

# Henley-in-Arden 2050

A vision to create a sustainable and thriving community



March 2023

Alan Baxter



1st 13:06 Stratford-u-Avon On time  
stop. Please ask the conductor to arrange  
2nd 14:06 Stratford-u-Avon On Time  
13:07:35

  
Help point

Henley-in-Arden railway station

# Henley-in-Arden 2050

## A vision to create a sustainable and thriving community

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# 1.0 Henley-in-Arden 2050

## A vision to create a sustainable and thriving community

### **Henley-in-Arden is a destination of choice for living, working and spending leisure time.**

It is one of the finest examples of an historic linear market town in the country with a remarkable townscape. Though easily walkable in scale, it has a range of facilities: a secondary school, primary schools, a kilometre-long High Street and a railway station connecting to Birmingham and Stratford-upon-Avon.

Over recent years the remaining small plots within the town have been developed, and the town has nowhere left to grow within its current settlement boundary. Its potential to adapt and evolve is limited by the tightly drawn Green Belt and other constraints. This has resulted in a declining High Street, a lack of affordable housing, the closure of community services and nowhere for current and future employers to expand locally. Without growth to help the future needs of the town, Henley-in-Arden risks further stagnation and decline.

We believe that a bold, ambitious and forward looking strategy is necessary to secure Henley-in-Arden's continued success as a thriving and sustainable town within a rural setting.

The South Warwickshire Local Plan (SWLP) Issues and Options supports this view and we in-turn strongly support the spatial strategy as set out within the Issues and Options documentation.

The SWLP Issues and Options highlights Henley-in-Arden's potential for growth and investment to 2050, identifying the town as a location for significant employment and population growth within each of the five spatial growth options under consideration.

More broadly, the SWLP Issues and Options highlights how the allocation of land at Henley-in-Arden will help to deliver against the five overarching principles of the emerging SWLP:

- A climate resilient and net zero carbon South Warwickshire
- A well-designed and beautiful South Warwickshire
- A healthy, safe and inclusive South Warwickshire
- A well-connected South Warwickshire
- A biodiverse and environmentally resilient South Warwickshire.

### **Introduction to The Trust**

This Vision document has been prepared by Forward Group on behalf of Alderley Holdings Trust ("The Trust"), the largest landholder within Henley-in-Arden.

In response to the District Council's 'Call for Sites' The Trust is making available its land in Henley-in-Arden.

The Trust's land holding amounts to nearly 150 hectares and includes the former golf course to the north west of the town which become redundant in 2020, and land to the north east of the High Street, including The Mount which is a scheduled monument.

As the largest landholder within Henley-in-Arden, The Trust is in a unique position to support the objectives of the SWLP over the long term.

In consultation with Beaudesert & Henley-in-Arden Joint Parish Council, we have developed an initial vision for how The Trust's land could be used as part of a town-wide plan to deliver significant investment in Henley-in-Arden's housing, economy, green infrastructure, heritage, tourism and community facilities.

The potential to support the town's future economy has particular relevance to Forward Group which has been based in Henley-in-Arden since 1998 and through connected businesses employs over 140 people.

These connected businesses have links with 19 universities and currently invest in around 250 tech-based start-up companies, mainly located across the Midlands and North of England, with a portfolio of £1.4bn under management.

*"The Vision for 2050 is a long-term commitment from The Trust who can provide the stewardship and deliverability to ensure a focus on sustainable growth at every stage of the process."*



Henley-in-Arden Market Cross

## The Trust's Vision

*The Trust's Vision for 2050 is to secure Henley-in-Arden's future as a thriving and sustainable town by repositioning it as a hub for innovation and entrepreneurial activity while protecting and enhancing its special character.*

*Economic-led investment will deliver high-quality local jobs and homes, support Henley-in-Arden's existing high street businesses, and unlock funding for significant community, heritage and landscape improvements across the town, as well as helping to address some of the existing challenges around traffic and infrastructure.*

*The Trust's land will be used to create a unique mixed use neighbourhood which is a fully integrated part of Henley-in-Arden, within 15 minutes' walk of the High Street and railway station.*

*With an innovation centre at its core, it will provide the space for high-tech start-ups to scale-up, building on the links that the town's biggest employer has with local Universities and R&D investors.*

*A beautifully designed, walkable neighbourhood of high-quality zero carbon homes, tree-lined streets and parkland will be created surrounding the innovation centre, attracting families and young people to live and work in Henley-in-Arden.*

*Easily walkable to the existing High Street, the neighbourhood will support the long-term vitality of high street businesses and public transport and will be delivered alongside new and improved community facilities.*

*Henley-in-Arden's heritage and landscape will be enhanced and brought to life, through the creation of The Beaudesert Country Park on land around The Mount.*

*Biodiverse habitats, visitor and leisure facilities will support the health and wellbeing of Henley-in-Arden's population and put Henley-in-Arden on the map as a regional visitor destination in its own right.*



**Emerging 2050 Vision**



The GlaxoSmithKline Carbon Neutral Laboratory,  
University of Nottingham Innovation Park

© B&K Structures

## An emerging town-wide plan

### Henley-in-Arden Innovation Centre

**Building on the region's strong existing academic and healthcare reputation, the Henley-in-Arden Innovation Centre will be a future accelerator / incubator for Tech-based businesses, Life Sciences, Bio-Manufacturing Innovation and wider Research and Development (R&D) uses.**

By providing a range of modern, adaptable employment spaces the Innovation Centre would attract early-stage and university spin-out companies, and provide flexibility for these businesses to scale-up while retaining their investment in Henley-in-Arden. The available land has the potential to be developed incrementally to support the region's need for strategic employment sites of 25+ hectares in scale up-to 2050.

The special character of Henley-in-Arden, its excellent rail and road connectivity, and new high quality homes available for employees, plus the opportunities for leisure within its rural setting – present a highly desirable proposition for investors and employers.



## Beautiful, zero carbon neighbourhoods

Supporting the growth in Henley-in-Arden's economy, a mosaic of tree lined residential streets and parkland will create a family-friendly environment for new and existing residents looking for a sustainable lifestyle within a rural setting.

Affordable housing will enable local young people to remain within the town, benefitting from the employment opportunities and new leisure facilities and parkland on their doorstep.

All ages will be catered for – with high-quality accommodation for older residents, together with family homes and opportunities for unique self and custom build homes.





**Cycleways through parkland**  
*Source: Greenlane bike tours*

## A walkable, connected neighbourhood

The Trust's land is ideally located to support the Town and Country Planning Association's concept of 'the 20 minute neighbourhood' being within 10-15 minutes' walk of Henley-in-Arden's High Street and rail station.

Our vision is to create a neighbourhood where walking and cycling is easy and the norm. An integrated mixed use layout, based around accessible streets, footpaths and cycleways will connect back into the heart of Henley-in-Arden and with the railway station, supporting healthy lifestyles and reducing the need to travel by car. The northern gateway to Henley-in-Arden will be traffic calmed to reduce vehicle speeds entering the High Street.

Accessibility to the west of the town will be improved for all modes of travel through an improved and a new railway crossing. A circular walk will be created around the town connecting the existing long distance walking routes.

'The Friends of Henley Railway Station' are leading the transformation of Henley station's buildings to create a micro-brewery and community room. An increased business and resident population on the doorstep of the station would increase rail usage and support this mixed use hub in the long term.

## Beaudesert Country Park

**Beaudesert Country Park will provide a significant area of new publicly accessible parkland, protecting and enhancing the setting of The Mount scheduled monument, and supporting the health and wellbeing of Henley-in-Arden's residents.**

The Country Park will have a multitude of functions tailored to community and visitor needs. For example: new allotments, space for the Scouts and camping, biking and walking trails, woodland, grassland and wetland habitats, flood attenuation and children's play.

The remains of Beaudesert Castle will be brought back to life through high-quality interpretation and the reconstruction of its fish ponds.

A new visitor centre within the park will provide a destination for education, events and interpretation revealing the story of Henley-in-Arden and Beaudesert and its landscape, complementing the existing Museum and Heritage Centre.

*"Beaudesert Country Park and an improved visitor experience at the remains of Beaudesert Castle will boost the town's visitor economy, increase dwell-time and help to make Henley-in-Arden a visitor destination in its own right."*





Play area incorporating natural play features



Hindringham Hall medieval fish ponds (above)  
Ranger's office and interpretation centre, Farnham Park (below)



Country Park precedents



The Back to Nature Garden, Wisley (above)  
Jupiter Artland, Wilkieston (below)



Krusevac Fortress, Serbia (above)  
Allotments and community orchards (below)



## Parkland setting

To the west of the town, woodland planting, wildlife areas, parkland, play space, community orchards and sustainable drainage features will provide a multi-functional network of green and blue infrastructure.

This will enhance the landscape setting of the town and the new neighbourhood and deliver biodiversity net gain.

The Arden Way long-distance footpath will be enhanced leading to lakeside habitats to the north. There is an opportunity for visitor eco-lodges with a low environmental footprint within these landscapes.

## Sustainable Henley

Alongside the creation of zero carbon homes and business space, the scale of available land presents an opportunity for on-site renewable energy generation delivering green energy for Henley-in-Arden as a whole.



## Improved infrastructure and community facilities

**As Henley-in-Arden grows, new school places, health care provision and other local services will be needed and will be delivered in step with sustainable population growth over the plan period.**

Physical and servicing infrastructure will also be delivered to meet the needs arising from development. This will include on-site sustainable drainage systems which capture surface water run-off before it reaches drains and watercourses.

Further funding could be unlocked which would be targeted towards other community and town centre projects.

The priorities for investment will be identified by the town's community represented by the JPC as part of the town wide plan and could include the following.

## Sports and education quarter

The existing cluster of sports and education uses to the south of the town centre, could be strengthened through investment in enhanced community sports facilities. The potential relocation of St Mary's RC Catholic Primary School from its current, very congested site, to a new, larger site would be explored.



## Community facilities

Other emerging priorities including a new civic centre, improvements to health care and youth facilities and provision of space for the town's arts and cultural activities, could be provided within The Trust's landholdings.



## Thriving High Street

**Investment in the public realm of the High Street could reduce the dominance of vehicle traffic and prioritise walking and cycling.**

There are opportunities to reconfigure the High Street cross-section, to create an enhanced setting for the exceptional historic townscape and local businesses.

Traffic calmed 'gateways' at the entrances to the town centre would reduce the speed of vehicles entering the town and create a sense of arrival into Henley-in-Arden

The Trust would seek to work with residents living on The High Street to ensure that investment into the public realm prioritises their needs alongside those of existing businesses.



*“The 2050 Vision for Henley-in-Arden is the next step in the town’s long history of evolution.”*



Independent shops, Henley-in-Arden

## 2.0 Henley-in-Arden’s changing role

**Henley-in-Arden has remained successful by adapting its role over many hundreds of years in response to the ever-changing social and economic context; each era leaving a distinctive mark on the town we know today.**

As we move into a new era driven by the climate change imperative, Henley-in-Arden must continue to evolve to meet today’s needs and those of future generations while protecting and enhancing its special, historic character.

### Early Beaudesert

Henley-in-Arden started life around the 12th Century Beaudesert Castle (the possible site of an Iron Age Fort) and a mill and deer park. The surrounding wooded landscape was known as the Forest of Arden. The earthwork remains of the castle on The Mount are a unique feature of the town’s landscape setting and a scheduled monument, and overlook the valley of the River Alne.

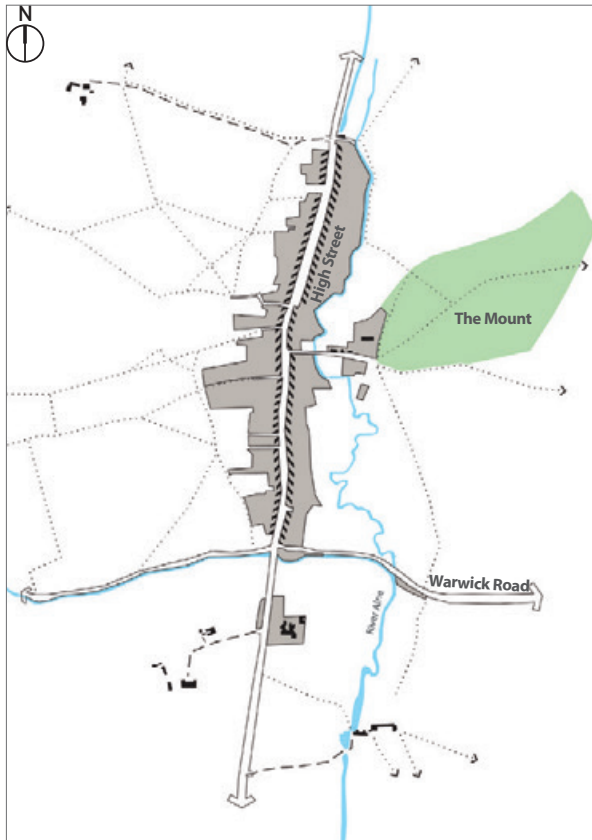
### Medieval market town

The right to hold a weekly market was granted in the 13th Century, and the market town of Henley-in-Arden began to grow to the west of the river, with narrow burgage plots jostling for space on the town’s long high street. The 15th Century market cross is a landmark on the High Street today. Law and order in the medieval town was the responsibility of the Court Leet under the direction of the Lord of the Manor. Today, the Court Leet maintains the traditions and history of the town with ceremonial re-enactments.



## Hospitable town

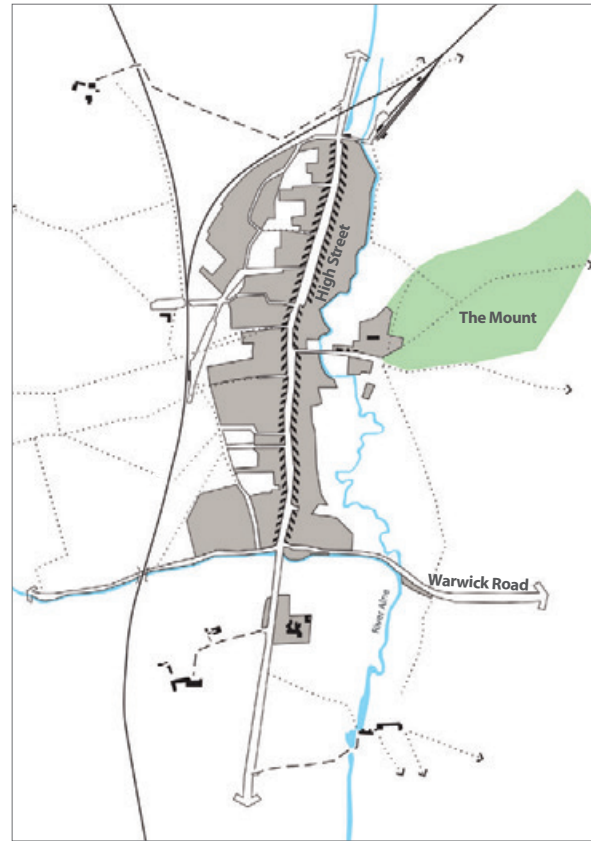
Henley-in-Arden's location on the Birmingham to London coaching route (now A3400) meant it was ideally suited to provide a stopping point for coach travellers from the late 18th Century onwards. Many inns opened with stable yards to the rear, including The White Swan which remains today. Welcoming visitors remains an important part of the town's economy.



1886

## Railway town

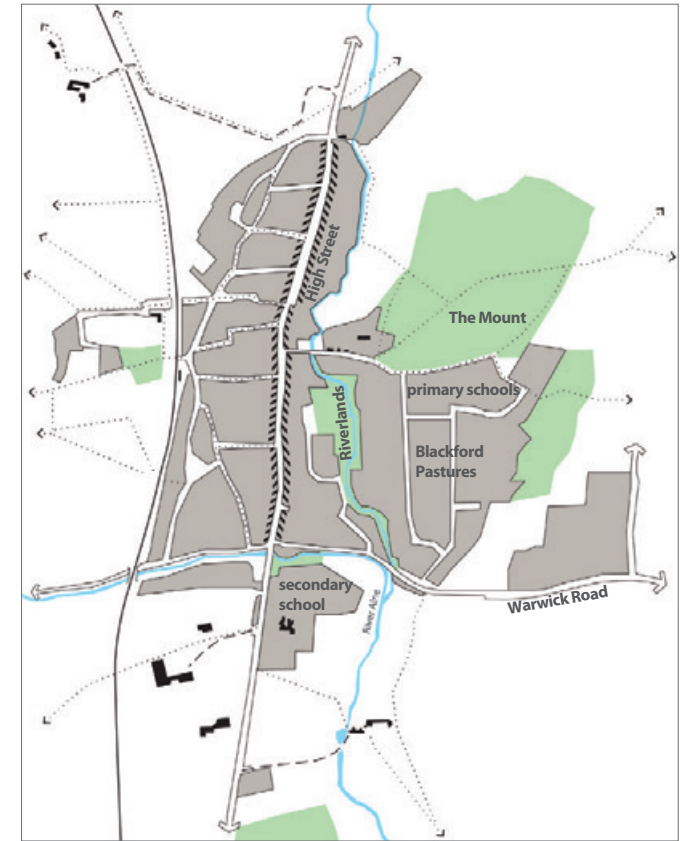
Following an earlier branch line station, Henley-in-Arden's new railway station opened in 1908, connecting the town by rail to Birmingham and Stratford and enabling new connections for business and leisure.



1938

## A growing community

Henley-in-Arden grew in a relatively modest and piecemeal manner over the late 20th Century. Land between the High Street and railway station was infilled with small estates, while the larger Blackford Pastures estate and primary schools were built to the east. The town expanded to the south with new sports facilities and a secondary school.



20th century



**Guild Hall and St John's Parish Church, Henley-in-Arden**

## 3.0 Henley-in-Arden today

**In 2023, Henley-in-Arden is a highly desirable place to live, with a well preserved, historic high street at its centre. With a population of around 3,200 in 2021<sup>1</sup>, it has a range of community facilities and is connected by rail and road to nearby economic centres.**

In developing the 2050 Vision, The Trust has engaged with local stakeholders to understand what is important and special about Henley-in-Arden today and their priorities for the future.

This has revealed that despite its relative prosperity, the town is facing social and economic challenges which can only be addressed through proactive, plan-led growth

1. Usual resident population of 3,229, based on ONS 2021 TS001 dataset for lower layer SOAs Stratford-on-Avon 002B and 002C.

## Unique High Street

Running the length of the town, Henley-in-Arden's High Street remains at its heart, physically, economically and socially. It is home to a range of mostly independent retailers, high-quality restaurants, inns and local services which cater for local residents, employees and visitors.

### Challenges:

Henley-in-Arden's historic role as a market town came to an end in 2011 with the closure of the weekly market. In combination with the continued pressure on local shops from online retail, there is a risk that the town will lose its critical mass of shops and services.

Parking for visitors and businesses remains a challenge, but one which the Joint Parish Council is seeking to address through the use of smart parking apps. However, it is clear that more car parking is needed for visitors and is something that the 2050 Vision seeks to address.



BBC News, April 2011



High Street bakery, Henley-in-Arden

## Gateway to Shakespeare's Stratford

Henley-in-Arden is regarded as one of the finest examples of a historic linear market town, lined with buildings dating from the 15th century to the present day. Over 100 buildings are statutorily listed and the High Street is a designated Conservation Area. The Mount and Market Cross are scheduled monuments.

The town markets itself as 'The Gateway to Shakespeare's Stratford'. Visitors are encouraged to explore the Heritage Trail and visit the Museum & Heritage Centre and Henley Ice Cream parlour on the High Street.

Henley-in-Arden acts as a hub on a network of long-distance walking routes: the Heart of England Way, Arden Way and Millennium Way all pass through the town.



Heritage trail signage, Henley-in-Arden

A network of local footpaths connect residents with the countryside surrounding the town.

The River Alne runs to the east of the High Street through the 'Riverlands' open space. Local Wildlife Site designations protect land around The Mount and to the south west of the town.

### Challenges:

There is no circular route for walkers to use and some footpaths are poorly maintained.

Visitor facilities within Henley-in-Arden are small in scale and limited in range. The Mount and its landscape lacks visitor interest and needs investment. There is an opportunity to reveal the town's history to a wider audience and put Henley-in-Arden on the map as a destination in its own right.



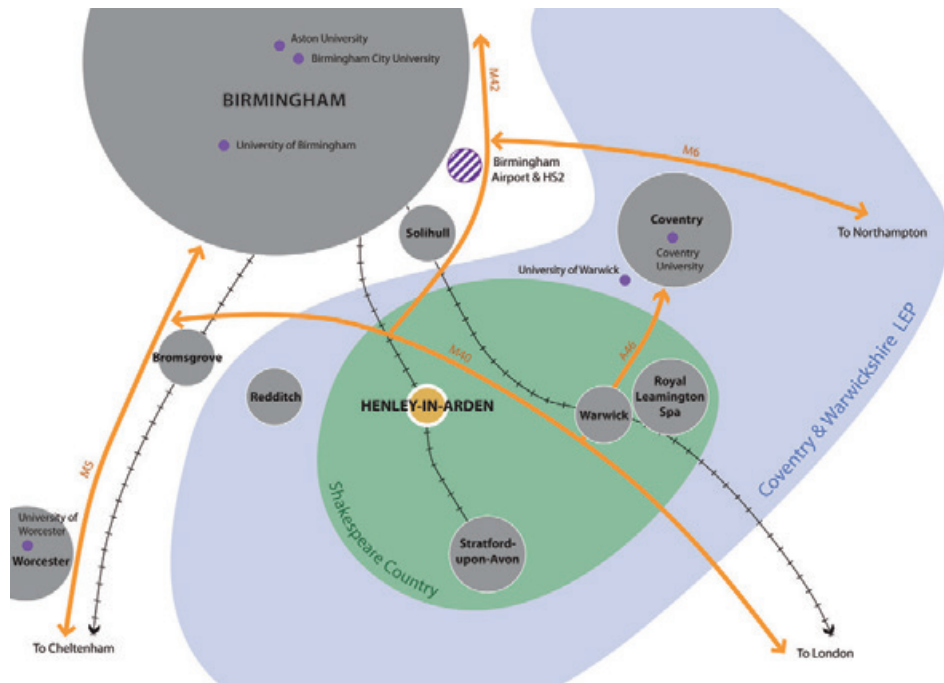
The White Swan Hotel, Henley-in-Arden

## An employment hub

Henley-in-Arden is strategically located between the economic centres of Birmingham and Solihull, Stratford, Warwick and Redditch. It is at the heart of Shakespeare Country and within the Coventry and Warwickshire LEP.

It is not surprising given the town's high quality of place and good connectivity, that it has attracted several important local employers, with around 350 people employed in a number of companies based within Forward House on the High Street.

Even before the pandemic changed people's working patterns, Henley-in-Arden had a significantly higher number of employed residents working at home in comparison to the national average at 15.7% compared to 10.3%, in 2011<sup>2</sup>.

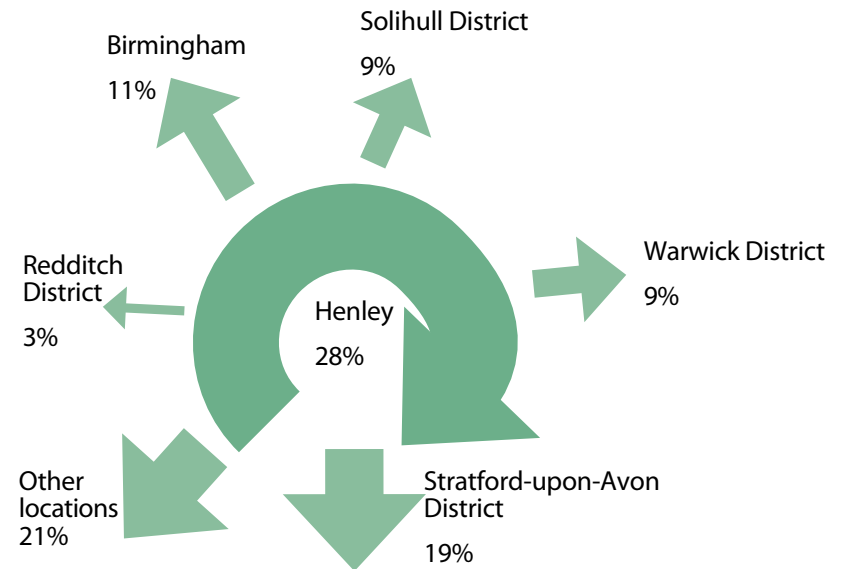


**Henley-in-Arden's strategic location**

## Challenges:

Despite the town's advantages nearly 75% of Henley-in-Arden's resident population work outside the town, commuting to destinations including Birmingham, Stratford, Solihull and Warwick.

There is a lack of modern employment space within the town centre or potential for growth within the tightly drawn settlement boundary, to support local business growth and retain workers in the town, and thus the wider economic success of the town.



**Work location of Henley-in-Arden's employed residents, 2011.**

*Figures taken from Stratford-on-Avon Core Strategy 2011-2031*

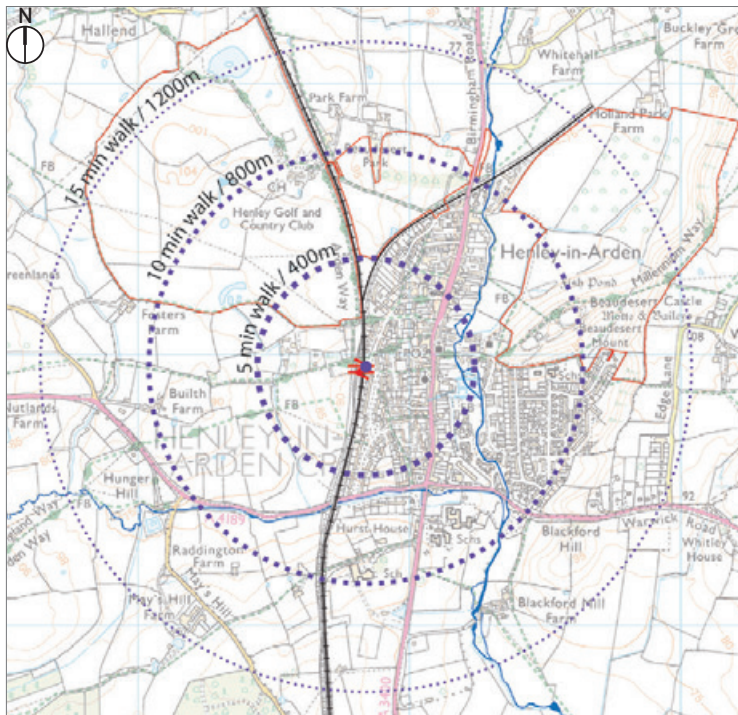
<sup>2</sup>. Based on 2011 ONS dataset QS703EW - Method of travel to work, Beaudesert and Henley-in-Arden parishes, employed residents aged 16-74, in comparison to figures for England and Wales.

## Walkable and connected

The town's compact footprint is such that the vast majority of residents live within a 5-15 minutes walk of both the High Street and the railway station, providing easy access to local facilities and rail and bus stops.

Henley-in-Arden's railway station is a major asset for the town's sustainable future. It provides an hourly connection with Birmingham (37 minutes) and Stratford-upon-Avon (14 minutes). Bus services provide further public transport links with Coventry, Solihull and Stratford.

By road, Henley-in-Arden is 5 minute's drive (< 3 miles) to junction 16 of the M40 providing access to the strategic highway network, and around 20 minutes to Birmingham International Airport and the future HS2 station.

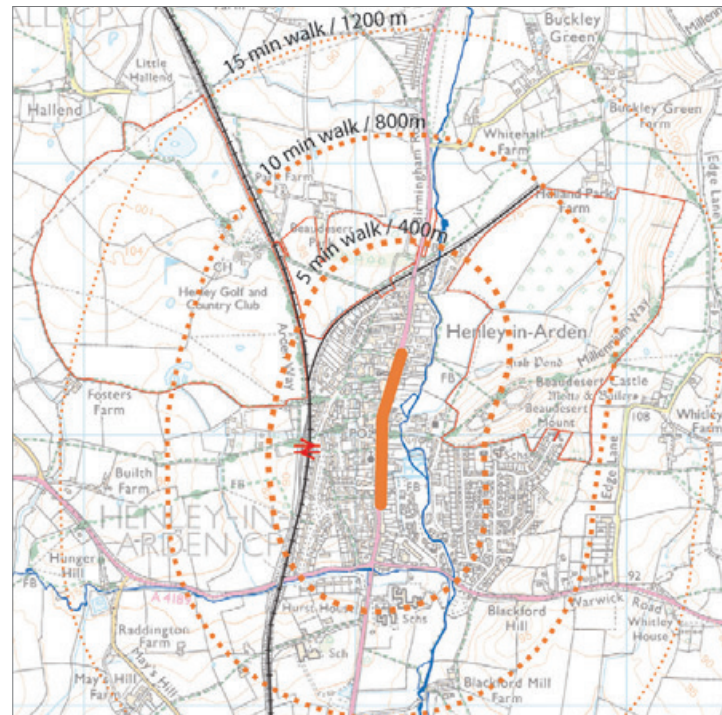


Theoretical 15 minute walk to station

## Challenges:

Vehicle traffic dominates the High Street and pedestrian connections between the town centre and station are poor quality.

Despite the availability of public transport, around 68% of employed residents of the town in 2011 commuted to work by private car or motorbike, while 17% used sustainable modes including public transport, walking and cycling<sup>3</sup>. There is a opportunity to improve the proportion of travel made by sustainable modes as the town evolves and grows through the provision of better walking and cycling infrastructure and increased patronage of public transport.



Theoretical 15 minute walk to town centre

3. Based on 2011 ONS dataset QS703EW - Method of travel to work, Beaudesert and Henley-in-Arden parishes, employed residents aged 16-74.

## Strong community

Henley-in-Arden is in fact two parishes Henley-in-Arden and Beaudesert, represented by the Joint Parish Council.

The town's community benefits from facilities including a secondary school, primary schools, health centre, places of worship, memorial hall, allotments and a fire station.

Henley-in-Arden's community is highly qualified, with 37% holding a higher education level qualification (level 4 or above) in comparison to 33% across England and Wales<sup>4</sup>.

Deprivation levels across the town vary. The statistical geography (LSOA) covering Henley-in-Arden is ranked within the least deprived 10% of LSOAs nationally, while Beaudesert is ranked in the most deprived 40% of LSOAs nationally<sup>5</sup>.

### Challenges:

Henley-in-Arden's primary schools and civic facilities are on constrained sites and in outdated buildings which no longer meet community needs. There are identified shortfalls in public open space, allotments and children's playspace, and a lack of activities for young people.

The town's population is older than the national average, with around 30% aged 65 or over in Henley-in-Arden in comparison to 19% for England and Wales<sup>6</sup>. This is reflected in the relatively low level of economic activity with 54% economically active in Henley-in-Arden in comparison to 58% in England and Wales in 2021<sup>7</sup>. There is a need to attract younger residents and families to maintain the economic and social sustainability of the town in the long term.

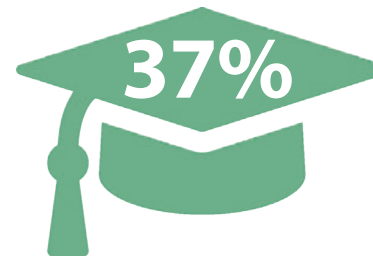
## Housing

A higher proportion of Henley-in-Arden's residents own their own home than the national average, with 66% owner occupation in Henley in comparison to 62% in England and Wales in 2021<sup>8</sup>.

A headline review of existing stock sales values in the town over the past two-years, reveals that the average sales price is £394,851.67, significantly above the national average<sup>9</sup>.

### Challenges:

Access to affordable housing is a particular concern for younger residents of Henley-in-Arden, with anecdotal evidence suggesting that many are forced to move elsewhere despite wanting to stay within the local community.



hold a higher education qualification



are aged 65 or over

£394,851

average house price



of homes are owner occupied

4. Based on ONS dataset TS067 Highest level of qualification, residents 16 years+, 2021, LSOAs Stratford-on-Avon 002B and 002C, and England and Wales.

5. English Indices of Deprivation, National Statistics, 2019

6. Based on ONS dataset TS007A Age by five year bands, 2021, LSOAs Stratford-on-Avon 002B and 002C, and England and Wales.

7. Based on ONS dataset TS066 Economic activity status, 16 years+, economically active excluding full-time students, 2021, LSOAs Stratford-on-Avon 002B and 002C, and England and Wales.

8. Based on ONS dataset TS054 Tenure, Owned, 2021, LSOAs Stratford-on-Avon 002B and 002C, and England and Wales.

9. Avison Young, 2023



## 4.0 Future Henley A sustainable & thriving community

**The Trust believes that a bold and ambitious vision led by economic growth, is required to address the challenges facing Henley-in-Arden and secure its future success as a sustainable and thriving town.**

This is a once in a generation opportunity.

The alternative is stagnation, which risks the further loss and degradation of the town's facilities over time without the targeted investment that can be delivered through properly planned growth under the stewardship of a single landowner.



## Economic led growth

**Employment land has been established as one of the primary mechanisms of supporting economic growth (City Deal for Coventry and Warwickshire), attracting a significant level of inward investment and wider economic, and subsequently social, benefits to the region.**

South Warwickshire Local Authorities must act to prevent the deflection of demand to alternative regions, with a requirement for them to apply significant weight to the requirement to support economic growth and productivity in line with Paragraph 81 of the NPPF. This is reflected in the draft Economic Strategy for South Warwickshire which seeks to create a stronger, greener economy within five years.

Research undertaken for The Trust by Avison Young identifies that there is currently a shortage of strategic employment land within the West Midlands Combined Authority area including Warwickshire. Strategic employment land is broadly defined as land equal to or greater than 25 hectares with an ability to attract national and international mobile business activity, and of a quality and scale to support wider economic growth.

Tech and Life Sciences are growth sectors which are established as a critical aspect of the growth of the UK, the Region and Warwickshire. Growth in tech-based employment is supported by the Government's recently launched Centre for Finance, Innovation and Technology (CFIT) which aims to generate high-income tech-based employment nationwide.



Underpinned by inherent skills and assets already in place within the South Warwickshire area, there has been an exceptionally limited response to identifying key/strategic sites that would be able to meet the levels of demand from this burgeoning sector.

The Coventry and Warwickshire HEDNA identifies a 171.3 Ha and 67.6 Ha requirement for employment land in Stratford-upon-Avon and Warwick Districts respectively between 2021-2041. In order to meet this need, the Local Authorities must recognise and consider the inevitability of the development of Greenfield and Green Belt land during the assessment of how the region might best accommodate the significant requirement for strategic employment land.

## Why Henley?

**Henley-in-Arden has been identified through Avison Young's research as having the potential and inherent characteristics to create a 'Innovation Centre' and future accelerator/incubator for Tech-based businesses, Life Sciences, Bio-Manufacturing and wider Research & Development (R&D) in order to meet policy objectives and contribute both to the economic regeneration of the area, and the Government's commitment to levelling up.**

The town benefits from close proximity to universities generating spin-out companies fuelling the need for Tech and Life Sciences employment space. From 2016 to 2020 the University of Warwick placed within the top five spin-out generators, creating nine start-ups including NanoSyrinx, who raised £6.2 million in a seed round from investors. Comparatively, the University of Birmingham produced five spin-outs during the same period (JLL UK Life Science Start Up Report 2022).

Unlike many competitor sites in Warwickshire, Henley-in-Arden benefits from excellent proximity to transport infrastructure benefiting from a railway station connecting to Birmingham (37 minutes) and Stratford upon Avon (14 minutes) and being located 5 minutes' drive from the M40 Junction 16 enabling easy access to Birmingham Airport and the future HS2 station.

A proposed innovation centre in Henley-in-Arden will be highly accessible, not only to private sector funding streams and a skilled workforce situated in the wider Birmingham and Warwickshire region, but also across the wider UK.

The Trust's available land is of sufficient scale to attract capital and provide the ingredients for the creation, formation and growth of a Tech and Life Sciences innovation centre, enabling start-ups to scale-up. This includes flexible space, modern incubator and laboratory facilities.

Henley-in-Arden's high quality of place, its historic High Street, and existing skilled residential workforce provides an attractive and more sustainable alternative to an out-of-town zoned business parks. Employment development and high quality new homes in turn support the future success of the town's wider economy including its independent shops, local services and eateries.

*"The 2050 Vision for a mixed use 20 minute neighbourhood, will provide additional high-quality homes for employees and access to green spaces and community facilities near their place of work, a further factor to the successful formation of a tech and life sciences cluster."*

## Emerging South Warwickshire Local Plan (SWLP)

The SWLP Issues and Options consultation considers five alternative Refined Spatial Growth Options which seek to test alternative locations for fostering economic growth. Henley-in-Arden's significant potential is reflected in its inclusion in all five options, as a potential location for a 'significant urban extension' (1,000 – 4,000 new dwellings) and 30 hectares of potential strategic employment land.

The SWLP process recognises that there is a need to consider Green Belt release to deliver the necessary economic growth in the most sustainable locations.

This is true at Henley-in-Arden, where the boundary of Green Belt is tightly drawn to the edges of the built up area and the South Warwickshire Urban Capacity Study, 2022 notes that the town has 'limited potential' for growth within the existing town centre.

Henley-in-Arden is already seeing small scale speculative developments at the town's edges which, if approved, could lead to poorly planned, piecemeal developments which fail to deliver real benefits to the community.

## Site availability

Natural barriers to the town's growth exist on three sides – the steep escarpment to the east of the town, the floodplain of the River Alne in the centre and to the south, and important areas of habitat (Local Wildlife Sites) to the north of the Mount and to the south west of the railway station.

**In contrast, land to the north west is relatively free of natural constraints.**














To support the delivery of the SWLP growth options, the Trust has put forward 149 hectares (368 acres) of land to the north of the town through the SWLP call for sites process.

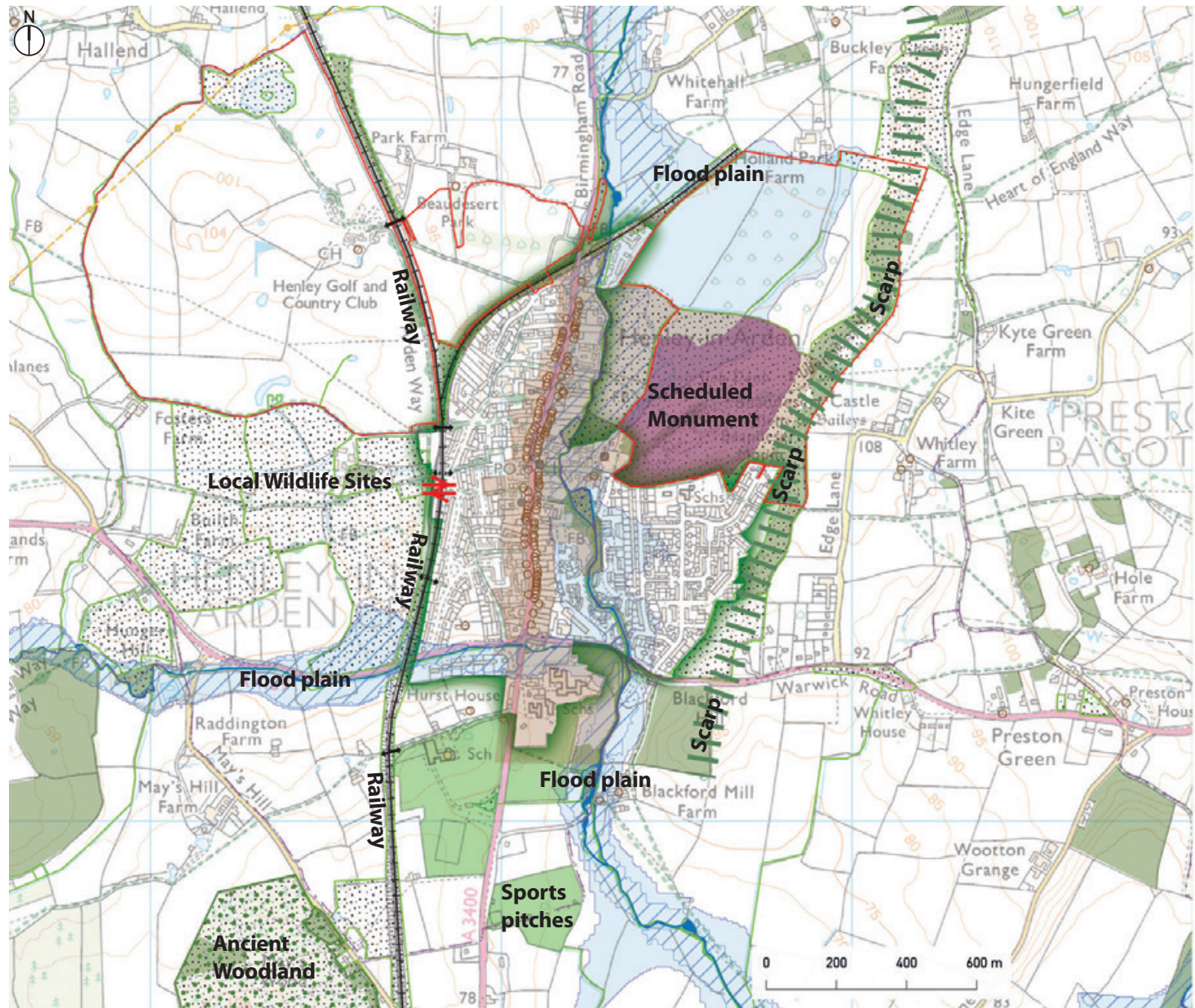
This land has the potential to deliver the Vision outlined above for an innovation centre, high quality zero carbon homes, renewable energy generation, and Beaudesert Country Park as part of a town-wide plan for a 20 minute walkable neighbourhood.

The land offers the only realistic option to deliver the necessary scale of growth required, being relatively free of constraints for the proposed mix of uses. It is controlled by a single landowner with a strong track record of supporting investment into the town and providing stewardship for important community assets, such as The Mount.

Taken together, it is a once in a generation opportunity to help ensure a thriving and sustainable community that meets not only Henley-in-Arden's but

Stratford's economic and social needs for the next decade and beyond.

-  The Trust ownership
-  Parish boundary
-  Conservation Area
-  Scheduled Monument
-  Listed building
-  Green Belt
-  Priority Habitat Inventory
-  Local Wildlife Sites (South Warwickshire interactive map)
-  Ancient Woodland
-  Playing fields
-  Flood Zone 2
-  Flood Zone 3
-  Scarp
-  Railway line
-  Disused railway line
-  Pedestrian bridges/underpass
-  Vehicular bridges/underpass
-  High-level overhead line (400kv)



Henley-In-Arden constraints to growth

# 5.0 Available land

**The Trust’s land comprises three parcels to the north of Henley-in-Arden, which are put forward for consideration comprehensively. All three parcels are under single ownership and are available for development within the first five years of the new Local Plan. All three sites are located within Green Belt.**

## A. Land to the west of Birmingham Road

The first parcel is 13.9 hectares of land immediately adjacent to the built-up edge of Henley-in-Arden, located between Birmingham Road and the active railway line.

The site is bounded to the south by the embankment of the earlier disused rail line and immediately beyond that the residential streets of Henley-in-Arden; and to the north by Beaudesert Park house, a number of other residential properties and open countryside. The site comprises a series of small fields in agricultural use, a driveway and public footpath leading to a rail bridge and the former golf course, and a car park catering for visitors to the town.

The land rises to the north west, with low points along the frontage with Birmingham Road and towards the south western corner.

A small additional area of Trust ownership (0.3ha) is located east of Birmingham Road and could be used to improve the gateway into Henley-in-Arden.

### Considerations:

- The site is free from any physical constraints that would prevent its development.
- The eastern boundary of the site is approximately 150m north (less than 2 minutes walk) from the northernmost retail/business units on the High Street.
- The site is located outside flood zones 2 and 3.
- Vehicle access to the site is from the existing junction with Birmingham Road. The Trust’s land ownership covers the necessary land for junction improvements, if required to support strategic development.
- The southern boundary of the site is adjacent to Henley’s Conservation Area boundary which covers the disused rail line. To the north of the site, Beaudesert Park house is a grade II listed early 19th century, 3 storey house which has been converted to flats. Impact on the setting of both the listed asset and the Conservation Area will be mitigated through the careful and appropriate design of any development, in line with the findings of SWLP’s Heritage Sensitivity Assessment.
- There are a number of mature trees, and hedgerows at the field boundaries and adjacent to both the active and disused railway lines. A small pond and copse of trees is located on the southern boundary. It is assumed that high quality trees and habitats will be retained as part of any development.
- Aside from its designation as Green Belt, the main body of the site is free from environmental, heritage and other planning designations. The disused rail line is partly designated a Local Wildlife Site, as is land to the north of the site adjacent to the railway line and land on the eastern side of Birmingham Road. Appropriate habitat buffers will be provided to protect and enhance the biodiversity value of these habitats.

## B. Land west of the railway line

The second parcel comprises 77.9 hectares of land to the west of the railway line, formerly Henley Golf and Country Club. The Club closed during the COVID-19 pandemic due to operational revenue losses. The former golf course is private land, closed to the public and is not public open space.

The southern edge of this parcel is 150m north of Henley-in-Arden Rail Station, and is bounded by Bear Lane which connects with the residential streets of Henley-in-Arden immediately to the south east of the site and provides access to the station. To the south of Bear Lane, a number of residential properties and a coal yard are located. The northern and western boundaries of the site are marked by hedgerows and tree corridors, adjacent to agricultural fields. The eastern edge of the site is bounded by the railway line, beyond which lies parcel A and the residential edge of Henley-in-Arden.

The site contains an approximately 30,000 sqft late 20th century golf clubhouse currently part vacant and part used as a beauty salon and office space. There are a number of residential properties including Crockett's Manor House which are to be retained, areas of car parking, and the disused golf course itself.

In addition to the existing built development on site, land adjacent to the clubhouse has extant consent for a 30,000 sqft Dormy House Hotel to provide 72 bedrooms, repositioning of existing car parking (planning application ref. 22/01590/FUL – with later approved alterations).

The site is connected to parcel A (detailed above) by a vehicle bridge crossing the railway in the vicinity of the club house. The disused golf course is crossed by the Arden Way long distance footpath and a second public right of way at the southern boundary.

The land is gently undulating, rising to a high point in the north western part of the site, and lowest adjacent to the southern boundary.

### Considerations:

- The site is generally free from any physical constraints that would prevent its development.
- Vehicle access to the site is via the existing rail bridge adjacent to the old golf clubhouse. The Trust's land ownership provides opportunity for an additional rail crossing (subject to agreement with Network Rail), if required to enable further strategic development.
- Henley High Street is located approximately 300m (less than 5 minute's walk) to the east of the southern boundary of the site and is easily accessible on foot via Bear Lane and existing residential streets and footpaths within the town.
- The railway station is located approximately 150m to the south and can be accessed either via Bear Lane or via the existing public right of way running south adjacent to the railway line.
- The site is located outside flood zones 2 and 3.
- Crockett's Manor House is located immediately to the south of the club house is a grade II listed farmhouse dating from the 17th century with extensive late 20th century alterations. Impact on the setting of the listed asset will be mitigated through the careful and appropriate design of any future development, in line with the findings of SWLP's Heritage Sensitivity Assessment.
- Two other residential dwellings are also located on the site, constructed within the last 25 years, and an ex-Greenkeepers building.
- The landscape of the site includes a mix of trees and shrub planting relating to its former use as a golf course, with mature trees and hedges located at the boundaries of the site, adjacent to the Arden Way and in the centre of the site reflecting historic field boundaries. It is assumed that high quality trees and habitats will be retained as part of any development.
- A lake and surrounding habitat on the northern boundary of the site is

designated a Local Wildlife Site (LWS), as is the hedgerow at the site's perimeter and land outside the site to the south. A number of other, smaller ponds and minor watercourses/ditches are located within the site and would be incorporated into future sustainable drainage systems where suitable. Appropriate habitat buffers will be provided to protect and enhance the biodiversity value of these habitats.

- A high voltage 400kv overhead electric power line is located along the northern boundary of the site, limiting built development in the immediate vicinity.

### C. The Mount and land to the north

The third parcel of land comprises 56.9 hectares to the east of the High Street and the River Alne, including The Mount scheduled monument. This site has significant heritage and landscape sensitivities and is not suitable for significant built development. It is being put forward as a multi-functional country park with visitor facilities, to deliver significant environmental net gain as part of a comprehensive scheme with parcels A and B.

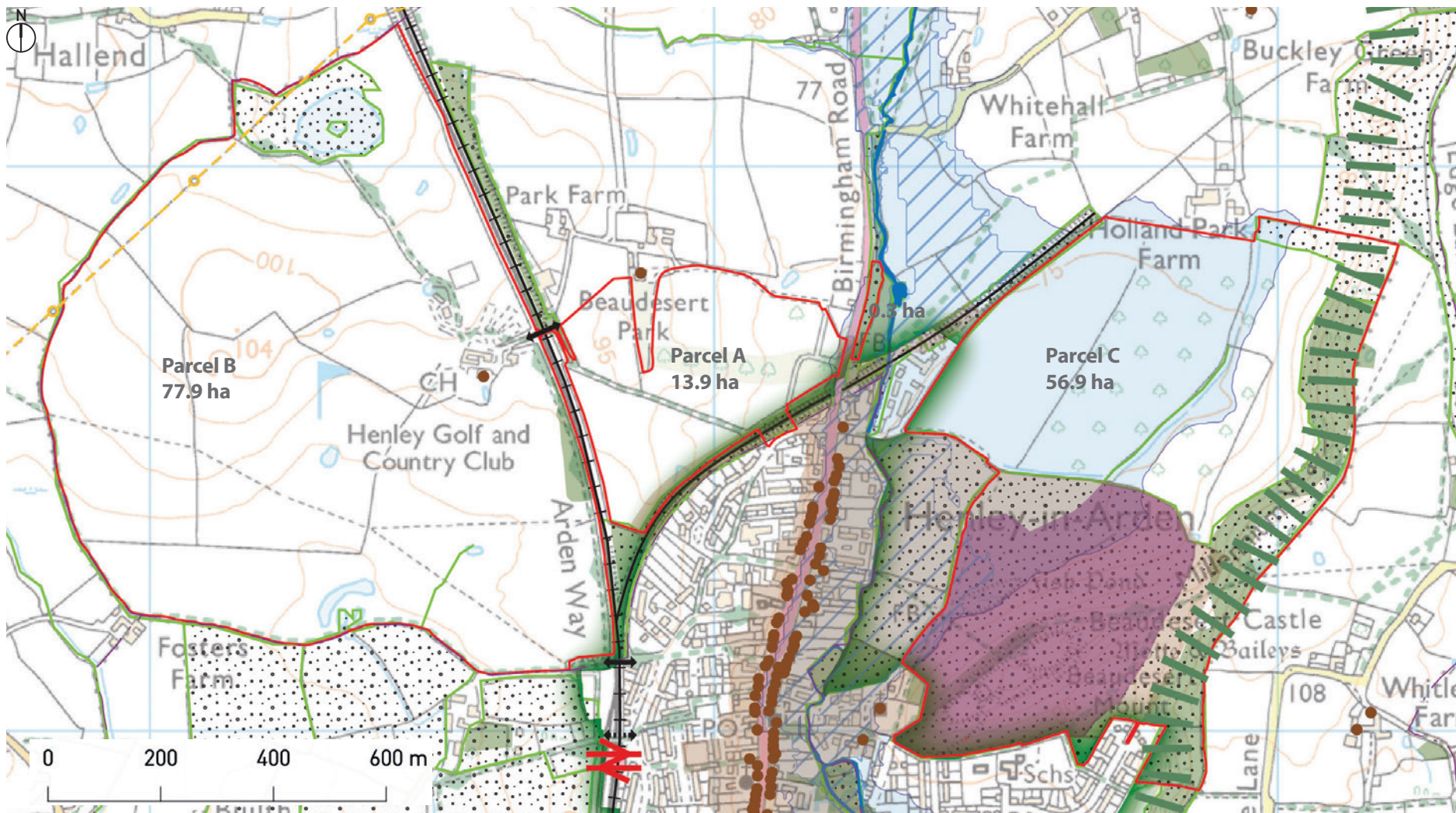
The parcel is located immediately adjacent to the built up area of Henley-in-Arden which bounds the site to the south and north west. The western edge is separated from the High Street by the River Alne and single field outside The Trust's ownership. To the north, the site is bounded by the disused rail line and Holland Park Farm. It benefits from two direct access points onto the High Street at Beaudesert Lane and Millfield Court.

The main feature within the site is The Mount, a local high point, with buried remains of a former 12th century motte and bailey castle, and associated fish ponds. The Mount is accessible by public right of way including The Millennium Way which continues along the raised ridgeline marking the eastern boundary of the site.

The northern part of the site comprises small fields and plantation woodland and is not publicly accessible.

### Considerations:

- The Mount is a Scheduled Monument. St Nicholas's Church to the south west of the site is grade 1 listed.
- Vehicle access to the site is via Millfield Court / William James Way at the northern end of the High Street.
- Pedestrian access is via the public rights of way crossing The Mount and connecting the site to the River Alne footpath and to the High Street and St Nicolas Church via Beaudesert Lane.
- Part of the site is located within flood zone 2 or 3 and has potential use for the creation of wetlands and flood attenuation features.
- The southern half of the site is designated as a Local Wildlife Site.



- |                     |                    |   |              |                              |  |
|---------------------|--------------------|---|--------------|------------------------------|--|
| The Trust ownership | Scheduled Monument | Priority Habitat Inventory                                | Flood Zone 2 | Railway line                 | Vehicular and pedestrian bridges/underpass |
| Parish boundary     | Listed building    | Local Wildlife Sites (South Warwickshire interactive map) | Flood Zone 3 | Disused railway line         | High-level overhead line (400kv)           |
| Conservation Area   | Green Belt         | Scarp   |              | Pedestrian bridges/underpass |  |

**Constraints plan for the Trust's land holding**



## 6.0 Delivering the Vision

**Alderley Holdings Trust has a bold and ambitious vision to create a sustainable and thriving community that meets not only Henley-in-Arden's but also South Warwickshire's wider economic and social needs for the next decade and beyond.**

**The town has already been identified by the SWLP Issues & Options documentation as a key location for future growth.**

Our engagement with local stakeholders has helped to inform this 2050 Vision so that growth on land controlled by The Trust is not just bricks and mortar. The 2050 Vision represents a long-term commitment from The Trust, with a focus on long-term, sustainable development over the plan period. At its heart is a focus on place-making, quality design and community – providing positive outcomes for existing residents and new residents alike – as well as helping to meet Net Zero targets.

Many of the specific proposals included in the Vision are the result of engagement with representatives from the JPC and other members of the local community. The challenges identified are their challenges and the solutions proposed as part of the 2050 Vision have been informed by their input.

As the 2050 Vision develops we will look to work in partnership with the JPC, Warwickshire Wildlife Trust, local employers, regional Universities, Housing Associations and others to ensure that it continues to respond to the needs of all sectors of the community.



Henley-in-Arden High Street



View looking north from The Mount over the former fish ponds, Henley-in-Arden

