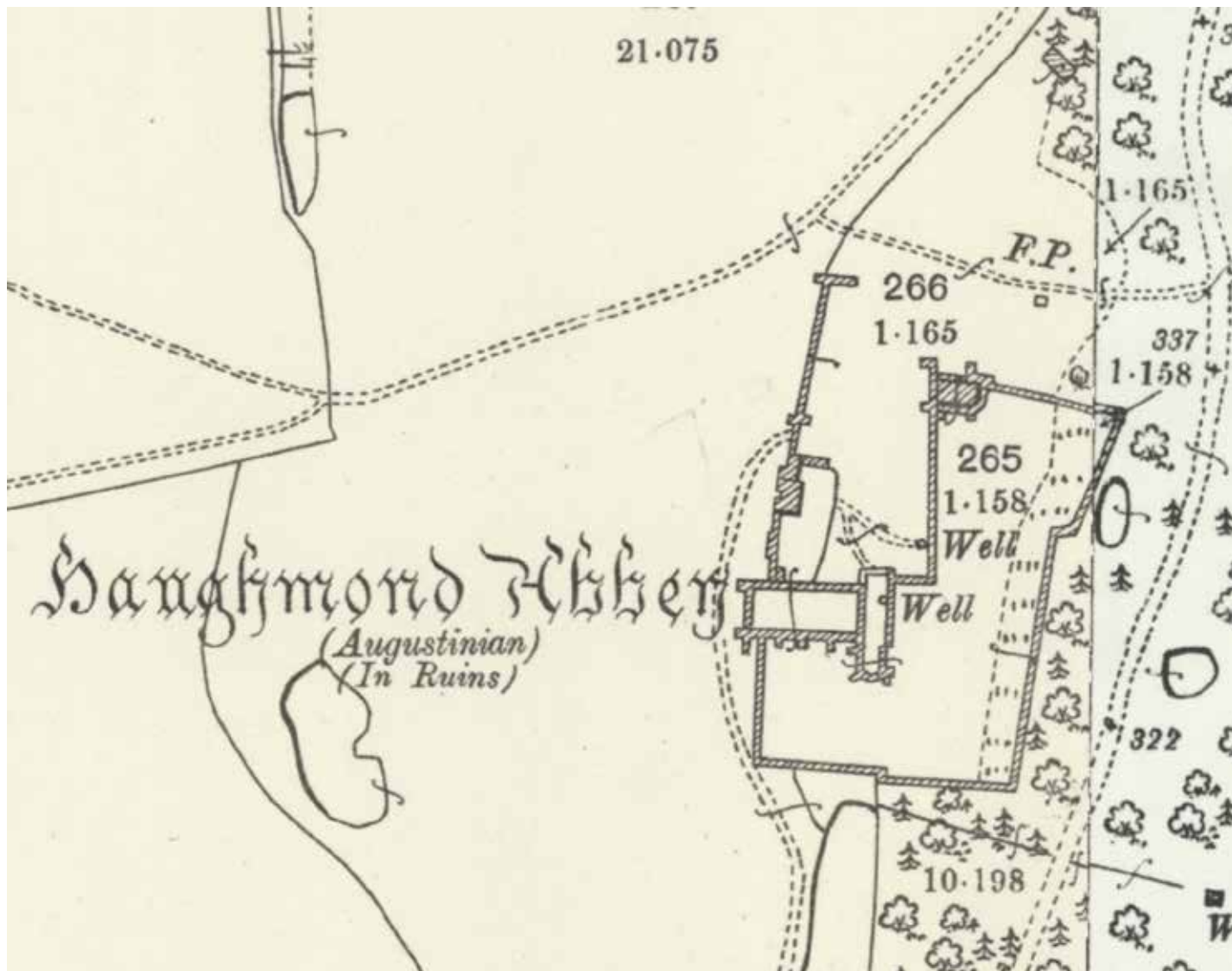
Oil painting, wrongly identified as Haughmond Castle, by Michael Angelo Rooker (1746-1801) Note cattle and what appears to be a barn beyond the gate



1824 engraving of the Abbey ruins published in Pearson's Shropshire Antiquities engraved by W Pearson



Picturesque Views and Descriptions of Cities, Towns, Castles, Mansions and other Objects of Interesting Features in Staffordshire and Shropshire published in 1830 by William Emans. This one illustrating Haughmond Abbey in Shropshire. Engraved by T. Radclyffe from the drawing by F. Calver.



Extract from 25-inch Ordnance Survey 1881-1900 showing the ruins

In 1915 the Abbey ruins were designated a Scheduled Ancient Monument under the Ancient Monuments Consolidation and Amendment Act 1913. In 1931 the site was acquired by the government.

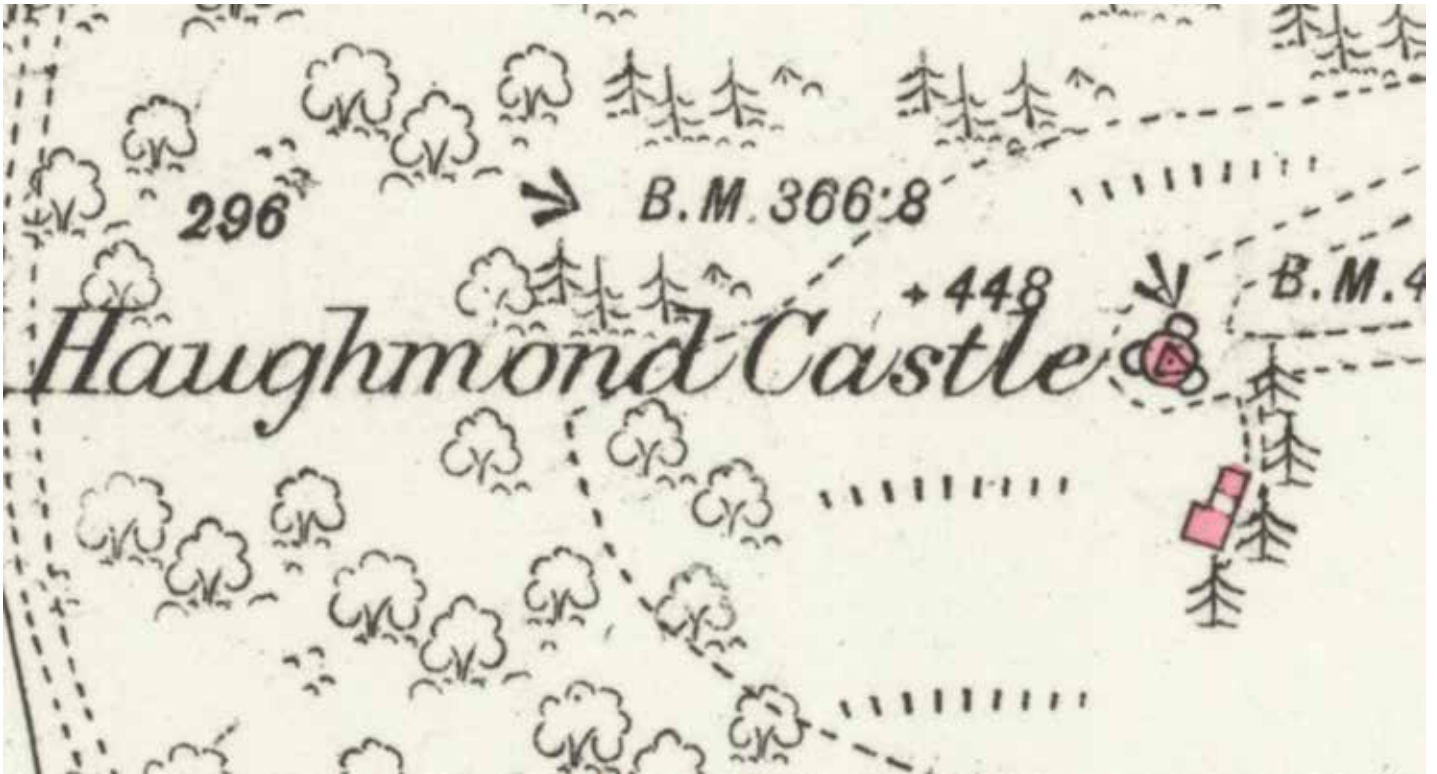
In 1941 the Office of Works was reported as carrying out restoration works. (Birmingham Daily Post, 24 January 1941, p. 5)



Image from the Birmingham Daily Post 24 January 1941



1947 aerial image of the Abbey Ruins (Britain from Above EAW009997)



Extract from 25-inch OS map 1881 showing the layout with three turrets and considerable woodland to the west

FORMER HAUGHMOND CASTLE FOLLY

Haughmond Castle folly was constructed c 1780. According to the Heritage Environment Register (HER) 'This may have been used as a lodge or a hunting box and was situated at the furthest point of the Sundorne carriage drive. (PRN14309)

In October 1822 to celebrate the 21st birthday of Andrew William Corbet, heir to the estate, Haughmond Castle was illuminated and was the site where cannons were fired at midnight in response to cannons from Sundorn Castle. It was the site of celebration for the tenants of the estate and friends with a gathering of 400 to 500 all fed by the estate.

There is clear evidence of it being lived in. The Wolverhampton Chronicle and Staffordshire Advertiser on 23 August 1848, page 3, reported a burglary at the 'dwelling-house of Mr Thomas Roberts of Haghmond Castle, in the parish of Uffington in the county of Salop'.

The 1851 census shows a Mr Thomas Roberts, butcher living at 'Hill cottage'. In the 1861 and 1871 members of the Roberts family are living at the 'Castle on the Hill'. In the 1881 the son, also Thomas Robert is living at a property listed as 'The Castle'. In the 1901 census the property is vacant and is described as 'Haughmond Castle (late gamekeepers house). The 1891 census lists a John Medicott, gamekeeper and family living in Uffington, listed next to Uffington Lodge, which is usually listed close to the Castle. This suggests Haughmond Castle became unoccupied in the 1890s.

The site and Haughmond Hill became a regular tourist location, with numerous reports in local papers of annual picnics, treats for local

school children, visits by Naturalist and Geological Societies. In 1844 Mrs Corbet provided eight seats for visitors to the hill, cutting down trees to improve the view. (Eddowes's Journal, and General Advertiser for Shropshire and the Principality of Wales 16 October 1844, p.2)

In 1877, in response to concerned about vandalism and lack of respect for Haughmond Hill and the Abbey site, a notice published by the Rev. J D Corbet, advising that there may need to be some restrictions to visitation.

Haughmond Hill and surrounding land was a favourite area for fox hunting particularly by John Corbet (1751-1817) with stories that a flag was raised on the Castle to signal hunting in the area. There are numerous reports of the hunt meeting at Sundorne Castle and of hunts taking place on Haughmond Hill, which took place well into the 20th century.

In the last quarter of the 19th century the site was used by the local militia as a defensive vantage point. During WWII the site was used as a gun emplacement.

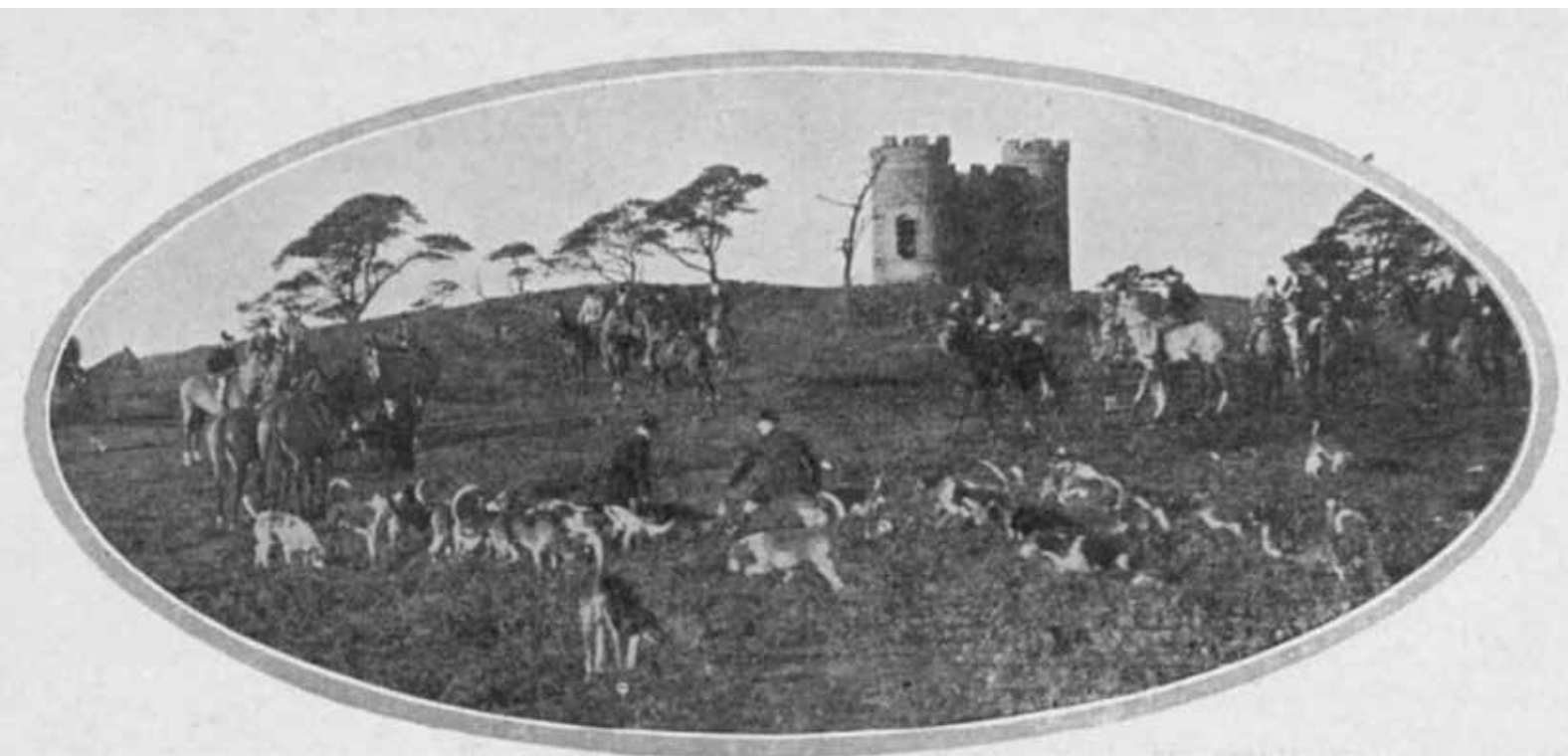
There do not appear to be any early engravings of the folly, although the HER makes reference to a c1780 watercolour. There are a number of photographs closeup of the building in the late 19th or early 20th century, before it was vandalised and partially collapsing in 1931, although others claim that it was due to a lightning strike in 1936. (Oswestry & Border Chronicle, May 10, 2012, p. 78) It was noted as a ruin in a visit to the site in 1938. (Cheshire Observer 5 March 1938, p.14)



Close-up views of Haughmond Castle the left image from below the crag with the central window intact, suggesting late 19th century date, and the right hand image from what appears to be, possibly the north east elevation



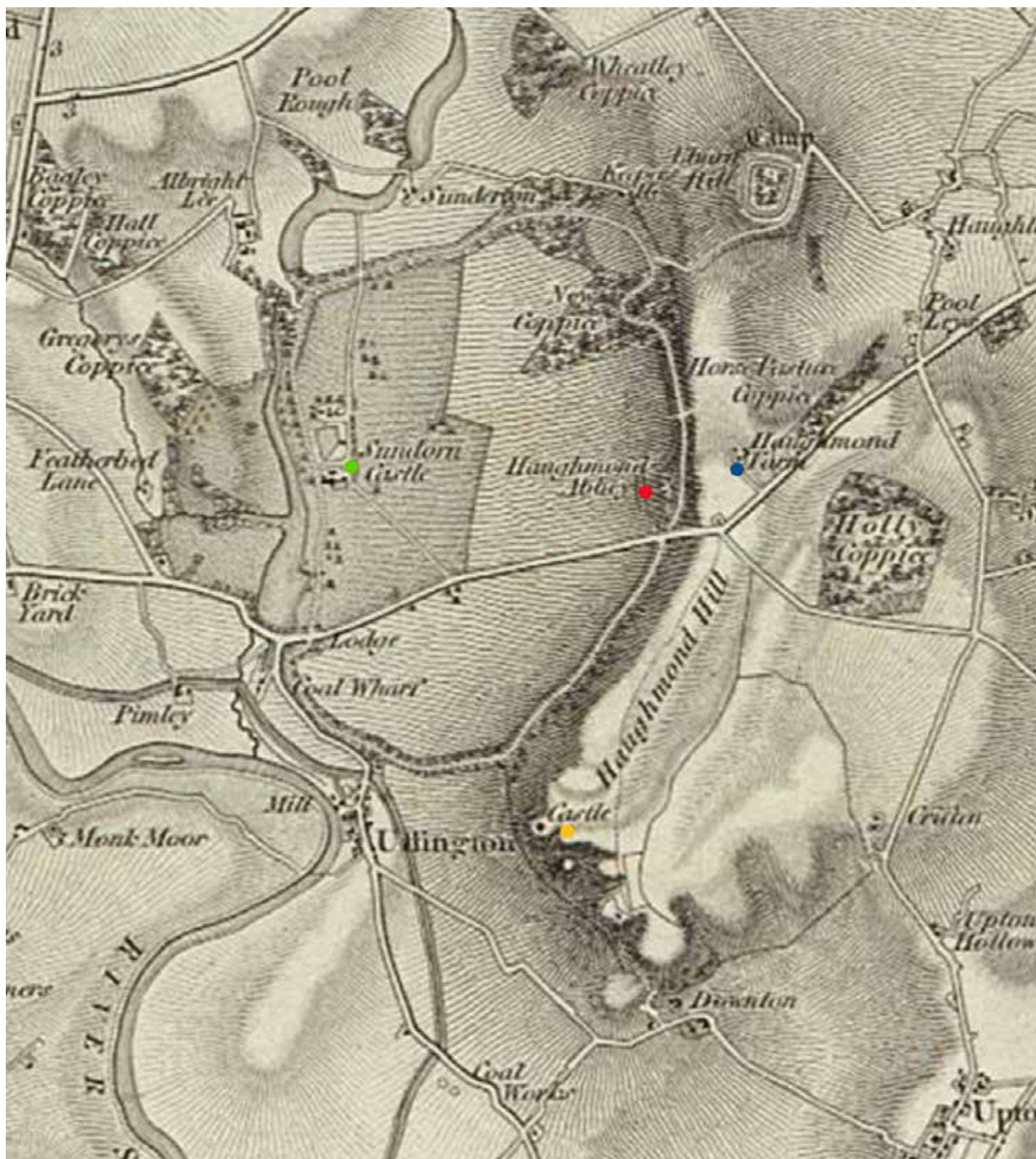
Late 19th or early 20th image with render and a ground floor and first floor windows boarded up. (Roberts family Ancestry site)



A fox hunt on Haughmond Hill by the North Shropshire Foxhounds next to the Castle in 1929 Illustrated Sporting and Dramatic News 2 February 1929, p. 17.



Late 19th century postcard showing Haughmond Castle from the grounds of Sundorne Castle. An identical view appears in New Guide to Shrewsbury, Bradley, 1893



Extract from First Edition 1-inch OS map published 1833 showing Haughmond Abbey (red) the 1770s folly castle (yellow) Haughmond Farm (blue) in relation to Sundorne Castle (green)

Both Haughmond Abbey and the site of Haughmond Castle are Scheduled Ancient Monuments, while to the south of Haughmond Castle lies the scheduled ancient monument Eleanor's Bower. Haughmond Abbey is also included in the National Heritage List for England, Grade I. See Appendix 1 for details.



John Bower view from Haughmond Hill c 1754 Shrewsbury Museum & Art Gallery, acquired by Art Fund in 1987. It shows the village of Uffington on the far right with the River Severn tracible across the middle of the painting

VIEWS

Many of these publications referred to the views obtainable from the Abbey. The beauties of England and Wales, or, Delineations, topographical, historical, and descriptive, of each county for Shropshire, published 1801 made the following observations, 'The Abbey commands a very rich and extensive view of the great plain of Shrewsbury, with the town and castle, enriched by the mountainous tracts: in the fore-ground appears the fine demesne of Sundorn House, within which the ruins are included. These are picturesque, but not extensive.'

In 'Views of the seats of noblemen and gentlemen in England, Wales, Scotland' by John Preston Neale 1826 he wrote, 'Within the grounds at Sundorne are the ruins of Haughmond Abbey, now carefully preserved from farther devastation. They stand on a rising ground, backed by an extensive forest. In front is a rich view over the great plain of Shrewsbury, including the Town and Castle, which are almost encircled by the Severn'.

William West in 'Picturesque views and description of cities, towns, castles, mansions, and other objects of interesting feature, in Shropshire... published in 1831 makes very similar observations on the view.

Guide Books published through the second half of the 19th and first half of the 20th century all make reference to the Abbey ruins, with some commenting on the views. While these and later publications make reference to the view, none published an engraving or photograph. There does exist, however, an oil painting dated 1754 of a view from Haughmond Hill by an artist called John Bower, (d.1773) which hangs in the Shrewsbury Museum & Art Gallery, acquired by Art Fund in 1987. It was purchased from The Kynaston family, Hardwick Hall, Ellesmere. It is dated 1754.

This appears to be the site subsequently chosen to erect c 1780 Haughmond Castle Folly, on the site of a pre-existing fort discussed above.

QUEEN ELEANOR'S BOWER

This is a Scheduled Ancient Monument (See Appendix 1) It is a ringwork. The Historic England publication *Earthwork and Timber Castles: Introductions to Heritage Assets* (2018) states about ringworks that:

These substantial but simple earthwork enclosures – about 20 to 50m across and generally circular – were the earliest Norman castles in England (Figure 4). They were defined by an outer ditch, the soil from which was used to form a large inner bank. As such, many ringworks have more of a prehistoric quality than a medieval one. It is often only the scale and the relative sharpness of the earthworks that distinguishes these castles from their prehistoric predecessors.

Ringworks can be divided into two basic forms: a full ring, broken only by a single entrance; and the 'partial ringwork' for which the ditch was cut – and the bank thrown up – across a promontory, the angle of a river terrace, or a narrow neck of land, so as to make best use of the natural defences. Ringworks were economical in construction and were often adapted from earlier structures such as Iron Age hillforts, and even from Roman amphitheatres. Their simplicity was a factor that enabled the fashion for castles to spread so quickly across Britain.

Excavation has revealed that some of the encircling banks were revetted with timber posts: these were also used along the passage to the single gate, or along the rampart so as to construct a fighting platform. Domestic buildings, also of timber, stood within the enclosure.

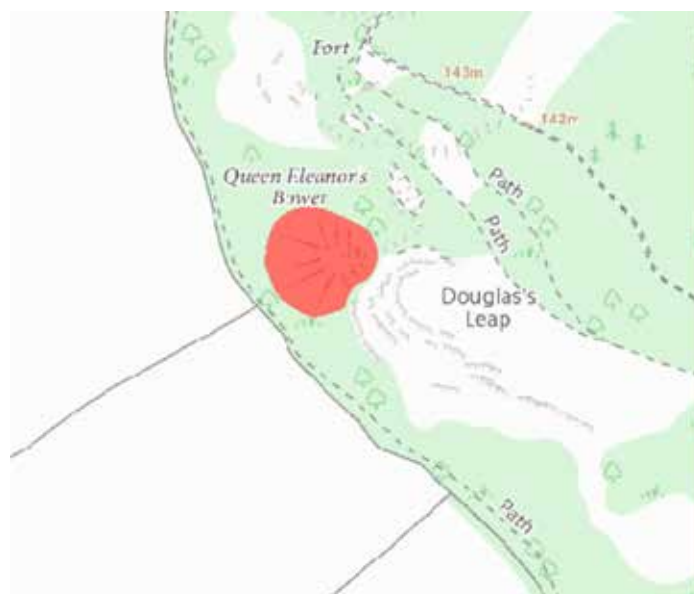
The SAM entry includes the following details:

The ringwork is overlooked by a rocky shelf to the south east, separated from the knoll by a steep-sided gully. It is not known where its name, Queen Eleanor's Bower, originated. [...]

The knoll, which forms the base of the ringwork, appears to have been artificially steepened in order to create a conical shaped mound. Across the base it measures approximately 82m north west-south east by 92m north-south. In relation to the sloping ground which surrounds it, the height of the ringwork steadily increases from the north east to the south west. On the south eastern side it stands about 7.5m high. The top of the ringwork is triangular in shape and measures approximately 38m by 40m, and around the edge is a stony bank 4.5m wide and up to 0.7m high internally.

Research to date has not cast any light on the date or the reason for the naming. There are various stories that it was the point where Henry IV's wife stood to watch the battle of Shrewsbury (21 July 1403), with a reference to Haughmond Hill in Shakespeare's *Henry IV*. Neither of Henry's wives were an Eleanor.

Another article on Eleanor of Aquitaine (1121-1204) in discussing her period of imprisonment from 1173-1189 when she was moved around, makes the unsourced statement 'About four miles from Shrewsbury and close by Haughmond Abbey is "Queen Eleanor's Bower", the remains of a triangular castle which is believed to have been one of



Map accompanying the Scheduled Ancient Monument entry showing the boundaries



Extract from first-edition 1-inch OS map 1833 showing Haughmond Castle and a feature now called Queen Eleanor's Bower.

her prisons.' (<https://sites.rootsweb.com/~dearbornboutwell/fam2977.html>) This may be a reference to Haughmond Folly or Castle, discussed above. This story has gained considerable currency and is frequently repeated in any reference to Haughmond Hill of Eleanor of Aquitaine. It is noted, however, that the top of the round is tri-angular and may have once held a structure (SME considers there may be buried remains).

The name does not appear on the second series Ordnance Survey Maps until the 1920s, but interestingly, the first edition 1-inch OS map of 1833 appears to clearly mark it (yellow) below Haughmond Castle. It is also on the ride installed by Sundorn Castle in the early 19th century.

References have been found in 'A Guide through the Town of Shrewsbury' William Allport Leighton, first published in 1836, with editions in 1845 and 1850, and *A flora of Shropshire* also by William Allport Leighton, John Davis, Shrewsbury, 1839. This suggests it was a recognised feature by this date and hence identified on the 1833 OS map.



Extract from c 1754 view from Haughmond Hill with title suggesting that in the foreground is Queen Eleanor's Bower. The 1833 map and local publications does suggest that it was a recognised feature in the landscape

Given that a faux medieval castle folly had been erected on Haughmond Hill c 1780 and that in the early 19th century Sundorne House was extended in the 'Gothic Style' and a 5-mile drive constructed to visit the Abbey ruins, and the castle, it is suggested that this man-made raised mound in the landscape, visible (or made more visible) from the drive, was given a 'romantic' name associated with the Medieval period, with the fictional story, celebrated in poetry, of Queen Eleanor and Fair Rosamund (Clifford) who had an affair with Eleanor's husband Henry II, of trapping Rosamund in a 'bower' at Woodstock, Oxfordshire. Rosamund was the daughter of a marcher

Lord whose family occupied castles in Herefordshire and Shropshire.

It is noted that the c 1754 painting in the Shrewsbury Museum and Art Gallery is labelled 'shows a view from Haughmond Hill including Queen Eleanor's Bower in the foreground'. The painting appears to suggest a much larger mound than the scheduled description, suggesting some artistic licence.

The 25-inch OS maps of 1880 and 1900 do not mark the feature, but the edition of 1925 does.



Extract from the 1880, 1900 and 1925 issues of the 25-inch OS maps



Image from Historic England map search satellite map



Google Map satellite image of the site. The numbered arrows refers to the photographs below.

A site visit (August 2020) established access to the site is difficult and the site is overgrown which considerably restricts views to the west.



1. View of the 'bower' from below looking up



2. View of the 'bower' from below looking up towards Haghmond Hill



3. On top of the 'bower'



4. View looking up towards Haughmond Hill



Print of the house John Sanders c 1783 after the house had been extended c 1774 by Robert Mylne showing the drive from the south

SUNDORNE CASTLE ESTATE

As noted above, this estate was established following John Corbet's inheritance of the Haughmond Abbey estate via his brother Andrew Corbet. The owners of the estate:

- 1740 John Corbet (d. 1759) of Sundorne Castle; to son
- 1759 John Corbet (d. 1817); to son
- 1817 Andrew William Corbet (1801-56); to brother
- 1848 Andrew Corbet succeeded to the estate on the death of his mother
- 1856 Dryden Robert Corbet (1805-59); to sister
- 1859 Annabella (d. 1864), wife of Sir Theodore Brinkman; to kinsman
- 1864 Rev. John Dryden Pigot (d. 1865); to son
- 1865 Rev. John Dryden Pigot (later Pigot-Corbet) (1808-89); to brother
- 1869 Canon George William Pigot (later Corbet) (1824-1906); to son
- 1906 Hugh Dryden Corbet (1873-1936); to daughter
- 1936 Mrs. I.G.C. Scott

The extent of the estate in 1741 is not recorded but given the gifts of land to the Abbey across many parishes in Shropshire, it was quite extensive. A clue to the extent of the estate can be gauged by

a document held in the Shropshire Record Office, titled 'Survey of the whole Barker Estate for the year 1666.' Giving the field names, acreage, tenants & rental for Haughmond, Sundorne, Uffington, Haughton, Uckinton, Albrighton, Upton, Downton, Wallcott, Withington, Rodington'.

John Corbet decided to construct a new residence to serve the estate and chose a site west of Haughmond Abbey. No architect has been established for the c 1741 house. The English Heritage Report (2003) writes:

John Corbet died in 1759 and was succeeded by his son, also called John, who set to work rebuilding Sundorne House employing the Edinburgh architect and landscape designer, Robert Mylne. As well as additions to the house in 1774, Mylne was responsible for creating a large ornamental lake on its west side and for building a folly called Haughmond Castle some 2km to the south-east on the west side of Haughmond Hill.

The Historic Environment Record for Sundorne Castle gives a date of 1766 for the work to the house by Robert Mylne (1733-1811). Howards Colvin's entry in the 'Biographical Dictionary of British Architects 1600-1840' for Robert Mylne provides the following 'Sundorn, Salop., alterations to offices for John Corbet [Diary, 19-20 June, 1 Nov 1774].

In 1777 a survey was undertaken of the estate, which is held in the Shropshire Record Office which provides detailed information on the estate. It showed the park around the house comprised 345 acres.

An entry in the Parks & Gardens website for Sundorne Castle provides the following information:



Henry Steven Map of Shrewsbury area, begun 1817 published 1827 British Library online gallery <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/s/zoomify82551.html>

When Sundorne Castle park was first recorded in 1806, it was apparently well established. It incorporated the ruins of Haughmond Abbey, and covered land both to the north and to the south of the Shrewsbury-Newport road. The western extent of the estate was formed by a 60-acre artificial lake, called Sundorne Pool, which was called 'new-made' in 1777. The grounds were partially wooded, and the perimeter of the park was well-defined by the five-mile drive created in the late 18th or very early 19th century. The hall was sited in the north-west of the park, and was approached by a drive, which perhaps was tree-lined, from the main road. The entrance to this drive lay close to the southern extent of the lake [...] Between 1826-27 and 1833 there was a reduction in the southern area of the park, where the Shrewsbury-Newport road became the new boundary [...] By 1826-27 there were at least two further drives: one ran west from the Abbey ruins, and a second ran south-east from the north-west extent of the park.

An 1817 plan, (published 1827) while indistinct, shows the house with enclosed gardens to the north and immediate grounds, the pool to the west and the drive from the south, with a lodge. It also shows the circular drive running through belts of trees north and south of the road running east-west south of the pool. Also shown is the canal constructed in the 1790s which runs through the estate through Uffington.

The original house was Georgian in style as shown on the c 1783 print, but in the early 19th century the house was considerably extended and altered in the gothic 'castellated castle style'. The Historic Environment Register for the Landscape Park Associated with Sundorne House (HER 07706) states, 'Corbet's son, John Corbet II, rebuilt Sundorne House and further landscaped the grounds in the 1820s. The original Sundorne House was in Georgian style but John Corbet II created a more castle-like edifice, which led to the property being known as 'Sundorne Castle'.



"Sundorne Castle" (Shrewsbury), engraved by I. Court after a picture by I. Jones, published by W. Emans in 'Picturesque Views ... in Staffordshire & Shropshire', 1831

That John Corbet II (1751-1817) undertook the works to the house is supported by the reported on his death in May 1817, when he is referred to as 'John Corbett, Esq., Sundorne Castle' (Hereford Journal, 28 May 1817, p. 3) Prior to that date it is referred to usually just as Sundorn(e) while in 1815 and 1816 Sundorne House. No architect has been identified for these extensive works.

The HER for the house (13386) states that 'The owner's wife, Anne Corbet, and the promoter of revived Gothic in the county, Archdeacon Hugh Owen, seem to have been involved in the design' Anne was his second wife, who he married in 1800. She was the daughter of the Reverend William Pigott, Rector of Edgmond and Chetwynd. Archdeacon Hugh Owen (1761-1827) published, anonymously, 'Some Account of the ancient and present State of Shrewsbury (Shrewsbury, 1808 and 1810). In 1825 with a John Brickdale Blakeway two Volume history of Shrewsbury was published. He also erected the memorial in John Corbet, in a gothic style.

Following John Corbet's death in 1817 his wife Anne (Mrs Corbet) inherited the estate and appears to have carried of works to the house and grounds. She died in December 1848 and was succeeded her eldest son Andrew. The house was featured in a number of

publications on 'Country Seats'.

The EH 2003 report notes:

The reduction in the size of the estate may have occurred as early as 1833 and by the middle of the century the Corbet fortunes were in decline. The then owner, Andrew Corbet, moved out of Sundorne House to a residence at Pimley leaving only two servants to care for the house by opening windows and lighting the fires.

The house at Pimley was constructed in 1849. The previous year the railway was constructed to Shrewsbury which passed through the southern side of the estate. Andrew Corbet died in 1856 and was succeeded by his brother.

In 1851 the estate comprised 8,634 acres (3496 ha) (History, gazetteer, and directory of Shropshire, Bagshaw, S, 1851), and 8,118 acres (2387 ha) in the 'Returns of owners of land 1873'. While the actual extent of the estate has not been mapped at this date it is known that it includes land in Sundorn, Uffington, Battlefield, Astley, Haughton.




Frank Lyndon 1880. Originally produced for the Francis Orpen Morris part-work "County Seats of the Noblemen and Gentlemen of Great Britain and Ireland" (1864-1880)

SHROPSHIRE
THE RESIDENTIAL, SPORTING AND AGRICULTURAL PROPERTY
known as
THE SUNDORNE CASTLE ESTATE
NEAR SHREWSBURY
EXTENDING TO AN AREA OF ABOUT
3,164 ACRES

MOTOR GARAGE,
STABLING

BEAUTIFUL GROUND'S

PARK AND
EXTENSIVE LAKE



SUNDORNE CASTLE,

A VERY HANDSOME CASTELLATED RESIDENCE
with boldly designed suite of reception apartments, 24 bed and dressing rooms; complete domestic offices and conveniences; electric lighting; heating by radiators.

463 ACRES OF WOODLANDS:
Embracing some of the most fertile land in the county. Easy reach of first-rate markets.

THE MANSION WILL BE OFFERED WITH 2,430 ACRES OR 549 ACRES.

THE HOME FARM

FIFTEEN DAIRY
AND
FEEDING FARMS

LICENSED HOTEL AND
FARMERY.

SMALL HOLDINGS AND
COTTAGES.



In 1914 the Library at Sundorn Castle, comprising 3000 books was sold over two days in May. (Shropshire Record Office ref: C 01/1718)

In 1919 a substantial part of the estate comprising 3,164 acres (1280 ha) was placed on the market. It comprised 30 lots including 13 farms:

- Sundorne Castle Estate, two farms and cottages;
- Albright Hussey: House, farm buildings, cottages, land;
- Battlefield Farm: Farm house and buildings, cottages, land;
- Albrightlee North: House, farm buildings, cottages, land;
- Albrightlee South: Farm house and buildings, cottages, land;
- The Beeches, Uffington: House, farm buildings, cottages, land;
- The Old Top House, Uffington: Farm house and buildings, cottages, land;
- Byngs Heath Farm, Astley: House, farm buildings, land;
- The Buildings Farm, Ebrey Wood: House, farm buildings, land;
- Home Barns, Astley: Farm house and buildings, land;
- The Coppice Farm, Ebrey Wood: House, farm buildings, land;
- Houghton farm: Farm house and buildings, cottages, land.

http://search.shropshirehistory.org.uk/collections/getrecord/CCA_XSC_1_26/

A report on the sale stated that 'Mr Hugh Corbet was obliged by war conditions to part with the property'. It reported that most of the farms were bought by tenants. The house and grounds, however, appear not to have sold. (Crewe Chronicle 31 May 1919, p. 8)



Aerial photograph of Sundorne Castle 1949 (Britain from above EAW024238)

In 1925, a further 1000 acres (405 ha) was placed on the market. It comprised the northerly portion of the estate. The auctioneer intimated that several offers had been received from speculators desirous of buying the property as a whole, but these were not entertained. Houghton Farm 335 a was withdrawn at £7,900 and Wheatley Farm 281 a was also withdrawn at £7,900. Sunderton Farm 361a was withdrawn at £7,000. Several smaller lots were left unsold. (Western Mail 11 March 1925 p.12)

It appears that Sundorne Castle was only being partly occupied during this period. On 6 March 1929 The Scotsman carried the announcement of an engagement 'between Philip Roger de Quincy Quincey of Court Noke, Pembridge, Herefordshire, youngest son of the late Richards de Quincey Quincey of Inglewood, Chislehurst, Kent, and of Mrs R de Quincey and Mary Katharine, only child of Mr and Mrs Hugh Corbet of Downton, Shrewsbury and Sundorne Castle, Shropshire'.

On 29 July 1929 Mr and Mrs Corbet gave a garden party at Sundorn Castle to mark the occasion of the forthcoming marriage with 400 guests. The Staffordshire Sentinel on 1 August 1929 in reporting on the imminent marriage of the daughter of Mr Hugh Corbet of Sundorne Castle, noted it had been 'closed for some time and was reopened temporarily this week for festivities in which the tenancy, staffs, and other people of the neighbourhood joined'.

The marriage took place on 1 August 1929 at Upton Magna. There were two children from the marriage which ended in divorce in 1945, with Mr de Quincey given custody of the children. (Kingston Time 9 June 1945) Mary Katharine de Quincey (Corbet) subsequently married Ian Colin Guillam Scott while Philip Roger de Quincey married Maize James.

It is thought the house was not occupied during WWII for war purposes, and quickly fell into disrepair. In 1955 the Trustees of the Sundorne Castle Estate applied to demolish the building even though it was a listed building. The Birmingham Post 21 September 1955, p. 7 carried a brief report of the demolition and an image of the west side of the building.

Despite the partial demolition, the Sundorne Castle Estate Trust manages a vibrant 3000 acre estate, with members of de Quincey family from the Corbet and de Quincey marriage actively involved, maintaining the long unbroken familial connection.

Remaining portions of the house are listed in the National Heritage List for England. These include:

- CHAPEL TO SUNDORNE CASTLE List Entry Number:1366956 (red)
- SCREEN WALL AND TOWER TO SOUTH SIDE OF SUNDORNE CASTLE SITE List Entry Number:1055067 (yellow)
- FARM BUILDINGS AND CARRIAGE ARCH TO SUNDORNE CASTLE List Entry Number: 1177324 (blue)
- GATEHOUSE TO SUNDORNE CASTLE List Entry Number: 1177292 (orange)
- PERIMETER WALL, GATEWAY, GATE AND SHELTER TO WEST AND NORTH OF SUNDORNE CASTLE SITE List Entry Number: 1055068

(See Appendix 1 for details.)



Aerial photograph of Sundorne Castle 1949 (Britain from above EAW024235)



Image from Birmingham Post 21 September 1955

MANOR FARM UFFINGTON

The site previous formed part of Manor Farm. The homestead for this farm lay on the southern edge of the village of Uffington.

While not named on the map research has established its location.



25-inch OS map 1881 showing the site



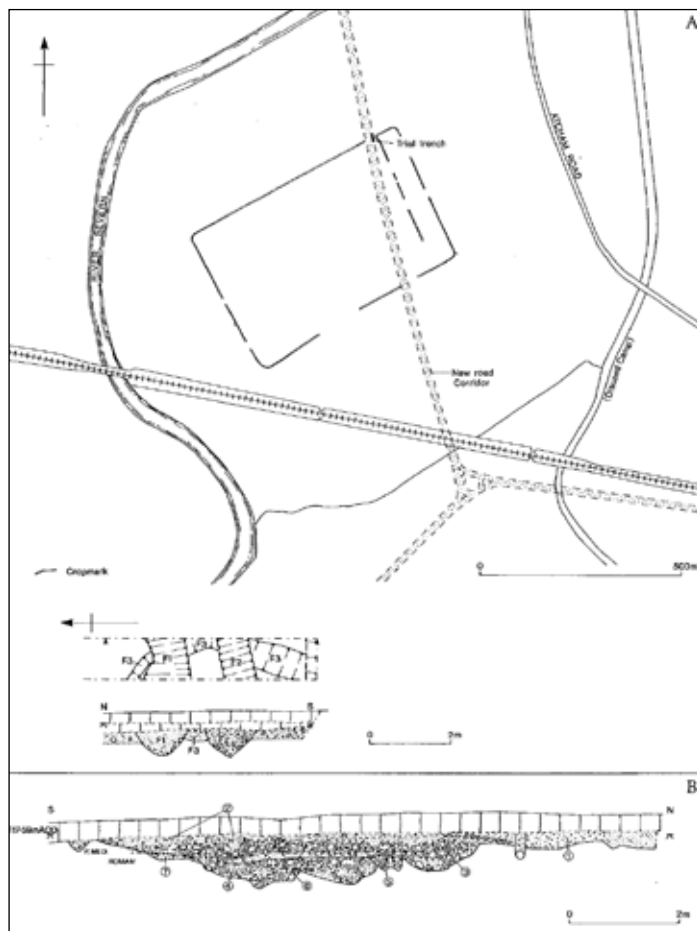
25-inch OS map 1881 showing Manor Farm homestead immediately south of the Corbet Arms. Site subsequently redeveloped for housing

HISTORY

In the Roman period part of the site was occupied by a marching camp. An article published in 1990, reporting on archaeological work undertaken ahead of the construction of the A5/A49 Shrewsbury bypass (opened 1992) included a map of the outline of the camp. The article writes that it is one of a number of early Roman marching camps in the Wroxeter area known through crop marks. There is evidence that an original camp was later extended to the east. The site is included in the Historic Environment Register (HER 00124) – Marching Camp 1 km SW of Uffington, with the entry including the 1990 published findings. First identified 1976. (The Archaeology of the A5/A49 Shrewsbury By-pass. Trans Shropshire Archaeol Hist Soc. Vol 69. p1-119. p69-70, 1990)

As noted earlier by the end of the 12th century the Uffington manor lands were part of Haughmond Abbey, and at the Dissolution followed the descent outlined earlier, with this Manor Farm land still forming part of the Sundorne Castle Estate.

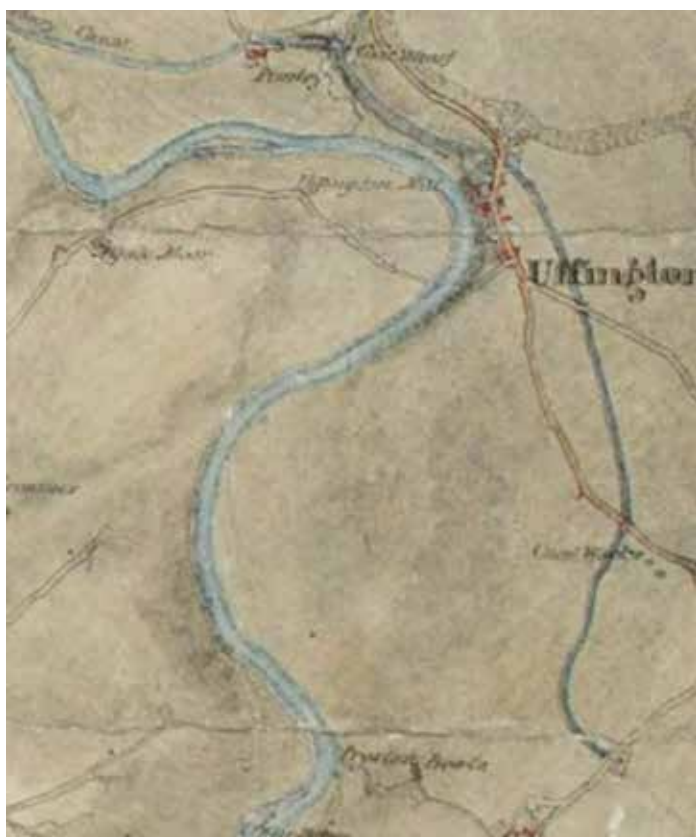
In the early 1790s the Shrewsbury canal, supported by John Corbet (1751-1817) passed through Uffington and cut south through the estate. It opened in 1787. A map surveyed 1817-27 shows Uffington and the line of the canal.



Map from 1990 article showing extent of the marching camp and the line of the then proposed bypass

The 1777 survey of the Sundorne Estate has been used to name the fields existing at that date. This shows that it comprised a series of small fields which by 1881 are amalgamated.

An examination of the Census Returns from 1841 show that the extent of the Manor Farm holding changes in size over the 1851-1881 period, these being the census's where the size is stated.



Henry Steven's map c1817-27 showing Uffington, line of the 1797 canal and the land forming part of Manor farm bounding on the River Severn



Field names based on 1777 survey and six-inch OS map 1881 showing the field amalgamation with the south side of the holding bisected by the railway in 1848

It is clear that there are two major farm holdings based in Uffington, neither of which are named, but the listing of the dwellings follows a regular pattern, with a farmer named either before or after the Corbet Arms, which adjoins immediately to the north.

In 1851 the farm adjoining the Corbet Arms is occupied by Mr John Evans, 32 with his wife, 22, two children, and 5 servants, housemaid, nurse, dairymaid, cowherd, wagon boy. He states his occupation as farmer of 520 acres employing 9.

The previous census in 1841 lists a Mr John Evans, 55, wife 50 with a son John 20 and daughter Mary and six. Servants, 3 in the household, and 3 Agricultural labourers located immediately adjoining the Corbet Arms. He is a farmer, but no details are provided of the extent of the farm. It is noted this John Evans died in 1845, and it is considered highly likely his son John took over the tenancy.

In 1861 John Evans 42, is farming 289 acres employing 10 men.

In 1871, John Evans 53, is farming 320 acres employing 6 men.

In 1881, John Evans 62, is farming 500 acres employing 13 men and 2 boys but it is unclear if this is Manor Farm, as a William Wilkes 41, and his family and 4 servants are occupying the farm immediately adjoining the Corbet Arms. He lists himself as a farmer of 372 acres employing 5 men and 1 boy.

In 1891 the farm adjoining the Corbet Arms is occupied by a Thomas L D Jones who lists himself as an auctioneer and farmer. From this date onwards the census does not include acreages or employment details for farmers. He is still there in 1901.

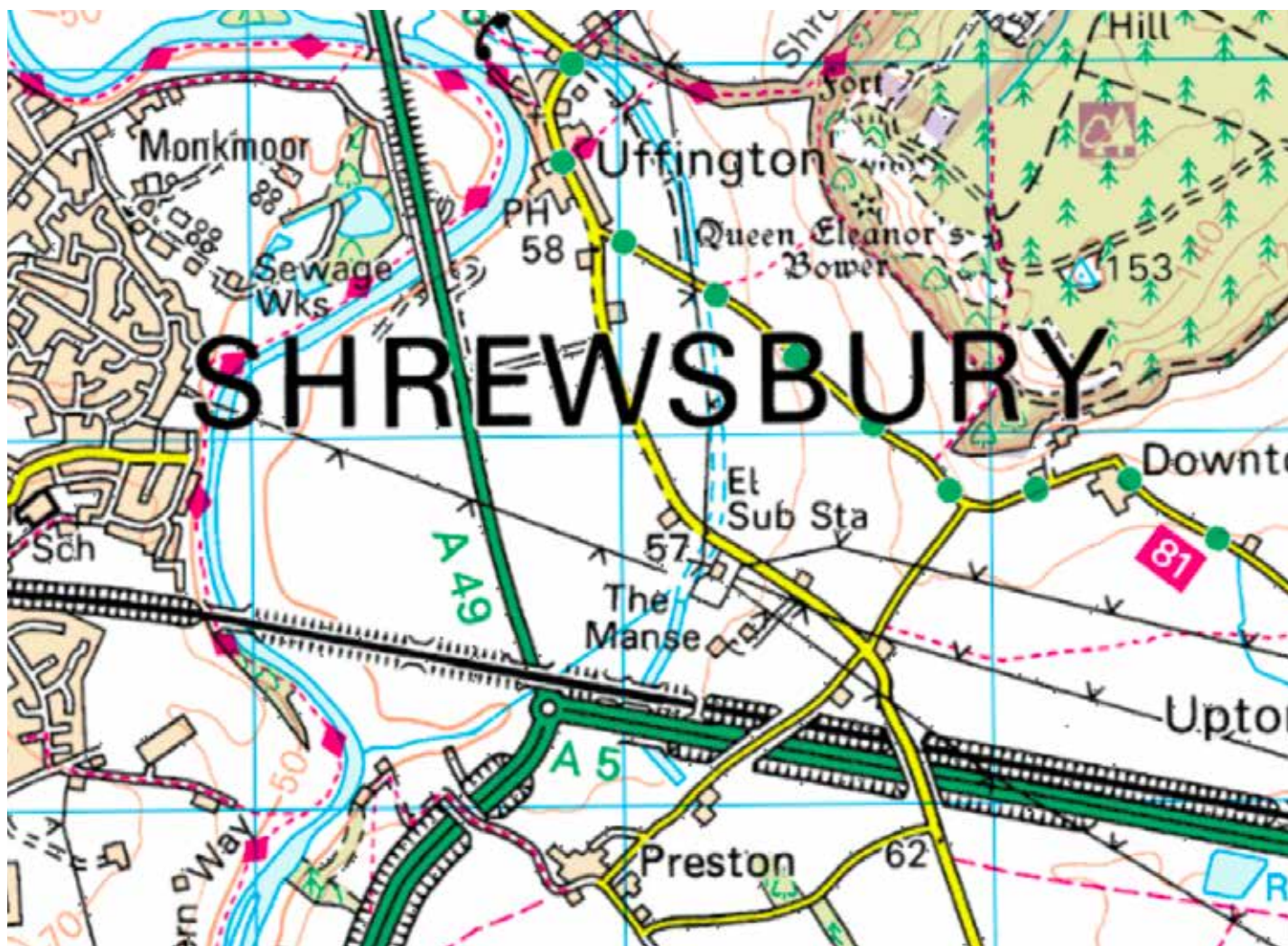
Manor Farm is not referred to in any newspapers, presumably as there was no need to advertise for tenants.



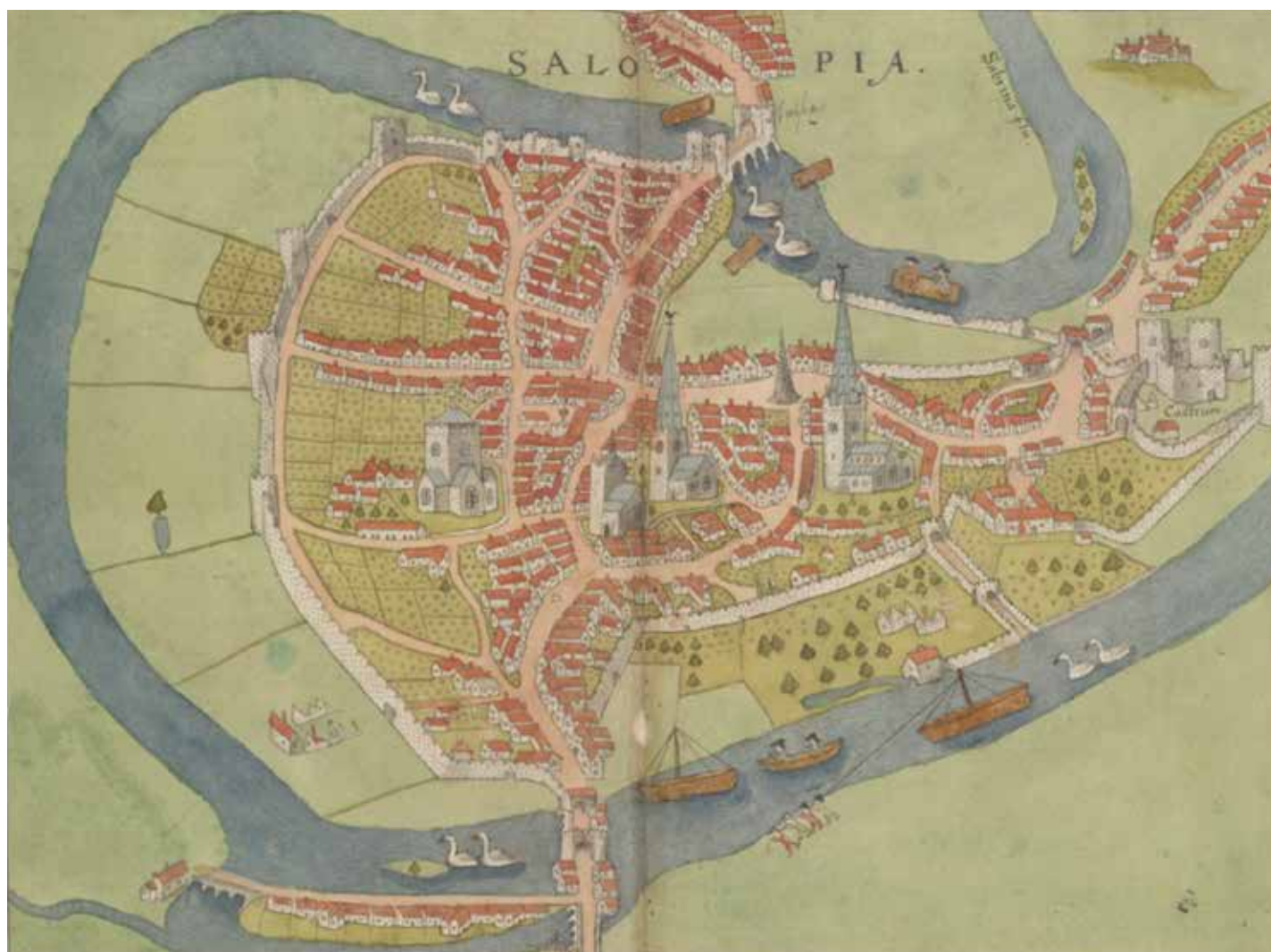
In 1992 the A5/A49 bypass opened. The route cut through the farm.



Manor Farm site 1948 floods (Britain from Above EW12529 and 30)



Extract from a current OS 1-inch map showing the route of the A49 cutting through the site. Also noted is the high-voltage line



Lord Burghley's Map of Shrewsbury 1577

DEVELOPMENT OF SHREWSBURY

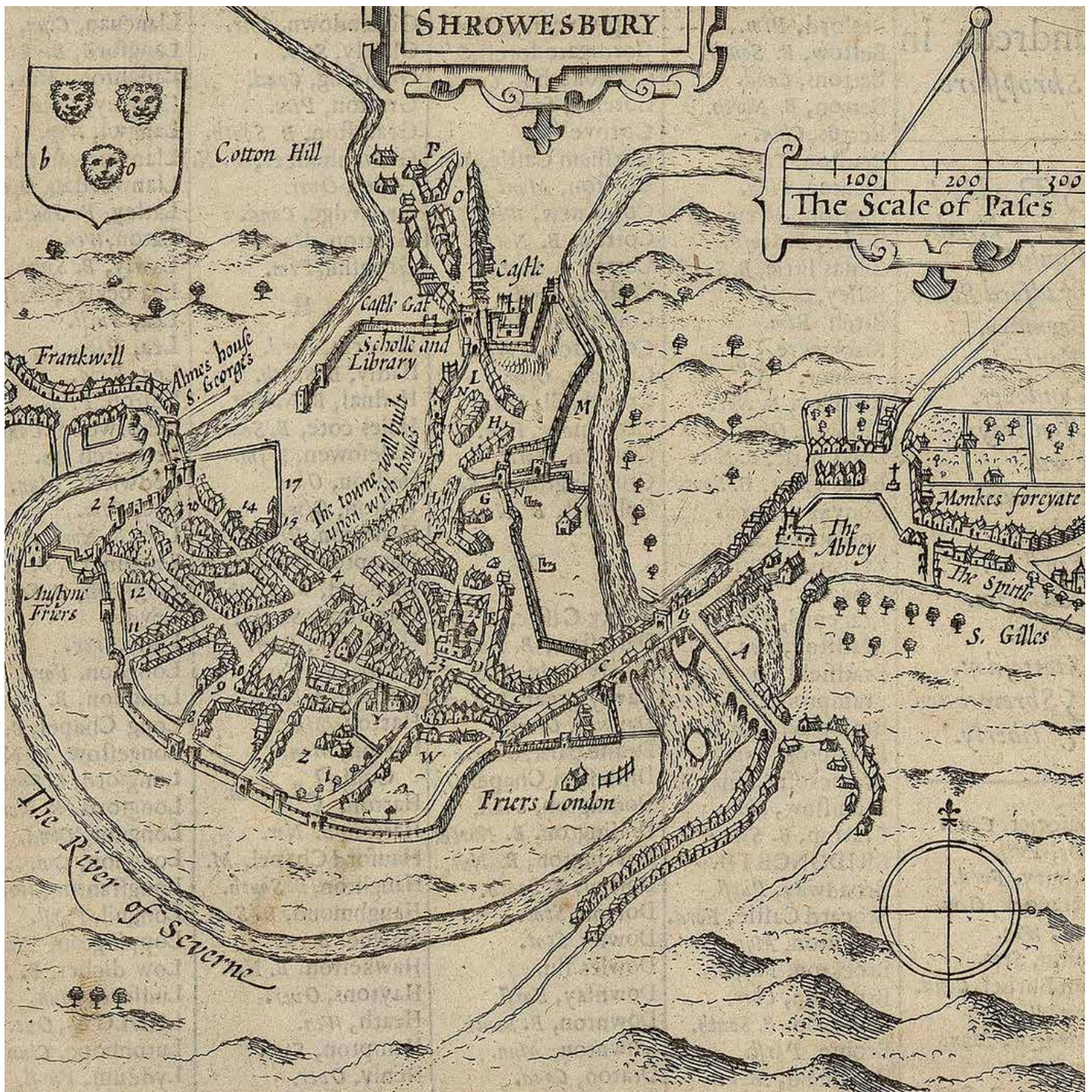
The Manor Farm land has been identified as potentially suitable for the next phase of expansion of Shrewsbury. Understanding the nature of the expansion of Shrewsbury, which historically and in the present is closely linked to improvements in transport gives a context for the next stage in the growth of the settlement to meet its needs and the needs of the region it serves.

In examining this issue a very brief history of the development of Shrewsbury is provided. This is a precis of a review of the 'Victoria County History: Shropshire VI Shrewsbury edited by William A. Champion, Alan Thacker London, Victoria County History, 2014' published online <https://reviews.history.ac.uk/review/1754> and additional sources:

- Domesday provides the first insight into the town, giving an indication of the population with clear similarities with other large towns of the region, for example, Chester, Hereford, Worcester and Gloucester;
- It had a recorded population of 86 households in 1086, putting it in the largest 20% of settlements recorded in Domesday, and is listed under 10 owners in Domesday Book.. In 1086 Annual value to lord:

40 pounds in 1086; 30 pounds in 1066. (<https://opendomesday.org/place/SJ4912/shrewsbury/>);

- Shrewsbury by 1200 was a prominent readily defensible Marcher town with strong royal links, well placed to deal with Welsh incursions and administer the principality of Wales. The growth of the town's economic significance corresponded with the expansion of inland trade and the commercialisation of the economy in the thirteenth and fourteenth centuries;
- Perhaps most importantly, it was the growth of the medieval wool export trade with continental Europe during the later 13th century and with it the town's wool merchants that came to dominate the economy;
- The post- Black Death period highlighted the challenges which the town faced. Although the town's commerce recovered with cloth manufacturing leading, serving both local demands, but also newly expanding markets, a decline in inland trade after 1460 had a dramatic impact on the town's revenues. There was subsequently an upturn in the economic fortunes of the town indicated by the dramatic increase of the wool trade;



John Speed Map of Shrewsbury 1611

- The population of Shrewsbury more than doubled in the century after 1540 accompanied with the growth of inland trade and the intensification of livestock marketing, as suggested by records of livestock transactions at the markets and fairs. As a result, a new corn market was built along with a new market hall in 1596–7;
- Whilst the cloth trade continued to dominate Shrewsbury's economy, there were other crafts and trades including brewing and a significant leather working industry, alongside the livestock trade. There were also professionals present in Shrewsbury: lawyers, physicians and surgeons;
- Population growth in the period after 1540 resulted in the growth of residential suburbs, especially Coleham and Castle Foregate, with a comparison being made between the 'Burghley' and Speed town maps;
- Shrewsbury suffered severely from the Civil War which caused disruption for the cloth, cattle and cheese trades. Population followed the national trend, the tabulation of data for four parishes for the years 1695, 1750 and 1801 revealing the end of population growth in the mid-seventeenth century, with it remaining stable until the 1690s. Population rose by approximately 10 per cent until 1750, growing by more than 50 per cent to 1800.



TRANSPORT ROUTES

RIVER TRADE

The river trade enabled a wide variety of goods for example Cheshire salt, linen, 'Manchester wares' from Lancashire and Staffordshire earthenware, to be transported to and from Shrewsbury which served a much larger hinterland.

Nevertheless, despite the rise of leisure activities and social and cultural opportunities, the economy stagnated. It is pointed out that the decline of the river trade from the 1760s diminished as the town's importance as a transshipment point ceased. Further evidence for the contraction of the economy is suggested by the dramatic fall in the number of masters admitted to the Drapers company (which had peaked by 1680), falling by over a half between 1720 and 1750. A similar pattern of decline is evident in the leather and textile trades.

TURNPIKE ROADS

The system of turnpike trusts, originating in 1662 put the costs on road users instead of the parishes. They were authorised by Act of Parliament to collect tolls, acquire land for improvements, farm out collection of tolls, and borrow money on security of future toll income. The roads turnpiked in the 1750s were mostly networks radiating from the market towns. In Shrewsbury the English Bridge was built in 1774 and the Welsh Bridge in 1790. While often poor in bad weather Turnpikes improved communications across the County with Shrewsbury becoming an important staging point.

The town continued to enjoy prosperity with typical market town manufacturing including mills, malting, brewing, tanning, engineering, but most importantly textiles, the latter marking a continuation of the traditional trade of the Shrewsbury Drapers although at this point it was in decline. By comparison flax and linen manufacturing grew, although this was short-lived (1790–1820).

SHROPSHIRE UNION CANAL

In the later part of the 18th century, the high price of coal in Shrewsbury (most of which was hauled by road from the east Shropshire coalfield), and the success of canals elsewhere in the region, led to proposals for a canal to be built between Shrewsbury and the east Shropshire coalfield. The promoters of the new canal included the Marquess of Stafford, Lord Berwick of Attingham Park, John Charlton of Apley Castle, and John Corbet of Sundorne Castle, and local ironmasters Richard and William Reynolds and John Wilkinson. (HER 03410 Shrewsbury Canal)

The 17-mile route of the canal was surveyed in 1792 by George Young of Worcester and an Act of Parliament obtained in 1793. Josiah Clowes was originally appointed as engineer, under William Reynolds. However, Clowes died in 1795 and was replaced by Thomas Telford, who had recently been appointed part-time Surveyor of Public Works for Shropshire. (HER 03410)

The canal was built at the same time as Ditherington Flaxmill and was opened in 1797. It would have been used to transport fuel for the mill boilers and would have provided a ready supply of cold water for steam-condensing plant. The canal was not connected to the national canal system until 1835, so would not have been used for the transportation of flax to the mill or the distribution finished products until after this date. (HER 03410) The Shropshire Union Canal operated from 1796 to 1922.





RAILWAY

The early promotion of railways in Shropshire was undertaken by three companies. The Shrewsbury and Chester, The Shrewsbury and Birmingham, and The Shropshire Union Railway and Canal Company who were the owners of the Ellesmere Canal.

In 1845 Shrewsbury, Oswestry and Chester Junction Bill presented to Parliament. In October 1848. Line to Shrewsbury opened. Line to Wellington to be joint between Shrewsbury and Birmingham Company and the Shropshire Union Railway and Canal Company. This opens in 1849. Subsequently lines open to connect Shrewsbury to Birmingham and London, Bristol, Cardiff, Chester and Birkenhead, Crewe and north.

POPULATION

At the turn of the 19th century the population of Shrewsbury was 31,280 by the turn of the 20th century it was 52,181.

There was a relatively steep growth between 1801 and 1821 with the population plateauing but slowly growing until 1881. Between 1881 and 1891 there was a slight drop.

YEAR	POPULATION	CHANGE P.A
1801	31,280	-
1811	34,158	+0.88%
1821	38,263	+1.88%
1831	40,480	+0.56%
1841	41,858	+0.34%
1851	43,818	+0.46%
1861	46,262	+0.54%
1871	48,704	+0.52%
1881	51,146	+0.49%
1891	50,678	-0.09%
1901	52,181	+0.29%

By 1951 the population had grown to 67,965 which resulted in a major expansion of Shrewsbury. The town was expanding north along the railway line with a major wagon works, while to the east across the River Severn there was an isolation hospital and the sewage works.

Growth continued post WWII with the following populations:

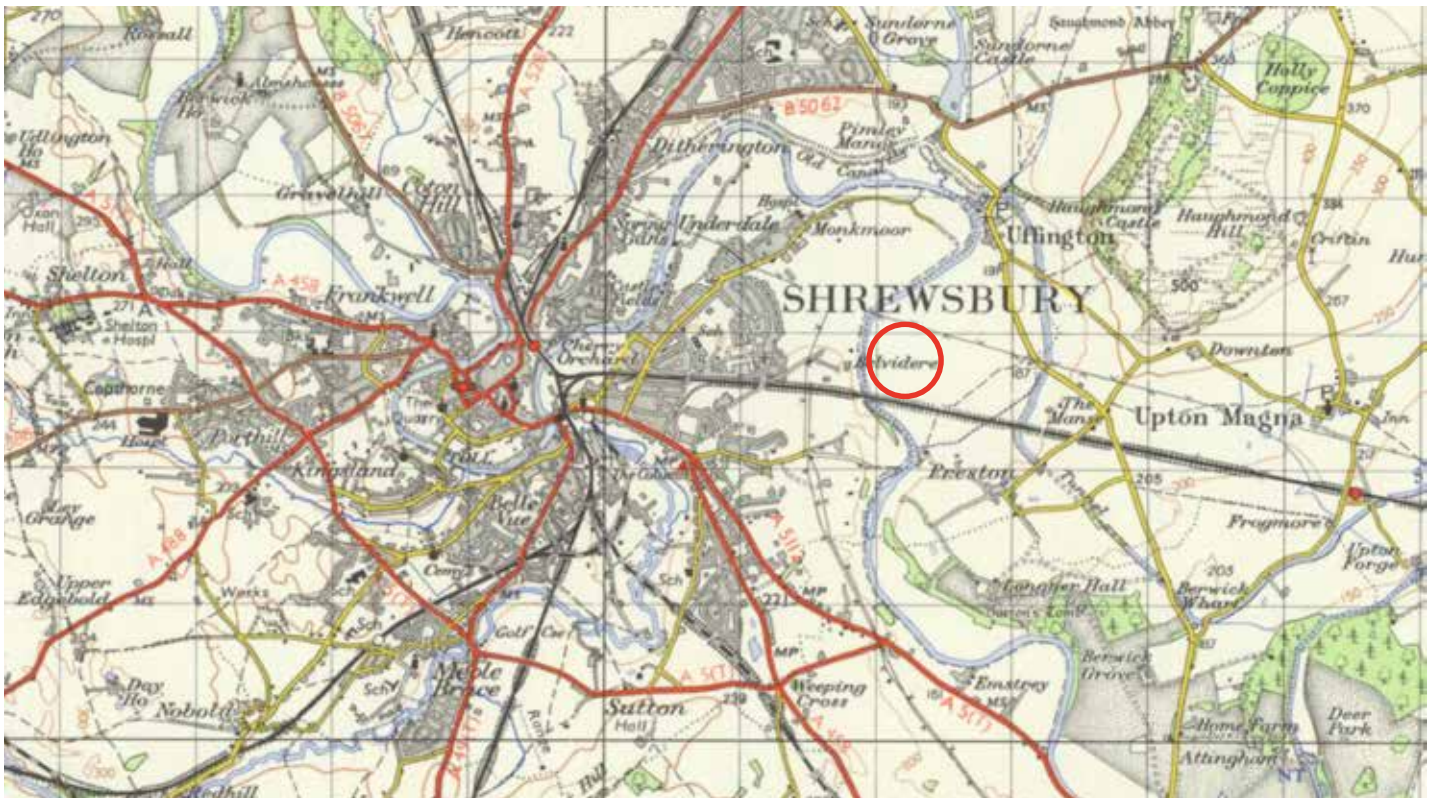
1951	67,965
1961	67,398
1971	82,392
1981	85,136
1991	92,347
2001	95,896
2011	102,328

This being equivalent to a 41% increase in population over 50 years, with a consequential growth in development. The growth between 2001 and 2011 was 6.7%.

SUMMARY

While the history of the development of Shrewsbury represents a unique story, it is also a familiar story for many towns and cities across the United Kingdom.





On-inch OS 1951 and the current 1:50,000 OS with Manor Farm field marked in red

Established as a strategic defensive position within a tight loop on the river, as political and social unrest eased, and the economy grew it expanded to create suburbs outside the historic core along ancient routes.

As communications improved in the 18th century with turnpike highways, a canal (1797) and the railway established in 1845 and expanded to all points, the town grew along these routes.

A bypass to the south noted on the 1951 OS marking the outer urban edge, was soon infilled during the inter-war period, with development particularly to the north and east along the railway lines. While the river once contained the city it now flows through the expanded urban areas.

In the post WWII period development crossed the bypass, and in 1992 a new bypass to the south and east was constructed marking a new edge to the city.

HERITAGE ASSETS

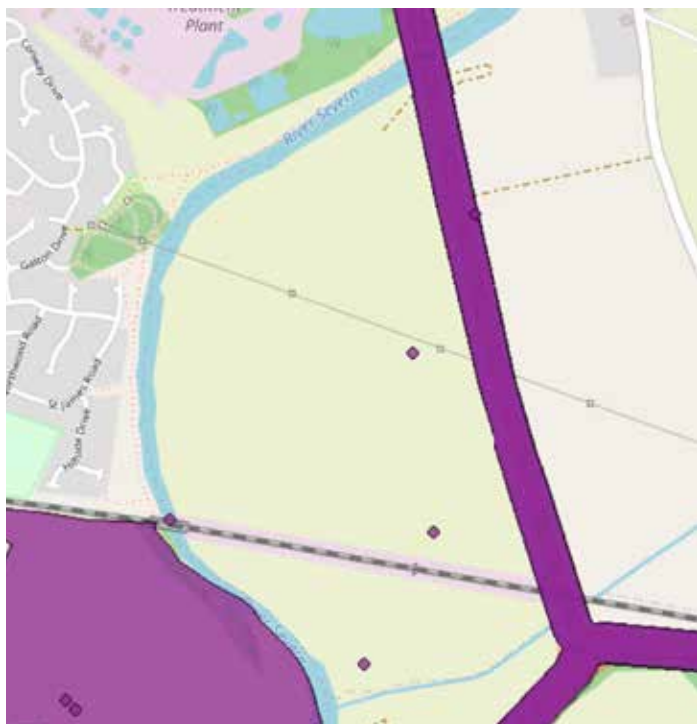
The proposed allocated site sits to the west of the A49 relief road and is bounded on the east side by the River Sever. To the south is the railway line, its bridge over the River Sever listed grade II*.

There are two sites identified in the Historic Environment Register (HER), the early Roman Marching Camp and just north of the railway a 'net sinker from near Preston Boats' (pre 1925 find unknown date in Shrewsbury Museum). The Roman Route is highlighted, referencing the archaeological investigation works ahead of the construction of the A5/A49 Shrewsbury bypass.

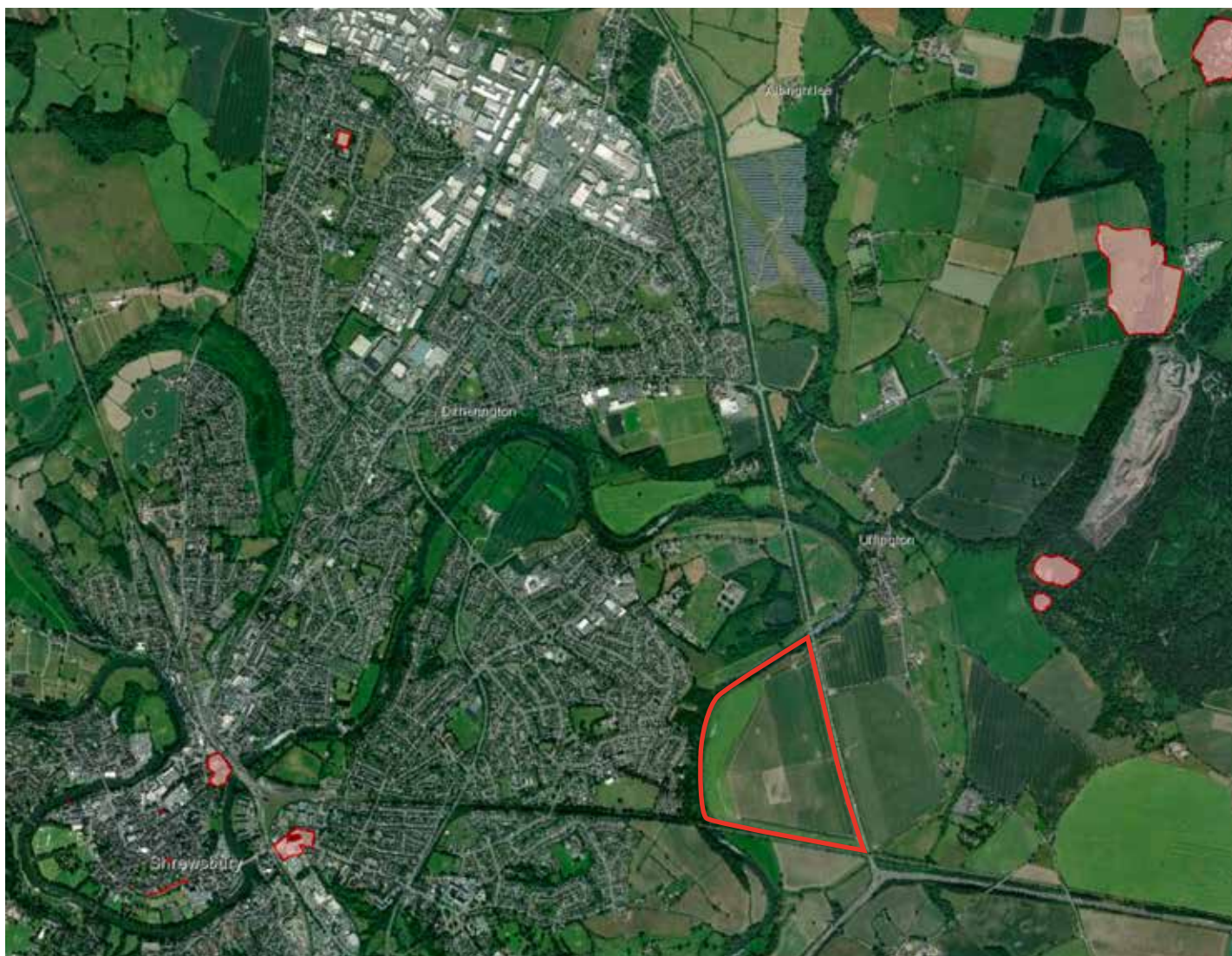
Other HER entries relate to Uffington, and include Haughmond Abbey and associated Haughmond Hill landscape, Sundorne Castle site and its Park landscape.

There are three scheduled monuments located on Haughmond Hill, Haughmond Abbey, Haughmond Castle and Queen Eleanor's Bower, with Haughton Abbey also being a Grade I Listed Building. Details in Appendix 1.

Their relationship to the site is shown on the satellite image.



Extract from Shropshire HER Map. http://search.shropshirehistory.org.uk/map_v3/



Satellite image from Historic England National Heritage List for England Map Search showing the scheduled ancient monuments in relation to the proposed allocated site (red dot) It also shows the relationship to the current built up area of Shrewsbury to the north and east of the city

HERITAGE SIGNIFICANCE

Significance is defined by the National Planning Policy Framework as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

Placing the asset in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise. This both informs our understanding of a site’s significance and the contribution of its setting to this significance.

As Historic England explains in ‘Conservation Principles’ (2008) understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be derived using Evidential, Historical, Aesthetic and Communal Values. These are defined as follows:

Evidential Value - the potential of a place to yield evidence about past human activity.

Historical Value - the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value - the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value - the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

This is another way of interrogating the evidence to establish the heritage values a place holds and to be able to understand the meaning and special interest a site may hold for present and future generations. More recently Historic England has published further advice on defining significance in its publication ‘statements of significance’ (2019). This essentially carries very similar messages but seeks to align its terminology with that of the NPPF.

ROMAN MARCHING CAMP UFFINGTON

This site is on the Historic Environment Register.

Roman Camps - Alan F Leslie in his Doctoral Thesis ‘Roman Temporary Camps in Britain’ (University of Glasgow, 1995 includes a brief description of the roles and features of Roman Camps).

Temporary camps are easy to identify. Products of the Roman Army on campaign, or on manoeuvres, they adhere to strict

guidelines for their construction and layout – as one would expect in highly professional military organisation – and may be readily identified by their playing-card shape, comprising straight sides and rounded angles. Temporary camps are very simple constructions [...] They inevitably comprise a set of defences, formed by a bank or rampart and ditch, the former created from the material excavated from the later, the whole surmounted by a palisade of wooden stakes, supplied by the foot soldiers in the occupying force who carried this paraphernalia with them as part of their equipment. Occupancy was short-term, usually one night or at most a few nights, after which the army moved on, setting up another camp of near identical form at the next stopping point on their march. [...] No buildings, whether of timber, turf or stone, would have been constructed during the “life” of the temporary camp. [...] On quitting camp, army would slight the defensive perimeter, by upping stakes and casting the rampart back into the ditch, thus ensuring that no earthworks remain which the enemy might utilise against them. (p.88)

Due to their temporary nature these camps usually do not contain datable artefact.

The site Uffington site was first identified in an article by J. K. St Joseph, ‘Air Reconnaissance in Roman Britain, 1973-76’ in The Journal of Roman Studies, Vol. 67 (1977) pp. 125-161, from oblique aerial images over a series of dry summer and crop marks, in this case peas.

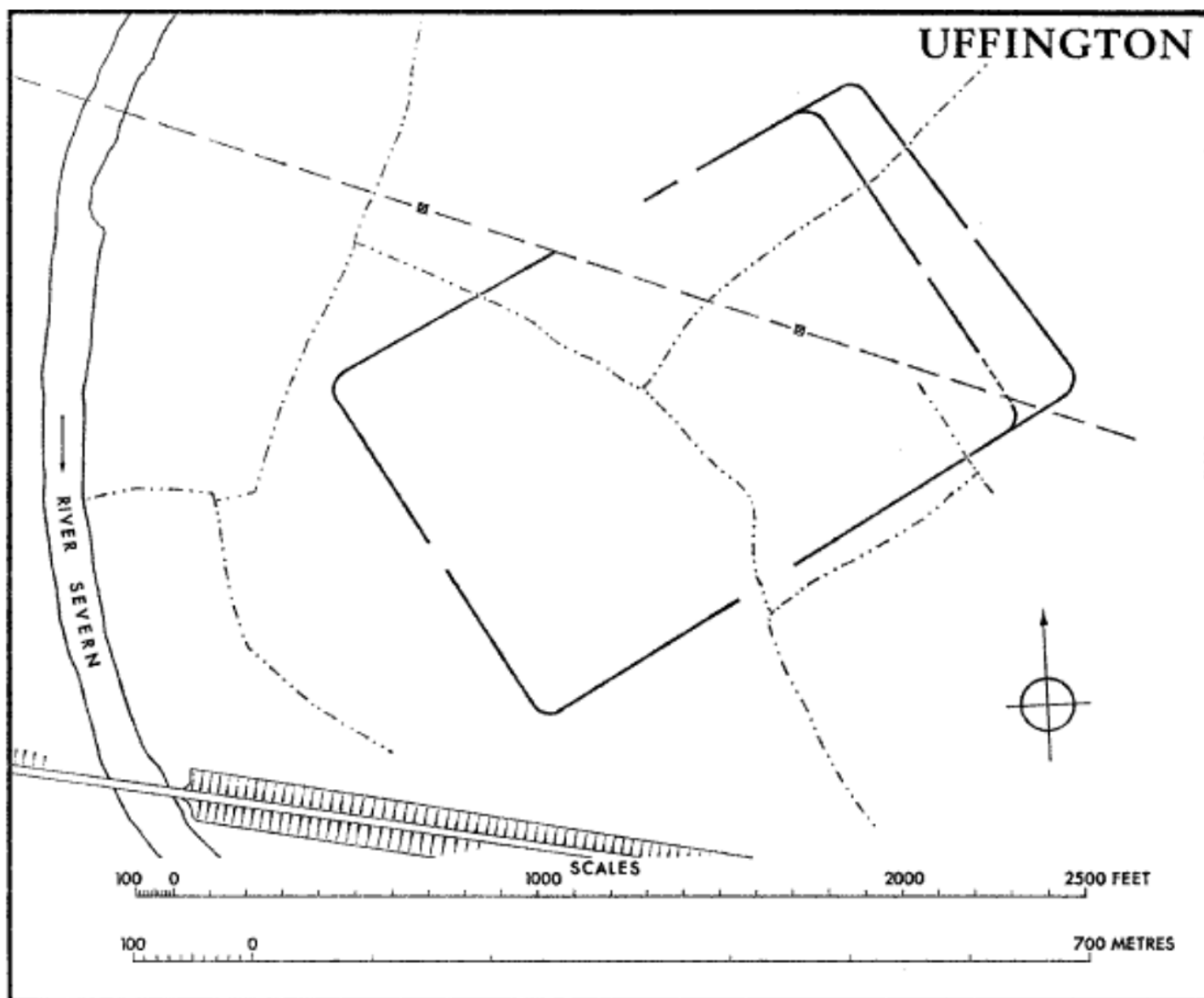
The archaeological excavation carried out ahead of the Shrewsbury bypass found no datable artefacts.

The ‘Discovering Shropshire’s History’ website, includes a brief summary of Roman Shropshire (AD 43 – AD 410) and writes:

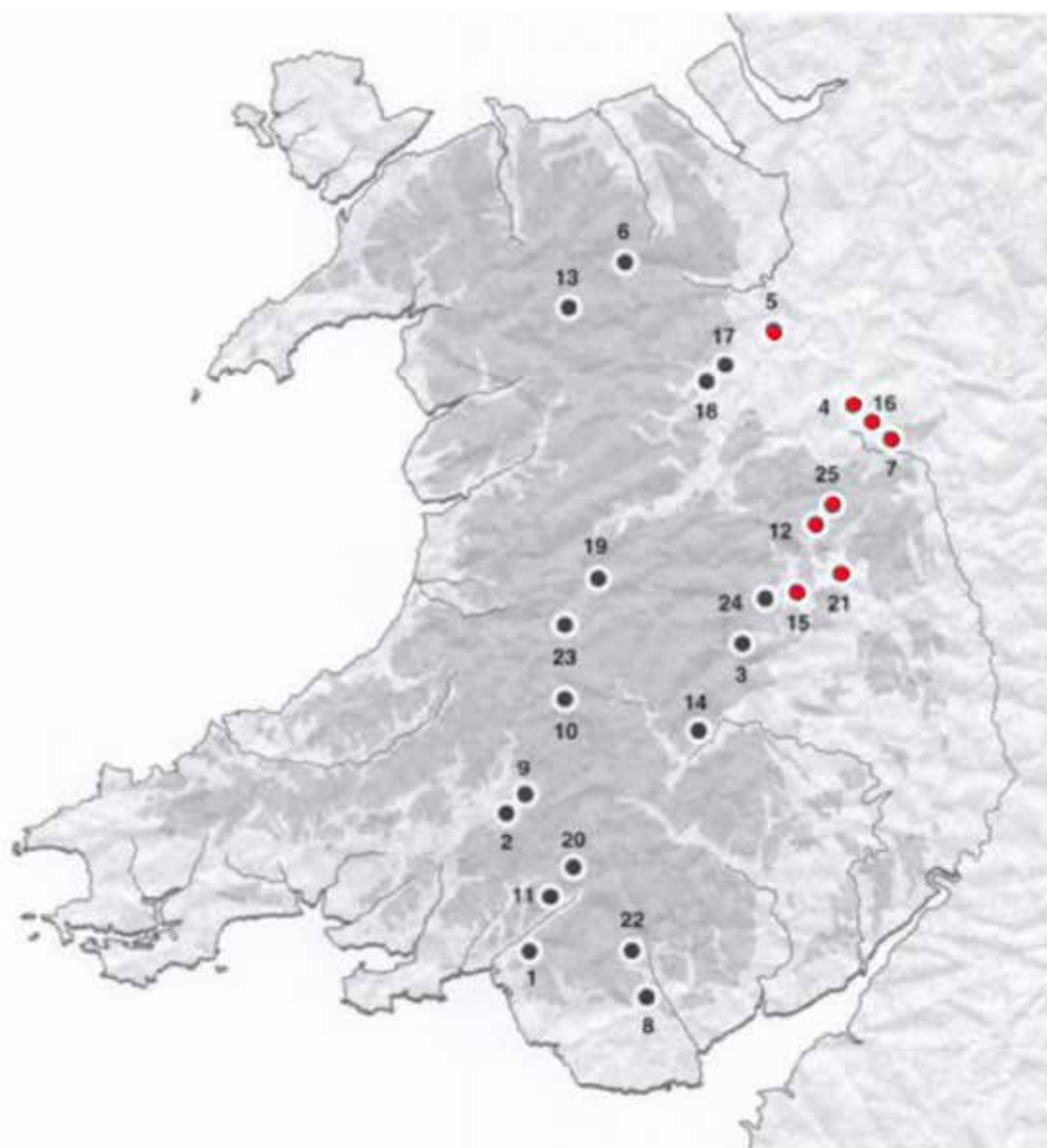
There are also several Roman marching camps in the area; two at Stretford Bridge and Craven Arms, one more at Upper Affcot and another one 5 miles away at Bromfield. As well as ones at Quatt (SE of Bridgnorth), Uffington (E of Shrewsbury) and Burlington (NE of Telford).

<http://www.shropshirehistory.org.uk/html/search/verb/GetRecord/?theme:20061122101531>

These temporary camps are thought to relate to Welsh Campaigns in the early Roman period. A chapter in the edited book ‘Birthday of the Eagle: The Second Augustan Legion and Roman Military Machine’ edited by Richard J Brewer, National Museum & Galleries of Wales, 2002, titled ‘Early Roman Campaigns in Wales’ (Michael G Jarrett (revised by Peter Webster) discusses the known campaigns in the region, and plots the known temporary camps, which includes Uffington.



Plan of Uffington from 'Air Reconnaissance in Roman Britain, 1973-76'



- 3.5 Temporary camps, presumably of the campaigning period; all are at least 6 ha in area.**
- (1) Blaen-cwm-bach
 - (2) Arosfa Garreg
 - (3) Walton
 - (4) Uffington
 - (5) Whittington
 - (6) Penrhos (7) Leighton
 - (8) Pen-y-coedcae
 - (9) Y Pigwon
 - (10) Beulah
 - (11) Coelbren
 - (12) Stretford Bridge
 - (13) Llanfor (14) Clyro
 - (15) Walford
 - (16) Attingham Park
 - (17) Abertanat
 - (18) Llansantffraid-ym-Mechain
 - (19) St Harmon
 - (20) Ystradfellte
 - (21) Bromfield
 - (22) Twyn y Briddallt
 - (23) Esgairperfedd
 - (24) Brampton Bryan
 - (25) Upper Affcot. Some sites were occupied by several camps in succession; some were apparently succeeded by more permanent forts or depots, shown on Figure 3.6

Map from chapter Early Roman Campaigns in Wales (2002). Camps in Shropshire highlighted in red

The site lies within the hinterland of Wroxeter and from the evidence to date appears to be part of a series of sites.

HERITAGE SIGNIFICANCE

Evidential

While excavations to date have not found datable artefacts, the site has further archaeological potential to add evidence and knowledge of Roman Marching Camps in Early Roman Britain. The Uffington marching Camp report, 1991 recognises that the excavations in advance of the A49 relief road provided a context which would allow the development of theoretical models to develop our understanding of the date and function of sites as well as earlier settlement patterns and the dynamics behind changes (page 108). Further excavation would add to this knowledge base.

Historical

The site is of historical value in understanding the way the Roman Army occupied and campaigned in this part of Britain in the early Roman period. Its evidence with other sites on the campaign trail add

to our understanding of this period of English history and of military history.

Aesthetic

As below-ground archaeological remains there are no significant aesthetic values relating to this site.

Communal

There is a long established broad community interest in Roman remains, and their historical meaning to the history of Shropshire. The community awareness and value of the site has been established through journal articles, references in books, its entry in the Historic Environment Register and a public website on Shropshire Roman history.

HAUGHMOND ABBEY

This site has been a Scheduled Ancient Monument since 1915 and is included in the National Heritage List for England Grade I, clearly indicating it is a site of National Heritage Significance. (See Appendix 1)

HERITAGE SIGNIFICANCE

Evidential

The site provides considerable significant physical evidence of the establishment and evolution of an Augustinian Abbey founded c 1130 and surviving until its dissolution in 1539.

The site provides considerable significant physical evidence of its post-dissolution conversion to a substantial residence for the Barker family, which involved demolition, conversion and repurposing the site for a house and formal and informal garden over the period early 1540s to c 1644.

The site provides significant evidence of its re-use as a farm by the Corbet family c 1740 onwards with a farm house and outbuildings, subsequently relocated c 1800 in response to the sites increased public awareness and visitation.

The site, together with written and published documents, provides significant evidence of the management of a scheduled ancient from its public ownership in 1931 onwards.

Historical

The site is of exceptional historical significance, demonstrating many phases of historical development from the 12th to the 21st century, including:

- Founded c 1130 and developed through the 12th and 13th century through considerable bequest of land, mills and churches, Haughmond grew into an important Augustinian Abbey.
- Dissolved in 1539 and sold to a local landed family, it was acquired by the Barker family and, like many other former monastic sites, it was converted to a residence of some status c 1540. Abandoned as a principal residence by 1650, it became the centre of a farmstead.
- Increased antiquarian interest from the late 17th century onwards saw the site recorded through engravings and writings and visitation. It became a focal point in the development of the landscape to Sundorne House from c 1740 onwards, providing indications of the changing attitudes to landscape design during the post-medieval period.
- During the 19th century the site was included in Topographical Books on Shropshire, with engravings and descriptions, assuming a new importance as 'romantic' elements within the park of Sundorne Castle, and from the mid-19th century onwards the subject of archaeological investigations.
- In 1915 it was designated as a Scheduled Ancient Monument, with the site being acquired by the government in 1931, and subject to management, visitation, publications and academic research, adding evidence and knowledge of the site's historical development.

Aesthetic

As surviving ruins of an important Augustinian Abbey constructed using locally quarried stone, the site has exceptional aesthetic architectural significance, complemented by its elevation position over a relatively flat plain to the west proving distant views to Shrewsbury and the Welsh Hill beyond.

The aesthetic significance of the Haughmond Abbey also lies in, and enhanced by the engravings and paintings of the site beginning with the Samuel and Nathaniel Buck engraving of 1730, the painting by the painter M A Rooker (1746-1801), and engravings through the 19th century, and the photographs and post cards published from the end of the 19th century.

Communal

The Haughmond Abbey ruins, instils a strong sense of identity, a well understood aspect of the English landscape and history, of a former important Monastic house, demolished following the Dissolution of the Monasteries by "Henry VIII", now presenting as a well curated monument for public enjoyment and community benefit.

HAUGHMOND CASTLE SITE

This site is a Scheduled Ancient Monument (See Appendix 1) The scheduling identified a number of aspects of its heritage significance, including a hill fort, site of an 18th century folly, and WWII gun emplacement.

HERITAGE SIGNIFICANCE

Evidence

The site containing a good example of a Late Bronze Age and Early Iron Age (eighth - fifth centuries BC), slight univallate hillfort, the remains of a c 1740 mock castle folly, and WWII gun emplacement provides evidence of the rich palimpsest of the English Landscape, but in particular of hills, providing places of defence but also formal – fox hunting, and informal – tourist visitation, recreation.

Historic

The site is of historical significance, demonstrating many phases of historical development of this part of Shropshire from the eighth - fifth centuries BC to the 20th century, including:

- The construction of a defensive hill fort overlooking the River Severn plains to the west and south;
- The construction of a 'mock castle' shooting box, lodge and/or folly in the mid 18th century, for the new owners of the former Haughmond Abbey estate, who c 1740 onwards built Sundorne House and developed a landscaped park, with the building serving as a focal point and eye-catcher combined with its use for recreation, including fox hunting;

- The use of Haughmond Hill and the mock 'Haughmond Castle' for family enjoyment as part of the circuitous ride on the estate, and entertaining, including the 21st celebrations in 1822, for which it became a focal point, with cannon fire, illuminations and providing a picnic for 400-500 tenants of the estate;
- The use, encouraged by the Corbet family, of Haughmond Hill and the site of 'Haghmond Castle' for recreation by the residents of Shrewsbury, and visitors from the surrounding area, as a picnic and vantage point to view the River Severn Plain Shrewsbury and the Welsh Hills;
- The use of the site in the last quarter of the 19th century by the local militia as a potential defensive position, and in WWII as a gun emplacement, demonstrate its historical significance as a defensive location.

Aesthetic

The site of the former 'Haughmond Castle' is aesthetically significant as a vantage point providing expansive views to the west and south across the River Severn Plain, to Shrewsbury and the Welsh Hills beyond.

Its former aesthetic significance as the site of 'Haughmond Castle' a mid-18th century folly designed as a focal point and eye-catcher in the designed landscape surrounding Sundorne Castle, celebrated in print and images, is substantially diminished.

Communal

The site instils a strong sense of identity, a well understood aspect of the English landscape, being a well-established and popular vantage point providing expansive views of the surrounding countryside. While lying within a private estate and developed from the mid-18th century with a mock castle folly, the broader community were granted access, and actively encouraged, such that it has been widely known, celebrated and valued by generations of the local community.

QUEEN ELEANOR'S BOWER

This site is a Scheduled Ancient Monument (See Appendix 1) The scheduling identified a number of aspects of its heritage significance.

Evidence

The site which comprises a ringwork provides evidence of an occupation and fortification of Haghmond Hill. Ringworks, which date from the Anglo-Saxon period to later 12th century comprise a 'small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade'.

The site offers considerable potential to provide evidence such as the remains of buildings, buried features, organic material and associated artifacts which will provide evidence about the lifestyles and activities of those who occupied the site.

Historic

The site is of historical significance, demonstrating phases of historical development of this part of Shropshire from the Anglo-Saxon period to the late 12th century.

- The construction of a defensive position overlooking the River Severn plains to the west and south.
- As a landscape feature, possibly included as part of the 5-mile drive around the Sundorn Castle Estate established in the early 19th century which passes beneath it, recognised in a mid-18th century painting, marked on the 1833 1-inch OS map, and mentioned in a guidebook on Shrewsbury published in 1836.
- The use, encouraged by the Corbet family, of Haughmond Hill and the site of 'Haghmond Castle' and 'Queen Eleanor's Bower' for recreation by the residents of Shrewsbury, and visitors from the surrounding area, as a vantage point to view the River Severn Plain Shrewsbury and the Welsh Hills.

Aesthetic

The site is of aesthetic significant as a vantage point providing expansive views to the west and south across the River Severn Plain, to Shrewsbury and the Welsh Hills beyond.

Communal

The site instils a strong sense of identity, a well understood aspect of the English landscape, being a well-established and popular vantage point providing expansive views of the surrounding countryside. While lying within a private estate, the broader community were granted access, and actively encouraged, such that it has been widely known, celebrated and valued by generations of the local community.

For its alleged (but unproven) association with Queen Eleanor of Aquitaine (1122-1204), wife of King Henry II (1133- 1189) as one of the sites where was held prisoner during the period 1173-1189. While completely unproven the association has gained considerable currency, and is mentioned in many published text on Eleanor of Aquitaine.

UNDERSTANDING SETTING

In relation to the setting of a heritage asset the National Planning Policy Framework Glossary: Setting of a heritage asset, defines setting as:

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

Historic England's advice in Historic England's Good Practice Advice Note 3 – The Setting of Heritage Assets, December 2017 (GPA3) para 9) is similar stating:

Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated... Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate the significance.

It explains (GPA3 para 10) that the contribution of setting to the significance of a heritage asset is often expressed by reference to views – a visual impression of an asset.

It comments (page 6) that:

Some views may contribute more to understanding the heritage significance than others. This may be because the relationships between the asset and other historic assets or places or natural features are particularly relevant;

And furthermore, (GPA 3 para 9) that the setting of heritage assets will change over time and that this can be a positive element in our understanding of places and how we experience the historic environment and heritage assets. It cautions that where unsympathetic change has affected the setting of a heritage asset further cumulative negative changes could sever the last link between an asset and its original setting but pointing out that sympathetic new development has the potential to enhance setting, successfully illustrating the cycle of change that shape our towns and countryside.

GPA3 Part 1- Settings and Views, discusses the issue of setting stating:

Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed. GPA3 Part 2: Setting and Views – A Staged Approach to Proportionate

Decision Taking, set out in the introduction should be followed.

Historic England explains in 'The Setting of Heritage Assets' the matters that will define its setting such as:

- asset's physical surroundings;
- history and degree of change and;
- how the asset is experienced.

ROMAN MARCHING CAMP

Setting

Whilst there is no readily accessible visible above ground evidence of the camp, it nevertheless has a setting. The setting derives from its relationship to other camps, and as part of a longer distance route that is strategically plotted for military efficiency and safety.

This setting, as part of a longer route, with easy access to a water supply can be understood from the high viewing places on Haughmond Hill.

HAUGHMOND ABBEY SITE

This Abbey ruins were incorporated as part of a designed landscape to Sundorne House, later Castle, as focal point in the broader landscape to be viewed from Sundorne House. As part of the development of the landscape, a belt of trees was planted to the east of the Abbey ruins to enhance its setting and presentation when viewed from Sundorne House, later Castle. These trees were part of a continuous belt planted in a 5-mile circuitous ride, which also took in the ruins of the Abbey, and Haughmond Castle and also presumably provided views from these locations back across the estate, and beyond.

Its setting consists of a multi layered and designed landscape, where routes to and from the site are laid out to heighten the experience of arrival and that also emphasize the extent of control over the landscape and its people. What was once an extensive setting as subsequently shrunk as the fortunes of the estate dwindled and its control over the landscape dissipated.

FORMER HAUGHMOND CASTLE SITE

This building was constructed as part of a designed landscape to Sundorne House, later Castle, as an eye-catcher and focal point in the broader landscape to be viewed from Sundorne House, but also during the circular drive around the estate which also took in the ruins of Haughmond Abbey, and also presumably provided views from these location back across the estate, and beyond. The designed and historic setting was the parkland estate of Sundorne Castle, with the expansive views beyond being an incidental part of its geographical location.

That the site's significance had a clear defensive role means that the extensive views out from the site and the potential to see it from the surrounding landscape forms part of its setting. The commanding views over the Severn Valley and the layers of history that are visible in the view contributes to the site's significance.

QUEEN ELEANOR BOWER

This site sits below the Sundorne Castle lower down the slope. It was also a defensive site which means that the views out from the site and the potential to see it from the surrounding landscape forms part of its setting. It appears to have been an identifiable element in the landscape on the 1833 OS map but has subsequently been extensively overgrown obscuring views from and to the site. While now limited the views that can be obtained contributes to the site's significance. There is no discernible view of the feature from the surrounding landscape.

ASSESSMENT OF VIEWS

As Historic England points out the way setting is experienced is through visual considerations and other factors, such as noise, smell and understanding of surrounding land uses. In relation to the proposed allocated site, because of the archaeological interest in the Marching Camp and because it falls within the view from the scheduled monuments on Haughmond Hill it is important to consider the nature of these views.

METHODOLOGY

There is a long history to the views from Haughmond and it is a place that is publicly accessible. The view has also changed. Thus, in assessing the contribution of the views to the significance of the relevant heritage assets it is necessary to consider:

- the viewer, in history and at present;
- the viewing place and the factors that influence the viewing experience. To what extent has the view been designed or curated. Is it a dynamic view or static?
- The view, what's the layout of the landscape in the view. Are there focal features? What is the expanse of the view? How has it changed and what do those changes reveal about the history of the place?

There are in effect three publicly accessible viewing places from Haughmond Hill, from the Castle site, Queen Eleanor's Bower and then from a public vantage point at the southern end of the Hill. Public access, however, to Queen Eleanor's Bower, is difficult due to considerable overgrowth. All three viewing places provide a broadly similar view over the landscape, although the vegetation on top of the Bower and below, considerably restrict the views. In addition, being lower down the slope, the view is different. For the purposes of this report the principal publicly accessible viewing point used is a rocky outcrop on the edge of the Castle site as representative of the view, supplemented by views from the Bower.

THE VIEWING PLACES



Image from Historic England map search satellite map

THE VIEWER

There is a long history of people experiencing the view:

- As a strategically defensive location and as one of a string of fortified sites along the Welsh borders the viewer's role being to protect and control;
- Reportedly as the viewing point to observe and direct the Royalist army at the Battle of Shrewsbury, 1403 (though at over 2 miles distance from the site of the battlefield this may be unlikely);
- As a curated view for the owners and visitors to Sundorne House to enjoy as a part of the wider experience of an extensive designed parkland landscape;
- It is used by artists capturing the landscape view and utilising the folly as a part of the composition;
- Haughmond Hill was a location for hunting and so those engaged in the hunt would also benefit from the views;
- Reverting to military use as a gun outpost during World War II;
- By the general public for recreational purposes as part of a series of public footpaths across the hill.



View to the left from the former castle site

THE FORMER HAUGHMOND CASTLE SITE

The viewing place is strategically located to ensure an expansive view, taking advantage of the natural topographic features. Following its use as a hillside fort location it is selected as the site of an 18th century folly to provide a sheltered viewing place, but also as a deliberate composition in the landscape that can be viewed from some distance in the wider landscape. The viewing place provided the destination point for one of the estate's historic drives, clearly part of a longer sensory journey. During the 19th century the tree cover was managed to ensure that the view remained open. Accessing the viewing place by the most direct route involves passing by the working quarry. This 'industrial activity' remains in your mind, by its sheer proximity, when at the viewing place and, whilst the sounds of the quarrying activity do not intrude, that activity is a part of the wider experience. It is a popular viewing spot, but despite the high and regular footfall, nevertheless, there is a sense of isolation and remoteness that contributes to the viewing experience. Its elevated location contributes to the sense that one is observing life carrying on below. The history of the viewing place is interpreted by information boards by the public parking area and café and that helps to inform the viewing experience.

THE VIEW

Because the viewing place is on the edge of an escarpment the foreground is very short and composed of the treetops and the farmland immediately below. This rural farming context forms the bulk of the view with field boundaries, hedgerows and hedgerow trees establishing the green tapestry. The size of the fields has changed and are now much larger, designed for modern machinery compared to some of the historic photographs and maps earlier in this report. Small woodlands and copses are sprinkled across the view appearing as darker patches of green. The landscape is flat with the Shropshire hills in the background forming the skyline. The sky occupies around

half of the view, giving emphasis to the extent of the view. The River Severn is not easily discernible, set slightly in a 'cutting' the listed railway bridge across the Severn is just visible although the view is heavily filtered by trees. With the river's banks also lined with trees it reads as a part of the network of hedgerows.

Shrewsbury sits in the middle ground of the view, its modern suburbs visible in the landscape. It is a view that looks down on these suburban areas, but because of the distances involved and the expanse of the view the buildings do not dominate in the view. The exception to this is perhaps the business/retail park to the north where the large light-coloured roofs stand out, particularly on brighter days. The traffic moving along the A5 and A49 is noticeable, as also are the trains on the east-west railway line. This serves to emphasise the nature of the landscape (and its history) as a transport corridor.

The village of Uffington sits to the right in the view, helping to give a sense of scale to the view as well as helping to give a context to Shrewsbury's location within an extensive rural landscape.

The line of the bypass (A5 – A49) helps to register the expansion of the settlement outwards. The historic core of Shrewsbury is not visible in the view but its suburbs are and in particular Shropshire Council offices at Abbey Foregate as a larger built block is visible.

There is no focal point to the view. It's a view where the eye can wander, picking up a points of interest or movement.

The proposed allocated site sits within the middle ground of the view, apparent because it is one of the larger fields in the view. The presence of the A49 along its boundary is noticeable as is the railway line along its southern boundary. Its western boundary is marked by the tree lined bank of the Severn. Beyond this sits 'layers' of Shrewsbury's suburbs, interspersed by greenery.



Centre view from the former castle site



View to the right from the former castle site

QUEEN ELEANOR'S BOWER

THE VIEW

Because the viewing place is below escarpment the foreground is longer and composed of the treetops and the farmland below with the built form of Shrewsbury more visible, as are the hills beyond which acts as a backdrop. The rural farming context, however, forms the bulk of the foreground of the view with field boundaries, hedgerows and hedgerow trees establishing the green tapestry. The size of the fields has changed and are now much larger, designed for modern machinery compared to some of the historic photographs and maps

earlier in this report. The landscape is flat, and with the lower angle of the view, the Shropshire hills in the background form a stronger element in the skyline. The sky occupies around a third of the view, giving emphasis to the extent of the view. The River Severn is barely discernible, set slightly in a 'cutting' the listed railway bridge across the Severn is just visible although the view is heavily filtered by trees. With the river's banks also lined with trees it reads as a part of the network of hedgerows.



View from the edge of Queen Eleanor's Bower looking directly west



Trees on and along the edge of the Bower, and below obscure views



Trees on and along the edge of the Bower, and below obscure views



A break in the trees allows a glimpse across to Uffington and the northern side of Shrewsbury

In the limited views available Shrewsbury sits in the middle ground of the view, its modern suburbs visible in the landscape. It is a view that looks across these suburban areas, but because of the distances involved and the expanse of the view the buildings do not dominate in the view. The exception to this is perhaps the business/retail park to the north where the large light-coloured roofs stand out, particularly on brighter days. The traffic moving along the A5 and A49 is noticeable, as also are the trains on the east-west railway line. This serves to emphasise the nature of the landscape (and its history) as a transport corridor.

The village of Uffington sits to the right in the view, helping to give a sense of scale to the view as well as helping to give a context to Shrewsbury's location within an extensive rural landscape.

The line of the bypass (A5 – A49) helps to register the expansion of the settlement outwards. The historic core of Shrewsbury is not visible in the limited views but its suburbs are.

There is no focal point to the view. It's a view where the eye can wander, picking up a point of interest or movement.

The proposed allocated site sits within the middle ground of the view, apparent because it is one of the larger fields in the view. The presence of the A49 along its boundary is noticeable as is the railway line along its southern boundary. Its western boundary is marked by the tree lined bank of the Severn. Beyond this sits 'layers' of Shrewsbury's suburbs, interspersed by greenery, with the backdrop of the hills, which are more prominent in the view.

ASSESSMENT OF POTENTIAL IMPACTS OF DEVELOPMENT ON SIGNIFICANCE AND OPTIONS FOR MITIGATION

ROMAN MARCHING CAMP

The introduction of the A49 and A5 has already compromised the significance of the site's archaeological interest. It seems from the published archaeological report that this was a managed impact, with the opportunity to investigate the evidence by excavation thus advancing our understanding of the site and more generally the early period's of Roman occupation, justifying the impacts. It is commented in the archaeological report, and is worth noting, that this marching camp is one of a number on the route that the Romans took. There are therefore other sites that survive, which are in better preserved states, and that by reason of their rural locations are most unlikely to be developed. It is not that this is the last surviving site of its type or that its rural context would be lost. Given the intervention that has already taken place on this site it would be reasonable to conclude that the development of the site, and the impacts that would result could be mitigated by the opportunity it would present for further archaeological intervention.

The impact on the site's archaeological interest therefore could be managed by the preparation and implementation of a Written Scheme of investigation. As there has already been an archaeological investigation associated with the bypass the effects of the development of the site would be known and so further archaeological investigation could be controlled by a condition on any consent that might be granted for the development of the site.

HAUGHMOND CASTLE, FORT AND QUEEN ELEANOR'S BOWER

As defensive locations the extent of the view must be key to its significance, although in the case of Queen Eleanor's Bower, the overgrown nature of the feature and surrounds considerably limit views from or to the site. Clearly, over time what's in the view has changed and the experience of the changing landscape becomes part of the history of the view. That the extent of the view hasn't changed is an important component to preserving the contribution this makes to the site's significance. That the landscape in the view historically and in modern times contains strategic routes north and south (a transport corridor) gives understanding to the strategic siting of the hillfort. That the view remains means that this understanding would be preserved. The view of the Shropshire Hills also helps to give a context to the historic tensions between England and Wales as well as helping to place the site geographically. These views would not be affected by the proposed development of the field.

The viewing place also had aesthetic qualities, evidenced in the location of an 18th century folly in the location of the hill fort. Of itself the folly was intended to be enjoyed for its picturesque qualities, experienced in its hillside location, with the journey to it being an

integral part of the aesthetic experience. The folly has now gone and the designed landscape broken up. This has eroded the integrity of the setting and understanding of the site of the folly as a part of a more extensive designed landscape. What survives is the route to the site of the folly and the view itself. Clearly what is in the view has already changed with the changes in field patterns, different agricultural practices, whole new layers of transport infrastructure and the outward growth of Shrewsbury.

What remains of the view is an understanding of Shrewsbury set in an extensive agricultural landscape, the green backcloth with the backdrop of the Shropshire Hills marking defining the skyline. The relative tranquility of the viewing location remains and the extent of the view.

Many of these qualities would remain unaffected by the development of the field. Development would register the continuing expansion of Shrewsbury and this would move the interface between town and country outwards, but that interface would nevertheless survive.

A positive and successful component of parts of Shrewsbury's suburban areas derives from the established landscaping that helps to soften edges, give texture and filter views. Subject to the identified employment needs and how those are manifested in building scales and form new development could adopt similar landscape principles, potentially delivering an arcadian quality to the site layout. Green corridors or spaces could be included to help new development assimilate with its surroundings helping to define the new edge along the A49.

The emerging Local Plan, which will roll the plan period forward to 2036 identifies other sites within the ring of the bypass and beyond for housing or employment use. The development of this site at Manor Field would be experienced in the context of other development evidencing the outward growth of Shrewsbury.

Whilst the site lies in the middle ground and in the middle of the view, given the expanse of the view and the fact that there is no focal point to the view then any harmful effect on the aesthetic qualities of the view would be less than substantial and potentially could be eliminated by design.

The table below follows the headings of GPA3 paragraph 19 and provide a summary of the significance of the setting to the heritage assets, the potential impacts on significance, and how any effects could be mitigated.

HERITAGE ASSET

Roman Marching Camp,
Uffington

SETTING

The setting derives from its relationship to other camps, and as part of a longer distance route that is strategically plotted for military efficiency and safety. The easy access to a water supply can be understood from the high viewing places on Haughmond Hill.

EFFECTS

The development of the site will remove the archaeological evidence. Its broader rural context and setting understood in views from Haughmond Hill, would not be lost.

MITIGATION

The impacts could be mitigated by the opportunity it would present for further archaeological intervention.

Further archaeological investigation could be controlled by a condition on any consent that might be granted for the development of the site.

The existence of the site could be interpreted in the development of the site.

Haughmond Abbey Site

Its setting consists of a multi layered and designed landscape, where routes to and from the site are laid out to heighten the experience of arrival and emphasize the extent of control over the landscape. The once extensive setting has shrunk as the fortunes of the estate dwindled and its control over the landscape dissipated.

Due to the distance between this site and Manor Field, its development would not impact its setting.

No mitigation required

Former Haughmond Castle site

That the site's significance had a clear defensive role means that the extensive views out from the site and the potential to see it from the surrounding landscape forms part of its setting.

The commanding views over the Severn Valley and the layers of history that are visible in the view contributes its significance

What's in the view has changed over time and the experience of the landscape has become part of the history of the view.

That the extent of the view hasn't changed is an important component to preserving the contribution it makes to the site's significance.

The view of the Shropshire Hills also helps to place the site geographically.

These views would not be affected by the proposed developed of the field.

The folly has disappeared, but the view provides an understanding of Shrewsbury set in an extensive agricultural landscape, with the backdrop of the Shropshire Hills defining the skyline.

The relative tranquillity of the viewing location and the extent of the view remain.

The design of the development could provide opportunities to mitigate the visual impacts through its layout, scale of buildings, colouring of external materials (to avoid the high visibility of the industrial units in north Shrewsbury noted from Haughmond Hill) and through landscaping the boundaries and within the site.

HERITAGE ASSET	SETTING	EFFECT	MITIGATION
Queen Eleanor's Bower	<p>The site had a defensive role which means that the views out from the site and the potential to see it from the surrounding landscape forms part of its setting.</p> <p>It is extensively overgrown obscuring views from and to the site. While now limited the views that can be obtained contributes to the site's significance.</p>	<p>Many of these qualities would remain unaffected by the development of the field.</p> <p>It would register the continuing expansion of Shrewsbury, part of the history of the view.</p> <p>It would move the interface between town and country outwards, but that interface would nevertheless survive.</p> <p>Public access to this site is difficult due to the terrain and extensive overgrowth which limits the views available from the site.</p> <p>What's in the view has changed over time and the experience of the landscape has become part of the history of the view.</p> <p>That the extent of the view hasn't changed is an important component to preserving the contribution it makes to the site's significance.</p> <p>The view of the Shropshire Hills also helps to place the site geographically.</p> <p>These views would not be affected by the proposed developed of the field.</p> <p>The isolation and tranquillity of the viewing location and the extent of the view, while limited, remain.</p> <p>Many of these qualities would be unaffected by the development of the field.</p> <p>It would register the continuing expansion of Shrewsbury, part of the history of the view.</p> <p>It would move the interface between town and country outwards, but that interface would nevertheless survive.</p>	<p>The design of the development could provide opportunities to mitigate the visual impacts through its layout, scale of buildings, colouring of external materials (to avoid the high visibility of the industrial units in north Shrewsbury noted from Haughmond Hill) and through landscaping the boundaries and within the site</p>



HERITAGE BENEFITS

Sundorne Castle Estate manages a number of heritage assets and is responsible to a large degree for the quality and appearance of the agricultural landscape surrounding this part of Shrewsbury. Management and enhancement of the various heritage assets, including their settings that it is responsible for is an important priority for the estate. Income from its farming and other enterprises helps to ensure that the significance of these assets can be sustained. Development of this site, which now has had its physical links and continuity with the wider estate severed by the A49, would facilitate the long term investment the estate is making or planning for the preservation and enhancement and ongoing management of its heritage assets. The estate as an entity has historic interest as well as playing an important role in sustaining the social and economic health of the local rural and business community. Together with heritage benefits that could be delivered this represents the three components to sustainable development that are identified in the NPPF.

APPENDIX 1: ENTRIES IN THE NATIONAL HERITAGE LIST FOR ENGLAND FOR LISTED BUILDINGS AND SCHEDULED ANCIENT MONUMENTS

SUNDORNE CASTLE SITE

Heritage Category: Listed Building

Grade: II

List Entry Number:1366956

Date first listed:17-Feb-1986

Statutory Address: CHAPEL TO SUNDORNE CASTLE

1/73 Chapel to Sundorne - Castle - II

Chapel. Early C19, possibly incorporating parts of re-used medieval work. Red brick and sandstone ashlar, tiled roof and verge parapets. Simple rectangular plan unusually entered in the centre of the north side. This elevation facing towards the complex of farm buildings (q.v.) is in red brick with a coved plaster C17-style eaves band; small gabled porch with round-arch entrance and boarded door to otherwise blind walls; by contrast, the south or approach elevation appears more authentically medieval in ashlar and of 3 bays on a moulded plinth, divided by gabled 2-stage buttresses surmounted by crocketed pinnacles and with a crenellated parapet between; each bay is fenestrated by labelled pointed 2-light windows of Decorated style. Interior: arch braces to collared trusses, double purlins with cusped wind braces; crested ogee inner arch to east window, encaustic tile floor, stained glass to east window only. The chapel was formerly connected to a structure now demolished to the west; a blocked gallery arch and paired entrances remain.

Heritage Category: Listed Building

Grade: II

List Entry Number:1055067

Date first listed:17-Feb-1986

Statutory Address: SCREEN WALL AND TOWER TO SOUTH SIDE OF SUNDORNE CASTLE SITE

1/71 Screen wall and tower - to south side of Sundorne Castle site - II

Screen wall, tower and perimeter wall. Early C19. Red brick. The screen wall connects the chapel (q.v.) to the west with the gate house (q.v.) to the east; approximately 4m high and of 8 bays, divided by 3-stage buttresses, the eastern 3 bays of walling are slightly lower, all formerly crenellated of which only 4 bays remain. A tower is situated to the west of centre, slightly breaking the frontage with a small rectangular plan set to the north, taller than the wall, of 2 storeys with a stair turret to the north-west, again all crenellated and flat-roofed; the south side has a single range of labelled windows of 3 Tudor-arched lights (all single lights to the inner sides).

Heritage Category: Listed Building

Grade: II

List Entry Number: 1177324

Date first listed: 17-Feb-1986

Statutory Address: FARM BUILDINGS AND CARRIAGE ARCH TO SUNDORNE CASTLE

1/72 Farm buildings and - carriage arch to Sundorne Castle

- II

Farm buildings and carriage arch. Early C19 with C20 alterations.

Red brick; tiled roof; verge parapets; 2 twin-shafted stacks. L-shaped plan running north and east and attached to screen wall and tower (q.v.) to the south. Single storey and attic. East face has slight break to central elliptically-arched carriage entry. Steeply-pitched gable over with projecting bands of brickwork implying a pediment and elliptical pitching eye to tympanum; a pair of dormers flank the gable, set over segmental-headed casements, 2 to each side with boarded doors between. These buildings form part of the planned layout at Sundorne Castle. The tall chimneys visible from a distance above the crenellated screen wall contribute to the castle-like appearance.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1177292

Date first listed: 17-Feb-1986

Statutory Address: GATEHOUSE TO SUNDORNE CASTLE

1/70 Gatehouse to Sundorne - Castle

GV II

Gatehouse. Early C19. Red brick, flat roof invisible behind crenellated parapets; square plan with octagonal angle turrets. 2-storey height with turrets rising a further storey; raised string below parapet, central 3 Tudor-arch light mullion window to first floor and slit windows to tower; central Tudor-arch carriageway. Both approach elevations to north and south are similar. The ceiling to the carriageway has deep plain beams. Part of the romantic setting for Sundorne Castle, now demolished.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1055068

Date first listed: 17-Feb-1986

Statutory Address: PERIMETER WALL, GATEWAY, GATE AND SHELTER TO WEST AND NORTH OF SUNDORNE CASTLE SITE

1/74 Perimeter wall, gateway, - gate and shelter to west and north of Sundorne Castle site

GV II

Perimeter wall. Early C19, partly altered mid-C19. Red brick, altered parts with stone coping. Forms an F in plan with spine of figure lying north-south of approximately 150m, which is the main face; this part has 2-stage buttresses (some now collapsed) to the west face, of 2 heights (approximately 2m and 3m) all crenellated; there is an entrance to the south end of greater height than the wall with a Tudor carriage arch and adjacent pedestrian entry. The latter has a boarded door, the former cast iron railed spearhead gates with a curved top and dog rails. The low gabled shelter projects from the wall and is situated towards the north end, it has a pointed arch entry; limb of the wall runs east (now forming part of a walled garden), with rebuilt copings.

HAUGHMOND HILL

Queen Eleanor's Bower: a ringwork, 710m north east of Bridge Farm

Heritage Category: Scheduled Monument
List Entry Number: 1021281
Date first listed: 14-Jan-1952
Date of most recent amendment: 22-Jun-2004

Location

District: Shropshire (Unitary Authority)
Parish: Uffington
National Grid Reference: SJ 53670 13632
Reasons for Designation

Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork. Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements. They are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.

The ringwork known as Queen Eleanor's Bower is a good example of this class of monument. The remains of buildings will survive as well as buried features, which together with the associated artefacts and organic remains, will provide evidence about the lifestyles and activities of those who occupied the site. Organic remains preserved in the buried ground surface beneath the bank will provide information about the local environment and land use prior to the construction of the ringwork.

Details

The monument includes the earthwork and buried remains of a ringwork known as Queen Eleanor's Bower, situated on a knoll near the base of the south western side of Haughmond Hill. From this location there are extensive views of the Severn valley, including the medieval urban centre of Shrewsbury to the south west. The ringwork is overlooked by a rocky shelf to the south east, separated from the knoll by a steep-sided gully. It is not known where its name, Queen Eleanor's Bower, originated. A slight univallate hillfort, 100m to the north, on the summit of Haughmond Hill, is the subject of a separate scheduling.

The knoll, which forms the base of the ringwork, appears to have been artificially steepened in order to create a conical shaped mound. Across the base it measures approximately 82m north-west-south-east by 92m north-south. In relation to the sloping ground which

surrounds it, the height of the ringwork steadily increases from the north east to the south west. On the south eastern side it stands about 7.5m high. The top of the ringwork is triangular in shape and measures approximately 38m by 40m, and around the edge is a stony bank 4.5m wide and up to 0.7m high internally.

SLIGHT UNIVALLATE HILLFORT, AN 18TH CENTURY FOLLY AND A WORLD WAR II SPIGOT MORTAR EMPLACEMENT, ON THE SUMMIT OF HAUGHMOND HILL

Heritage Category: Scheduled Monument
List Entry Number: 1021282
Date first listed: 31-Mar-1949
Date of most recent amendment: 24-Jun-2010

Location

District: Shropshire (Unitary Authority)
Parish: Uffington
National Grid Reference: SJ 53749 13795

Reasons for Designation

Slight univallate hillforts are defined as enclosures of various shapes, generally between 1ha and 10ha in size, situated on or close to hilltops and defined by a single line of earthworks, the scale of which is relatively small. They date to between the Late Bronze Age and Early Iron Age (eighth - fifth centuries BC), the majority being used for 150 to 200 years prior to their abandonment or reconstruction. Slight univallate hillforts have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements. The earthworks generally include a rampart, narrow level berm, external ditch and counterscarp bank, while access to the interior is usually provided by two entrances comprising either simple gaps in the earthwork or an in-turned rampart. Postholes revealed by excavation indicate the occasional presence of portal gateways while more elaborate features like overlapping ramparts and outworks are limited to only a few examples. Internal features included timber or stone round houses; large storage pits and hearths; scattered postholes, stake holes and gullies; and square or rectangular buildings supported by four to six posts, often represented by postholes, and interpreted as raised granaries. Slight univallate hillforts are rare with around 150 examples recorded nationally. Although on a national scale the number is low, in Devon they comprise one of the major classes of hillfort. In other areas where the distribution is relatively dense, for example, Wessex, Sussex, the Cotswolds and the Chilterns, hillforts belonging to a number of different classes occur within the same region. Examples are also recorded in eastern England, the Welsh Marches, central and southern England. In view of the rarity of slight univallate hillforts and their importance in understanding the transition between Bronze Age and Iron Age communities, all examples which survive comparatively well and have potential for the recovery of further archaeological remains are believed to be of national importance.

The slight univallate hillfort on Haughmond Hill is a good example of this class of monument. In Shropshire, hillforts of this type are comparatively rare in relation to other types of hillforts with more sizeable defences. It is even more unusual for the defensive circuit of a hillfort to be unfinished. The defences will retain evidence about the nature of their construction, and organic remains surviving in the buried ground surface beneath the rampart and within the ditch will provide information about the local environment and the use of the surrounding land before the hillfort was built and during its occupation. All this evidence, together with the buried structural feature within the interior and the associated artefactual and organic remains, will provide significant information about the lifestyles and occupations of the inhabitants. The importance of this hillfort is further enhanced by its location to the nearby, and broadly contemporary, hillfort on Ebury Hill. The remains of the late 18th century folly provide evidence of a once notable landmark and a tangible link to the country pursuits of the landed gentry in this area. The spigot mortar emplacement survives well. Its position, related to its likely use for training purposes by the Home Guard, is most unusual, and adds to our knowledge of military installations established in the area during World War II.

Details

The monument includes the earthwork and buried remains of a slight univallate hillfort, within which are the remains of an 18th century folly known as Haughmond Castle and a World War II spigot mortar emplacement.

The slight univallate hillfort is situated on the summit of Haughmond Hill, at the western end of this escarpment, from where there are extensive views over the Severn valley and the north Shropshire plain. The hillfort lies 100m north of a medieval ringwork known as Queen Eleanor's Bower and 2.4km SSW of a slight univallate hillfort on Ebury Hill. Both these monuments are the subject of separate scheduling.

The hillfort on Haughmond Hill is an irregular polygon in plan. Its overall dimensions are approximately 155m north-south by 230m east-west. The rampart which defines the interior of the fort survives as a discontinuous earthwork incorporating the steep natural scarps and rock outcrops of the hilltop. The rampart around the south eastern part of the circuit is about 17m wide and stands to a height of 1.8m. To the north, the rampart becomes less pronounced and survives as a scarp about 0.8m high. On the southern side of the circuit, where the defences run up to the head of a narrow steep-sided gully, the ends of the rampart turn inward to form an entrance passage about 5m wide. The rampart to the west of the gully is visible as a steep scarp, with the defensive line around the south western part of the circuit being maintained by the steep and rocky side of the hill. A natural scarp, 4.5m high, appears to have been artificially accentuated to form the rampart along the western part of the northern side. To the east of this scarp, where the ground is more level, the rampart stands to a height of 1.6m and is about 11m wide. This rampart has a rounded eastern end and appears to be the side of a possible entranceway. To the east of this section

of rampart, where the ground is mostly level, there is no visible indication of any defences. It is considered that this part of the circuit was never completed. An external ditch along the south eastern and north western parts of the circuit provided stone and soil for the construction of the adjacent sections of rampart. Although this ditch is no longer visible at ground level, having been infilled over the years, it survives as a buried feature about 10m wide. The ground within the interior of the hillfort is uneven and bedrock is exposed in many places. Some of the depressions here are probably the remains of quarries used for the construction of the defences.

Close to the western side of the hillfort are the remains of Haughmond Castle, a late 18th century folly originally used as a signal tower to alert huntsmen of a forthcoming foxhunt in the area. Information from a large-scale Ordnance Survey map published in 1881 and early 20th century photographs indicate that it consisted of three semicircular two storey crenellated towers set in a triangle separated by an arched gateway. Much of this folly collapsed in 1931. Part of its base, comprising irregularly coursed rubble-built walls held in place by iron bands, stands about 1m high. Dressed sandstone blocks that originally formed part of this structure lie close to the standing remains.

To the north east of the folly, on lower ground within the northern part of the hillfort interior, is a World War II spigot mortar emplacement. It consists of a concrete drum, or 'thimble', 1m in diameter and 1m high, with a central stainless-steel pin in the top, and is situated in a roughly square pit, 2.8m across and averaging 0.5m deep. On top of the stainless-steel pin a 29mm spigot mortar, also known as a Black Bombard, would have been mounted. It was an anti-tank and anti-personnel weapon and had a range of 365m (400 yards). Emplacements are normally located by bridges, road junctions and other crossing points. The siting of a spigot mortar on Haughmond Hill, some distance from roads and other features of strategic importance, strongly suggests that this example was used by the Home Guard for training purposes.

Metal supports for an information plaque are excluded from the scheduling, although the ground beneath them is included.

HAUGHMOND ABBEY: AN AUGUSTINIAN MONASTERY ON THE SITE OF AN EARLIER RELIGIOUS FOUNDATION, A POST-DISSOLUTION RESIDENCE AND GARDEN REMAINS

Heritage Category: Scheduled Monument

List Entry Number: 1021364

Date first listed: 08-Feb-1915

Date of most recent amendment 24-Jun-2010

Location

District: Shropshire (Unitary Authority)

Parish: Uffington

National Grid Reference: SJ 54187 15262

Reasons for Designation

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning, and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Some 225 of these religious houses belonged to the order of St Augustine. The Augustinians were not monks in the strict sense, but rather communities of canons - or priests - living under the rule of St Augustine. In England they came to be known as 'black canons' because of their dark coloured robes and to distinguish them from the Cistercians who wore light clothing. From the 12th century onwards, they undertook much valuable work in the parishes, running almshouses, schools and hospitals as well as maintaining and preaching in parish churches. It was from the churches that they derived much of their revenue. The Augustinians made a major contribution to many facets of medieval life and all of their monasteries which exhibit significant surviving archaeological remains are worthy of protection.

Haughmond Abbey is a good example of an Augustinian monastery, which unusually developed from an earlier religious house and therefore provides evidence about the changing nature of monasticism over more than 400 years. The claustral buildings survive well as standing structures and as buried remains. The archaeological excavations undertaken here have revealed the ground plan of many of the demolished claustral buildings and have demonstrated that the associated deposits, including floors and external surfaces, are also well-preserved. The artefacts and organic remains contained within these deposits will provide valuable insights into the daily lives of the brethren. Excavations have also shown that burials from both the earlier church and the later abbey survive well. These burials will provide significant information about the living conditions, including diet and health, of the clergy and the abbey's benefactors, as well as providing evidence of contemporary funerary practices. Documentary sources give additional insights into life at the abbey, together with information about the abbey's landholdings and the gifts made by the benefactors. A topographical survey of the area surrounding the claustral buildings has provided detailed information about the planning and development of the ecclesiastical estate. Architecturally, the abbot's hall and apartments are considered to be amongst the finest surviving domestic buildings of the high Middle Ages in the Welsh Marches. Their grandeur was fully appreciated when they became the principal part of the post-Dissolution

residence occupied by the Barker family. In addition to the standing structural remains of this house, buried features and associated deposits are expected to survive well. The artefacts and organic remains within these deposits will provide further information about the daily lives of the occupants. The topographical survey of the area has revealed the nature and extent of the gardens associated with this house. The preservation of these garden features will add significantly to our understanding of gardening and landscape design in the 16th and 17th centuries. During the 18th century these remains, together with the abbey ruins, assumed a new importance as 'romantic' elements within the park of Sundorne House. This use of the area provides further indications of the changing attitudes to landscape design during the post-medieval period.

Details

The monument includes the standing structural, earthwork and buried remains of an Augustinian monastery, known as Haughmond Abbey, constructed on the site of an earlier religious house, together with the standing structural, earthwork and buried remains of a post-Dissolution residence and formal garden, and the earthwork remains of water management features. The ruins of the abbey are Listed Grade I and in Guardianship. Religious life at Haughmond began around 1100 and was centred around a small cruciform stone church. Documentary sources suggest that this early religious house was elevated to a priory sometime between 1125 and 1138, when its members probably adopted the Augustinian rule. At this time the original church was enlarged and a small cloister was constructed to the south of the church providing access to associated buildings. The establishment of the initial church and the founding of a priory here benefited from the patronage of the FitzAlan family. Unusually for an existing Augustinian house, the priory was subsequently elevated to an abbey. This change occurred before 1153 and the new foundation was dedicated to St John the Evangelist. Around 1180 the church and the other conventual or claustral buildings (arranged around a square cloister) were demolished and were rebuilt on a larger scale. Despite the size of the abbey, documentary sources indicate the religious community at Haughmond remained small with about 13 canons (ordained priests) in residence after the middle of the 14th century. Throughout the Middle Ages the abbey remained prosperous and never suffered from the debt which troubled so many religious houses. The FitzAlans continued to act as principal benefactors and members of the Lestrange family were also prominent patrons. In the 12th and 13th centuries the abbey acquired numerous holdings in northern Shropshire, and tracts of pastoral land to the north of the Long Mynd and close to Bridgnorth. The wealth of the abbey is reflected by periodic building programmes, which enhanced and enlarged the existing ranges of claustral buildings. The abbey was dissolved in 1539, and in the following year the site was granted by the King to Sir Edward Littleton, a local landowner, who immediately began the demolition of the church and other parts of the claustral complex. Work was also started to convert some of the remaining structures into a private residence. By 1548 the land had been purchased by Sir Rowland Hill and in 1548 he conferred the estate on his nephew, John Barker. The property remained with the Barker family until 1644, and thereafter became a farm. Further destruction of the abbey buildings followed and in 1741 the site was inherited by John Corbet, who incorporated the remains of the abbey into the estate centred on his newly constructed residence at Sundorne House, just over 1km to the west. The abbey is situated at the base of Haughmond Hill and lies approximately 5.5km to the north east of the

medieval market centre of Shrewsbury. The claustral buildings are located near the centre of a five-sided enclosure, the monastic precinct, approximately 10.4ha in extent. The precinct was probably laid out as part of the rebuilding programme in about 1180. For much of its length the precinct boundary was formed by a stone wall. Much of this wall has collapsed and is recognisable for the most part as a low bank. A short section of the boundary wall, constructed of neatly coursed stone, is visible on the southern side of the precinct, where it averages 1m thick and 1.5m high. Along the northern part of the western side the precinct boundary would appear to have been formed by a stream and a pond. The entrance into the precinct is situated at the mid-point of the northern side, where the remains of the gateway and associated structures are discernible as a series of low earthworks. From here the routeway runs along the base of the escarpment to the claustral buildings. Contained within the precinct, near the base of the escarpment, are a series of quarries, which probably provided much of the stone for the construction of the abbey. The claustral buildings now stand to various heights. The full extent of many of these structures was revealed during archaeological excavations undertaken in the 20th century. On the north side of the cloister are the foundations of the late 12th century church, partly incorporating the remains of the earlier church. This later building has a long aisleless nave and quire, square-headed presbytery (chancel), north and south transepts, both of which have two adjoining chapels to the east. A north aisle and porch were added to the nave and quire in the early 13th century and around 1500 the nave was reduced in length at its western end. Within the chancel are the tombs of two of the abbey's patrons, John FitzAlan (died 1272) and his wife, Isabel de Mortimer. Immediately to the south of the south transept, on the eastern side of the cloister, is the chapter house (used for the regulation of religious duties and business). It was originally a rectangular building. It was rebuilt in about 1500 on a smaller scale with a polygonal east end and ornate wooden ceiling, but retained the original richly carved entrance front. The western side of the cloister is defined by a wall of a long building, which was two storeys in height. The function of this building, which was demolished around 1500, is not clear. On the south side of the cloister is the basement store, or undercroft, of the frater (the canons' dining hall). This building also defines the northern side of an inner courtyard. To the east of the courtyard are the remains of the undercroft of a long building, the first floor of which served as the dorter (the canons' dormitory), with a reredorter (a communal latrine building) to the south. In the mid-15th century the dorter undercroft was partitioned to form lodgings for the prior (the abbot's deputy). From the dorter there was access to a walled garden, which was probably laid out by Nicholas de Longnor who was abbot between 1325 and 1346. A documentary source dated 1459 mentions a dovecote in 'Longnor's garden'. Along the southern side of the courtyard is an impressive range of buildings, which were constructed for the use of the abbot in the 13th century, and reflect the influence on the abbey by its wealthy patrons. These buildings replaced other structures built for the abbot, the remains of which are located to the west of the new range. In its final phase the new range consisted of a hall for formal gatherings and meetings, with a separate residence for the abbot to the east. Around 1500, Abbot Pontesbury added richly decorated bay windows to the south side of his private residence on both the ground and first floors, although only the ground floor window survives. The kitchen range on the western side of the courtyard was constructed in the 14th century, and served the frater and the abbot's hall. A constant

supply of water, which could be regulated, was crucially important for religious duties and domestic functions within the abbey. Up-slope from the claustral buildings, in the eastern area of the precinct, is a rectangular pond basin, which retains water. It acted as a reservoir for the abbey. Water from the reservoir was conveyed to the claustral buildings by a series of channels and conduits, and flowed out through a network of drains. Some of the channels are still discernible as earthworks and the stone-lined drain running the length of the reredorter can also be seen. To the north of the precinct are the remains of other water management features, which are contemporary, and directly associated with the abbey. To the west is the dam of a former mill pond. Water flowed into the pond from the east via a smaller pond, which is also now dry. The pond to the west was replaced by another sizeable pond. This later pond was defined on its western side by a dam, which survives as a substantial earthwork. The date of the later pond is uncertain, but it has been suggested that it was created in the 18th century as part of the landscaping associated with Sundorne House. To the south of the western pond, and connected to it by the stream channel forming part of the western side of the precinct, are the remains of a further pond, of probable medieval date. The southern part of this pond was enlarged in the 20th century and retains water. A former channel connects this pond to another pond basin, also retaining water. The majority of these ponds were probably used as fishponds to provide the abbey with a sustainable supply of food. Located within the precinct and in the associated area to the north are the remains of embanked rectangular enclosures of probable medieval date. Some are likely to have defined areas of pasture or vegetable plots, while others may have served as paddocks or stock corrals. Following the Dissolution the abbot's private rooms and the adjacent hall formed the major part of the residence occupied by the Barker family. To the south and east of the house a privy garden was established. This area is defined by a stone wall built with uncoursed stone rubble and ashlar masonry obtained from the abbey buildings. There is a pedestrian gateway through the wall on the southern side, the pediment above which was originally inscribed with the initials of the Barker family. This gateway originally provided access to a formal garden, the remains of which cover an extensive area to the south and east of the house within the former monastic precinct. The medieval ponds within and bounding the precinct were utilised, and the one to the south of the abbot's hall and residence was probably extended at this time. To the east of this pond are the earthwork and buried remains of a probable pavilion, which was the subject of a limited archaeological investigation in 1994. To the north east of this structure are the standing remains of a rectangular conduit house, which also appears to have been constructed as a garden feature. It is built of re-used ashlar masonry and roofed with stone slabs. Above the low doorway in the west side is an ogee-headed niche. A former rectangular enclosure in the north western part of the garden has been sub-divided to create a series of regular compartments, either denoting horticultural plots or parterres associated with ornamental planting schemes. Immediately to the north are building platforms of medieval or post-medieval date. A number of features are excluded from the scheduling. These are: the custodian's kiosk, the cottage, a garage and sheds, the surfaces of the modern tracks, paths and car parks, all modern (18th century and later) stone boundary walls, all fence posts, gate posts and stiles, utility poles and markers, information boards and waymarker posts; however, the ground beneath all these features is included.

Heritage Category: Listed Building

Grade: I

List Entry Number: 1052157

Date first listed: 17-Feb-1985

Statutory Address: HAUGHMOND ABBEY, B5062

Location

Statutory Address: HAUGHMOND ABBEY, B5062

District: Shropshire (Unitary Authority)

Parish: Uffington

National Grid Reference: SJ 54179 15119

Details

SJ 51 NW UFFINGTON C.P. B5062 (north-west side) 1/76 Haughmond Abbey
GV I

Abbey, now ruinous. Augustinian founded 1130 by William Fitz Alan of Clun; rebuilt in late C12, abbot's lodgings added C13 and modified C14, including the kitchens; the abbey was suppressed in 1539 and converted into a dwelling. White sandstone rubble and ashlar. The plan lies against (and partially cut into) Haughmond Hill to the east: the church is to the north of the cloister, with chapter house on the east of the cloisters; frater to the south and cellars to the west; the remainder of the layout (unusually) lies to the south with dorter and warming house adjoining a slype south of the chapter house and situated to the east of a court facing the kitchens; the abbot's lodgings aligned at right-angles to the infirmary close the south side of the quadrangle; the reredorter is set diagonally to the east of the abbot's lodgings and adjoins the south end of the dorter range. The infirmary and abbot's lodging is the most substantial part of the ruin, and is now the point of approach to the complex. The church, aisleless and with staggered apses to the transepts is razed; the doorway to the north-west corner of the cloisters remains with shafts, shaft rings and decorated Norman capitals; geometrical motifs on the south side; of the other remains is the west cloister wall containing a large lavatorium; chapter house: with 3 large late C12 arches, the outer pair with smaller windows and the centre a doorway; shafts divide the arches all with foliated capitals; the C16 domestic conversion left massive moulded ceiling beams; the east wall is cut off and has a bay window and buttresses to the angles. Kitchens: 3 chimneys still remain to a respectable height, the centre of C14, the others of C15. Infirmary: of 3 bays divided by buttresses on the south side, window with pointed arched 2-light and transomed trefoil heads. Abbot's Lodging: gable end with angle buttresses to east has an inserted large 3-sided bay window of C15 or early C16 design with 2 Tudor-arch lights to each face within moulded square-headed frames. Excavations in 1975-79 defined the plan of an early C12 Church with subsequent addition of a small cloister, all demolished at the time of the late C12 rebuilding. The site is in Guardianship and is Scheduled as an Ancient Monument. V.C.H., Vol.II (1973), Pp.68-9; B.o.E., Pp.140-143; Medieval Archaeology, Vol. XXIV (1980), Pp.210-213, 240-1; David Knowles & J.K.S. St. Joseph, Monastic Sites from the Air, Cambridge University Press (1952), Pp.204-5.