

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 consists of ten parcels of land surrounding the north, east and west of the town of Bidford-on-Avon, the south side being bounded by the River Avon. These were historically agricultural land, as remaining parcels of ridge and furrow show, with some orchards, particularly around the settlements of Bidford, Barton (to the south) and Broom (to the north). The long settlement period is shown by the existence of a section of the Roman Ryknild Street, running north-south; an early medieval saltway road running east-west through the Site, through Bidford; and a later turnpike road running north south.

In the 1870s, a railway was constructed east-west through the Site, between Bidford and Broom. Historic maps shows the extent of orchards spreading between the late 19th century to the mid-20th century, when they were gradually replaced with arable land or modern residential development. Although all the towns have been extended in the 20th century, the Site land has remained broadly agricultural with scattered farmsteads.

Type of Asset	Name and Designation of Asset
Listed Building	<p>There are no listed buildings within the Site boundaries. However, there is one Grade II listed building almost entirely surrounded by the Site parcels:</p> <ul style="list-style-type: none"> – Cottage at Famington Farm (NHLE 11200686) <p>One Grade I listed building within 500m of Site</p> <ul style="list-style-type: none"> – Bidford Bridge (NHLE 1355318), within the Bidford on Avon Conservation Area, 500m west of eastern parcel of Site. <p>Two Grade II* listed buildings within 500m of Site</p> <ul style="list-style-type: none"> – Old Falcon Inn (NHLE 1355315), within the Bidford on Avon Conservation Area, 250m west of eastern parcel of Site – Moor Hall (NHLE 1024655), 350m north of Site. <p>64 Grade II listed buildings within 500m of Site</p> <ul style="list-style-type: none"> – 22 listed buildings in Bidford on Avon, between 70m and 500m of Site: <ul style="list-style-type: none"> ○ 4 and 6, Tower Hill (NHLE 1024674) ○ Fosbroke House (NHLE 1024701) ○ 10, High Street (NHLE 1024702) ○ 20 and 22, High Street (NHLE 1024703) ○ 44-48, High Street (NHLE 1024704) ○ The Anglo Saxon Inn (NHLE 1024705) ○ The Rest (NHLE 1024706) ○ 47, High Street (NHLE 1024707) ○ 10 and 14, Tower Hill (NHLE 1183536)

- Church of St Laurence (NHLE 1200681)
 - 6 and 8, High Street (NHLE 1200691)
 - Avonbury (NHLE 1200694)
 - The Old Cottage (NHLE 1200697)
 - Vicarage (NHLE 1200710)
 - 49 and 51, High Street (NHLE 1200747)
 - K6 Telephone Kiosk Adjacent To War Memorial (NHLE 1252381)
 - 2, Tower Hill (NHLE 1300532)
 - Number 50 Comprising Flats 1 To 4 (NHLE 1300642)
 - 2, High Street (NHLE 1355316)
 - White Lion Hotel (NHLE 1355317)
 - 5, Icknield Street (NHLE 1355334)
 - 9 and 11, Tower Hill (NHLE 1355339)
- Tower Hill Farmhouse (NHLE 1355340), 50m north of eastern parcel of Site
- 12 listed buildings at Barton Conservation Area, between 50m and 150m south of Site:
 - Pump Approximately 3 Metres South of Number 9 (NHLE 1024675)
 - The Malt House (NHLE 1024676)
 - Dovecote Approximately 65 Metres North of No.25 (The Malt House) (NHLE 1024677)
 - Stone House (NHLE 1024678)
 - 9, Welford Road (NHLE 1183544)
 - Vine Cottage (NHLE 1183583)
 - Wisson Hill (NHLE 1183601)
 - K6 Telephone Kiosk Immediately West of Number 23 (NHLE 1252383)
 - Malthouse/Barn Approximately 35 Metres North of Number 25 (The Malt House) (NHLE 1300515)
 - The Market Garden (NHLE 1300543)
 - Cottage of Content Public House (NHLE 1355341)
 - Number 12 (The Manor House) and Number 14 (Barton Cottage) (NHLE 1355342)
- 7 listed buildings at Broom Conservation Area, between 40m and 250m west of Site:
 - Yew Tree House (NHLE 1024669)
 - The Holly Bush (NHLE 1024708)
 - 62, High Street (NHLE 1024709)
 - Broom Tavern (NHLE 1200767)
 - The Yealms (NHLE 1200775)
 - The Grange (NHLE 1355336)
 - 15, Mill Lane (NHLE 1355337)
- 3 listed buildings off Bidford Road, Broom approximately 40m west of Site:
 - Broom Hall (NHLE 1024699)
 - The Malt House (NHLE 1200666)
 - The Old Cottage (NHLE 1024670)
- 2 listed buildings off Kings Lane, Broom, between 150m and 400m west of Site

	<ul style="list-style-type: none"> ○ The Cottage (NHLE 1355335) ○ 6, Kings Lane (NHLE 1024667) <ul style="list-style-type: none"> – Broom Court, (NHLE 1200671) 40m west of Site – 15 listed buildings at Ardens Grafton Conservation Area, approximately between 480 m and 500m north east of Site: <ul style="list-style-type: none"> ○ Cider Mill Immediately West of Cider Mill Farmhouse (NHLE 1382774) ○ The Old Post Office (NHLE 1382778) ○ K6 Telephone Kiosk Outside the Old Post Office (NHLE 1382779) – Moor Hall group, approximately 350m north of Site <ul style="list-style-type: none"> ○ Moor Hall, Granary Approximately 60 Metres East (NHLE 1024698) ○ Moor Hall, Barn Approximately 40 Metres To South East (NHLE 1355314)
Scheduled Monument	There is one scheduled monument located within 500m of the Site. Bidford Bridge (NHLE 1005766), which is also a Grade I listed building.
Conservation Area	<ul style="list-style-type: none"> – Bidford-on-Avon Conservation Area – Barton Conservation Area – Broom Conservation Area – Ardens Grafton Conservation Area
Non-designated	<p>Within and around the Site are various parcels of ridge and furrow. Two lie within the north east parcel of the Site, where the rest are scattered in the landscape around.</p> <p>Within and around the Site are many findspots of artefacts relating to many phases of occupation. These are particularly common in the parcels to the east of Bidford-on-Avon but are found throughout the Site parcels and in the lands around. In and around the Site are also many undated cropmark and enclosure features.</p> <p>Clusters of non-designated assets are found in particular in the area of the Bidford-on-Avon Conservation Area; the Broom Conservation Area; the Barton Conservation Area and the area around Broom Court.</p> <p>Notable non-designated assets in the Bidford-on-Avon Conservation Area include the Site of Ford 100m East of Bidford Bridge, dating to the Roman period (MWA603); Site of Saxon Cemetery 100m N of Bidford Bridge (MWA605); Bidford on Avon Medieval Settlement (MWA9031); Roman Features at 21 – 23 Ickniel Street including evidence of timber buildings (MWA7125).</p> <p>Notable non-designated assets in the area in and around Broom Conservation Area include the Broom Medieval Settlement (MWA9027); Aspley juxta Wixford Shrunken Medieval Settlement (MWA1511); Neolithic Features found in Area E northwest of Broom, including pits, cremation pits and polished stone axes (MWA7454).</p> <p>Notable non-designated assets in the Barton Conservation Area include the possible Shrunken Medieval Settlement at Barton (MWA590, MWA5119); the Site of St Leonard’s Chapel (MWA594).</p> <p>Notable non-designated assets in the area around Broom Court include the Burnells Broom Deserted Medieval Settlement (MWA592); Broom Court associated moat (MWA589).</p>

	This is not an exhaustive list due to the density of non-designated assets in the Study Area.	
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		
Cottage at Famington Farm (NHLE 11200686)	<p>This cottage lies at the western edge of a cluster of dwellings and former agricultural buildings. The cottage, which dates to the 17th century, is timber framed with an old tile roof and brick stack. It is of one storey plus attic, and 19th century casements.</p> <p>The asset's significance is principally derived from its architectural interest.</p> <p>Its setting in a group of agricultural buildings, albeit now mostly converted to residential use, contributes to the asset's significance.</p>	<p>The cottage lies on the edge of a group of former traditional agricultural buildings, which is encircled by the Site. The Site contributes to the immediate setting of the building, and as its historic associated farmlands.</p>
Within 500m of the Study Area		
Scheduled Monument and Grade I listed Bidford Bridge (NHLE 1355318)	<p>This handsome eight arch bridge dates to the early 15th century and is of coursed lias and limestone, with some brick patching. It is believed to have been built by the monks of Bordsley Abbey.</p> <p>It connects the historic core of Bidford-on-Avon with the meadows to the south, which are now predominantly leisure grounds.</p> <p>The bridge provides long range views east and west along the river and south across the meadows, whilst views to the north are cut off by mature trees lining the river.</p> <p>The asset's significance is principally derived from its architectural and historic interest. It has group value with the Conservation Area and its other listed buildings. Views from the bridge form part of this significance.</p> <p>The immediate setting of the asset is formed by the historic core to the north, and the riverside meadows to the south. The setting contributes to its significance.</p>	<p>There is no intervisibility between the parcels of the Site to the west due to the curving river bank and intervening mature trees on the southern meadows.</p> <p>There may be some very limited intervisibility to the east, although this is minimised by the curving riverbank and mature trees on the northern side of the riverbank. The eastern parcels of the Site make some very limited contribution of the Site to the significance of the asset.</p>
Bidford-on-Avon Conservation Area group including the Grade II* listed Old Falcon Inn (NHLE 1355315) and 22 Grade II listed buildings	<p>The town of Bidford-upon-Avon, due to its great age, has characteristics of several village forms, though the linear market village, curved towards the river crossing, is the basis of the Conservation Area. It has a wide variety of architectural styles, including a few timber framed cottages with stone ground floors and plain tile roofs. Many were rebuilt or re-fronted in the 18th and 19th centuries with red/orange brick and render, and plain tile and Welsh slate roofs. The buildings are predominantly two storey, though the three storey Falcon Inn</p>	<p>The south eastern parcel of the Site is immediately adjacent to the Conservation Area at Grange Road. It forms part of the immediate setting of the unlisted, but attractive traditional buildings on the south side of Grange Road at this point. These buildings block views deeper into the Conservation Area's riverside section at this point.</p>

	<p>provides a handsome stone-built landmark in the centre of the village.</p> <p>The assets' significance is principally derived from their architectural, evidential and historic interest. They also have group value.</p> <p>The assets contribute to each others' setting. The immediate setting of the Conservation Area is formed by modern development, including a bypass, to the north, and the river and meadows beyond to the south.</p> <p>The riverside section of the setting contributes to the significance of the group, though the modern residential developments contribute little to the significance and divorce the historic settlement from the original wider setting of the rural landscape north of the River Avon.</p>	<p>This south eastern parcel forms part of the wider, historic rural setting of the original town, although modern development has to some extent divorced the town from its original working agricultural landscape to the north.</p>
<p>Tower Hill Farmhouse (NHLE 1355340)</p>	<p>This imposing late 18th century red brick dwelling sits in its own grounds, separated from the road by single-storey ranges of brick outbuildings and stone walls. Its significance is principally derived from its architectural and evidential interest as a substantial set of farm buildings.</p> <p>Its immediate setting is the converted farm buildings and grounds, and the wider rural landscape of fields running down to the river.</p> <p>The setting contributes to its significance.</p>	<p>The dwelling is immediately next to the Site.</p> <p>The Site contributes to the immediate setting of the building both as its immediate surroundings, and as the original fields of the farm.</p>
<p>Barton Conservation Area including 12 Grade II listed buildings</p>	<p>The small village of Barton was first referenced in 1280 and still includes at least nine buildings of the 16th or 17th centuries. It consists of a compact cluster of buildings around fairly wide roads with generous grass verges. In the historic core, timber framed buildings predominate; whilst the Manor House and Malt house are examples of fine blue-lias stone with dressed stone details. The roofscape includes a number of large brick and stone chimneys rising from big open-hearth fireplaces and bake ovens.</p> <p>The assets' significance is principally derived from their architectural and evidential interest. They also have group value.</p> <p>The assets contribute to each others' setting. The immediate setting of the Conservation Area is the wider rural landscape. However, as the Conservation Area Appraisal states, although the village is close to the river, the river's existence is not appreciated due to the presence of private gardens, flood banks and caravan</p>	<p>There is some intervisibility between the south east parcel of the Site on the north riverbank and the northern boundary of the Conservation Area. This is limited due to the topography of the village, previously described. This parcel also faces the well used riverside footpath which connects the village to the Grade I listed bridge crossing into Bidford-on-Avon, and is one of the gateways into the Conservation Area.</p> <p>The Site makes some contribution to the setting and significance of the Conservation Area.</p>

	<p>parks which separate the river from the village. Consequently, the wider rural setting south of the river makes a greater contribution to the significance of the assets than the river and the wider rural landscape beyond it to the north.</p>	
<p>Broom Conservation Area including 7 Grade II listed buildings</p>	<p>Broom is a small compact village, with a wide range of building form and construction including black and white timber frame, red brick and white render. Many of the older buildings have foundation plinths or walls of blue lias limestone. The older buildings are separated by modern bungalows and small houses. Generally, the scale is low and intimate. The village was previously dominated by a large riverside mill, since demolished to make way for a small housing estate.</p> <p>The assets' significance is principally derived from their architectural and evidential interest. They also have group value.</p> <p>The assets contribute to each others' setting. The setting of the Conservation Area is the wider rural landscape, which is largely undeveloped. The setting contributes to the assets' significance.</p>	<p>Two small north western parcels of the Site overlap with the Conservation Area. These are the parcel covering a piece of open lane north of Mill Lane, and a narrow parcel running south from the eastern end of the High Street. Development of these parts of the Site would physically impact the Conservation Area.</p> <p>The remaining north eastern parcels of the Site form part of the wider rural landscape of this village. Development in these parcels would affect the setting and significance of the Conservation Area and its assets.</p>
<p>Ardens Grafton Conservation Area including 3 Grade II listed buildings</p>	<p>This small village grew up around three farmsteads, which now form clusters of listed buildings, predominantly in local stone. There are 15 Grade II listed buildings in the Conservation Area, although only three fall within the 500m study area. The northern clusters do not fall within the 500m study area.</p> <p>The assets' significance is principally derived from their architectural and evidential interest. They also have group value.</p> <p>The assets contribute to each others' setting. The setting of the Conservation Area is the wider rural landscape, which is largely undeveloped. Early maps show many orchards, of which only traces remain. The setting contributes to the assets' significance as the original lands of the farmsteads.</p>	<p>The Site lies to the south of the Conservation Area. There is no intervisibility between the Conservation Area or the assets within it. The Site does not contribute to the significance of the assets.</p>
<p>2 listed buildings at Kings Lane, Broom, between 150m and 400m west of Site: 6, Kings Lane (NHLE 1024667); The Cottage (NHLE 1355335)</p>	<p>These two buildings lie on the north side of King's Lane, separated by later housing. They are timber framed with plaster infill and thatched roofs. The assets' significance is principally derived from their architectural interest.</p> <p>They are set on a rural lane with detached dwellings of various dates, in a wider rural</p>	<p>There is no intervisibility between the assets and the Site due to distance and intervening boundaries of hedges and narrow woodlands.</p> <p>The Site does not contribute to the setting or significance of the assets.</p>

	landscape. The rural setting makes some contribution to the significance of the assets.	
3 listed buildings at Bidford Road, Broom , approximately 40m west of Site: Broom Hall (NHLE 1024699); The Malt House (NHLE 1200666) ; The Old Cottage (NHLE 1024670)	<p>These three buildings, which all lie on the west side of Bidford Road, are timber framed buildings dating to the late 16th or 17th centuries. Broom Hall is a substantial two storey plus attics building which is now a large public house, whilst the Old Cottage and Malt House are smaller dwellings. The assets' significance is principally derived from their architectural interest.</p> <p>They are all set in their own grounds, adjacent to more recent dwellings. The eastern side of Bidford Road is largely open fields with some dwellings and modern farm buildings.</p> <p>The rural setting makes some contribution to the significance of the assets.</p>	The Malt House and Broom Hall face the Site across the road, whilst the Old Cottage lies off a nearby lane. The Site forms part of the rural setting of these buildings. The Site makes some contribution to the significance of the assets.
Broom Court, (NHLE 1200671) 40m west of Site	<p>This farmhouse dates back to 1618, and was altered in the mid 19th century. The limestone ashlar front sits on a coursed rubble plinth, and has a moulded stone cornice. The facade is symmetrical with a central staircase and doorway flanked by Tuscan columns. To the rear are 19th century red brick wings. It is associated with non-designated earthworks forming the remains of a moat, and later gardens. The asset's significance is principally derived from its architectural interest, with evidential interest from the associated non-designated assets.</p> <p>It is still set in its original rural landscape as a working farm with some modern agricultural buildings to the west. The rural setting contributes to the significance of the assets.</p>	<p>The dwelling is immediately next to the Site.</p> <p>The Site contributes to the setting of the building both as its immediate surroundings, and as the original fields of the farm.</p>
Moor Hall group including the Grade II* listed Moor Hall and two associated Grade II buildings	<p>Moor Hall dates to the 15th and 16th centuries with later additions and alterations. The original building is a timber framed hall with 19th century projecting wings. To the east is a separately listed 18th century granary and to the south and 18th century barn, both timber studding with brick.</p> <p>The group is set in its original rural landscape with modern storage yards and sheds to the east beyond the original farm yard.</p>	<p>The group lies to the north of the Site. The principal facade of the Grade II* listed house is to the west, away from the Site.</p> <p>The Site does not contribute to the setting or significance of the group.</p>
POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE		
Name of asset	Description of impact	
Cottage at Famington Farm (NHLE 11200686)	The Site forms part of the setting of the listed cottage, and has historically contributed to its significance as part of the working agricultural landscape, as the cottage formed part of a farm group. This connection has been reduced by the conversion of the farm buildings to residential dwellings. Modern development of the Site would further	

	degrade this connection between the landscape and the listed group, and could potentially result in a minor adverse impact on the listed buildings.
Scheduled Monument and Grade I listed Bidford Bridge (NHLE 1355318)	The Site forms a minor part of the setting of the listed bridge, in terms of being a small element of the views from the bridge. Modern development of these parcels may, depending on the height or density of the development, impact on these views, and thus could potentially result in a minor adverse impact on the listed buildings.
Bidford-on-Avon Conservation Area group including the Grade II* listed Old Falcon Inn (NHLE 1355315) and 22 Grade II listed buildings	The Site forms part of the setting of the Conservation Area and its assets, and has historically contributed to their significance as part of the working agricultural landscape. This connection has been reduced by the modern suburbs which now largely surround the Conservation Area. Modern development of the Site would further degrade this connection between the landscape and the listed group, and could potentially result in a minor adverse impact. In particular, development of the south eastern parcel of the Site, which is adjacent to the Conservation Area, could potentially result in a minor adverse impact.
Tower Hill Farmhouse (NHLE 1355340)	The Site forms part of the setting of the listed farm and its outbuildings, and has historically contributed to their significance as part of the working agricultural landscape. This connection has been reduced by the conversion of the farm buildings to residential dwellings. Modern development of the Site would further degrade this connection between the landscape and the listed group, and could potentially result in a minor adverse impact on the listed buildings.
Barton Conservation Area including 12 Grade II listed buildings	The south eastern parcel of the Site, which extends in a short section to the northern riverbank opposite the Barton Conservation Area, forms a minor part of the setting of the Conservation Area and its assets, including the riverside footpath from Bidford Bridge which forms a gateway to the village. Modern development of this part of the Site could potentially result in a minor adverse impact on the listed buildings.
Broom Conservation Area including 7 Grade II listed buildings	The north western parcel of the Site intrudes into the Conservation Area. Development of this parcel of the Site has the potential for a physical impact on the Conservation Area, and an adverse setting impact on the listed buildings within it.
Ardens Grafton Conservation Area including 3 Grade II listed buildings	The Site does not make a contribution to the significance of the listed assets. Modern development of the Site would not impact the listed assets.
2 listed buildings at Kings Lane, Broom, between 150m and 400m west of Site: 6, Kings Lane (NHLE 1024667); The Cottage (NHLE 1355335)	The Site does not make a contribution to the significance of the listed buildings. Modern development of the Site would not impact the listed buildings.
3 listed buildings at Bidford Road, Broom, approximately 40m west of Site: Broom Hall (NHLE 1024699); The Malt House (NHLE 1200666); The Old Cottage (NHLE 1024670)	The Site forms part of the setting of the listed buildings, and contributes to their significance as part of their original rural setting. Modern development of the Site would potentially result in a minor adverse impact on the listed buildings.

Broom Court, (NHLE 1200671) 40m west of Site	The Site forms part of the setting of the listed building and its associated earthworks, and contributes to their significance as part of the working agricultural landscape. Modern development of the Site would partially sever this connection between the landscape and the working farm, and would potentially result in a minor adverse impact on the listed building.
Moor Hall group including the Grade II* listed Moor Hall and two associated Grade II buildings	The Site does not make a contribution to the significance of the listed buildings. Modern development of the Site would not impact the listed buildings.
Non-designated assets	<p>All the parcels of land contain findspots indicating multiple phases of occupation. There are earthworks and other cropmarks in the Site and in the study area, providing further evidence of previous multiple phases of occupation.</p> <p>The known earthworks and areas of ridge and furrow would be physically destroyed by modern development in those areas. However, the density of findspots and earthworks both in the Site and study area indicates possible further buried remains. 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. Modern development of the Site could potentially have a major adverse impact on these remains.</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, taking inspiration from the Bidford-on-Avon Conservation Area Report (March 1993), and the Broom Conservation Area Report (July 1991).

Mitigating Harm

Due to the known presence of remains from multiple phases of occupation within the Site and the study area, it would be advisable to perform archaeological investigations prior to any development in the Site.

It would be advisable to remove the two parcels within the village of Broom, and also part of the south eastern parcel south of Grange Road which covers the riverside meadow.

It would be advisable to create buffer zones around listed buildings, in particular: the three listed buildings on the eastern edge of Broom village (Broom Hall (NHLE 1024699); The Malt House (NHLE 1200666) ; The Old Cottage (NHLE 1024670)); Broom Court, (NHLE 1200671); Tower Hill Farmhouse (NHLE 1355340); Cottage at Famington Farm (NHLE 11200686).