

Warwick District Council

Additional Local Plan Site Allocations

Historic Environment Assessment Statement



January 2016

Amec Foster Wheeler Environment
& Infrastructure UK Limited



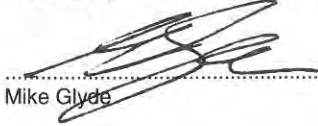
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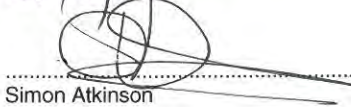
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Contents

1.	Introduction	7
1.1	Purpose of this report	7
1.2	Additional proposed allocation sites	7
2.	Legislation and policy context	9
2.1	National Planning Policy	9
2.2	Legislation	9
	Planning (Listed Buildings and Conservation Areas) Act 1990	9
	Ancient Monuments and Archaeological Areas Act 1979	9
3.	Methodology	11
3.1	Scope	11
3.2	Assessment stages	11
3.3	Impact assessment criteria	12
3.4	Site visits	13
3.5	Allocation assessment	13
4.	South of Gibbet Hill Road, edge of Coventry (SHLAA REF C28)	15
4.1	Introduction	15
4.2	Current baseline	15
	Site description	15
	Designated heritage assets	15
	Designated assets in the wider vicinity	15
	Asset setting and contribution of the proposed allocation site to the significance of the asset	16
	Current historic environment evidence and archaeological potential	16
4.3	Potential for unrecorded assets.	17
4.4	Potential benefits	17
4.5	Heritage significance of proposed allocation site	17
	Specific interest of the proposed allocation site	17
	Significance of the proposed allocation site	17
4.6	Potential effects of development	17
	Assumptions	17
	Designated heritage assets	17
	Archaeological interest	17
4.7	Recommendations and mitigation	18
5.	North of Cryfield Grange, edge of Coventry (SHLAA REF C27)	19
5.1	Introduction	19
5.2	Current baseline	19
	Site description	19
	Designated heritage assets	19
	Designated assets in the wider vicinity	19
	Asset setting and contribution of the proposed allocation site to the significance of the asset	20
	Current historic environment evidence and archaeological potential	20
5.3	Potential for unrecorded assets	21



5.4	Potential benefits	21
5.5	Heritage significance of proposed allocation site	21
	Specific interest of the proposed allocation site	21
	Significance of the proposed allocation site	21
	Assumptions	21
	Designated heritage assets	21
	Archaeological interest	21
5.7	Recommendations and mitigation	22
6.	East of Crackley, Kenilworth (SHLAA REF K13 and K14)	23
6.1	Introduction	23
6.2	Current baseline	23
	Site description	23
	Designated heritage assets	23
	Designated assets in the wider vicinity	23
	Asset setting and contribution of the proposed allocation site to the significance of the asset	24
	Current historic environment evidence and archaeological potential	24
6.3	Potential for unrecorded assets	25
6.4	Potential benefits	25
6.5	Heritage significance of proposed allocation site	25
	Specific interest of the proposed allocation site	25
	Significance of the proposed allocation site	25
6.6	Impact of development proposed allocation site	26
	Assumptions	26
	Designated heritage assets	26
	Archaeological interest	26
6.7	Recommendations and mitigation	26
7.	Rosswood Farm, Baginton (No SHLAA REF)	27
7.1	Introduction	27
7.2	Current baseline	27
	Site description	27
	Designated heritage assets	27
	Designated assets in the wider vicinity	27
	Asset setting and contribution of the proposed allocation site to the significance of the asset	28
	Current historic environment evidence and archaeological potential	29
7.3	Potential for unrecorded assets	29
7.4	Potential benefits	29
7.5	Heritage significance of proposed allocation site	30
	Specific interest of the proposed allocation site	30
	Significance of the proposed allocation site	30
7.6	Impact of development proposed allocation site	30
	Assumptions	30
	Designated heritage assets	30
	Archaeological interest	30
7.7	Recommendations and mitigation	30
8.	Brownley Green Road, Hatton Park (No SHLAA REF)	31
8.1	Introduction	31
8.2	Current baseline	31
	Site description	31
	Designated heritage assets	31
	Designated assets in the wider vicinity	31
	Asset setting and contribution of the proposed allocation site to the significance of the asset	32
	Current historic environment evidence and archaeological potential	32
8.3	Potential for unrecorded assets	32

8.4	Potential benefits	32
8.5	Heritage significance of proposed allocation site	33
	Specific interest of the proposed allocation site	33
	Significance of the proposed allocation site	33
8.6	Impact of development proposed allocation site	33
	Assumptions	33
	Designated heritage assets	33
	Archaeological interest	33
8.7	Recommendations and mitigation	33
9.	Seven Acre Close, Bishop's Tachbrook (No SHLAA REF)	35
9.1	Introduction	35
9.2	Current baseline	35
	Site description	35
	Designated heritage assets	35
	Designated assets in the wider vicinity	35
	Asset setting and contribution of the proposed allocation site to the significance of the asset	35
	Current historic environment evidence and archaeological potential	36
9.3	Potential for unrecorded assets	36
9.4	Potential benefits	36
9.5	Heritage significance of proposed allocation site	36
	Specific interest of the proposed allocation site	36
	Significance of the proposed allocation site	36
9.6	Impact of development proposed allocation site	37
	Assumptions	37
	Designated heritage assets	37
	Archaeological interest	37
9.7	Recommendations and mitigation	37
10.	Conclusions and Recommendations	39
11.	References	41
	Table 1.1 List of additional proposed allocation sites	7
	Table 3.1 Impact assessment criteria table	12
	Table 4.1 Number of designated heritage assets within 2 km of proposed allocation site	15
	Table 5.1 Number of designated heritage assets within 2 km of proposed allocation site	19
	Table 6.1 Number of designated heritage assets within 2 km of proposed allocation site	23
	Table 7.1 Number of designated heritage assets within 2 km of proposed allocation site	27
	Table 8.1 Number of designated heritage assets within 2 km of proposed allocation site	31
	Table 9.1 Number of designated heritage assets within 2 km of proposed allocation site	35
	Table 10.1 Summary of SHLAA proposed allocation site impacts (unmitigated)	39
	Figure 1 Additional SHLAA sites assessed	
	Figure 2 Gibbet Hill Road Site C28	
	Figure 3 North of Cryfield Grange C27	
	Figure 4 East of Crackley (K13 & K	
	Figure 5 Rosswood Farm, Baginton	
	Figure 6 Brownley Green, Hatton Park	
	Figure 7 Seven Acre Close, Bishop's Tachbrook	

Appendix A Designated Heritage Assets



1. Introduction

1.1 Purpose of this report

This document presents the assessment of seven sites proposed for submission as part of Warwick District Councils Strategic Housing Land Availability Assessment (SHLAA). These are in addition to the seventeen other sites previously assessed¹.

Warwick District Council (WDC) is in the process of modifying its new Local Plan, which will cover the period from 2011 to 2029 (“the plan period”). As part of this process, a public examination was opened (and adjourned) in May 2015; the first stage of this examination included consideration of the strategic levels of housing provision.

The local plan examination has been temporarily suspended, as the Examination’s Inspector has raised concerns about the level of housing it proposes. As a result, WDC have looked to allocate additional housing sites to meet an identified shortfall. In part, this shortfall relates to the inability of Coventry City Council to meet its own housing need within its boundaries. Authorities in the same Housing Market Area, including WDC, are being asked to help meet this overspill housing need through their emerging local plans.

As a result, there will be an increase in housing numbers over the plan period of around 3,900 dwellings on top of the extant 13,000 already allocated in the current submission plan. WDC is now re-examining aspects of its evidence base in light of this potential uplift.

WDC will also need to identify sites to make up a further shortfall related to the windfall allowance, which the Inspector felt was excessive and unjustified as expressed in the submission Local Plan. This would require additional sites to be allocated to account for around 1,100 further dwellings across the plan period (to also include an additional element of flexibility across the plan period).

This project has therefore involved a review of potential additional housing allocation sites, listed below. Implications for the historic environment as a result of development of the sites will be considered to help identify whether the sites may be suitable for development.

1.2 Additional proposed allocation sites

Warwick District Council supplied boundaries for the following proposed allocation sites. These are listed below in Table 1.1 and shown in Figure 1.

Table 1.1 List of additional proposed allocation sites

Site Name	SHLAA ref	Area (ha)
South of Gibbet Hill Road and North of Cryfield Grange, edge of Coventry	C28	9
North of Cryfield Grange, edge of Coventry	C27	12
West of Crackley, Kenilworth	K13	8
West of Crackley, Kenilworth	K14	3
Rosswood Farm, Baginton	n/a	2
Brownley Green Road, Hatton Park	n/a	3
Seven Acre Close, Bishop’s Tachbrook	n/a	2

¹ Warwick District Council Local Plan Site Allocations - Historic Environment Assessment Statement, December 2015





2. Legislation and policy context

Warwick District Council (WDC) is in the process of modifying its new Local Plan, which will cover the period from 2011 to 2029 (“the plan period”). As part of this process, a public examination was opened (and adjourned) in May 2015; the first stage of this examination included consideration of the strategic levels of housing provision.

2.1 National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27 March 2012, replacing all the previous Planning Policy Statements (PPS), including ‘PPS 5 Planning for the Historic Environment’; but not the accompanying Planning Practice Guide, as well as other various planning policy guidance. Its central theme is the ‘presumption in favour of sustainable development’, set out in twelve core planning principles that underpin both plan making and decision taking.

Therefore when allocating land for housing or employment, the local planning authority will have to demonstrate, in line with para 182 of the NPPF, that in order for them to be found sound, the proposed sites must be justified, effective and consistent with national policy.

Recent Historic England guidance on site allocations in local plans has been published (Historic England, Oct 2015) and provides a cohesive and systematic base methodology for the assessment of site allocations in relation to the historic environment and this report aims to form part of the evidence base required.

2.2 Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act places a statutory duty on local planning authorities, in the exercise of their planning function, to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (HMSO 1990, Sections 16 and 66), also to preserve or enhance the character or appearance of conservation areas (HMSO 1990, Section 72).

Ancient Monuments and Archaeological Areas Act 1979

The importance of the historic environment is recognised in legislation as well as national and local policy. Certain features that are deemed to be of particular importance are given legal protection through legislation. The Ancient Monuments and Archaeological Areas Act 1979 provides for a schedule of monuments which are protected.



3. Methodology

3.1 Scope

The assessments for SHLAA aim to identify any archaeological, built historic environment or historic landscape character constraints on the proposed allocation sites. The assessments will allow Warwick District Council to understand the potential constraints of each proposed allocation site so that an informed judgment can be reached on the appropriateness (or otherwise) of development and an accurate potential capacity figure can be reached. The evidence and information generated by the historic environment assessments will help the evaluation of individual proposed allocation sites and ultimately ensure that the Local Plan will be robust and defensible at later stages of the strategic planning process.

3.2 Assessment stages

Baseline data gathering has involved:

- ▶ An initial desk top survey to gather basic information on the proposed allocation sites, including a current map, 1st Edition Ordnance Survey (OS), National Heritage List for England (NHLE) and the Warwickshire Historic Environment Record (HER). This was compiled on a GIS map system to allow rapid filtering of data;
- ▶ Site visit. Each proposed allocation site was visited in order to identify any significant constraints regarding the historic environment. General site photographs were taken of key assets and general views. Where a designated asset fell within a SHLAA site a rapid built heritage assessment (based upon EH 2006) based on a pro-forma recording form was completed;
- ▶ The information from the desk based study and site visit was combined to produce a report of the results of the above stages including analysis, maps and photographs of each proposed allocation site, constraints, size of site remaining and recommendations and requirements for mitigation. Each site is assessed against the Impact Assessment Criteria illustrated in section 3.3.

The assessment for each proposed allocation site includes the following elements:

- ▶ Description of the proposed allocation site and its boundaries;
- ▶ A list of all know designated heritage assets within the proposed allocation site and at 500m and 2 km distances;
- ▶ A description of the asset setting and the contribution of the proposed allocation site to that significance;
- ▶ Designated Assets in the wider vicinity;
- ▶ Current historic environment evidence and archaeological potential;
- ▶ Potential for unrecorded assets;
- ▶ Significance of proposed allocation site;
- ▶ Potential impact of development within the proposed allocation site;
- ▶ Recommendations and Mitigation.

This report also includes an appendix of heritage assets associated with each proposed allocation site as well as site plans for each proposed allocation site with currently known heritage assets.

3.3 Impact assessment criteria

In each case, the assessments will consider the impact of development for the proposed allocation sites and will use the criteria cited in Table 3.1. This is consistent with other local planning authority studies in the region, for example Worcestershire and Gloucester City.

Table 3.1 Impact assessment criteria table

Effect	Explanation
Major Beneficial	Demonstrable improvement to a designated heritage asset of the highest value (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Beneficial	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Not Significant	Impacts that have no long-term effect on any heritage asset.
Minor Adverse	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, minor harm to grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Adverse	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Adverse	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Severe Adverse	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

3.4 Site visits

Due to the short time scale and small size of the proposed allocation sites, only one site was visited which required further assessment of the potential effect on a conservation area (Rosswood Farm, Baginton).

3.5 Allocation assessment

The rapid assessment of the potential for effects on the setting of heritage assets within and adjacent to the proposed allocation sites has been undertaken in accordance with Historic England guidance². This sets out a five step process to identify which assets may be affected, consider the contribution of setting to the heritage significance of these assets, assess effects and then consider how any identified effects may be minimised. These steps are as follows:

- ▶ Step 1 – identify which heritage assets and their settings could be affected: The scope of this assessment has been to identify, through desk-based appraisal and site visits, those assets with settings which might be sensitive to change arising from development and visits to off-site heritage assets;
- ▶ Step 2 – assess whether, how and to what degree these settings make a contribution to the heritage significance of the heritage asset(s);
- ▶ Step 3 – assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- ▶ Step 4 – explore the way maximising [sic.] enhancement and avoiding or minimising harm: In the assessment of effects on the setting of heritage assets, the nature of the effect of development is a subjective matter, usually taken to constitute a negative effect where development will constitute incongruous elements to the setting of designated features that impact on heritage significance, insofar as it has a bearing on an experience of the asset. Development can, however, be seen as giving rise to neutral or beneficial effects, depending on the receptor under consideration and its context. Mitigation measures such as screening planting or change to detailed design layouts are considered at this stage;
- ▶ Step 5 – make and document the decision and monitor outcomes concerns the decision making by the local planning authority and is not included in this assessment.

Archaeological remains, which are most often unseen due to their buried state, require a different approach in determining harm and impact. The significance of buried archaeological remains is based on the information they hold on past cultures, their rarity, (either through age or monument type) and can be of local, regional, national or international importance.

Archaeological interest is defined in Annex 2 of the National Planning Policy Framework as:

“There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.”

While some assets have been identified as being of national significance and are designated as scheduled monuments, the majority of known archaeological sites are of local or regional interest. They are documented as sites and find spots in the local historic environment record. Details on each asset is highly variable as many are not identified and recorded in a controlled archaeological manner, and are identified from a wide range of sources. Therefore when assessing heritage assets on the HER a degree of professional judgement is required to identify which assets or areas are of greater or lesser significance.

In each case, a review of HER and other data has been undertaken in combination with a site visit in order to determine the known archaeological interest of the proposed allocation site and to assess the potential for

² Historic England 2015 The Setting of Heritage Assets



the presence of further remains. This has been used to assess the potential level of impact which may arise on archaeological interest in the event of development.

4. South of Gibbet Hill Road, edge of Coventry (SHLAA REF C28)

4.1 Introduction

The proposed allocation site lies on agricultural land to the south of Gibbet Hill Road and North of Cryfield Grange. Figure 2 shows the proposed allocation site boundary.

4.2 Current baseline

Site description

The proposed allocation site is 9 Ha of agricultural farmland, which gently slopes down east to west from a height of 95mOD to 70mOD, draining to an unnamed watercourse. The site is defined to the north by a thin hedgerow and post and rail fence, with more substantial hedgerows to the east. The western boundary is formed by the tree lined watercourse. The Southern edge has no physical boundary but abuts another proposed allocation site (C27). Modern development is located immediately north (University of Warwick) and east (Gibbet Hill).

Designated heritage assets

Table 4.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 4.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	1	0
Grade II Listed Building	0	3	5
Scheduled Monument	0	0	1
Conservation Area	0	0	0
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets can be found in Appendix A:

- ▶ Grade II Listed Building 1035164 Cryfield Grange Farmhouse.

Asset setting and contribution of the proposed allocation site to the significance of the asset

Grade II Listed Building 1035164 Cryfield Grange Farmhouse

This Grade II building lies c500m to the south of the proposed allocation site on low lying ground adjacent to the unnamed watercourse. It is set within a traditional farmstead, the associated buildings of which have been converted to residential use. Views between the proposed allocation site and the listed building are filtered through the existing buildings, including modern agricultural barns, topography and a tree belt. Therefore the proposed allocation site does not significantly contribute to the setting of the listed building.

Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE). There are no recorded heritage asset within the proposed allocation site.

Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. There are a number of recorded find spots of prehistoric flint scatters and tools within 500m, ranging from a Palaeolithic hand axe (WMA8359) through to Bronze Age flint scatters (MWA8353, MWA8363, MWA8346 and MWA2890).

An evaluation has been carried out on land adjacent to Cryfield House, some 400 m to the west of the proposed allocation site, which recovered a concentration of Mesolithic and Neolithic finds (MWA8208). The excavators believe that a number of undated archaeological features, including post holes, identified on site are most likely to be associated with the Prehistoric finds, and that the evidence suggests there may be an area of intense settlement nearby.

These were recorded as part of an evaluation of University of Warwick land.

Romano British Period

There is no evidence of Romano British activity within the proposed allocation site. A find spot of Roman pottery has been recorded c650m northwest (WMA8362).

Post Roman

There is no evidence for post Roman activity within or in the vicinity of this proposed allocation site.

Medieval

There is no evidence for medieval activity within the proposed allocation site. A possible site of a medieval grange (MWA2852) is located c. 370 m to the south. This site may also have been an original location for Stoneleigh Abbey, which later moved to its current site. A contemporary settlement was known to exist adjacent to the grange (MWA2853). An alternative location for the monastic site was at Cryfield House some 500 m to the west (MWA8351).

Post Medieval to Modern

There is no evidence for post medieval to modern heritage assets within the proposed allocation site. A brickworks (MWA8366) was probably located adjacent to Cryfield Grange.

80m to the east of the proposed allocation site is the position of the World War II Gibbett Hill Anti-Aircraft Artillery Site (MWA9648).

Undated

An undated enclosure (MWA2926), identified via aerial photography is located c360m to the south west of the proposed allocation site. This is likely to be of prehistoric or Romano British origin.

4.3 Potential for unrecorded assets.

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate to high potential for there to be further remains of archaeological potential within the proposed allocation site.

4.4 Potential benefits

There are no specific benefits relating to the historic environment.

4.5 Heritage significance of proposed allocation site

Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known prehistoric and medieval remains. The potential for unrecorded remains from the prehistoric and medieval period is moderate, given the relatively small scale of the proposed allocation site.

Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity off the proposed allocation site. It does not contribute to the significance of any designated assets. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

4.6 Potential effects of development

Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008 Conservation Principles, Policies and Guidance chapter 3 impacts.

Designated heritage assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

4.7 Recommendations and mitigation

The proposed allocation site at land South of Gibbet Hill Road, edge of Coventry (SHLAA REF C28) has been demonstrated to have no more than a **Moderate** Adverse **Impact** on the historic environment, based upon the potential for unrecorded archaeological remains.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

5. North of Cryfield Grange, edge of Coventry (SHLAA REF C27)

5.1 Introduction

The proposed allocation site lies on agricultural land to the North of Cryfield Grange. Figure 3 shows the proposed allocation site boundary.

5.2 Current baseline

Site description

The proposed allocation site is 12ha of agricultural farmland, which gently slopes down east to west from a height of 95mOD to 70mOD, draining to an unnamed water course. The site is defined by hedgerows to the east and south. The western boundary is formed by the tree lined water course while the northern edge has no physical boundary but abuts another proposed allocation site (C28). Modern development is located immediately to the east (Gibbet Hill).

Designated heritage assets

Table 5.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 5.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	0	1
Grade II Listed Building	0	3	5
Scheduled Monument	0	0	1
Conservation Area	0	0	0
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets can be found in Appendix A:

- ▶ Grade II Listed Building 1035164 Cryfield Grange Farmhouse.

Asset setting and contribution of the proposed allocation site to the significance of the asset

Grade II Listed Building 1035164 Cryfield Grange Farmhouse

This Grade II building lies c.500m to the south of the proposed allocation site on low lying ground adjacent to the unnamed watercourse. It is set within a traditional farmstead, the associated buildings of which have been converted to residential use. Views between the proposed allocation site and the listed building are filtered through the existing buildings, including modern agricultural barns, topography and a tree belt so it makes only a limited contribution to the setting of the grade II listed Cryfield Grange Farmhouse. Therefore the proposed allocation site does not significantly contribute to the setting of the listed building.

Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE). There are no recorded heritage asset within the proposed allocation site.

Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. There are a number of recorded find spots of prehistoric flint scatters and tools within 500m, ranging from a Palaeolithic hand axe (WMA8359) through to Bronze Age flint scatters (MWA8353, MWA8363, MWA8346 and MWA2890).

An evaluation has been carried out on land adjacent to Cryfield House, some 400m to the west of the proposed allocation site, which recovered a concentration of Mesolithic and Neolithic finds (MWA8208). The excavators believe that a number of undated archaeological features, including post holes, identified on site are most likely to be associated with the Prehistoric finds, and that the evidence suggests there may be an area of intense settlement nearby.

These were recorded as part of an evaluation of University of Warwick land.

Romano British Period

There is no evidence of Romano British activity within the proposed allocation site. A find spot of Roman pottery has been recorded c.750m northwest (WMA8362).

Post Roman

There is no evidence for post Roman activity within or in the vicinity of this proposed allocation site.

Medieval

There is no evidence for medieval activity within the proposed allocation site. A possible site of a medieval grange (MWA2852) is located immediately to the south. This site may also have been an original location for Stoneleigh Abbey, which later moved to its current site. A contemporary settlement was known to exist adjacent to the grange (MWA2853). An alternative location for the monastic site was at Cryfield House some 500m to the west (MWA8351).

Post Medieval to Modern

There is no evidence for post medieval to modern heritage assets within the proposed allocation site. A brickworks (MWA8366) was probably located adjacent to Cryfield Grange.

80m to the east of the proposed allocation site is the position of the World War II Gibbett Hill Anti-Aircraft Artillery Site (MWA9648).

Undated

An undated enclosure (MWA2926), identified via aerial photography is located c.150m to the west of the proposed allocation site. This is likely to be of prehistoric or Romano British origin.

5.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate to high potential for there to be further remains of archaeological potential within the proposed allocation site.

5.4 Potential benefits

There are no specific benefits relating to the historic environment.

5.5 Heritage significance of proposed allocation site

Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known prehistoric and medieval remains. The potential for unrecorded remains from the prehistoric and medieval period is moderate, given the relatively small scale of the proposed allocation site.

Significance of the proposed allocation site

The importance of this proposed allocation site at a national level is not recognised as there are no designated heritage assets within or in the immediate vicinity of the proposed allocation site, though it does make a limited contribution to the setting of the grade II listed Cryfield Grange Farmhouse. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

5.6 Potential effects of development

Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008 Conservation Principles, Policies and Guidance Chapter 3 impacts.

Designated heritage assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. The site has a limited contribution to the setting of the grade II listed Cryfield Grange Farmhouse, therefore any unmitigated impact on the asset is likely to result in a **Moderate Adverse Impact**.

Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

5.7 Recommendations and mitigation

The proposed allocation site at North of Cryfield Grange, edge of Coventry (SHLAA REF C27) has been demonstrated to have no more than a Moderate Adverse Impact on the historic environment, based upon the potential unmitigated impact to the setting of a grade II listed building and the potential for unrecorded archaeological remains and potential.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

6. East of Crackley, Kenilworth (SHLAA REF K13 and K14)

6.1 Introduction

The proposed allocation sites are on agricultural and amenity land to the east of Crackley, Kenilworth. Given their small scale and conjoined location they are described as a single unit. Figure 4 shows the proposed allocation site boundaries.

6.2 Current baseline

Site description

The proposed allocation sites are located on agricultural land (K13) and amenity land (K14) respectively.

K13 covers 8ha and is irregular in shape. The western boundary is formed by Crackley Lane and Kenilworth tennis and squash club while the eastern boundary abuts sports pitches and an industrial estate. The A429 forms the principal southern boundary with urban development beyond.

K14 covers 3ha and comprises of the sports pitches that abuts K13.

Designated heritage assets

Table 6.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 6.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	3
Grade II* Listed Building	0	0	2
Grade II Listed Building	0	17	131
Scheduled Monument	0	0	3
Conservation Area	0	1	0
Registered Parks and Gardens	0	0	1
Registered Battlefield	0	0	0

Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets can be found in Appendix A:

- ▶ Grade II Listed Building 1183913 St Andrews Stanford House;

- ▶ Kenilworth Conservation Area.

Asset setting and contribution of the proposed allocation site to the significance of the asset

Grade II Listed Building 1183913 St Andrews Stanford House

This Grade II building is located close to the very southern end of the K13 proposed allocation site. The listing description does not give a date for the building, but cartographic evidence shows the building in 1886. It forms a defined group with other similar buildings in Upper Ladyes Hills. They are each enclosed by walled mature gardens and face onto a central elliptical drive.

The rear of St Andrews Stanford House looks out over the proposed allocation site K13. The open nature of the site is such that it provides relatively unobstructed views to the building. In the listing description and the conservation area description it is clear that the setting significance is focused on its group association with the planned late nineteenth century development that made up Upper Ladyes Hill. Later development has extended behind the building, along the eastern side of the A429, with low density housing and mature gardens which contributes to its setting. The proposed allocation area is currently open arable land to the rear of the building it is not a principal part of its setting.

Kenilworth Conservation Area (Upper Ladyes Hill)

The southern point of the proposed allocation site is immediately adjacent to the Kenilworth conservation area. This is divided into 16 defined units, those that may be indirectly affected by development of K13 are 'Upper Ladyes Hill' and 'Upper Spring Land and Tainters Hill'.

Upper Ladyes Hill is a mid-nineteenth century planned development of detached and semi-detached villas, each facing onto a central elliptical drive and mature garden. It is a clear self-contained development containing five grade II listed buildings, of which St Andrews Stanford House is one. Modern development abuts this area, extending north east along the A429 with low density housing and mature gardens which contributes to its setting. The proposed allocation area is currently open arable land to the north of the conservation area and therefore provides a transition between rural and suburban landscapes.

Upper Spring Land and Tainters Hill is on the northern edge of the Kenilworth conservation area is defined an area where the maintenance of a semi-rural / limited residential use is important, with soft edges to the roadways and minimal street furniture. It includes a large field which provides this buffer. The proposed allocation site is screened from this area by hedgerow trees along Crackley lane and gently rising topography, though as part of the transition between the rural and suburban landscapes it does make some contribution to the significance of the asset.

Impact on the setting of the listed building and conservation area may be mitigated by considerate design, ensuring that the southern end of the allocation site contain low density development with provision for large trees to compliment the character of the conservation area.

Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE). There are no recorded heritage asset within the proposed allocation site.

Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. Find spots from the Mesolithic to Bronze Age have been found within 500m of the site boundary (MWA2891, MWA3248, MWA3238, MWA1419 and MWA4429). Further remains including pottery and stone tools have been found in the wider vicinity (MWA2881, MWA8354, MWA3235, MWA3236 and MWA3267).

Romano British Period

There is no evidence of Romano British activity within the proposed allocation site. There is evidence recovered during the planting of cypress trees in 1923 of a possible Romano British settlement (MWA3325) c300m to the east, and Roman coins (MWA3304) have been found 500m to the south east.

Post Roman

There is no evidence for post Roman activity within or in the vicinity of this proposed allocation site. A single sherd of possible Anglo Saxon pottery (MWA8361) as recovered c700m to the north.

Medieval

There is no evidence for medieval activity within the proposed allocation site. The important medieval town of Kenilworth is c800m to the south west, however there is no indivisibility between the proposed allocation site and the historic core of the town.

Post Medieval to Modern

There is no evidence for post medieval to modern heritage assets within the proposed allocation site. Suburban development from the late nineteenth century onwards has extended along the eastern side of the A429. Crackley Hall, gardens and associated buildings are shown on the 1886 OS map, but was redeveloped in the mid to late twentieth century.

6.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site.

6.4 Potential benefits

There are no specific benefits relating to the historic environment.

6.5 Heritage significance of proposed allocation site

Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known prehistoric and Romano British remains. The potential for unrecorded remains from the prehistoric and medieval period is moderate, given the relatively small scale of the proposed allocation site.

Significance of the proposed allocation site

The importance of this proposed allocation site at a national level is not recognised as there are no designated heritage assets within or in the immediate vicinity off the proposed allocation site and it has only a limited contribution to the setting of the grade II listed St Andrews Stanford House. The proposed allocation site does however provides a transition between rural and suburban landscapes and therefore forms part of the setting of the Kenilworth conservation area. In addition the site has the potential to contain previously unrecorded archaeological remains.

6.6 Impact of development proposed allocation site

Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

Designated heritage assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. The site has a limited contribution to the setting of the grade II listed St Andrews Stanford House and to the setting of the Kenilworth conservation area, therefore any unmitigated impact on the asset is likely to result in a **Moderate to Major Adverse Impact**.

Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

6.7 Recommendations and mitigation

The proposed allocation sites at West of Crackley, Kenilworth (SHLAA REF K13 and K14) have been demonstrated to have no more than a **Moderate to Major Adverse Impact** on the historic environment, based upon the potential unmitigated impact to the setting of a grade II listed building, the Kenilworth conservation area and the potential for unrecorded archaeological remains and potential.

The shape of this proposed allocation site is such that it tappers significantly towards the conservation area and listed building. Harm can be reduced by ensuring at this southern area remains either undeveloped or has low density dwellings with gardens / open space with provision for the planting and nurturing of mature trees. This will help blend any development into the conservation area, and reducing the impact on the setting of the grade II listed building.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

7. Roswood Farm, Baginton (No SHLAA REF)

7.1 Introduction

The proposed allocation site lies on agricultural land around Roswood Farm, Baginton, Coventry. Figure 5 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 6th January 2016. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

7.2 Current baseline

Site description

The proposed allocation site covers 2.1ha of flat plateau of improved pasture for livestock grazing and equine use, and drains to the west into the river Sowe. There are a number of modern single story stables and a bungalow with detached garage. It is square in shape with the eastern boundary formed by the Coventry Road and Coventry Airport. North, south and western boundaries are defined by post and wire fencing.

Designated heritage assets

Table 7.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 7.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	1	0
Grade II* Listed Building	0	0	0
Grade II Listed Building	0	4	10
Scheduled Monument	0	1	3
Conservation Area	0	1	0
Registered Parks and Gardens	0	0	1
Registered Battlefield	0	0	0

Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets can be found in Appendix A:

- ▶ Grade I Listed Building 1116539 Church of Saint John The Baptist;

- ▶ Grade II Listed Building 1035272 The Old Rectory;
- ▶ Scheduled Monument 1011193 Baginton Castle, associated settlement remains, ponds and mill sites;
- ▶ Baginton Conservation Area.

Asset setting and contribution of the proposed allocation site to the significance of the asset

Grade I Listed Building 1116539 Church of Saint John the Baptist

The thirteenth century church is located on the northern side of the settlement of Baginton, within the Baginton conservation area. The church has a bell turret rather than a tower or spire giving the building a rather squat appearance.

The proposed allocation site is located c400m to the south east of the church, with the settlement and a small valley, depot and open fields separating them. There is no direct line of site between the main body of the church and proposed allocation site, however the top of the bell turret is visible over the trees and settlement.

Grade II Listed Building 1035272 - The Old Rectory

A late 17th century stone ashlar house based around an earlier timber framed dwelling. It is of two storeys and has one large square red brick ridge chimney stack and two chimney stacks with two diagonally placed shafts.

The proposed allocation site is located c350m to the south east of the building, with the settlement and a small valley and open fields separating them. However this building, along with the bell turret of the church are one of the few buildings within the settlement that are visible from the Coventry Road and proposed allocation site. The rest being screened by mature gardens and trees that also make up the settlement.

Scheduled Ancient Monument 1011193 Baginton Castle, associated settlement remains, ponds and mill sites

The monument is situated on private land approximately 80m west of St John the Baptist's Church in Baginton and is contained in two separate areas. It includes the remains of Baginton Castle and the earthwork remains of an associated medieval settlement. It also includes parts of a water-management system, the earthwork remains of a watermill and a 19th century gazebo.

The Southern part of monument is located c300m to the north west of the proposed allocation site and is screened to some degree by woodland.

Baginton conservation area

Baginton conservation area was designated in 2007. The conservation area statement for the settlements describes the character as the "historic core around Church Road and The Green."

"There are important views in the easterly and westerly direction along Church Road. These views should be respected and the juxtaposition of the buildings which form the historic core area. **There are good views both inside and out of the conservation area from the Green.** There are attractive views towards Pool Cottages and the stream both within the conservation area **and the outside into open countryside.** There are broader views from the Row across the open field, in the conservation area, to the historic core and the converted barns of Oak and Home Farms. These are important views to maintain.

The proposed allocation site is located c200m to the south of the conservation area and is clearly visible from within the southern side due to the open nature of the landscape. This area is defined as forming part of the significant views from the conservation area and consequently contributes to its heritage significance.

Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE). There are no recorded heritage assets within the proposed allocation site.

Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. Find spots of flint tools from the Palaeolithic to Bronze Age have been found within 500m of the site boundary (MWA2757, MWA2682, MWA4588, MWA2678 and MWA2952).

Romano British Period

There is no evidence of Romano British activity within the proposed allocation site. However substantial Roman settlement remains have been recovered from Baginton (MWA2957, MWA2695, MWA2683, MWA2951, MWA2691 and MWA2680).

Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site. Approximately 400m north east of the proposed allocation site a post Roman cemetery (MWA2679) containing around 60 urns and cremations was discovered in the early 20th century. A Saxon settlement (MWA5303) was recorded during archaeological excavations around the area of Baginton castle indicating the Saxon origins of the settlement of Baginton.

Medieval

There is no evidence for medieval activity within the proposed allocation site. The medieval settlement of Baginton (MWA2964 and MWA9492) is located c300m to the north of the proposed allocation site with the parish church the sole surviving building of this date.

Post Medieval to Modern

There is no evidence for post medieval to modern heritage assets within the proposed allocation site. A substantial house and parkland developed to the west of the village (MWA5354), but was destroyed by fire in 1889. The land was subsequently sold and used for sand and gravel extraction. A series of post medieval fishponds (MWA2959) are located to the south west of the village. A fulling mill (MWA2686) is located c500m to the south west of the proposed allocation site.

During the first half of the 20th century an airfield (MWA8027) was built immediately to the east of the proposed allocation site. It was used as a sector station during World War II and saw both fighters and bombers stationed there. The battle headquarters for the airfield survives c 200m to the west of the proposed allocation site on a small hill that gave views across to the airfield.

7.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological potential within the proposed allocation site.

7.4 Potential benefits

There are no specific benefits relating to the historic environment.

7.5 Heritage significance of proposed allocation site

Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known prehistoric, Romano British and medieval remains. The potential for unrecorded remains from the prehistoric and medieval period is moderate, given the relatively small scale of the proposed allocation site. It also contributes to the setting of the Baginton conservation area.

Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within its boundary. It is however close to the Baginton Conservation areas boundary, where it provides part of the open agricultural landscape that forms its southern setting. The proposed allocation site also has the potential to contain previously unrecorded archaeological remains.

7.6 Impact of development proposed allocation site

Assumptions

It is understood that the proposed allocation site is under consideration as a commercial allocation. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

Designated heritage assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. The site does contribute to the setting of the Baginton conservation area, therefore any unmitigated impact on the asset is likely to result in a **Moderate to High Adverse Impact**.

Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

7.7 Recommendations and mitigation

The proposed allocation site at Rosswood Farm, Baginton has been demonstrated to have a **Moderate to High Adverse Impact** on the historic environment, based upon the potential unmitigated impact to the setting of the Baginton conservation area and the potential for unrecorded archaeological remains and potential.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

8. Brownley Green Road, Hatton Park (No SHLAA REF)

8.1 Introduction

The proposed allocation site lies on agricultural land north of Brownley Green Road, Hatton Park. Figure 6 shows the proposed allocation site boundary.

8.2 Current baseline

Site description

The proposed allocation site covers 3ha of flat ground used for agriculture. It is irregular in shape with the southern and eastern boundary formed by existing residential development. The northern and western boundary is formed by an agricultural track.

Designated heritage assets

Table 8.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 8.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	1
Grade II* Listed Building	0	0	2
Grade II Listed Building	0	2	18
Scheduled Monument	0	0	0
Conservation Area	0	0	0
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets can be found in Appendix A:

- ▶ Grade II Listed Building 1115413 County Mental Hospital.

Asset setting and contribution of the proposed allocation site to the significance of the asset

Grade II Listed Building 1115413 County Mental Hospital

Built in 1852 the former County Asylum is of red brick construction and is an impressive two and three story hospital built on an E shaped plan. It has a characteristic central clock tower with stone cupola with lead ogee dome. The site has been redeveloped as residential units and the grounds developed for housing. The principal approach to the building is from its front elevation and this has been kept open to preserve the view. Views out from this elevation, towards the proposed allocation site are screened by a terrace of modern houses. The proposed allocation site therefore does not contribute to the setting or significance of the designated heritage asset.

Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE). There are no recorded heritage asset within the proposed allocation site.

Prehistoric Period

There is no evidence of prehistoric activity within or in the vicinity of the proposed allocation site.

Romano British Period

There is no evidence of Romano British activity within or in the vicinity of the proposed allocation site.

Post Roman

There is no evidence of Post Roman activity within or in the vicinity of the proposed allocation site.

Medieval

The proposed allocation site is located on the edge the former Wedgenock Old Park (MWA12985), and a further deer park is centred on Haseley Manor c600m to the west.

Post Medieval to Modern

There is no evidence for post medieval to modern heritage assets within the proposed allocation site. The Oxford to Birmingham canal with associated locks, bridges and infrastructure traverses east to west c600m to the south but is screened from view by existing development.

The County mental hospital was located immediately to the south east of the proposed allocation site, but redeveloped for residential use in the late 20th century.

8.3 Potential for unrecorded assets

Given the lack of known heritage assets within and adjacent to the proposed allocation site, there is an unknown but probably low potential for there to be further remains of archaeological potential within the proposed allocation site.

8.4 Potential benefits

There are no specific benefits relating to the historic environment.

8.5 Heritage significance of proposed allocation site

Specific interest of the proposed allocation site

The proposed allocation site is of unknown historic and archaeological interest due to the lack of existing records. The potential for unrecorded remains from all periods is however low, given the relatively small scale of the proposed allocation site.

Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity. It does not contribute to the significance of any designated assets, the proposed allocation site does however, have an unknown potential to contain previously unrecorded archaeological remains.

8.6 Impact of development proposed allocation site

Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

Designated heritage assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Minor Adverse impact**.

8.7 Recommendations and mitigation

The proposed allocation site at Brownley Green Road, Hatton Park has been demonstrated to have no more than a **Low Impact** on the historic environment, based upon potential for unrecorded archaeological remains.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.



9. Seven Acre Close, Bishop's Tachbrook (No SHLAA REF)

9.1 Introduction

The proposed allocation site lies on agricultural land Seven Acre Close, Bishop's Tachbrook. Figure 7 shows the proposed allocation site boundary.

9.2 Current baseline

Site description

The proposed allocation site covers 2ha of flat agricultural land. It is regular in shape with the eastern boundary formed by existing residential development. The northern boundary is defined by a hedgerow while the western boundary is formed by a post and wire fence.

Designated heritage assets

Table 9.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 9.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	1
Grade II* Listed Building	0	0	2
Grade II Listed Building	0	3	22
Scheduled Monument	0	0	1
Conservation Area	0	1	0
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

Designated assets in the wider vicinity

There are no designated assets that are within either line of site or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

Asset setting and contribution of the proposed allocation site to the significance of the asset

The proposed allocation site does not contribute to the setting of any currently designated heritage assets.

Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE). There are no recorded heritage asset within the proposed allocation site.

Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. A Palaeolithic hand axe was recovered c600m to the north.

Romano British Period

There is no evidence of Romano British activity within or in the vicinity of the proposed allocation site.

Post Roman

There is no evidence of Post Roman activity within or in the vicinity of the proposed allocation site.

Medieval

There is evidence from 1970s aerial photography that the site had extant medieval ridge and furrow, but this has since been ploughed away. The medieval settlement of Bishop's Tachbrook (MWA9502) is on the far eastern side of the modern village some 500m east of the proposed allocation site, and substantially screened by 20th century development. Further remains and traces of ridge and furrow are present in the fields to the north and west of the proposed allocation site indicating the extent of the open field system around the village.

Post Medieval to Modern

There is no evidence for post medieval to modern heritage assets within the proposed allocation site. The site of a windmill (MWA714) is recorded c500m to the north east and a brickworks (MWA7086) c300m to the west.

9.3 Potential for unrecorded assets

Given the lack of known heritage assets within and adjacent to the proposed allocation site, there is an unknown but probably low potential for there to be further remains of archaeological potential within the proposed allocation site.

9.4 Potential benefits

There are no specific benefits relating to the historic environment.

9.5 Heritage significance of proposed allocation site

Specific interest of the proposed allocation site

The proposed allocation site is of unknown historic and archaeological interest due to the lack of existing records. The potential for unrecorded remains from all periods is however low, given the relatively small scale of the proposed allocation site.

Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity. It does not contribute to the significance of

any designated assets, the proposed allocation site does however, have an unknown potential to contain previously unrecorded archaeological remains.

9.6 Impact of development proposed allocation site

Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

Designated heritage assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Minor Adverse impact**.

9.7 Recommendations and mitigation

The proposed allocation site at Seven Acre Close, Bishop's Tachbrook has been demonstrated to have no more than a **Minor Averse Impact** on the historic environment, based upon potential for unrecorded archaeological remains.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.



10. Conclusions and Recommendations

The rapid assessment of the 8 additional proposed SHLAA sites for Warwick District Council has identified two proposed allocation sites where heritage assets will have a Major Adverse Impact, the remaining having a Moderate Adverse Impact. This does not necessarily negate the proposed allocation sites from development, but highlights constraints to the extent, layout and design of the scheme to ensure minimum impact and where possible improvement to the historic environment.

The majority have a moderate adverse impact. This is principally due to the potential for previously unrecorded archaeological remains and setting of Grade II listed buildings within view of the proposed allocation sites.

Table 10.1 Summary of SHLAA proposed allocation site impacts (unmitigated)

Proposed allocation site Name	SHLAA Ref	Designated Asset Impact	Archaeological interest
South of Gibbet Hill Road and North of Cryfield Grange, edge of Coventry	C28	Not Significant	Moderate Adverse
North of Cryfield Grange, edge of Coventry	C06	Moderate Adverse	Moderate Adverse
East of Crackley, Kenilworth	K13	Moderate to Major Adverse Impact	Moderate Adverse
East of Crackley, Kenilworth	K14	Minor Adverse	Moderate Adverse
Rosswood Farm, Baginton	K19	Major Adverse	Moderate Adverse
Brownley Green Road, Hatton Park	K07	Not Significant	Minor Adverse
Seven Acre Close, Bishop's Tachbrook	K25	Minor Adverse	Minor Adverse

The two proposed allocation sites with the greatest identified historic environment constraints are West of Crackley Lane (K13) and Rosswood Farm, Baginton (no ref).

The proposed allocation site on land **West of Crackley Lane (K13)** extends down between Crackley Lane and the A429 to a point where the two roads meet at acute angle. At this point it abuts the northern side of the Kenilworth conservation area, in particular an area called Upper Ladyes Hill which is noted as a mid-19th century designed development. While the majority of the proposed allocation site is well away from the conservation area and unlikely to have any impact on it, development within the wedge shaped southern end will harm the setting of the conservation area and a Grade II listed buildings. This harm can be mitigated by good masterplanning, ensuring that this part of the site adopts a low density layout with appropriate tree planting in order to blend with the existing suburban character.

Rosswood Farm, Baginton, is located on a flat open plateau of agricultural land predominantly used for horse grazing. This openness is enhanced by the lack of hedgerows and trees and the use of post and wire fencing. The landscape consequently provides open rural views from the south side of the conservation area and these are identified as being of significance in the Baginton conservation area statement. Without any details of what change of land use is proposed for this site it is not possible to submit mitigation options. Any development will be clearly visible, and the open nature of the site means that traditional screening options are likely to cause the same level of visual harm.



11. References

Historic England 2015 'The Historic Environment in Local Plans. Historic Environment Good Practice Advice in Planning: 1.'

Historic England 2015 'Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.'

Historic England 2015 'The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3.'

Historic England 2015 'The Historic Environment and Site Allocation in Local Plans. Historic England Advice Note 3'

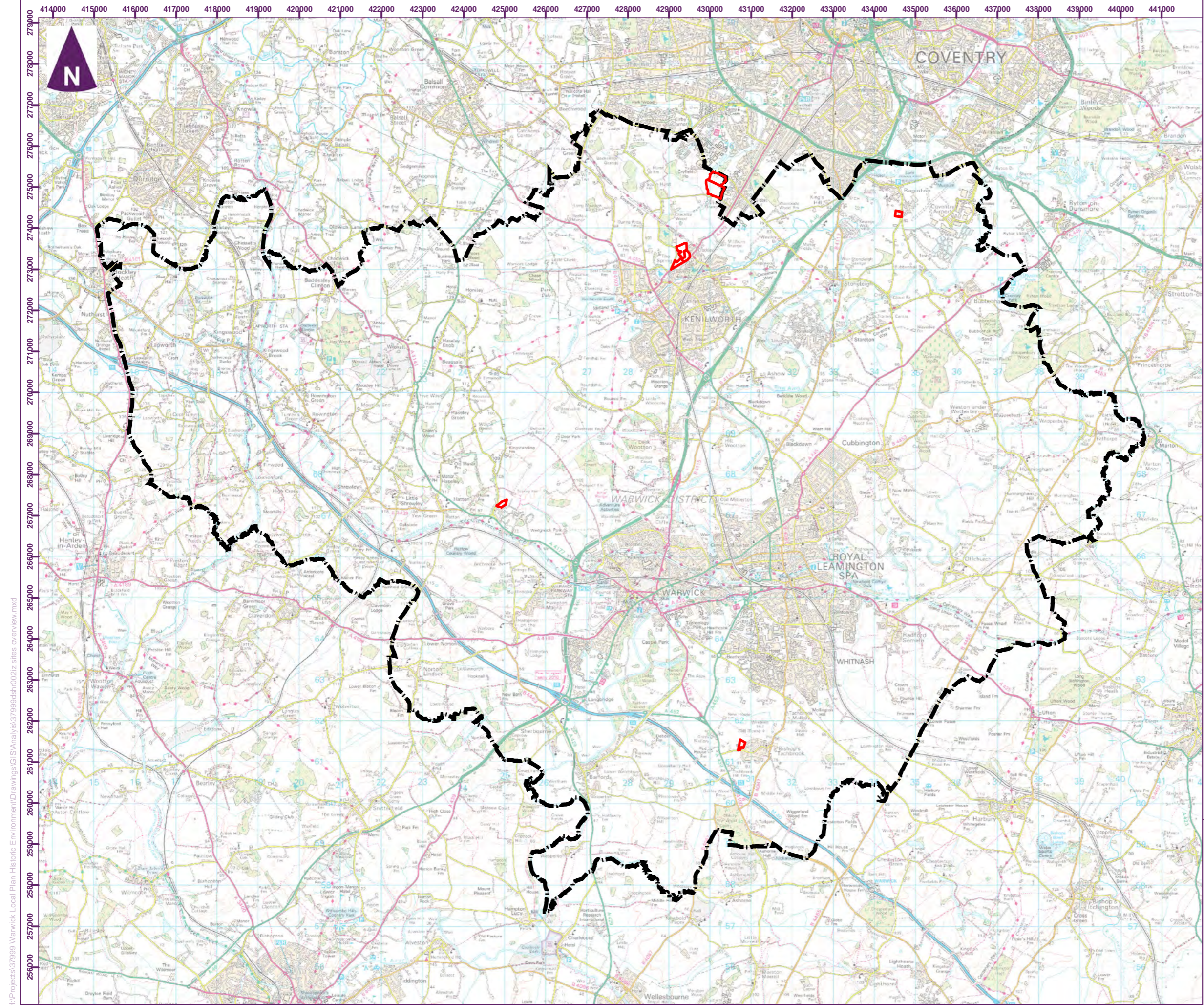
Morris, R, 2014 'A Heritage Assessment, Archaeological Baseline Study and Heritage Impact Statement' Mercian Heritage, unpublished report no. 787.





Figures





Key

- Additional site boundaries
- District Boundary

Note:
The Historic England GIS Data contained in this material was obtained on 13/02/2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

600000
Metres
Scale at A3: 1:90,000

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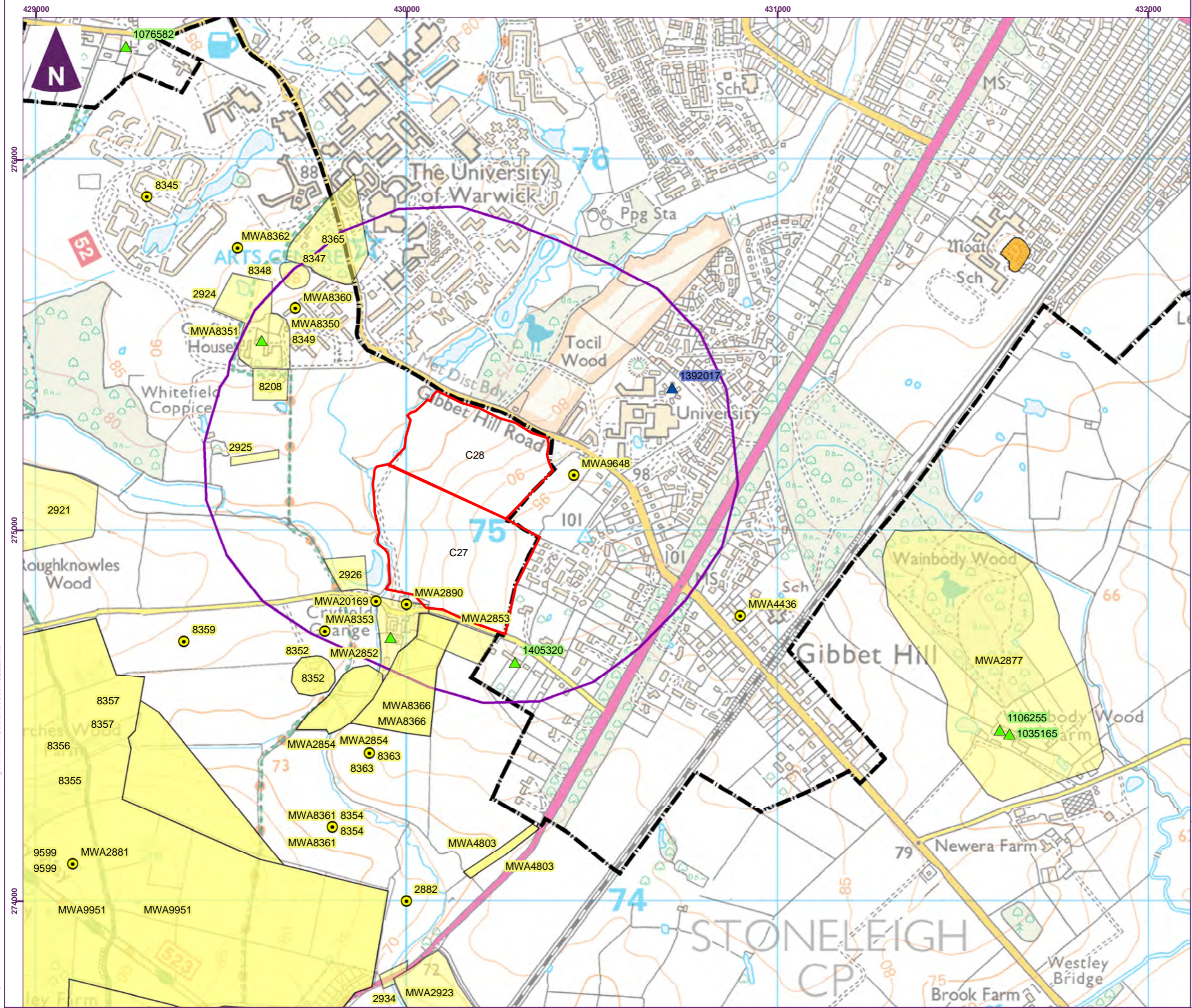


Figure 1 SHLAA sites assessed

file: H:\Projects\379999 Warwick Local Plan Historic Environment\Drawings\GIS\Analysis\379999doh002iz sites overview.mxd



Key

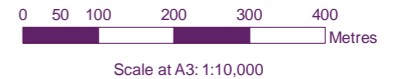
- SHLAA site boundary
- Initial 500m search area

Listed Buildings

- ▲ Listed building - Grade I
- ▲ Listed building - Grade II
- ▲ Listed building - Grade II*


- Conservation Area
- Scheduled monument
- Registered park or garden
- Warwickshire HER Monument
- Warwickshire HER Monument
- District Boundary

Note:
The Historic England GIS Data contained in this material was obtained on 13/02/2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.



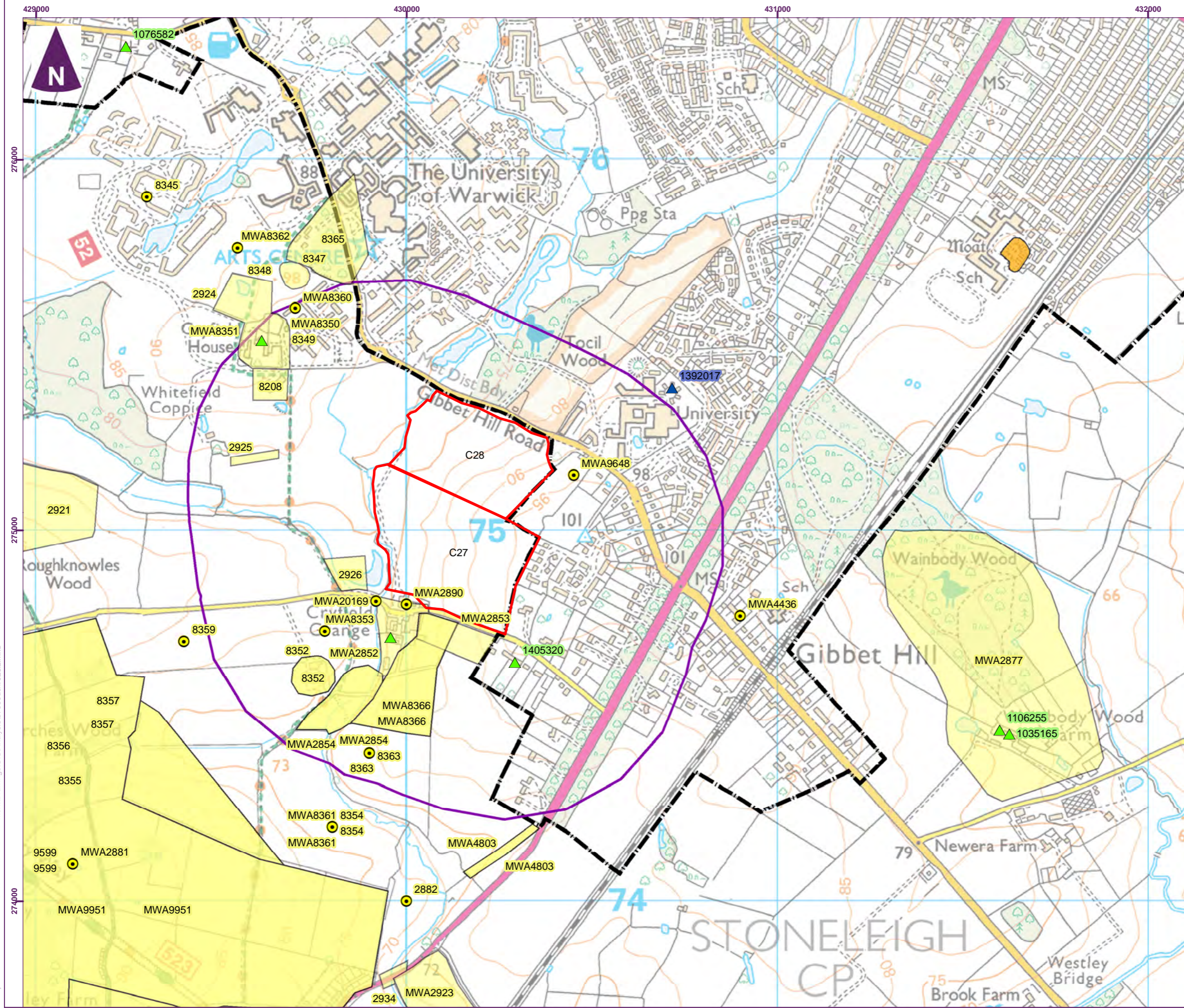
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SHLAA sites and Heritage Assets

Figure 2: South of Gibbet Hill Road, Coventry SHLAA ref C28



Key

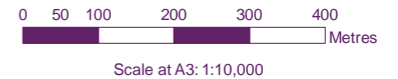
- SHLAA site boundary
- Initial 500m search area

Listed Buildings

- ▲ Listed building - Grade I
- ▲ Listed building - Grade II
- ▲ Listed building - Grade II*

- Conservation Area
- Scheduled monument
- Registered park or garden
- Warwickshire HER Monument
- Warwickshire HER Monument
- District Boundary

Note:
The Historic England GIS Data contained in this material was obtained on 13/02/2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.



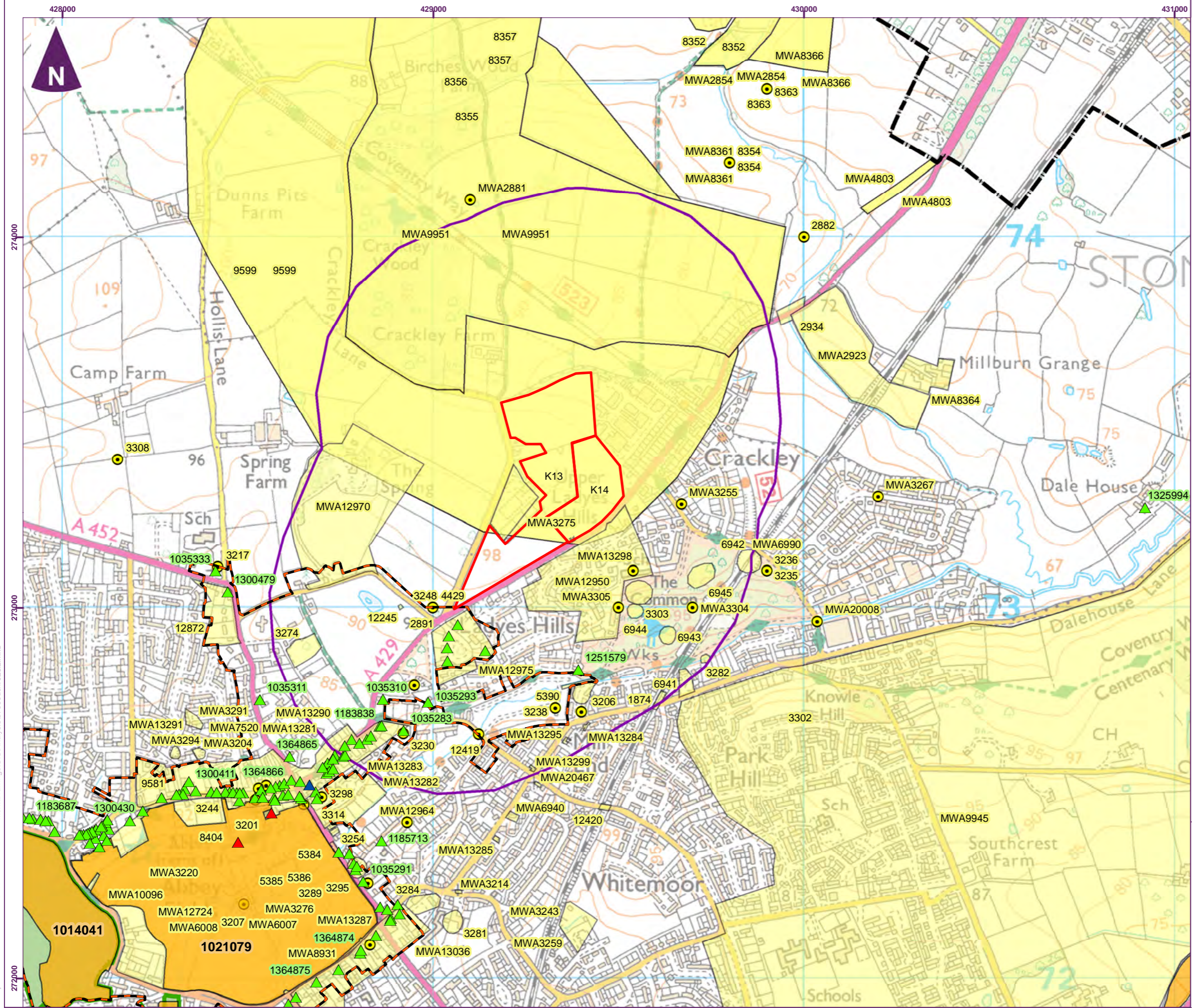
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SHLAA sites and Heritage Assets

Figure 3: North of Cryfield Grange, Coventry SHLAA ref C27



Key

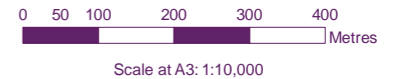
- SHLAA site boundary
- Initial 500m search area

Listed Buildings

- ▲ Listed building - Grade I
- ▲ Listed building - Grade II
- ▲ Listed building - Grade II*


- Conservation Area
- Scheduled monument
- Registered park or garden
- Warwickshire HER Monument
- Warwickshire HER Monument
- District Boundary

Note:
The Historic England GIS Data contained in this material was obtained on 13/02/2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.



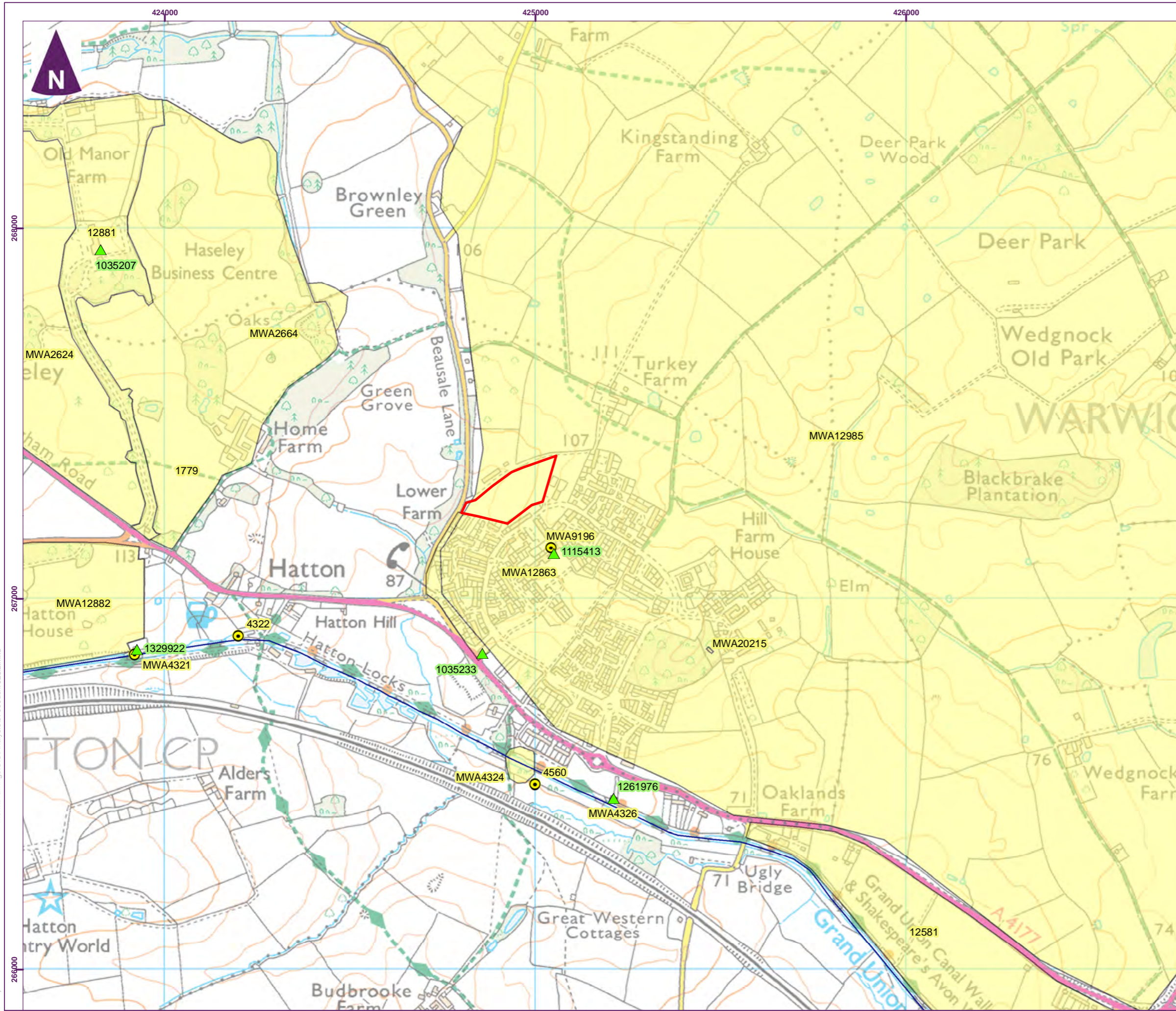
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SHLAA sites and Heritage Assets

Figure 4: West of Crackley, Kenilworth SHLAA ref K13 & K14



Key

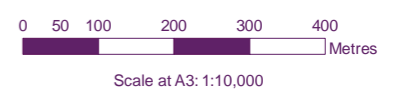
- SHLAA site boundary
- Initial 500m search area

Listed Buildings

- ▲ Listed building - Grade I
- ▲ Listed building - Grade II
- ▲ Listed building - Grade II*

- Conservation Area
- Scheduled monument
- Registered park or garden
- Warwickshire HER Monument
- Warwickshire HER Monument
- District Boundary

Note:
The Historic England GIS Data contained in this material was obtained on 13/02/2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

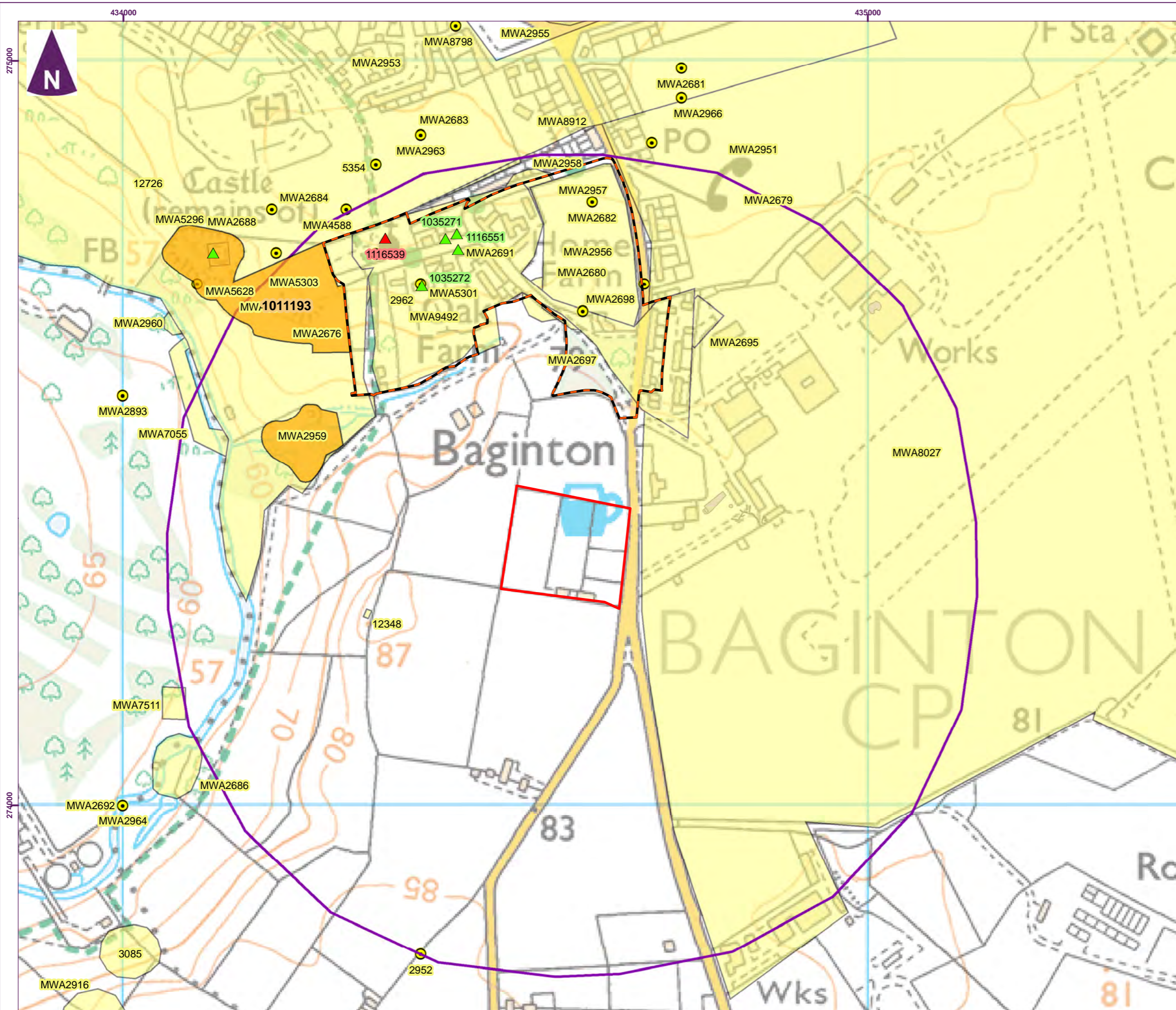


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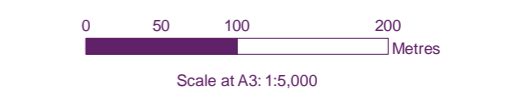
Figure 5: Hatton Park (No SHLAA ref)



Key

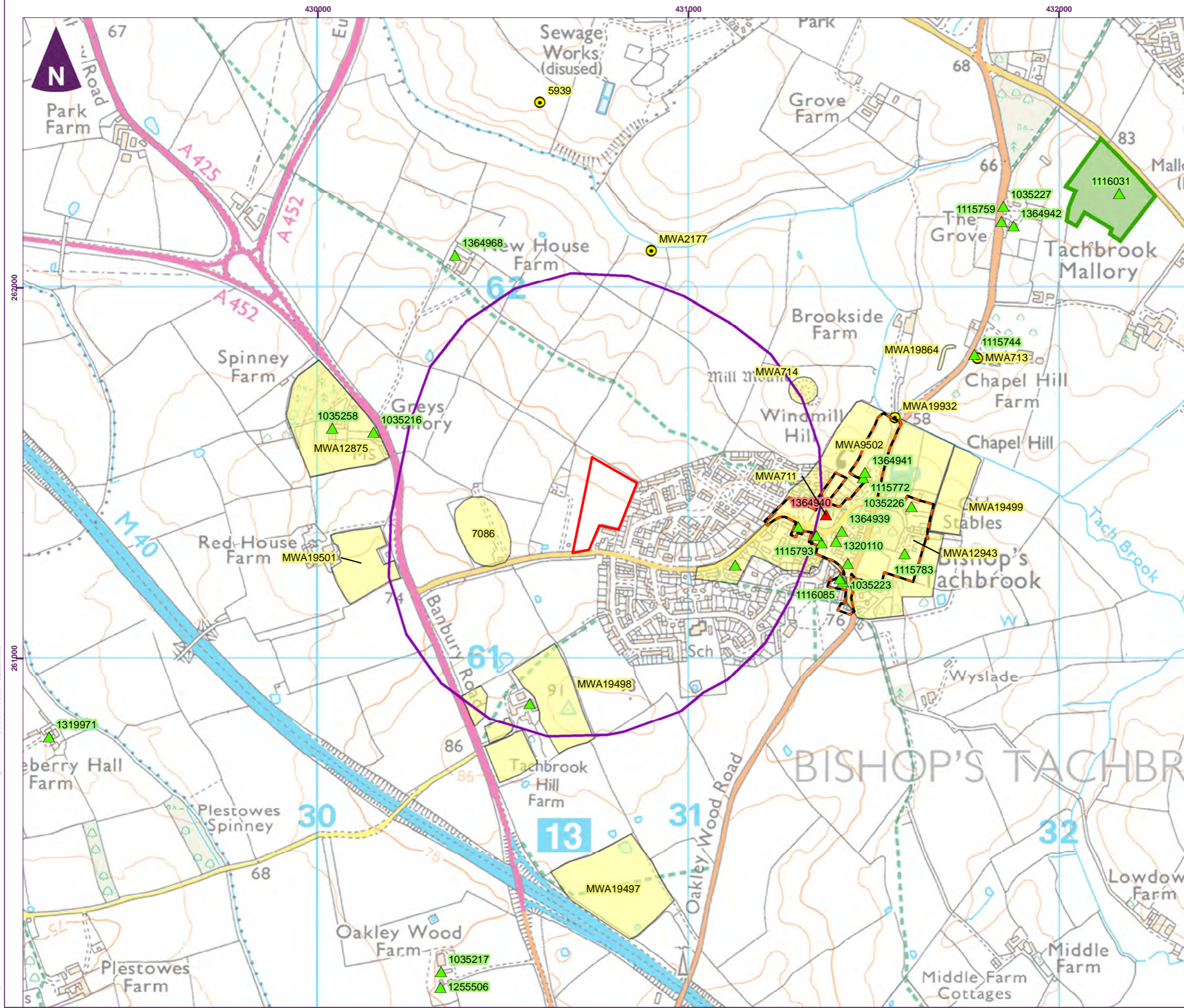
- SHLAA site boundary
- Initial 500m search area
- Listed Buildings**
 - Listed building - Grade I
 - Listed building - Grade II
 - Listed building - Grade II*
- Conservation Area
- Scheduled monument
- Registered park or garden
- Warwickshire HER Monument
- Warwickshire HER Monument
- District Boundary

Note:
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SHLAA sites and Heritage Assets
Figure 6: Roswood Farm, Baginton (No SHLAA ref)



Key

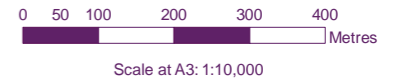
- SHLAA site boundary
- Initial 500m search area

Listed Buildings

- ▲ Listed building - Grade I
- ▲ Listed building - Grade II
- ▲ Listed building - Grade II*

- Conservation Area
- Scheduled monument
- Registered park or garden
- Warwickshire HER Monument
- Warwickshire HER Monument
- District Boundary

Note:
The Historic England GIS Data contained in this material was obtained on 13/02/2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.



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SHLAA sites and Heritage Assets

Figure 7: Bishop's Tachbrook (No SHLAA ref)



Appendix A

Designated Heritage Assets

Designated Heritage Asset 1035164	Listed Building Grade II
<p>Cryfield Grange Farmhouse</p> <p>Circa mid C16 nucleus, largely rebuilt on its original foundations in early C19. Irregular L shaped range of two storeys. Steeply pitched plain tile roofs with gabled ends. On western side of northern arm a length of original red sandstone ashlar splayed plinth is visible. Under the north end of this wing is a slightly arched vaulted cellar of mid C16 date with two blocked openings on west side. This wing is of C19 red brick with segmental arched window openings, mostly modern fenestration. On south front of the eastern arm is a mid C16 two storey gabled bay of red sandstone ashlar having a blocked window of four ogee headed lights under a flat head with splayed jambs and cills. Above is three- light square headed window with ovolo moulded jambs and mullions. The north front of the eastern arm of C19 red brick with segmental arched window openings, three-light casements to ground and first floor apart from one four-light to left of door, all with glazing bars. Four panelled door with gabled timber porch. At the eastern end of north front is a two storey projecting gabled bay, the lower storey of red brick supporting an early C18 timber- framed upper storey, painted render infill to the framing which consists of circles on west side and lozenges on north. At ground and first floors of gabled end are three-light casements with glazing bars. To east and at right angles to the C18 bay is a small two storey early C19 red brick addition. The house was originally a demesne farm of Henry II.</p>	

Designated Heritage Asset 1183913	Listed Building Grade II
<p>St Andrews Stanford House</p> <p>UPPER LADYES HILLS 1. 1270 St Andrews and Stanford House SP 27 SE 1/144 II GV 2. 2 storeys, Tudor and Renaissance details. South west front has 2 gables with finials and ornamental bargeboards, round panels in moulded surrounds above 1st floor casements under drip moulds and ground floor canted bays. Recessed centre has 2 1st floor round headed casements in plain surrounds, projecting ground floor long wooden bay casement window with slate roof. All the listed buildings in Upper Ladyes Hills form a group.</p>	

Designated Heritage Asset 1116539	Listed Building Grade II
<p>Church of St John the Baptist, Baginton.</p> <p>Parish church, circa C13. Sandstone ashlar and rubble, steeply pitched plain tile roofs with gabled ends. Consists of chancel, nave, double north aisle, vestry and bell-turret. Dates from early C13 with the addition of the second north aisle in the late C13. Chancel is buttressed. Its east window is a triple lancet with moulded arches. On south side at west end is a narrow low side square-headed window and close to this a C13 doorway with moulded pointed arch. To right a lancet window. On the north side a lancet window and the projecting vestry at west end. Vestry was built as a north chapel. It has a twin lancet window on east and a triple lancet on north. South wall of nave has two modern tracery windows with two trefoil lights. In the centre is a C13 doorway with roll-moulded pointed arch, blocked with masonry. The west gable wall has a C14 doorway with a moulded pointed arch and above it is a circular window enclosing a quatrefoil. North aisle is built in light coloured sand- stone ashlar. It is buttressed. In the centre of its west gable wall is a single light ogee-headed window. On north side a blocked doorway having a pointed arch and three single lancet windows. On east gable is a C13 two-light pointed tracery window. The bell-turret has a square base corbelled out on east and west sides of the nave wall above the chancel arches. From the square base it goes into an octagon by means of splays at the angles. It is surmount- ted by a short octagonal tapered spire. Interior: In chancel are 1723 oak wainscot panelling, altar table and altar rails. Fixed on south wall is a large early C15 brass of Sir William Bagot and his wife, Margaret. There are several fine mural tablets of C17 and C18 date in the chancel to the Bromley family. At west end of nave is a late C18 oak panelled gallery. The box pews and pulpit on south side of the nave are late C18. The chancel arches consist of two sets of triple arches 3'6" apart, with arched soffits. The splays of the arches to the nave have painted decorations of C14 date. The original north aisle is very narrow and the arcade to the nave which dates from the early C13 is of three bays with pointed arches resting on circular piers. The three-bay arcade to the present north aisle is of late C13 date, with pointed arches resting on polygonal piers. At east end of north aisle is a tomb recess and at west end an oak panelled room dated 1677, formerly around the vault to the Bromley family. Several C18 headstones to south of church.</p>	

Designated Heritage Asset 1035272	Listed Building Grade I
<p>The Old Rectory, Church Road, Baginton.</p> <p>House. Late C17 (after 1675) replacement of earlier timber-framed house, part of the walls and a chimney of the earlier building are retained in present structure. Sandstone ashlar with plinthed quoins. Steeply pitched plain tile roof, stone coped gable ends with kneelers and ball finials. L-shaped plan with gabled wing projecting at left. Two storeys and attic. The main range has a moulded plinth and is of three bays. Central gabled stone porch with plank door, to left and right are four-light mullion/transom casements. At first floor are three 2-light stone mullioned casements. The gabled wing has at ground floor two 4-light mullion/transom casements under drip moulds, a similar window without drip mould at first floor, and a two-light stone mullioned casement at attic. One large square red brick ridge chimney stack and two chimney stacks with two diagonally placed shafts. Interior: chamfered and end stopped ceiling beams, contemporary staircase.</p>	

Designated Heritage Asset 1011193	Scheduled Ancient Monument
<p>Baginton Castle, associated settlement remains, ponds and mill sites.</p> <p>The monument is situated approximately 80m west of St John the Baptist's Church in Baginton and is contained in two separate areas. It includes the standing and buried remains of Baginton Castle and the earthwork remains of an associated medieval settlement. It also includes parts of a water-management system, the earthwork remains of a watermill and a 19th century gazebo. Baginton Castle is situated in a commanding position on the natural escarpment of a plateau running north west-south east above the flood plain of the River Sowe. It is primarily a motte castle which was altered in the late 14th century to form a tower keep castle, the standing remains of which are Listed Grade II and are included in the scheduling. The sloping sides of the plateau form the defences of the motte on its southern and western edges and the eastern defences have been strengthened by the construction of a ditch. The ditch now measures up to 30m wide. The northern and north western edges of the motte have been damaged by quarrying activities and no evidence for the northern defences of the castle is now visible. The quarry has been infilled and is not included in the scheduling. The flat-topped motte now measures 40m north-south and approximately 60m east-west. The eastern edge of the motte has been altered with the construction of the tower keep. There is no surface evidence of structures associated with the motte castle but these will survive as buried features beneath the ground surface, even though the surface of the motte was levelled in the 18th century and in the 19th century the southern part was artificially raised and a gazebo was built at its southern edge. The lower courses of the stone-built gazebo are visible above the ground surface. The motte is considered to have been associated with an adjacent ward area to the east. There is no surface evidence to suggest that the ward area was defined by defensive earthworks although the steeply sloping sides of the plateau form a natural southern boundary to this area. Quarrying activities have destroyed the northern part of this area and the original northern extent of the ward is not known. In the late 14th century a tower keep, built of ashlar with a rubble core, was added to the earthworks of Baginton Castle by Sir William Bagot, who purchased the castle in 1381. The tower keep has been constructed within the ditch at the eastern edge of the motte and the original line of the ditch has been altered to run around it. A stone retaining bank is visible on the western edge of the motte ditch. An excavation between 1933-48 uncovered the lower storey of the tower keep. The keep has external dimensions of 16m east-west and 24m north-south and its walls are 1.5m thick. It has been constructed on levelled bedrock. There are the remains of a chimney and a stair turret in the western wall of the keep and a garderobe at the south west corner; its shaft has been built into the thickness of the keep wall. Finds associated with the occupation of the tower keep were removed during the excavation, including more than two thousand heraldic floor tiles, which are considered to have been from the floor of a collapsed upper room, and a large quantity of ex situ masonry. The tower keep was levelled and infilled during the 18th century when the site was owned by the Bromley family. An excavation in the quarry face to the east of the tower keep between 1960-62 revealed the remains of three substantial buildings which were dated to the 13th and 14th centuries. The structures were situated in the ward area to the east of the tower keep and are considered to have been associated with the occupation of the castle. The excavation of the quarry face also located the floor of a Saxon sunken hut or Grubenhau. Pottery associated with the Grubenhau dates the structure to the sixth century and provides evidence of the early occupation on the site, predating the foundation of Baginton Castle. The remains of part of an associated medieval settlement are situated on a terrace at the base of the plateau and are approximately 140m south east of the tower keep. The settlement remains include part of a hollow way which runs west-east and is partly bounded by platforms and three small closes. The southern edge of the settlement remains are defined by</p>	

a slight boundary bank. It is unclear how far the medieval settlement extended eastwards beyond the present field boundary. Approximately 230m south east of the tower keep at Baginton Castle are the earthwork remains of three dry ponds, their retaining banks and the site of a watermill. These features are contained within the second area. The ponds were formed by damming the small stream within its narrow, steep valley. The dam for the eastern pond measures up to 50m in length and a sample section of the floor of this pond to the east is included in the scheduling. This dam has been partly rebuilt in recent times. Immediately to the north west of the dam for the eastern pond are the lower courses of a brick structure which represents the final phases of a watermill and is included in the scheduling. There is no surface evidence of the wheel-pit which will survive as a buried feature beneath the ground surface. The dam for the central pond measures 45m in length and the dam for the western pond is 40m long and of crescentic plan. There is a small claypit to the south of the retaining bank for the central pond which is considered to have provided the earth for the construction of the dams. This feature is included in the scheduling. The ponds are mapped on the 1841 tithe map of the area. The siting of the ponds and the watermill, close to Baginton Castle and its associated settlement clearly suggests that these are the remains of the manorial mills of the manor of Baginton. After the death of Sir William Bagot in 1407 Baginton Castle passed to his daughter, who died without issue. In 1417 the castle was purchased by Richard Beauchamp, Earl of Warwick, and it remained the property of the Beauchamps until 1471 when it was presented to the Dean and Chapter of St Mary's Collegiate Church in Warwick. In 1539 the President of the College refused Thomas Cromwell's offer to purchase the estate as it was their only source of timber and also included a stone quarry. By 1545 Baginton Castle was owned by Francis Goodere. Leland visited the site between 1536-45 and described the castle as desolate. In 1618 the estate was purchased from the Goodere family by William Bromley and by 1630 Baginton Castle was in ruins. The modern storage building at the north eastern corner of the site, the oval earthworks, 40m south of the tower keep, which form part of the remains of a World War II tank testing course to the south of Baginton Castle, and all fence posts are excluded from the scheduling, although the ground beneath these features is included..

