

NOTE ON HISTORIC ENGLAND COMMENTS
<p>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.</p> <p>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.</p>

IDENTIFICATION OF HERITAGE ASSETS	
Site Historic Background	
<p>The Site lies to the south of Warwick, south-east of Warwick Castle. The settlement of Warwick has been in continuous occupation since the 6th century AD. A Saxon fort was built in AD914 and Warwick Castle was built in AD1068 by William I. The settlement of Warwick is recorded in the Domesday Book; prior to the Norman invasion the lands were owned by King Edward, and by 1086 by King William I. A further settlement is recorded in the Domesday Book to the east of the Site, Bishop Tachbrook. The settlement consisted of 28 households and including two mills.</p> <p>Land within the Site likely formed the hinterlands outside these settlements, and was in use as agricultural land likely through the medieval and post-medieval periods. The land is recorded on the Bishop’s Tachbrook tithe map (1843) and is recorded as a mix of arable land and meadow, with isolated farms in the landscape. During the 20th century, the Site has remained in agricultural use, with the addition of modern roads including the Warwick bypass and the M40 between the fields.</p>	
Type of Asset	Name and Designation of Asset
Listed Building	<p>10 Grade II listed buildings within 500m Study Area, beyond the Site boundary, comprising:</p> <ul style="list-style-type: none"> - The Aspens (NHLE 1116139) 210m north of the Site - Greys Mallory including forecourt walls to east and south-east (NHLE 1035258), 90m north of the Site - West Lodge, East Lodge and archway 106 yds to east of Greys Mallory (NHLE 1035216), 75m north of the Site - Oakley Wood Farmhouse (NHLE 1255506) 45m south-west of the Site - Barn 35 yds north of Oakley Wood Farmhouse (NHLE 1035217) 20m west of the Site - Barn 20yds south of Gooseberry Hall Farmhouse (NHLE 1319971) 90m south-west of the Site - Barn 20 yards north-east of Hill Farmhouse (NHLE 1364936) 180m north-east of Site. - Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968) 460m north-east of the Site. <p>Beyond the study area is Alderham Farmhouse (NHLE 1116538), 450m west of the Site and a Barn 50yds south of Alderham Farmhouse (NHLE 1035275) 650m south-west of the Site (The listed building points are incorrectly placed as 440m west of the Site, but these are beyond the study area). The Grade I listed Warwick Castle (NHLE 1364805) is located approximately 2km north-west of the Site.</p>

Scheduled Monument	<p>There are no scheduled monuments within the 500m study area, the closest is Cursus, enclosures and other cropmarks 900m NNW of Barford Church (NHLE 1005710), approximately 1.3km west of the Site.</p> <p>Warwick Castle (NHLE 1005757) scheduled monument is located approximately 2km north-west of the Site.</p>
Conservation Area	<p>Warwick Conservation Area is located approximately 20m north-west of the Site, divided by Barford Road.</p> <p>Barford Conservation Area is located just beyond the study area, approximately 520m south-west of the Site.</p>
Registered Park and Garden	<p>Grade I registered Warwick Castle (NHLE 1000386) is located approximately 20m north-west of the Site, divided by Barford Road.</p>
Non-designated	<p>Within the Northernmost land parcel to the north Warwick bypass and bordered by Barford Road and Banbury Road there are a number of non-designated assets. These include various prehistoric assets such as a Neolithic or Bronze Age ring ditch recorded during excavation in western corner of field (MWA5558), cropmarks of a Neolithic cursus (MWA719) and possible Neolithic mortuary site (MWA5559), and the site of Iron Age settlement recorded during excavation (MWA4700). Features recorded included round houses, ditches and a double pit alignment were found within an enclosure. Cropmarks of a double pit alignment (MWA705) were also revealed by excavation to be of prehistoric date.</p> <p>In the eastern side of this land parcel is an area of extant ridge and furrow (MWA29776) across the eastern side of these fields. Cropmarks of a possible enclosures (MWA6762; MWA4616) of unknown date are also recorded in this land parcel.</p> <p>Within the large central land parcel, bounded by the M40 to the west and Banbury Road to the east, there is the site of an Iron Age settlement (MWA6202) at the western edge of the Site as well as an Iron Age settlement (MWA700) and linear cropmark (MWA6299) further south.</p> <p>Extant ridge and furrow (MWA19501; MWA34505) is recorded to the south of Greys Mallory and further ridge and furrow is recorded to the west of the M40 within the Site.</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		
<p>Warwick Castle Park and Garden, scheduled monument and Grade I listed buildings (NHLE 1000386; 1364805; 1005757), Warwick Conservation Area</p>	<p>Warwick Castle is a Grade I registered park and garden (NHLE 1000386). The area of Warwick Conservation Area which lies within the study area is formed by the Warwick Castle parkland.</p> <p>Parts of the castle mount itself is also designated as a scheduled monument and Grade I listed building (NHLE 1005757; 1364805), located approximately 1.9km north-west of the Site.</p> <p>Warwick Castle was built in the 11th century by William I as a motte and bailey castle. The castle site encompasses</p>	<p>The setting of the Grade I listed castle is formed by its associated grounds and parkland, which are designated as a park and garden, as well as its relationship to the historic town of Warwick and its commanding views of the surrounding landscape.</p> <p>The land in the Site is recorded in the Tachbrook tithe apportionment (1843) as owned by the Earl of Warwick although the occupier is recorded leased to a farmer.</p> <p>The Site is screened from the adjacent parkland by the plantations around the</p>

	<p>c.280ha, mostly consisting of gardens and parkland. The castle buildings of medieval construction lie at the northern end of the park and garden, with the river Avon to the south. The land to the south of the river consists of the castle park, which is in mixed agricultural use. The park is enclosed to the east by a predominantly deciduous plantation which screens the Banbury Road which was diverted to its present course by the second Earl in 1782-7. A late 18th boundary plantation screens the B4462 Barford Road to the south.</p> <p>The pleasure grounds designed in the mid-18th century were landscaped by Lancelot Brown, with late 18th century picturesque additions, together with mid-19th century gardens designed by Robert Marnock and an early 20th century garden by Harold Peto.</p> <p>Other buildings within the park include the mid 18th century, Grade II* listed, gothic hunting lodge (NHLE 1035221) which stands above a steep north-facing slope above the River Avon, approximately 810m north-west of the Site.</p> <p>From the walls and towers of the Castle there are extensive views in all directions, and particularly across the Castle Park to surrounding agricultural land and late C20 commercial development at Heathcote to the east.</p> <p>The castle's significance is derived from its archaeological, architectural and historic interest. The designed landscape setting of the castle also contributes to its significance.</p>	<p>border of the park, however there are views from the castle hill overlooking the land to the south towards the Site.</p> <p>The Site forms part of the wider agricultural landscape which contributes to the setting of the castle.</p>
<p>The Aspens (NHLE 1116139) Grade II listed building</p>	<p>The house is a of 17th or 18th century date built of painted brick with a hipped plain tile roof. The house comprises two storeys and three bays; the front range of 18th century date. The front elevation has two steps up to centrally placed door, with a moulded wooden doorcase. Either side and above are sash windows with plaster rusticated lintels and cills.</p> <p>The house is set within an associated farm complex with outbuildings to the north,</p>	<p>The building is located approximately 210m north of the Site.</p> <p>While the Site does not form part of the historic farm estate, it forms part of the wider agricultural landscape on the edge of Warwick.</p> <p>As such, the Site does not make an important contribution to the setting of the farm.</p>

	<p>including modern sheds. The tithe apportionment records the associated fields as to the north, south and east, bounded by the line of Banbury Road. Part of the agricultural setting has been diminished by the construction of a recent development in the fields to the east of the farm.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The rural setting of the building also contributes to its significance.</p>	
<p>Greys Mallory including forecourt walls to east and south-east (NHLE 1035258) and Lodges (NHLE 1035216), Grade II listed buildings</p>	<p>Greys Mallory is a large house dated 1903, designed by Percy Richard Morley- Horder (1870-1944) and built in Elizabethan style. The house has an L-shaped plan with the house forming N-S range and service wing and garage in E-W range. The house is constructed of roughcast render with stone dressings on a red brick plinth, and a steeply pitched plain tile roofs with gabled ends. The house has two storeys and seven bays. A centrally placed entrance door is surrounded by a semicircular portico of four stone columns. The windows are all stone mullioned casements with a mix of one, two and three lights.</p> <p>To the east of the house at the entrance to the drive are a pair of lodge cottages separated by large archway. These were also constructed in c.1903 by Percy Richard Morley-Horder, of rough cast rendered and steeply pitched plain tile roofs.</p> <p>The house is set within surrounding grounds with a tree lined drive approaching the house from the east. The principal elevation is to the east, with views along the drive.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The rural setting of the building also contributes to its significance.</p>	<p>The Site is located to the north, west and south of the house, with the closest area of the Site approximately 90m south of the house.</p> <p>The Site would be partially screened from the grounds of the house by bands of mature trees, although not within the grounds, the Site forms part of the wider rural setting of the house.</p>
<p>Oakley Wood Farmhouse (NHLE 1255506) and barn (NHLE 1035217),</p>	<p>The farmhouse is of early 19th century date consisting of a three storey, red brick building with a clay plain tile roof. The principal elevation comprises a symmetrical three bay front. There is a</p>	<p>Oakley Wood Farmhouse is located approximately 45m south-west of the Site and the associated barn is approximately 20m west of the Site.</p>

<p>Grade II listed buildings</p>	<p>central doorway with 19th century flush-panel door, top panels glazed and open porch with hipped slate canopy. The ground and first floor windows have segmental brick arches and 20th century casements while the second floor windows are 19th century 3-light casements.</p> <p>The Grade II listed barn to the north is a c.17th century timber frame building with red brick infill. It is set on a stone plinth and has a steeply pitched plain tile roof. It consists of three bays including a central cart entrance on north side.</p> <p>The buildings are set within an isolated farm complex with a modern shed to the north.</p> <p>The significance of the listed buildings is derived from their architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The land to the north within the Site is recorded on the tithe apportionment as forming part of the historic farm estate. As such, this land forms part of the agricultural setting of the farm.</p>
<p>Barn 20yds south of Gooseberry Hall Farmhouse (NHLE 1319971), Grade II listed building</p>	<p>A c.17th century timber frame barn with brick infill and a steeply pitched plain tile roof. The barn has three bays, the central bay with paired wooden cart doors on east and west elevations. The agricultural setting of the building also contributes to its significance.</p> <p>The barn is situated on an isolated farmstead with modern farmhouse and outbuildings to the north and east. The farm is surrounded by agricultural fields, which are mostly unchanged from the field layout of the historic OS maps which show the farm. The setting of the farm is formed by the associated, surrounding agricultural fields which contribute to the functional setting of the farm.</p> <p>The significance of the listed building is derived from its architectural and historic interest.</p>	<p>The barn is located approximately 90m south-west of the Site. Although not within the Site, the fields close to the farm represent part of the wider agricultural context of the farm. While the Site is partially screened from the farm by a band of mature trees, this area within the Site does still form part of the setting of the building.</p>
<p>Barn 20 yards north-east of Hill Farmhouse (NHLE 1364936), Grade II listed building</p>	<p>A c.17th century timber frame barn with red brick infill panels, on brick and stone foundations, with a steeply pitched plain tile roof. The barn has three bays with a central cart entrance bricked up and inserted plank door and casements.</p>	<p>The barn is located approximately 180m north-east of Site.</p> <p>The land within the Site does not form part of the historic farm estate however they do provide part of the wider agricultural landscape within which the farm was situated.</p>

	<p>A number of other historic buildings from the farm appear to remain extant, with additions of modern sheds to the north. The setting of the barn is derived from its relationship to the rest of the farm complex and the surrounding associated agricultural land. The tithe apportionment records the associated land for the farm as the fields surrounding the buildings, with the land boundary marked by Banbury Road to the west.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>As such, the land within the Site contributes to the setting of the farm.</p>
<p>Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968), Grade II listed building</p>	<p>An early 18th century timber frame barn with brick infill and plinth and a plain tile roof. The barn has four bays with opposing cart doorways in the 2nd bay from right, which is blocked to the rear. There are two single doors on opposing sides at opposite ends.</p> <p>The barn is situated within an isolated former farm complex which appears to have been altered and in domestic use.</p> <p>The tithe apportionment records the fields surrounding the farm as forming the historic farm estate. The boundary for this is Banbury Road to the west, which is also the boundary of the Site.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The barn is located approximately 460m north-east of the Site.</p> <p>The land within the Site does not form part of the historic farm estate however they do provide part of the wider agricultural landscape within which the farm was situated. As such, the land within the Site contributes to the setting of the farm.</p>
<p>Park Farm, non-designated building</p>	<p>Park Farm is a non-designated farm located adjacent to the Site, which lies to the north, west and south of the farm.</p> <p>The farm is recorded on historic 19th century mapping and a number of the buildings appear to survive including the farmhouse and outbuildings at the north-west of the farm complex, while large modern sheds are located to the south-east.</p>	<p>The farm is located just outside of the Site boundary, bound by the Site to the north, west and south.</p> <p>The land within the Site close to the farm forms part of the historic farm estate and thus contributes to the historic setting of the farm.</p>

	<p>The farmhouse consists of two storeys of red brick with a plain tile roofs while the historic outbuildings are all single storey red brick buildings. The principal fenestration of the farmhouse is to the south, overlooking the gardens.</p> <p>The tithe apportionment records the fields to the north, west and south as forming part of the historic farm estate, including the land within the Site.</p> <p>The setting of the farm is formed by the relationship between the historic farm buildings and the associated agricultural fields.</p> <p>The significance of the farm is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	
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POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Warwick Castle (NHLE 1000386; 1005757), Warwick Conservation Area	Warwick Castle RPG and Warwick Conservation Area lie approximately 20m north-west of the Site. Although the southern edge of the park is screened from the Site by historic plantations at the edge of the park, there would be views from the castle hill towards the Site. The addition of modern infrastructure into the agricultural landscape would affect the historic rural setting of the Grade I listed castle and associated RPG. There is potential for these changes to cause a minor impact to the listed Warwick Castle and RPG.
The Aspens (NHLE 1116139) Grade II listed building	The house is located close to the north-east of the Site and it would experience some changes to its agricultural setting from the addition of modern infrastructure as the land in the Site contributes to its setting. There is potential for a minor impact to the listed building from these changes. The permanent diminishment in the agricultural setting is also particularly notable in cumulation with the nearby development to the east of the farm.
Greys Mallory including forecourt walls to east and south-east (NHLE 1035258) and Lodges (NHLE 1035216), Grade II listed buildings	The house and associated lodges are located close to the north of the Site and it would experience some changes to its rural setting from the addition of modern infrastructure. There is potential for a minor impact to the listed building from these changes. There is not expected to be any permanent setting changes to the lodges, as their significance is derived from their relationship with the house which would not be changed.
Oakley Wood Farmhouse (NHLE 1255506) and barn (NHLE 1035217), Grade II listed buildings	The buildings are located close to south and west of the Site. The land at the southern end of the Site forms part of the historic farmland and the addition of modern infrastructure would affect this agricultural setting. As such it would experience some changes to its rural setting from the addition of modern infrastructure. There is potential for a moderate impact to the listed building from these changes.
Barn 20yds south of Gooseberry Hall Farmhouse (NHLE	The barn is located close to south-west of the Site. The addition of modern infrastructure would affect the agricultural setting of the barn, as part of the surviving elements of the historic farm. As such there is potential for minor impacts to the listed building.

1319971), Grade II listed building	
Barn 20 yards north-east of Hill Farmhouse (NHLE 1364936), Grade II listed building	The barn is located close to east of the Site. The addition of modern infrastructure would affect the agricultural setting of the barn, as part of the surviving elements of the historic farm. As such there is potential for minor impacts to the listed building.
Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968), Grade II listed building	The historic land forming the farm's agricultural complex would not be affected by the Site. The addition of modern infrastructure would affect the wider agricultural setting of the barn, although there is some distance between them and development of the Site could therefore be accommodated with little to no impact on the building.
Park Farm, non-designated building	The farm buildings are located close to the east of the Site. The land in the Site close to the farm forms part of the historic farmland and the addition of modern infrastructure would affect this agricultural setting. There is potential for minor impacts to the building from these changes.
Non-designated assets	There is evidence of prehistoric and medieval activity within the Site with the presence of the prehistoric settlement sites and medieval ridge and furrow in the surrounding landscape. There is therefore some potential for previously unrecorded buried remains to be located within the Site which may be encountered during any groundworks.

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. Heights of buildings should not exceed those of existing buildings within the landscape and in the views of the castle in order to limit interrupting long views from the Grade I listed castle and within its registered parkland setting and ensure the architectural and historic prominence of the castle in the landscape is maintained.

Mitigating Harm

Creating buffers around the farms located adjacent to the Site would allow retention of the agricultural setting of the buildings, including Oakley Wood Farmhouse and Park Farm, whose historic fields would be affected by the Site.

Due to the known presence of prehistoric and medieval assets within and close to the Site, it would be advisable to carry out archaeological investigations prior to any development in the Site as there is potential for previously unrecorded archaeological remains to survive within the undeveloped fields.

There is a large amount of prehistoric assets recorded in the northern-most field of the Site which borders the Warwick Castle Park. Removing this section of land from the Site would provide a buffer from the park and conservation area, as well as reduce the likelihood of encountering prehistoric features.

There is a risk of harm through cumulative impacts to heritage assets here arising from adjacent siteSG10. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.