

SITE NAME: SG10

PLANNING REF:

#### 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 lies to the south of Warwick, south-east of Warwick Castle. The settlement of Warwick has been in continuous occupation since the 6<sup>th</sup> 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.

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 20<sup>th</sup> century, the Site has remained in agricultural use, with the addition of modern roads including the Warwick bypass and the M40 to the south-west of the Site.

##### Type of Asset

##### Name and Designation of Asset

Listed Building

**There is 1 Grade II listed building within the Site boundary:**

- Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968)

**There are 21 listed buildings, comprising one Grade I and Grade II listed buildings, within 500m Study Area beyond the Site boundary, comprising:**

- Greys Mallory including forecourt walls to east and south east (NHLE 1035258), 120m west of the Site
- West Lodge, East Lodge and archway 106 yds to east of Greys Mallory (NHLE 1035216), 35m west of the Site
- Barn 20 yards north-east of Hill Farmhouse (NHLE 1364936) 3m south of Site.
- Tachbrook Mallory House (NHLE 1364942) 370m north-east of Site.
- Barracks, 14 yds west of Tachbrook Mallory House (NHLE 1115759), 370m north-east of Site.
- Wall, Gate piers and gates north of barracks (NHLE 1035227), 400m north-east of Site

	<ul style="list-style-type: none"> <li>- Chapel Hill Farmhouse (NHLE 1115744), 250m east of Site</li> <li>- 51 and 53, Mallory Road (NHLE 1115799), 340m south-east of Site</li> </ul> <p>13 listed buildings within Bishops Tachbrook Conservation Area, including 1 Grade I and 12 Grade II listed buildings:</p> <ul style="list-style-type: none"> <li>- Church of St Chad (NHLE 1364940) Grade I listed</li> <li>- 15 and 19 Mallory Road (NHLE 1035224) Grade II listed</li> <li>- 3 and 5 Mallory Road (NHLE 1115793) Grade II listed</li> <li>- Attwood Cottage (NHLE 1035222) Grade II listed</li> <li>- 15 and 17 Church Hill (NHLE 1320110) Grade II listed</li> <li>- The Bishops House (NHLE 1364939) Grade II listed</li> <li>- 26 Oakley Wood Road (NHLE 1035225) Grade II listed</li> <li>- 30 Church Hill (NHLE 1116085) Grade II listed</li> <li>- Willow Cottage (NHLE 1035223) Grade II listed</li> <li>- Eden Cottage (NHLE 1115772) Grade II listed</li> <li>- The Leopard Public House (NHLE 1364941) Grade II listed</li> <li>- 8 Savages Close (NHLE 1035226) Grade II listed</li> <li>- The Old Manor House (NHLE 1115783) Grade II listed</li> </ul> <p>Beyond the study area, the Grade I listed Warwick Castle (NHLE 1364805) is located approximately 2.65km north-west of the Site.</p>
Scheduled Monument	<p>There are no scheduled monuments within the 500m study area,</p> <p>Warwick Castle scheduled monument is located approximately 2.7km north-west of the Site</p>
Conservation Area	<p>Bishops Tachbrook Conservation Area is located directly adjacent to the eastern end of the Site.</p> <p>Beyond the study area, Warwick Conservation Area is located approximately 910m north-west of the Site.</p>
Registered Park and Garden	<p>Beyond the study area, Grade I registered Warwick Castle (NHLE 1000386) is located approximately 910m north-west of the Site.</p>
Non-designated	<p>The earliest evidence within the Site is a find of a palaeolithic handaxe has also been recorded within the Site (MWA2177)</p> <p>There is evidence of medieval and post-medieval activity within the Site with the presence of medieval ridge and furrow in the Site around Newhouse Farm, and the site of a post-medieval windmill (MWA714) at the eastern end of the Site and the site of a 19th century brickworks (MWA7086) near the southern end of the Site.</p> <p>The medieval settlement of Bishops Tachbrook (MWA9502) is also adjacent to the eastern end of the Site and it is possible for associated buried remains to survive within the Site.</p>
<b>SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE</b>	

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
<b>Within Site boundary</b>		
<p>Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968)</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.</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 farm is recorded in the Bishops Tachbrook tithe map (1843). The farm was occupied at this time by Thomas Summers and the surrounding fields, making up the western half of the Site, falls under the same occupier. As such, the western section of the Site formed the functional and aesthetic setting of the farm and the listed barn.</p> <p>As such, the Site forms a large part of the listed barn's setting.</p>
<b>Within the Study Area</b>		
<p>Bishops Tachbrook Conservation Area</p>	<p>Bishops Tachbrook Conservation Area is located directly adjacent to the east of the Site. The village was recorded in the Domesday Book and the conservation area covers the historic core of the village, located around Church Hill, Mallory Road and Oakley Wood Road.</p> <p>There are 13 listed buildings within Bishops Tachbrook Conservation Area, including 1 Grade I and 12 Grade II listed buildings. The Grade I listed building is the medieval Church of St Chad (NHLE 1364940). The church has mid-12<sup>th</sup> century origins, and consists of a nave, chancel and a three-stage, square, west tower.</p> <p>The Grade II listed buildings consist of post-medieval residential buildings, mostly comprised of 17<sup>th</sup> century timber frame buildings with either thatched or tile roofs.</p>	<p>The Site is located directly to the west of the conservation area, close to the historic, tree-lined approach road of Oakley Wood Road.</p> <p>The Site consists of the agricultural fields close to the village and forms part of the setting of the conservation area as part of the historic parish.</p>

	<p>The significance of the conservation area and listed buildings is derived from their architectural and historic interest. The village setting of the conservation area and the relationship between the buildings also contribute to their 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 buildings contributes to their significance.</p>	<p>The Site is located to the east of the house. The house is approximately 110m west of the Site while the associated lodges are approximately 20m west of the Site, divided by Banbury Road.</p> <p>Although not forming part of the Greys Mallory estate, the Site contributes to the wider rural setting of the house and associated buildings.</p>
<p>Barn 30 yards north-east of Hill Farmhouse (NHLE 1364936), Grade II listed building</p>	<p>A c.17<sup>th</sup> 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 160m south-west of the Site.</p> <p>The land parcel at the southern end of the Site, to the south of Mallory Road forms part of the historic farm</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 and Mallory Road to the north.</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>estate and is part of the functional and aesthetic setting of the farm. As such, the land within the Site contributes to the setting of the farm.</p>
<p>Tachbrook Mallory House (NHLE 1364942), associated outbuilding (NHLE 1115759) and Wall, Gate piers and gates north of barracks (NHLE 1035227)</p>	<p>Tachbrook Mallory House is a late 16<sup>th</sup> century house (dated 1570 and 1609), of painted roughcast render and steeply pitched plain tile roofs. The building has two storeys and attics, comprising a cross range facing east with two long ranges extending west to the north and south. There is interior surviving features of the 16<sup>th</sup> and 17<sup>th</sup> century including a Tudor doorcase, a 17<sup>th</sup> century staircase and oak panelling.</p> <p>There are also two associated Grade II listed buildings. To the west of the house is the Barracks, a mid-17<sup>th</sup> century outbuilding built of red brick and plain tile roof. It has two storeys and seven bays with segmental headed openings. To the north of the barracks, is the 18<sup>th</sup> century wall, Gate piers and gates. There are sandstone ashlar gate piers with pointed headed panels and plain caps and a pair of plain wrought iron gates.</p> <p>The setting of the house is defined by its surrounding grounds, associated outbuildings and rural position. The setting of the barracks and walls/ gate is also formed by their relationship with the house.</p>	<p>The house lies approximately 380m north-east of the Site, while the barracks and the gates lie approximately 360m and 390m north-east of Site respectively.</p> <p>The land within the Site does not form part of the historic landholding of the house and views beyond the grounds from the house are screened by mature trees. There are also no designed views towards the Site from the house. There are also no views of the Site from the barracks or gates due to the tree and hedges lining Oakley Wood Road.</p> <p>The Site does not contribute to the setting of the house or the associated buildings.</p>

	<p>The significance of the listed buildings is derived from their architectural and historic interest. The rural setting of the buildings and the relationship between them also contributes to their significance.</p>	
<p>Chapel Hill Farmhouse (NHLE 1115744), 250m east of Site</p>	<p>Chapel Hill Farmhouse includes the remains of the medieval chapel of St James embodied in the rear wing of a small late 17<sup>th</sup> century red brick farmhouse. L-shaped plan. The whole extensively modernised 1970s. The older portion is 13 ft wide and 40 ft long. Of ashlar without plinths. One storey and attic with modern fenestration.</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 house is located approximately 250m east of the Site.</p> <p>The Site does not form part of the historic landholding of the farmhouse, as recorded on the Bishops Tachbrook tithe apportionment, the land associated with the farm ended to the east of the Tach Brook bordering the eastern end of the Site.</p> <p>The Site does not contribute to the setting of the house.</p>
<p>51 and 53, Mallory Road (NHLE 1115799), 340m south-east of Site</p>	<p>Two small, c. 17<sup>th</sup> century or earlier timber-framed cottages with 18<sup>th</sup> century red brick gabled wings at rear (east) forming U-shaped plan. No 51 - mainly wattle and daub infill panels with some brick. Steeply pitched felted roof with gabled ends (formerly thatched). One storey and attic. On (west) front elevation plank door with fixed light to right. In (north) gable two C19 two-light casements and in later addition a plank door. Two brick ridge chimney stacks. No 53 - derelict; roof collapsed and part of south gable.</p> <p>The setting of the cottages is formed by its relationship to the village of Bishops Tachbrook.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The rural village setting of the building also contributes to its significance, although greatly diminished by the addition of modern buildings surrounding it.</p>	<p>The cottages are located approximately 300m south of the Site.</p> <p>The Site forms part of the historic parish of Bishops Tachbrook and represents part of the agricultural land surrounding the village, which remains in agricultural use. There is no intervisibility between the Site and the cottage due to expansion of the village to the north of Mallory Road.</p> <p>As the Site forms part of the historic parish, it makes a limited contribution to the setting of the listed building.</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 19<sup>th</sup> 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 farmhouse consists of two storeys of red brick with 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.</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>	<p>The farm is located approximately 430m north-west of the Site boundary.</p> <p>The land within the Site does not form part of the historic farm estate as indicated on the Bishops Tachbrook tithe apportionment (1843). While not part of the functional setting, the Site reflects part of the wider agricultural landscape of the farm, and therefore contributes to the setting of the building.</p>
<p><b>Beyond the Study Area</b></p>		
<p>Warwick Castle registered park and garden, scheduled monument and Grade I listed building (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 2.7km north-west of the Site.</p> <p>Warwick Castle was built in the 11<sup>th</sup> century by William I as a motte and bailey castle. The castle site encompasses 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</p>	<p>The setting of the Grade I listed castle is formed by its associated grounds and parkland 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</p>

	<p>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 18<sup>th</sup> boundary plantation screens the B4462 Barford Road to the south.</p> <p>The pleasure grounds designed in the mid-18<sup>th</sup> century were landscaped by Lancelot Brown, with late 18<sup>th</sup> century picturesque additions, together with mid-19<sup>th</sup> century gardens designed by Robert Marnock and an early 20<sup>th</sup> century garden by Harold Peto.</p> <p>Other buildings within the park include the mid-18<sup>th</sup> 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>plantations around the border of the park, however there are views from the castle hill overlooking the land to the south towards the Site. The Site forms part of the wider agricultural landscape which contributes to the setting of the castle.</p>
--	--	--

<b>POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE</b>	
---	--

<b>Name of asset</b>	<b>Description of impact</b>
Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968)	The Grade II listed building is located within the Site boundary. Given its location within the Site there is potential for a major impact to the barn as it may be physically impacted as well as its setting permanently altered from the potential removal of the associated farm complex and surrounding agricultural fields which formed the historic estate.
Bishops Tachbrook Conservation Area	The Site is located directly to the west of the conservation area, close to the historic, tree-lined approach road of Oakley Wood Road although the Site boundary is set back approximately 100m to the west of the road.

	<p>The fields to the north-west of the village form part of the rural setting of the village as part of the historic parish. There is potential for a minor impact to the conservation area from the addition of modern infrastructure although the northern edge of the village is screened towards the fields by a band of mature trees which would reduce intervisibility.</p>
<p>Greys Mallory including forecourt walls to east and south-east (NHLE 1035258), 120m west of the Site West Lodge, East Lodge and archway 106 yds to east of Greys Mallory (NHLE 1035216), 35m west of the Site</p>	<p>There would be some change to the setting of the buildings from the addition of modern infrastructure in the surrounding fields, although given the Site does not form part of the grounds of the house, these changes would be limited. The Site would also be partially screened from the house and lodges by a band of mature trees along Banbury Road, although there would be glimpsed views of the Proposed Development. Any impact would likely be minor at most.</p>
<p>Barn 20 yards north-east of Hill Farmhouse (NHLE 1364936) 170m south-west of Site.</p>	<p>The southern land parcel within the Site forms part of the historic farmland associated with Hill Farm and would be affected by the Proposed Development through the removal of agricultural fields and the addition of modern infrastructure. This land is located at the edge of the farm's land and the fields immediately surrounding the farm would not be affected, reducing the effect on the setting of the farm. Due to this there is potential for a minor impact to the listed building.</p>
<p>Tachbrook Mallory House (NHLE 1364942), Barracks, 14 yds west of Tachbrook Mallory House (NHLE 1115759), Wall, Gate piers and gates north of barracks (NHLE 1035227)</p>	<p>There is not expected to be any permanent change to the setting of the house or associated structures from the addition of the Proposed Development as the Site does not contribute to the significance of the buildings.</p>
<p>Chapel Hill Farmhouse (NHLE 1115744), 250m east of Site</p>	<p>There is not expected to be any permanent change to the setting of the house from the presence of the Proposed Development as the Site does not contribute to the significance of the building.</p>
<p>51 and 53, Mallory Road (NHLE 1115799), 340m south-east of Site</p>	<p>There is unlikely to be a permanent setting change to the listed building from the presence of the Proposed Development as the building's original rural setting has been diminished by the expansion of the village to the north. As such the proposed development would have no impact on the building.</p>
<p>Warwick Castle (NHLE 1000386; 1364805;</p>	<p>Warwick Castle RPG and Warwick Conservation Area lie approximately 850m north-west of the Site, beyond the study area. Although the southern edge of the park is screened from the Site by historic plantations at the</p>

1005757), Warwick Conservation Area	edge of the park, there would be views from the castle hill towards the Site. The addition of modern infrastructure would affect the historic rural setting of the Grade I listed castle and associated RPG and there is potential for a minor impact on the listed castle and RPG.
Park Farm, non-designated building	The farm buildings are located approximately 430m north-west of the Site. The land in the Site does not form part of the historic farm landholding, although there is potential for views from the principal elevation of the farmhouse towards the Site. The addition of modern infrastructure would affect the farm's wider agricultural setting and has potential for a minor adverse impact on the non-designated buildings.
Non-designated assets	<p>There is evidence of medieval and post-medieval activity within the Site with the presence of medieval ridge and furrow in the Site around Newhouse Farm, and the site of a post-medieval windmill (MWA714) at the eastern end of the Site and the site of a 19<sup>th</sup> century brickworks (MWA7086) near the southern end of the Site.</p> <p>The medieval settlement of Bishops Tachbrook (MWA9502) is also adjacent to the eastern end of the Site and it is possible for associated buried remains to survive within the Site.</p> <p>There is therefore some potential for previously unrecorded buried remains to be located within the Site which may be encountered during any groundworks.</p>

<b>MAXIMISING ENHANCEMENT AND MITIGATING HARM</b>	
Maximising Enhancement	
Development in this area should respect the scale and mass of present settlements and buildings particularly within Bishops Tachbrook. They could also use traditional materials in keeping with the present buildings, such as brick or render and tiled roofs. Heights of buildings should not exceed those of others built in the views of the Grade I listed castle in order to limit interrupting long views from the castle.	
Mitigating Harm	
<p>Creating buffers around the farms located adjacent to the Site would allow retention of the agricultural setting of the buildings, particularly Newhouse Farm within the Site boundary which should be retained and a buffer created surrounding the farm.</p> <p>Due to the known presence of medieval and post-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, particularly close to the medieval settlement of Bishops Tachbrook.</p> <p>There is risk harm through cumulative impacts to heritage assets here arising from multiple adjacent sites, SG09, SG10. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.</p>	