

**NOTE ON HISTORIC ENGLAND COMMENTS**

The authors received comments from Historic England via the local authority on 7 October 2025. Initial site boundaries were received at the same time, and it is understood the Historic England comments referred to those boundaries, or to an earlier version.

Updated boundaries were received on 11 December 2025, and these reports were updated to reflect the revised boundaries. However, updated comments have not been received from Historic England, and their comments relate to the earlier site boundaries.

**IDENTIFICATION OF HERITAGE ASSETS**

**Site Historic Background**

The Site is located south of the village of Tanworth-in-Arden and east of Redditch.

The land within the Site is predominantly agricultural, encompassing some small woods, and the catchment area of a tributary of the River Alne. It has traditionally consisted of isolated farms surrounded by agricultural fields.

In the 19<sup>th</sup> century, the West Midlands Railway was built, skirting the Site to the east. During the 20<sup>th</sup> century, some small residential estates were built on the southern side of Tanworth-in-Arden (within the north of the Site), but the land remains broadly agricultural.

Type of Asset	Name and Designation of Asset
Listed Building	<p><b>No listed buildings within Site boundary.</b></p> <p><b>Eight Grade II listed buildings within 500m study area, beyond Site boundary:</b></p> <ul style="list-style-type: none"> <li>- Four buildings associated Danzey Green, 130m east of Site, including                             <ul style="list-style-type: none"> <li>o Danzey Green Farmhouse and Attached Walls (NHLE 1382435)</li> <li>o Barn and Bull Pen at Danzey Green Farm (NHLE 1382436)</li> <li>o Cow Sheds at Danzey Green Farm (NHLE 1382437)</li> <li>o Stable and Stable Lad's Quarters at Danzey Green Farm (NHLE 1382438)</li> </ul> </li> <li>- Grange Farmhouse (NHLE 481077), 150m west of Site.</li> <li>- Stable Approximately 100 Metres South West of Oldberrow Court (NHLE 1024504), 170m west of Site.</li> <li>- Oldberrow Hill Farm, Cartshed Approximately 100 Metres North of Farmhouse (Not Included) (NHLE 1355450), 300m west of Site.</li> <li>- Gentleman's Lane House (NHLE 1382496), 460m south of Site.</li> </ul>
Scheduled Monument	None
Conservation Area	Tanworth in Arden Conservation Area (CA) partially located within the Site boundary. The CA contains 30 listed buildings, none of which are within the 500m study area.
Non-designated	<p>Within the Site, notable non-designated monuments include: a prehistoric burnt mound south of Tanworth in Arden (MWA6351); a double moated site of medieval origin south west of Forde Hall (MWA991); and the early medieval Ford of the Dark Mere (MWA8662).</p> <p>There are also many find spots of artefacts from the prehistoric to post-medieval era, reflecting this area's long history.</p> <p>A trackway known as The Old Way, or The Way to the Boundary Wood (MWA8661) runs through the Site from north to south. It dates to the early medieval period.</p>

	<p>Bordering the Site are several areas of ridge and furrow land, including parts of ridge and furrow earthworks west and south of Mockley Wood.</p> <p>North of the Site is the possible site of a battlefield identified from the excavation of human and horse skeletons with swords and cannon balls, dating to the medieval or post-medieval periods (MWA1086); and a prehistoric burnt mount (MWA6351).</p>	
SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE		
Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Within the Study Area		
Four buildings associated Danzey Green, detailed above	<p>Danzey Green Farmhouse is early 17<sup>th</sup> century in brick with ashlar dressings and tiled roof. It is of two storeys plus attics, and sits in a group with cow sheds, barn and bull pen (18<sup>th</sup> century), and stables (19<sup>th</sup> century).</p> <p>Their significance is architectural and evidential.</p> <p>They are set within a small group of other, more recent agricultural buildings, and within a wider agricultural landscape.</p> <p>The West Midlands railway has cut through the fields immediately to the west of the group but the landscape is otherwise largely unchanged.</p> <p>The setting contributes to the significance of the group.</p>	<p>The group lies east of the Site, on the far side of the railway which runs through a shallow cutting at this point, reducing its impact on the landscape.</p> <p>The Site makes some minor contribution to the setting of the group as it impacts on the wider agricultural landscape.</p>
Grange Farmhouse (NHLE 1380753)	<p>The farmhouse is late 17<sup>th</sup> century with refronting late 18<sup>th</sup> century, and later additions. Timber framed with brick front facade and tiled roof. It is one and a half storeys with a lobby entrance plan.</p> <p>It is set within a small complex of traditional agricultural buildings, in a wider rural landscape.</p> <p>Its setting contributes to its significance.</p>	<p>The farmhouse is located west of the Site. The setting of the building is formed by its relationship with the other buildings around the yard, and the fields around it.</p> <p>The Site makes some contribution to the setting of the building as it impacts on the wider agricultural landscape.</p>
Oldberrow Hill Farm, Cartshed Approximately 100 Metres North of Farmhouse (Not Included) (NHLE 1355450)	<p>The cartshed is c1800 and is of brick with weatherboarded gables and a tiled roof. It is of five bays, and was listed as a large intact example of a cartshed.</p> <p>Its significance is architectural and evidential.</p> <p>It is set within a working farmyard of more recent agricultural buildings and farmhouse, in a wider landscape of fields.</p>	<p>The cartshed is located southwest of the Site. The setting of the building is formed by its relationship with the farmhouse (unlisted), the other agricultural buildings and the fields around it.</p> <p>The Site makes some contribution to the setting of the building as it impacts on the wider agricultural landscape.</p>

	Its setting contributes to its significance	
Stable Approximately 100 Metres South West of Oldberrow Court (NHLE 1024504)	<p>The stables are c1700 and are timber framed with brick infill and a tiled roof.</p> <p>Its significance is architectural and evidential.</p> <p>It is set within a yard of other agricultural buildings, at least some of which appear to have been converted for residential use. They are within a wider agricultural landscape.</p> <p>Its setting contributes to its significance.</p>	<p>The stables are located southwest of the Site. The setting of the building is formed by its relationship with the other buildings around the yard, and the fields around it. It is separated from the Site by a band of woodland.</p> <p>The Site makes no contribution to the setting of the building.</p>
Gentleman's Lane House (NHLE 1382496) 280m south of Site	<p>This 17<sup>th</sup> century house, re-fronted in the 19<sup>th</sup> century, is timber framed with painted brick infill and plain tile roof.</p> <p>Its significance is architectural and evidential.</p> <p>It is set in its own gardens facing a peaceful rural lane, with fields to front and rear. To the immediate east is another listed building beyond the study area, the Old House, which is of similar scale and period. The setting contributes to its significance.</p>	<p>The house lies south of the Site. It is separated from the Site by a band of woodland. The building's setting is defined primarily by its own gardens and the adjacent listed building.</p> <p>The Site makes no contribution to the setting of the building.</p>
Tanworth in Arden Conservation Area partially located within the Site boundary, and contains 30 listed buildings, detailed above.	<p>Tanworth in Arden is a well defined village on a small hilltop above the surrounding agricultural lands, which include the lands of the Site to the south.</p> <p>It is mentioned in the Domesday Book, and was sold in 1604 to Andrew Archer of Umberslade. A tree lined avenue connects the village to Umberslade Hall to the east.</p> <p>It is described in the 1994 Conservation Area Review as an archetypal English village with village green, central church, pub, shops, school and terrace cottages, with an appropriate proportion of larger houses.</p> <p>The most notable building is the Church of St Mary Magdalene (NHLE 1382445), Grade I listed, which dates to the 13<sup>th</sup> century with later additions and restorations.</p> <p>It has a number of timber framed cottages dating to the 16<sup>th</sup> and 17<sup>th</sup> centuries; and some fine 18<sup>th</sup> century houses including the Doctor's House and attached railings (NHLE 1382412) and Bank Houses A and B (NHLE 1382444).</p>	<p>The CA and associated listed assets are located to the north of the Site. A small section of the CA, including the Well Lane entrance to the CA, intrudes into the 500m study area.</p> <p>The setting of the CA is formed by the agricultural landscape, which is largely unchanged.</p> <p>The Site makes some contribution to the setting of the CA as part of the wider rural landscape, which contributes to the significance of the CA.</p>

	<p>The CA and listed buildings have strong group value. Their significance is historic (due to the village's and church's connections to notable local figures including the Archer family), evidential (as an example of the growth of a typical village) and architectural.</p> <p>The individual buildings also have architectural value, and in some cases also historic and evidential value. The church and pub have communal value.</p> <p>According to the CA review, the village has a semi-woodland setting, but with glimpse views to surrounding open farmland. It is a compact settlement, with tree-lined roads providing a dramatic lead into the village. It is generally inward looking, though there are good views out from properties around the central core. From outside the CA, it is a commanding position with the spire rising above the village. It has historic links to the surrounding agricultural landscape and the Umberslade estate.</p> <p>The setting contributes to the significance of the group.</p>	
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**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Four buildings associated Danzey Green, detailed above, 220m east of Site	The Site forms part of the wider setting of the listed buildings. Although the assets' settings are primarily defined by their relationship with each other and their immediate surroundings, the Site has some impact on the significance of the agricultural buildings, as part of the agricultural landscape. Modern development of the Site would have a minor negative impact on the wider setting of the group.
Grange Farmhouse (NHLE 1380753)	The farmhouse is a traditional agricultural building. The Site has some impact on the significance of the farmhouse, as part of the agricultural landscape. Modern development of the Site would have a minor negative impact on the wider setting of the listed building.
Oldberrow Hill Farm, Cartshed Approximately 100 Metres North of Farmhouse (Not Included) (NHLE 1355450)	The asset's setting is primarily defined by its relationship with the other buildings in the group. It is separated from the Site by a band of woodland. The Site does not form part of the setting of the listed asset, and the Site's development would not impact it.
Stable Approximately 100 Metres South West of Oldberrow Court (NHLE 1024504)	The asset's setting is primarily defined by its relationship with the other buildings in the group. It is separated from the Site by a band of woodland. The Site does not form part of the setting of the listed asset, and the Site's development would not impact it.
Gentleman's Lane House (NHLE 1382496) 280m south of Site	The asset's setting is primarily defined by its own gardens and the adjacent listed building. It is separated from the Site by a band of woodland. The Site does not form part of the setting of the listed asset and the Site's development would not impact it.

<p>Tanworth in Arden Conservation Area (CA) partially located within the study area</p>	<p>A small part of the Conservation area is partially within the study area, and the Site forms part of the wider rural setting of the Conservation Area. The Site forms part of the views in and out of the CA to the south, particularly down Well Lane.</p> <p>The listed buildings are not within the Site. The Site does not form part of their setting, which is mainly defined by their relationship to each other within the CA.</p> <p>However, modern developments in the Site would alter the wider rural setting of the CA, and thus has the potential to have a minor adverse impact on the significance of the listed assets.</p> <p>Historic England noted in relation to a previous site boundary that there was potential harm to the setting of the Tanworth-in-Arden Conservation Area and Listed Buildings, including the Grade I Church of St. Mary Magdalene). In relation to this previous iteration of the Site, they noted that development would result in a major change to the setting.</p>
<p>Non designated assets</p>	<p>The presence of many find spots within the Site as well as non-designated monuments suggests that further undocumented remains may be present in the Site which have evidential potential.</p> <p>There is potential for these remains to be affected by any construction works within the Site. The extent of this potential impact is hard to assess but must be flagged in any consideration of impacts.</p> <p>Modern development which builds across the trackway known as The Old Way, or The Way to the Boundary Wood (MWA8661), which runs through the Site from north to south, has the capacity to destroy this ancient right of way. This would be a major adverse impact.</p> <p>Development also has the potential to physically affect the well preserved medieval moated site at Orchard Hill, Forde Hall Lane (MWA991). Historic England noted that the moated site is considered regionally important. This would be a major adverse impact.</p>

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

**Maximising Enhancement**

Development in this area should respect the scale and mass of present settlements and buildings. They could also use traditional materials in keeping with the present buildings, such as brick and tiled roofs. The settlements around Tanworth in Arden could be used as design inspiration.

Traditional boundary treatments such as hedgerows could also be maintained or created. In particular, the trackway known as The Old Way (MWA8661) could be incorporated into the design as a green walkway through the Site. This follows Ford Hall Lane, which could be maintained as an attractive hedgerow lined path.

Buffer zones the Danzey farm group and the Grange Farmhouse would help protect the setting of these assets, or the areas adjacent to these assets could be incorporated as green space in any designs for the Site.

**Mitigating Harm**

Due to the known presence of prehistoric and medieval remains within the Site, it would be advisable to perform archaeological investigations prior to any development in the Site.

Incorporating The Old Way into the designs as a footpath, maintaining its hedgerows, would protect this non-designated asset. The moated site on the lane should also be protected with a buffer zone.

