

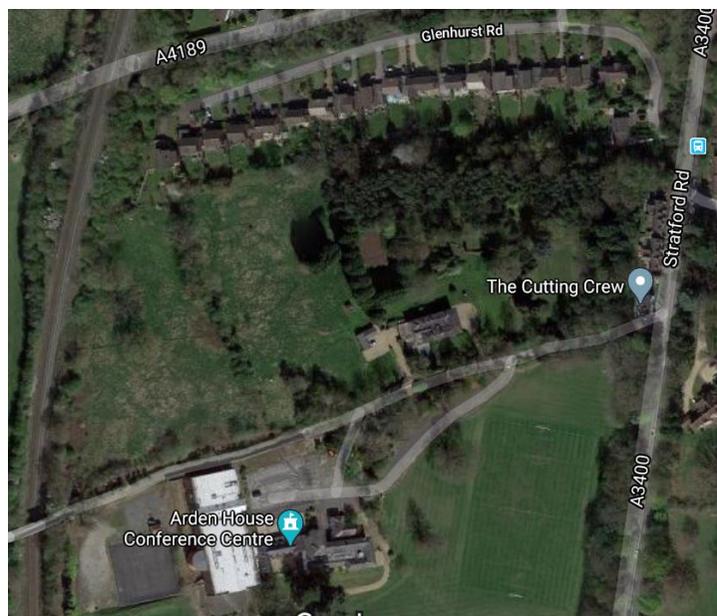
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	HEN.06
Site Address	West of Stratford Road (north), Henley-in-Arden
Site Capacity	Approx. 30 dwellings

Site Description

The site is situated at the southern end of Henley-in-Arden. The site contains some of the grounds associated with the listed building Hurst House. The garden area of Hurst House is well maintained and is shrouded by a number of large trees to the north. The western part of the site is heavily overgrown. The site is accessed down a narrow lane which also leads to the listed Ardenhurst Conference Centre, which lies to the south of the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Beauesert Castle
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Scheduled Monument • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Beauesert Castle is situated in a prominent position on The Mount, above the town of Henley-in-Arden. The Scheduled Monument (SM) comprises a single area including a number of features: a motte and double bailey castle, two fishponds and ridge and furrow cultivation. The motte and bailey castle is set on a promontory of high ground running north-east to south-west. The motte is a flat-topped, artificial mound surrounded by a ditch. The ditch measures approximately 15m wide and has a near vertical outer bank. 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. The two enclosures vary both in size and form. The inner contains an area of 0.5ha and is rectangular in plan while the outer is oval, enclosing approximately 0.3ha. Access to the motte and bailey was by a terraced way from the south leading into the inner courtyard through a defile.</p> <p>Two fishponds are located approximately 150m to the north of Beauesert Castle. The dry upper pond has a rectangular plan and contains an area of approximately 0.4ha. The retaining banks measure up to 10m wide and 0.5m high. There is a break in the bank at the north-west corner of the pond and a dry, shallow channel is visible west of the upper pond. A raised island 20m in length, survives within the pond close to the north bank. There is evidence of ridge and furrow cultivation within the now dry pond. South west of the upper pond is a second, lower fishpond. The lower pond, which is waterlogged, measures 100m in length and 30m broad at its widest section. The retaining banks survive as earthworks and an outflow channel can be traced as a shallow, silted-up ditch which runs into a stream south-west of the lower fishpond.</p> <p>Several blocks of ridge and furrow cultivation are contained within the constraint area. These blocks</p>

	<p>of ridge and furrow all relate physically to the other features on the site, for example, the two fishponds, and provide interconnecting stratigraphic links between them, providing evidence for the development of the site through time. North-east of the motte and bailey castle are the earthworks of a small quarry which cut into the hillslope. There is a buried observation post located in the ditch between the inner and outer baileys. It is part of the historical development of the site and is included in the scheduling.</p> <p>There is little documentary evidence for the architectural history of Beaudesert Castle. The castle is thought to have been constructed by Thurstane de Monfort and was completed by approximately 1140. Beaudesert Castle is known to have been occupied by Peter de Monfort. The importance of the castle probably declined when the de Monfort estates passed to the Earl of Warwick in approximately 1369. An account roll of 1411 mentions repairs to the castle. Beaudesert Castle was probably abandoned by 1547. The electricity poles which are situated to the south of the fishponds are excluded from the scheduling. The ground beneath these features, however, is included.</p>
Assessment of impact of development on significance of the asset	<p>The SM is located approximately 0.8km north east of the proposed site, on the other side of the settlement. Despite the fact that the SM is raised, it is unlikely that development on the proposed site would cause any harm to the significance of the asset. The distance and existing development reduces the level of harm and development would have. Additionally any development would be extending the settlement away from the SM, and given the distance it is unlikely that new dwellings impose or harm the setting of the SM.</p>
Potential mitigation measures for identified harm	<p>Given the lack of harm any development would cause due to the separation distance and intervening features and structures between the two sites, no mitigation measures would be required.</p>
Conclusion of harm on the heritage asset	<p>It is concluded that development of this site would cause no harm to the SM.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Hurst House, Stratford Road, Henley-in-Arden
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II Listed Building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>House. c1820 with later additions to rear. Stuccoed brick; hipped Welsh slate roof with rendered brick return lateral stack. Central staircase plan. Listing description:</p> <p>“HISTORY: the house was in use by 1850 as a private lunatic asylum in association with Ardenhurst House (qv), one of a number of such asylums in the town.</p> <p>EXTERIOR: 2 storeys; symmetrical 3-window range. Wide eaves with paired brackets. Elliptical-headed entrance has C20 porch with slender fluted columns and wide plain frieze; fanlight with radial glazing bars to paired 3-panel doors in moulded frame. Windows have sills and 8/8 sashes. Returns similar, rear wing with smaller sashed windows and modillioned brick cornice; left return has 2 off-set buttresses to right end; cross-wing to left end with details as to front.</p> <p>INTERIOR: not inspected”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	<p>Hurst House lies immediately adjacent to the proposed site, meaning that, even if significant harm was not imposed on the building itself, the setting would be irrevocably altered. The building at present lies within approximately 3.5 Ha of open land, which includes the well maintained garden and wider curtilage (of which this site is part) which is ‘wilder’ and more unkempt in nature and includes several mature trees that serve to block out development to the north of the site.</p> <p>Developing any of its wider curtilage/hinterland setting would permanently alter the setting of the old asylum which is currently isolated and surrounded by green space. Even if development was distanced from the heritage asset, development would still erode the historic setting of the asset.</p>

Potential mitigation measures for identified harm	Given the juxtaposition of the listed building and the site in question, mitigation measures such as introducing landscaping buffers and/or reducing the net developable area would not diminish the harm that would be caused to the setting of the listed building if development went ahead would not be sufficient in protecting the heritage asset. The loss of such a significant part of its historic curtilage and positioned so close to the asset itself would cause significant harm.
Conclusion of harm on the heritage asset	It is not considered that any appropriate mitigation measures could be satisfactorily introduced to remove the significant impact any development in this location would have on the setting of the listed building. Seeing as only part of the wider setting of the asset would be lost, the level of harm would be 'less than substantial'. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Ardenhurst Preparatory School, Stratford Road, Henley-in-Arden
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing description:</p> <p>“HISTORY: the house was built as a lunatic asylum for TJP Burman (d.1840) and was used as such until 1876, when it became a school. Henley in Arden, with Wootton Wawen, was an important centre for private asylums in Warwickshire, and is connected with the work of Dr John Conolly (1794-1866), pioneer of humane treatment of the mentally ill, who was visiting physician from 1823. (Cooper: Henley-in-Arden: 98-9). The listed building is now part of Arden House Conference Centre, making up the eastern wing.</p> <p>EXTERIOR: 2 storeys; symmetrical 3-bay range. Plat band over ground floor; top frieze and wide eaves soffit; bays articulated by large fielded panels supporting paired fielded-panelled pilaster strips to first floor. Entrance in recess behind 2 Doric columns, doorcase flanked by pilasters, overlight with decorative glazing bars to paired 2-panel doors. Ground floor has tripartite windows</p>

	<p>with 2/3:8/12:2/3 sashes; first floor has windows with 8/12 sashes. 3-window left return (garden front) has central bow with 3 small-paned windows and wrought-iron balcony above; entrance with paired half-glazed doors to right; windows have 8/12 sashes. Rear wing has brick flat arches over 8/12 sashes and 4/8 first-floor sashes; small re-entrant block to right and stuccoed end cross-wing with gable over 8/12 sash to ground floor and large panel above. Rear has sashed windows and attached single-storey late C19 classroom range with gabled round-headed windows; similar windows to 2-storey cross-wings. Left return has glazed single-storey connecting block to late C20 wing in similar style. Cross wing has some margin-light sashes.</p> <p>INTERIOR: stair hall has cornice in form of soffit to Greek Doric cornice and cantilevered staircase with cut string and bobbin-turned balusters with central cubes; landing has architraves to plain doors, and ceiling with fluted coving to octagonal lantern with plaster frame with Vitruvian scroll and anthemion corner motifs. Some rooms with early C19 fireplaces, one front room has mid C19 oak fireplace with rich carving, applied half-balusters, enriched frieze with raised central panel and overmantel with relief scene of a Civil War incident and flanking foliage and linenfold panelling, possibly the work of Willcox of Warwick”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	<p>The listed building lies immediately south of the proposed site, meaning any development in this location would have an impact on the setting of the heritage asset, given direct and uninterrupted views. As such, development in any direction would significantly impact the setting. South of the proposed site, along the small road that leads up to both the site and the listed building, there is a large hedge that restricts view into the site from the road. However, this hedge is not tall enough to restrict view from the upper floors of the listed building, and as such development would still cause harm. The listed property is isolated in its location, with only Hurst House nearby. Any development would alter the rural hinterland landscape through the introduction of built form. The development of this site would have an impact on the significance on the heritage asset.</p>
Potential mitigation measures for identified harm	<p>Whilst careful consideration to the layout of any development and the implementation of further green screening may lessen the impact of any development on the listed building, these measures would not reduce the impact enough and significant harm would still be caused by any future</p>

	development.
Conclusion of harm on the heritage asset	<p>The location of the listed building and its current isolation, means that any future development would significantly impact its setting. Whilst measure could be taken to reduce the impact, no measure would be able to eliminate the impact totally. Seeing as only part of the wider setting of the asset would be lost, the level of harm would be 'less than substantial'</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Henley-in-Arden Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	Henley conservation area was designated in 1993 and spans the length of Henley-in-Arden, north to south. The Conservation area contains the historic spine of the High street, which is lined with numerous listed buildings, and the Scheduled Monument of Beaudesert Castle. Development on the edges of the Conservation Area has taken place over the years and the Conservation Area now sits within a much larger settlement.
Assessment of impact of development on significance of the asset	The edge of the Conservation Area runs along numerous gardens including Hurst house and multiple houses that line the Stratford Road, as such the boundary is bordered by many structures. At the juncture of Hurst House, the outer edge of the Conservation Area is characterised by open spaces and mature vegetation, including the garden associated with Hurst House. The garden north and east of Hurst house (closest to the Conservation Area) is covered by large trees which limit views in to and out of the Conservation Area. Since the site in question is located to the west of Hurst House and the 'buffer' of the mature garden to the north and east would remain unchanged. Therefore, the rural edge to the Conservation Area would remain untouched and the development would not impact upon the significance of the heritage asset.
Potential mitigation measures for identified harm	No mitigation measures (other than the strict retention of existing open spaces and mature vegetation between the development site and the Conservation Area boundary) would be necessary in order to preserve the setting of the Conservation Area.

Conclusion of harm on the heritage asset	<p>Whilst the proposed site is situated close to the edge of the Conservation Area, there is already a large amount of natural screening in the form of trees and hedgerow. This natural screening reduces the impact any development in the proposed site would have on the Conservation Area. As such, no further mitigation would be necessary to conserve the setting of the Conservation Area.</p> <p>Conclusion on harm to heritage asset: No harm.</p>
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Conclusion

Based on the assessment of the designated heritage assets affecting this particular site, it is concluded that mitigation measures such as enhancing green infrastructure and carefully considering the scale and layout of any development would not adequately reduce the impact of the substantial harm development in this location would cause. This is due to the irreversible and obvious change to the setting of the nearby listed buildings. It is concluded that development in this location would result in substantial harm to the designated heritage assets and mitigation measures would not adequately resolve the harm.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	HEN .08
Site Address	West of Bear Lane, Henley-in-Arden
Site Capacity	Approx. 30 dwellings

Site Description

Lying west of the railway line HEN.08 is separated from the main cluster of development and protrudes westerly from the main settlement. The site includes a coal yard and is accessible by a very narrow lane with occasional passing points. The land is currently overgrown with grasses and is relatively level. The land is surrounded by trees and hedgerows.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Beaudesert Castle
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Scheduled Monument • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Beaudesert Castle is situated in a prominent position on The Mount, above the town of Henley-in-Arden. The Scheduled Monument (SM) comprises a single area including a number of features: a motte and double bailey castle, two fishponds and ridge and furrow cultivation. The motte and bailey castle is set on a promontory of high ground running north-east to south-west. The motte is a flat-topped, artificial mound surrounded by a ditch. The ditch measures approximately 15m wide and has a near vertical outer bank. 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. The two enclosures vary both in size and form. The inner contains an area of 0.5ha and is rectangular in plan while the outer is oval, enclosing approximately 0.3ha. Access to the motte and bailey was by a terraced way from the south leading into the inner courtyard through a defile.</p> <p>Two fishponds are located approximately 150m to the north of Beaudesert Castle. The dry upper pond has a rectangular plan and contains an area of approximately 0.4ha. The retaining banks measure up to 10m wide and 0.5m high. There is a break in the bank at the north-west corner of the pond and a dry, shallow channel is visible west of the upper pond. A raised island 20m in length, survives within the pond close to the north bank. There is evidence of ridge and furrow cultivation within the now dry pond. South west of the upper pond is a second, lower fishpond. The lower pond, which is waterlogged, measures 100m in length and 30m broad at its widest section. The retaining banks survive as earthworks and an outflow channel can be traced as a shallow, silted-up ditch which runs into a stream south-west of the lower fishpond.</p> <p>Several blocks of ridge and furrow cultivation are contained within the constraint area. These blocks</p>

	<p>of ridge and furrow all relate physically to the other features on the site, for example, the two fishponds, and provide interconnecting stratigraphic links between them, providing evidence for the development of the site through time. North-east of the motte and bailey castle are the earthworks of a small quarry which cut into the hillslope. There is a buried observation post located in the ditch between the inner and outer baileys. It is part of the historical development of the site and is included in the scheduling.</p> <p>There is little documentary evidence for the architectural history of Beaudesert Castle. The castle is thought to have been constructed by Thurstane de Monfort and was completed by approximately 1140. Beaudesert Castle is known to have been occupied by Peter de Monfort. The importance of the castle probably declined when the de Monfort estates passed to the Earl of Warwick in approximately 1369. An account roll of 1411 mentions repairs to the castle. Beaudesert Castle was probably abandoned by 1547. The electricity poles which are situated to the south of the fishponds are excluded from the scheduling. The ground beneath these features, however, is included.</p>
Assessment of impact of development on significance of the asset	<p>The SM is located approximately 0.6km east of the proposed site, on the other side of the settlement. Despite the fact that the SM is raised, it is unlikely that development on the proposed site would cause any harm to the significance of the asset. The distance and existing development reduces the level of harm and development would have. Additionally any development would be extending the settlement away from the SM, and given the distance it is unlikely that new dwellings impose or harm the setting of the SM.</p>
Potential mitigation measures for identified harm	<p>Whilst there is extensive existing development between the SM and the proposed site, which acts as a barrier, it is possible, given the height of the SM, that any development may be visible from the SM. As such, it would be important to ensure that any development does not impose on the SM and is consistent with the local character and style. Layout and scale should also be considered, with particular attention being paid to the height of the buildings.</p>
Conclusion of harm on the heritage asset	<p>It may be possible that development on the proposed site could be visible from the SM. However, the distance and direction of the development away from the SM means that any harm would be minimal, at worst.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated Heritage Asset • Ridge and Furrow
Contributing elements to significance of the heritage asset	GIS data alludes to the presence of medieval ridge and furrow within the plot of land. The site visit was unable to determine if ridge and furrow remains present due to the presence of overgrown grasses.
Assessment of impact of development on significance of the asset	<p>The site visit did not indicate any obvious signs of physical earthworks associated with ridge and furrow, although aerial images appear to show lines throughout the field in an east-west direction which could indicate the existence of ridge and furrow. Should ridge and furrow exist, its current condition cannot be established. Given the self-contained nature of the site given multiple other land uses surrounding the land in question, any remaining ridge and furrow would be a remnant of the wider rural landscape.</p> <p>Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unknown significance. It is unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site would lead to the destruction of the non-designated heritage asset, should it still exist.</p>
Potential mitigation measures for identified harm	<p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).</p> <p>These additional assessments would need to be undertaken as part of any planning application for the development of the site. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset.</p>
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of a 'pocket' of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the size of the site, it is

	concluded the loss of ridge and furrow on this site would result in less than substantial harm.
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	Conclusion on harm to heritage asset: Less than substantial harm.
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Conclusion:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the Scheduled Monument and the potential ridge and furrow.