

NOTE ON HISTORIC ENGLAND COMMENTS

The authors received comments from Historic England via the local authority on 7 October. 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, 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 approximately 4km south west of Coventry centre, between the village of Baginton to the west and the Middlemarch Industrial Estate to the east. The majority of the Site falls within Warwick District, but the northernmost section adjacent to the A45 Stonebridge Highway falls within Coventry City planning authority area. The land within the Site broadly follows the outline of Coventry airport runway and some of its associated buildings on the northern boundary.

In the Roman period, this site was overlooked by a Roman military camp to the north west, which is now a scheduled monument partially reconstructed as a tourist attraction.

At the time of the Domesday survey, the village of Baginton immediately west of the Site was recorded under the name Bادهचितونه, defended by a motte and bailey castle, later rebuilt in stone and now ruined. The village consisted of about 24 families supported by agriculture. The agricultural nature of the landscape continued through the post-medieval period as part of the Bromley estate. The Bromley's family seat was Baginton Hall, on the north side of the village, which was destroyed by fire in 1889.

The sale of the Bromley estate in the 1920s led to further property development in the surrounding area, including housing, industry and quarrying. The Site itself was developed as a civil aerodrome in 1936 by Coventry City Council. It was used as an RAF fighter station in the Second World War, then returned to civil use.

Type of Asset	Name and Designation of Asset
Listed Building	<p>No listed buildings within Site boundary.</p> <p>One Grade I listed building within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - Church of St John the Baptist (NHLE 1116539), Grade I listed, 460m west of Site. <p>Six Grade II listed buildings within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - Lunt Cottages (NHLE 1319923), Grade II listed, 470m north of Site. - Lunt Cottages (NHLE 1035273), Grade II listed, 470m north of Site. - Oak Farmhouse (NHLE 1116551), Grade II listed, 370m west of Site. - Lucy Price Cottage (NHLE 1035271), Grade II listed, 370m west of Site. - Link Cottage (NHLE 1035270), Grade II listed, 370m west of Site. - The Old Rectory (NHLE 1035272), Grade II listed, 410m west of Site.
Scheduled Monument	Roman fort at The Lunt (1017245), 470m north west of Site.
Conservation Area	Baginton Conservation Area, 90m west of Site.
Non-designated	<p>Within the Site, there is evidence of ridge and furrow on aerial photographs (MWA12068). Within the Site are findspots of a Neolithic flint (MWA2693) and a Roman ditch (MWA32075).</p> <p>Partially within the Site at the northern edge, an Anglo-Saxon cemetery was discovered in 1933-34 after gravel digging; 12 boxes of remains were deposited in Coventry Museum (MWA2679).</p>

	<p>Also partially within the Site at the northern edge, a Roman settlement was found with wells and pottery (MWA2951).</p> <p>Within the study area, there is evidence of ridge and furrow in the fields north of Baginton village (MWA2955 and MWA2956), north west of Site.</p> <p>Within and around Baginton village, north west of site, are findspots relating to various periods including prehistoric flints, Bronze Age arrowhead, beaker and urn; a Roman dish; and medieval pottery.</p> <p>In addition to the Scheduled Monument listed above, there is various other evidence of Roman settlements within the study area, between the fort at The Lunt and the Site. These include ditches and cremations north of Site (MWA32074); pits, building debris, pottery, coins and a brooch west of Site (MWA2680 and MWA31939); postholes and enclosure west of Site (MWA2691); and a quantity of Samian ware and brooches during excavations west of Site (MWA2683).</p> <p>On Church Road, east of Site, is a small brick building with tiled roof recorded as a forge, possibly 18th or 19th century (MWA2698).</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 Study Area		
<p>Roman fort at The Lunt (1017245)</p>	<p>The scheduled monument (SM) includes the earthwork and buried remains of a Roman fort on a plateau south of the River Sowe. It is an unusual survival beyond the expected geographic distribution, and also has an unusual layout thought to have been used by a cavalry regiment. It has been excavated since the 1960s and some of its main features, including earth ramparts and timber buildings have been reconstructed (these are excluded from the listing).</p> <p>The SM has important evidential value, as the excavations have shown there is good archaeological preservation of a number of dateable phases of development. These phases appear to tie in with known historical events and national military campaigns, providing further insights. All Roman forts with surviving archaeological potential are considered to be nationally important.</p> <p>Excavations also show the site was used for metal smelting in the medieval period.</p> <p>Its setting on a plateau above a river is a key part of its evidential value, though the extensive developments in every direction have divorced it from its original setting in a wider agricultural landscape. It also has a wider, national setting via its relationships with other Roman forts which formed chains of defence.</p>	<p>The fort is located 470m north west of site.</p> <p>The immediate setting of the SM is formed by its relationship with the river, and in a wider context to other Roman forts, although much of its historic significance has been removed by extensive residential, infrastructure and industrial development.</p> <p>The Site does not contribute to the setting due to its development as an airport, which has removed any historical context.</p>
<p>Baginton Conservation Area</p>	<p>The Baginton Conservation Area (CA) includes the historic core of the village: the Grade I listed Church</p>	<p>The Conservation Area is located approximately 90m east of Site.</p>

	<p>of St John the Baptist and the Grade II listed rectory opposite; the village green at the junction of Church Road and Kimberley Road and the Grade II listed dwellings around it; the converted Home Farm buildings to the east and south of this junction; and a meadow to the east of these. The listed buildings are described further below.</p> <p>The CA extends down Coventry Road, ending just before Oak Close and The Oak pub. It includes the junction of Coventry Road and Church Road. At this point, views into the Site are blocked by a row of mature trees. Continuing down Coventry Road, into the immediate setting of the CA, the view of the runway is at first blocked by hedges and a short earth bank; the boundary then opens up into fencing and the green area around the runway can be clearly seen.</p> <p>The CA's significance is historic, architectural and evidential. It has group value with the listed buildings within it, and also with the remains of Baginton Castle to the east, which are scheduled monuments.</p> <p>It is set within a patchwork of land uses. To the immediate north are the remains of the Baginton Hall gardens and modern residential developments, the rebuilt Roman fort and the Coventry ring road. To the west are the remains of Bagots Castle and a golf course, while to the east is the airport and industrial estates. To the south are the remains of the agricultural landscape.</p> <p>The setting makes some contribution to the significance of the CA.</p>	<p>The Baginton and Bubbenhall Neighbourhood Development Plan 2018 to 2029 lists a number of key views out of the CA, but none of these are towards the Site.</p> <p>There are limited views from the south west edge of the CA towards the southern end of the Site.</p> <p>The CA's wider setting is in the remains of an agricultural landscape. Much of its historic significance has been removed by residential, infrastructure and industrial development. The Site makes a minor contribution to the setting. Although its development as an airport has removed any historical context, the areas around the runway still provides a green separation from the industrial landscape beyond.</p>
<p>Church of St John the Baptist (NHLE 1116539), Grade I listed</p>	<p>This 13th century parish church is of sandstone ashlar and rubble with steeply pitched plain tile roofs. The plan consists of a chancel, nave, double north aisle, vestry and bell turret. The bell turret has a square base, which goes into by an octagon by means of splays, and is topped by a short octagonal tapered spire.</p> <p>Internally, it is furnished with 18th century wainscot, altar table and rails. The box pews, pulpit and gallery are late 18th century. There is a 15th century brass to Sir William Bagot, of the nearby castle, and memorials to the Bromley family, of Baginton Hall.</p> <p>Its significance is architectural, historic and evidential.</p> <p>Its immediate setting, within the CA, is related to the village it served and the rectory opposite; with a wider setting in the previously agricultural</p>	<p>The church is located approximately 460m west of Site.</p> <p>Due to its position at the western edge of the village, and due to modern development, there is no intervisibility with the Site.</p> <p>Its wider setting is in the remains of an agricultural landscape, but much of its historic significance has been removed by extensive residential, infrastructure and industrial development.</p> <p>The Site does not contribute to the setting due to its development as an airport, which has removed any historical context.</p>

	<p>landscape that was originally farmed by the congregation.</p> <p>Its setting is also related to the remains of the castle, immediately to the west, and to the now destroyed Baginton Hall, immediately to the north. The setting makes some contribution to the significance of the listed building.</p>	
<p>Lunt Cottages (NHLE 1319923), Grade II listed.</p> <p>Lunt Cottages (NHLE 1035273), Grade II listed.</p>	<p>These cottages are considered together, as they form part of each other's setting and contribute to each other's significance.</p> <p>The two cottages, c1600, are the two remaining cross wings to a former hall house, which is no longer extant. The western cottage was a former service range, while the eastern cottage was a solar range. They are of timber framed construction on sandstone foundations, with later 17th century brick and render, and tile roofs.</p> <p>Their significance is historic, architectural and evidential due to their unusual survival as the cross wings of an extant hall house.</p> <p>They stand at the northern edge of the modern extensions to the village of Baginton, with a small country park to the east and the reconstructed Roman Fort to the west. To the north are fields and the River Sowe.</p> <p>Their setting, in the remains of a rural landscape and beside a river, form part of their significance, although this wider landscape has been greatly eroded by 20th century development.</p>	<p>The cottages are located approximately 470m north of Site. The immediate setting of the listed buildings is formed by their relationship in the remains of an agricultural landscape, but much of its historic significance has been removed by extensive residential, infrastructure and industrial development.</p> <p>The Site does not contribute to the setting due to its development as an airport, which has removed any historical context.</p>
<p>Oak Farmhouse (NHLE 1116551), Grade II listed.</p> <p>Lucy Price Cottage (NHLE 1035271), Grade II listed.</p> <p>Link Cottage (NHLE 1035270), Grade II listed.</p>	<p>These dwellings are considered together, as they form part of each other's setting and contribute to each other's significance.</p> <p>The three listed structures face each other across Church Road, next to the triangular village green at the junction with Kimberley Road. They are all two storey with steeply pitched tiled roofs and tall brick chimney stacks.</p> <p>Oak Farmhouse is an 18th century red brick house divided into two dwellings. It has sandstone foundations and a steeply pitched tile roof. The windows have segmental brick arches to both floors.</p> <p>Lucy Price Cottage date to circa 1700. It is of timber framed construction with brick noggin on sandstone foundations and modern fenestration.</p> <p>Link Cottage adjoins Lucy Price Cottage. It dates to circa 1700 with an 18th brick casing and three light</p>	<p>This group of buildings is approximately 370m west of Site. Due to their position at the heart of the village, and due to modern development, there is no intervisibility with the Site.</p> <p>Their wider setting is in the remains of an agricultural landscape, but much of its historic significance has been removed by extensive residential, infrastructure and industrial development.</p> <p>The Site does not contribute to the setting due to its development as an airport, which has removed any historical context.</p>

	<p>casement windows, the lower storey windows being arched.</p> <p>Their significance is primarily architectural, with some historic significance as part of the development of this village.</p> <p>Their setting, in the heart of the village of Baginton beside the central green, forms part of their significance, although modern residential developments and conversions have altered this to some extent. Their wider setting in a previously agricultural landscape has been greatly eroded by 20th century development.</p>	
<p>The Old Rectory (NHLE 1035272), Grade II listed.</p>	<p>This late 17th century house is of sandstone ashlar with a tile roof, brick chimneys and mullioned windows.</p> <p>Its significance is architectural and historic, representing part of the growth of the village. It is within Baginton CA at the western edge of the village. It stands in its own grounds, set back from Church Road. It would originally have faced St John the Baptist Church, though the growth of trees on its northern boundary has partly severed this connection. To the rear is an agricultural landscape.</p> <p>The setting of the building was originally defined by its relationship to the church, from which it drew its historic significance, and its position in the village and wider agricultural landscape. Its setting still contributes to its significance, but this is slightly reduced by the reduction of the connection with the church.</p>	<p>The rectory is located approximately 410m west of Site.</p> <p>Due to its position at the western edge of the village, and due to modern development, there is no intervisibility with the Site.</p> <p>Its wider setting is in the remains of an agricultural landscape, but much of its historic significance has been removed by extensive residential, infrastructure and industrial development.</p> <p>The Site does not contribute to the setting due to its development as an airport, which has removed any historical context.</p>

POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
<p>Roman fort at The Lunt (1017245), 470m north west of Site</p>	<p>The Historic England comments state that they had limited concerns about the setting of Roman Lunt fort. They stated that the setting of the fort should be considered in an HIA but that it was unlikely to be of great concern as there was much industrial development already in the area.</p> <p>The fort is effectively separated from the Site by modern residential development and industrial development. The setting of the Scheduled Monument would not be altered by the further development of the Site, and there would be no impact on the significance of the Scheduled Monument.</p>
<p>Baginton Conservation Area</p>	<p>The southern border of the CA is close to the southern end of the Site, which at present is the open land at the end of the runway. The setting of the CA has the potential to be altered by the further development of the Site.</p> <p>Further development at this end of the Site is likely to add additional traffic and noise to this area. The sense of openness and green space will also be reduced in this part of the setting of the CA. The village will be further encircled by development. This would have a minor adverse impact on the significance of the CA.</p>
<p>Church of St John the Baptist (NHLE</p>	<p>The setting of the listed building would not be altered by the further development of the Site, and there would be no impact on the significance of the listed building.</p>

1116539), Grade I listed.	
Lunt Cottages (NHLE 1319923), Grade II listed. Lunt Cottages (NHLE 1035273), Grade II listed.	The setting of the listed buildings would not be altered by the further development of the Site, and there would be no impact on the significance of the listed buildings.
Oak Farmhouse (NHLE 1116551), Grade II listed. Lucy Price Cottage (NHLE 1035271), Grade II listed. Link Cottage (NHLE 1035270), Grade II listed.	The setting of the listed buildings would not be altered by the further development of the Site, and there would be no impact on the significance of the listed building.
The Old Rectory (NHLE 1035272), Grade II listed.	The setting of the listed building would not be altered by the further development of the Site, and there would be no impact on the significance of the listed building.
Non designated assets	<p>Given the many finds and evidence of Roman settlements in the area, it is possible that buried remains still exist. Although the Site has been partially developed as an airport, there is the possibility that modern development could physically impact undiscovered remains. This would have a physical impact on any undiscovered, buried non-designated assets within the Site.</p> <p>The small forge on Church Road is separated from the Site by modern development. The Site does not form part of its setting, and it would not be impacted by development of the Site.</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 of villages such as Baginton, such as brick and tiled roofs.

Traditional boundary treatments such as hedgerows could also be maintained or created, particularly on the southern boundary, in order to maintain a separation with the village of Baginton

Mitigating Harm

Consideration could be given to preserving some green space at the southern end of the Site. This could include green boundary treatments such as traditional hedgerows to preserve the sense of a rural entrance into the CA. Consideration could also be given to routing traffic away from the CA to minimise additional noise which would affect the CA's peaceful, semi-rural setting.

Due to the known presence of Roman remains in the wider area of the Scheduled Monument fort at The Lunt, to the north west of the Site, it would be advisable to perform archaeological investigations prior to any development. Although the fort itself would not be impacted by development, the remains of the Romano-British settlement around it are also known to have evidential potential.

