

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 to the north-west of Henley-in-Arden either side of the railway line. The settlement of Henley in Arden is not recorded in the Domesday Book and is first mentioned during the reign of Henry II (1154-1189). The medieval Beaudesert Castle within the village was completed in c.1140. Land within the Site is thought to have formed part of the medieval deer park.

During the post-medieval period the Site was dominated by agricultural fields, with Crocket’s Farm and Beaudesert Park recorded in the Site on historic 19th century mapping.

During the 20th century, the western side of the Site was converted into a golf course, while the eastern side of the Site remained as agricultural fields.

Type of Asset	Name and Designation of Asset
Listed Building	<p>Two Grade II listed buildings within the Site boundary:</p> <ul style="list-style-type: none"> - Crockets Farmhouse (NHLE 1382263), Grade II listed; and - Beaudesert Park (NHLE 1382262) Grade II listed. <p>91 listed buildings within 500m Study Area, beyond the Site boundary comprising two Grade I, four Grade II* and 85 Grade II listed buildings:</p> <p>The two Grade I listed buildings are the:</p> <ul style="list-style-type: none"> - Church of St Nicholas (NHLE 1382266), 470m south-east of the Site; and - Church of St John the Baptist (NHLE 1382379) - <p>The Grade II* buildings are:</p> <ul style="list-style-type: none"> - Brook House (NHLE 1382286) - St Loes (NHLE 1382299) - White Swan Hotel (NHLE 1382311) - Barclays Bank including front railings (NHLE 1382334) <p>84 of the Grade II listed buildings are located within Henley-in-Arden Conservation Area, almost all along High Street. There is one additional listed building in the study area outside of the conservation area, Impsley Farmhouse (NHLE 1382498), approximately 190m north-west of the Site.</p>
Scheduled Monument	Beaudesert Castle (NHLE 1012703) scheduled monument is located approximately 330m south-east of the Site.
Conservation Area	Henley-in-Arden Conservation Area, the north-western edge of which extends into the corner of the Site. Most of the conservation area is located to the south-east of the Site. There are 112 listed buildings within the conservation area, 90 of which are within the 500m study area.
Non-designated	Site of Henley Great Park (MWA1217) covers all of the Site, consisting of a medieval deer park.

	<p>Beaudesert Park (MWA8534) a post-medieval park associated with the listed building consisting of a terrace, kitchen garden, walks and a sundial. The park is located in the eastern section of the Site.</p> <p>Findspots within the Site comprise undefined Roman find (MWA15585), medieval finds (MWA23849; MWA15586) and post-medieval find (MWA28452) recorded during metal detecting in several fields at the northern end of 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 Site boundary		
Croquets Farmhouse (NHLE 1382263), Grade II listed	<p>A 17th century farmhouse with later additions. It is constructed of brick with a hipped tile roof, consisting of two storeys with a cellar and attic and a 3-window range.</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 setting of the farm is formed by the surrounding agricultural fields and relationship between the buildings, which contribute to the functional setting of the building.</p> <p>Many of the fields surrounding the farm appear to have been converted into a golf course.</p> <p>The fields surrounding the farm were in use by the historic farmstead, as recorded on the Beaudesert Tithe map.</p> <p>The farm and the surrounding fields lie within the Site and as such, the Site contributes to the setting of the building as its immediate surroundings.</p>
Within the Study Area		
Beaudesert Park (NHLE 1382262) Grade II listed	<p>The house was built in the early 19th century with later additions, it has now been converted into flats. The building is of stucco with hipped Welsh slate roofs and consists of three storeys and a symmetrical three bay front.</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 setting of the farm is formed by the surrounding agricultural fields and relationship with the gardens, which contribute to the functional and aesthetic setting of the building.</p> <p>The fields surrounding the buildings were historically associated with the building, as recorded on the Beaudesert Tithe map.</p> <p>Beaudesert Park house and garden is surrounded by the Site and the Site includes the fields surrounding the house.</p> <p>The Site contributes to the setting of the building as its immediate surroundings.</p>
Beaudesert Castle (NHLE 1012703) scheduled monument	<p>The scheduled monument consists of a motte and double bailey castle, two fishponds and ridge and furrow cultivation.</p> <p>The castle is thought to have been constructed by Thurstane de Monfort and was completed by</p>	<p>The scheduled monument is located approximately 330m south-east of the Site.</p> <p>The setting of the castle is formed by its relationship to the settlement of</p>

	<p>approximately 1140. Beaudesert Castle is known to have been occupied by Peter de Monfort.</p> <p>The motte is 85m in length and 55m wide at its widest point; an area of approximately 0.5ha. A raised bank of earth on the south west side of the motte forms a causeway across the ditch, allowing access from the bailey to the motte. The bailey is divided into inner and outer enclosures by a 10m wide ditch with a V-shaped profile.</p> <p>Two fishponds are located approximately 150m to the north of Beaudesert Castle. The upper pond is dry while the lower pond is waterlogged.</p> <p>The castle is situated in a prominent position on The mount, located above the town of Henley-in-Arden.</p> <p>The significance of the scheduled monument is derived from its archaeological, architectural and historic interest. The village setting of the building also contributes to its significance.</p>	<p>Henley-in-Arden as well as the surrounding landscape of which it has prominent views.</p> <p>The land within the Site forms part of the site of the medieval deer park of Henley Great Park.</p> <p>There are views to the north-west of the scheduled monument towards the town. The church towers and roofs of houses in the town are visible from the castle, interspersed with trees.</p> <p>The Site forms part of the historic parish of Beaudesert and contributes to the setting of the scheduled monument.</p>
<p>Henley-in-Arden Conservation Area</p>	<p>The conservation area covers the historic core of the settlement, concentrated along High Street which runs north to south through the town. The settlement developed close to the Beaudesert Castle of de Montfort. The town developed into an important market town.</p> <p>There are 112 listed buildings within the conservation area, 90 of which are within the 500m study area, and most are located along High Street. High Street is part of a former turnpike road which ran between Birmingham and Stratford, and Henley-in-Arden was an important stopping place.</p> <p>The Grade I listed buildings in Henley-in-Arden consist of two medieval churches. The earlier is the Church of St Nicholas (NHLE 1382266) built in the 12th century with a 15th century tower, built of rubble and dressed limestone and consisting of a 2-bay chancel, 3-bay nave and west tower. The Church of St John the Baptist (NHLE 1382379) was built in c.1450 of coursed dressed lias limestone and rubble and consist of a chancel and 4-bay nave, west tower and north aisle.</p> <p>The Grade II* and Grade II listed buildings along High Street create an attractive character, with a mix of earlier timber frame buildings of the 15th and 16th centuries, to 18th and 19th century red brick, mostly of two and three storeys with tile roofs.</p>	<p>Henley-in-Arden Conservation Area is located to the south-east of the Site. One small piece of land at the north western edge extends into the corner of the Site adjacent to Birmingham Road.</p> <p>The setting of the conservation area and the listed buildings within is formed by the relationship between the historic buildings and their position within the wider rural landscape. Although some modern suburbs have extended east and west of the High Street (A3400), the setting is still broadly rural.</p> <p>The Site forms part of the rural setting of the conservation area as part of the wider historic parish.</p>

	<p>The significance of the conservation area and associated listed building is derived from its architectural and historic interest.</p> <p>The listed assets' setting is predominantly defined by their relationship with each other, mostly along the High Street, while the conservation area as a whole is set within a broadly rural landscape. The setting contributes to the significance of the conservation area and its assets.</p>	
<p>Impsley Farmhouse (NHLE 1382498), Grade II listed</p>	<p>A 16th century farmhouse with later alterations. Timber-framed with later brick nogging and tiled roofs.</p> <p>The house appears originally to have consisted of a 2-bay open hall with storeyed end. The right-hand (or south-east) hall bay was probably floored first and jettied slightly into the remaining open bay. The north-west bay of the hall contains a number of smoke-blackened roof timbers. In the 17th century the remaining open hall bay was floored, the stack inserted between the 2 right-hand units forming a lobby entrance, and the brick infilling added.</p> <p>The outbuildings were converted into domestic use in the 1980s.</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 farmhouse is located approximately 190m north-west of the Site. The setting of the farm is formed by the surrounding agricultural fields and relationship between the buildings, which contribute to the functional setting of the building.</p> <p>The fields associated with the farm on the Tithe Apportionment of Wootton Wawen are those surrounding the farm, but do not extend into the Site or Beaudesert parish.</p> <p>The Site contributes to the setting of the building as its immediate surroundings as part of the wider agricultural landscape.</p>

POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
<p>Croquets Farmhouse (NHLE 1382263), Grade II listed</p>	<p>The farmhouse lies within the Site boundary and there is potential for a major impact on the listed building. The surrounding fields have been converted into a golf course, removing the agricultural nature of the farm's functional setting, although the farm retains rural surroundings, which the addition of modern infrastructure would alter. As the building lies within the Site there is also potential for physical impacts to the building as well as changes to its setting.</p>
<p>Beaudesert Park (NHLE 1382262) Grade II listed</p>	<p>Although not within the Site boundary, the house and garden are surrounded by the Site and the Site contributes to the setting of the building. There is potential for a moderate impact to the listed building.</p> <p>The fields surrounding the house remain agricultural in nature and the addition of modern infrastructure would alter this setting.</p>
<p>Beaudesert Castle (NHLE 1012703)</p>	<p>Although not within the Site boundary, the Site would affect the associated fields within the historic parish and would alter views to the north-west from the castle. As such the Site contributes to the setting of the building and there is potential for a minor impact to the</p>

scheduled monument	listed building. The addition of modern infrastructure into the rural landscape may affect longer views from the castle. Although the immediate surroundings of the scheduled monument would not be altered.
Henley-in-Arden Conservation Area	The Site lies within the north-western edge of the conservation area on the edge of the town. The northern edge of the conservation area may be physically altered by the Proposed Development and there is potential for there to be a minor impact on the conservation area. There are bands of mature trees which border the northern edges of the town, which would partially screen views between the Site and the conservation area, however, views from the historic approach road to the town from the north would experience a change due to the addition of modern infrastructure into the agricultural landscape.
Impsley Farmhouse (NHLE 1382498), Grade II listed	The farmhouse is located approximately 190m north-west of the Site. The farm nor the associated historic fields would be physically impacted by the Scheme, although the Site contributes to the setting of building. The agricultural fields would be altered by the addition of modern infrastructure which has the potential to cause a minor impact on the building.
Non-designated assets	There is evidence of medieval activity within the Site with the presence of the medieval deer park, and ridge and furrow in the surrounding landscape. There are also finds of Roman and medieval date. 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 as well as having heights of buildings in keeping with those in Henley-in-Arden.

Mitigating Harm

Remove Crockets Farmhouse listed building from the Site boundary or ensure the building is not physically impacted by the Proposed Development.

Creating a larger buffer around Beaudesert Park would allow retention of the agricultural setting of the building.

Due to the known presence of Roman 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.