



**Allocation Site: 768  
Church Lane  
Bedford**

*Heritage Appraisal*

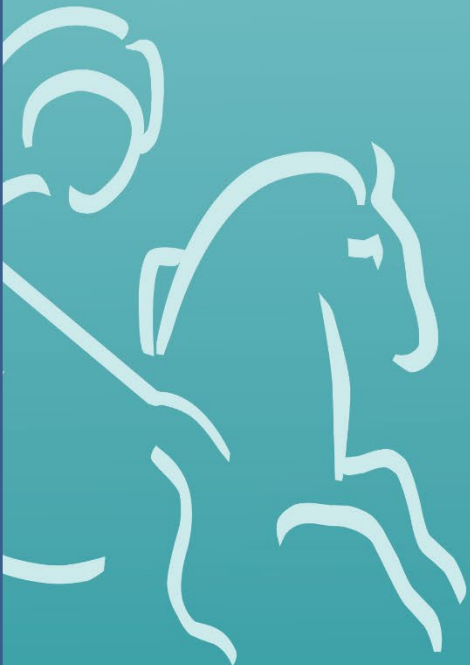


*Report prepared for:*  
Bedford Borough Council

CA Project: MK0614

CA Report: MK0614\_768

January 2022



# Allocation Site: 768 Church Lane Bedford

## *Heritage Appraisal*

CA Project: MK0614

CA Report: MK0614\_768

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## 1. INTRODUCTION

- 1.1. In December 2021, Cotswold Archaeology was commissioned by Bedford Borough Council to undertake a Heritage Appraisal in respect of land at Church Lane, Bedford (hereafter referred to as ‘the Site’). The Site comprises an irregular parcel of land occupied by a mix of garage structures, houses, open space and the vicarage, measuring c. 0.72ha (NGR: 507690 250980; Fig. 1). The Site is located within the centre of Goldington and it is bounded to the east by residential development, to the south by Bedford Cricket Club, to the north by St Marys Church and to the west by Church Lane.
- 1.2. This appraisal has been commissioned to provide information on potential heritage and archaeology with respect to consideration of the Site for development allocation.

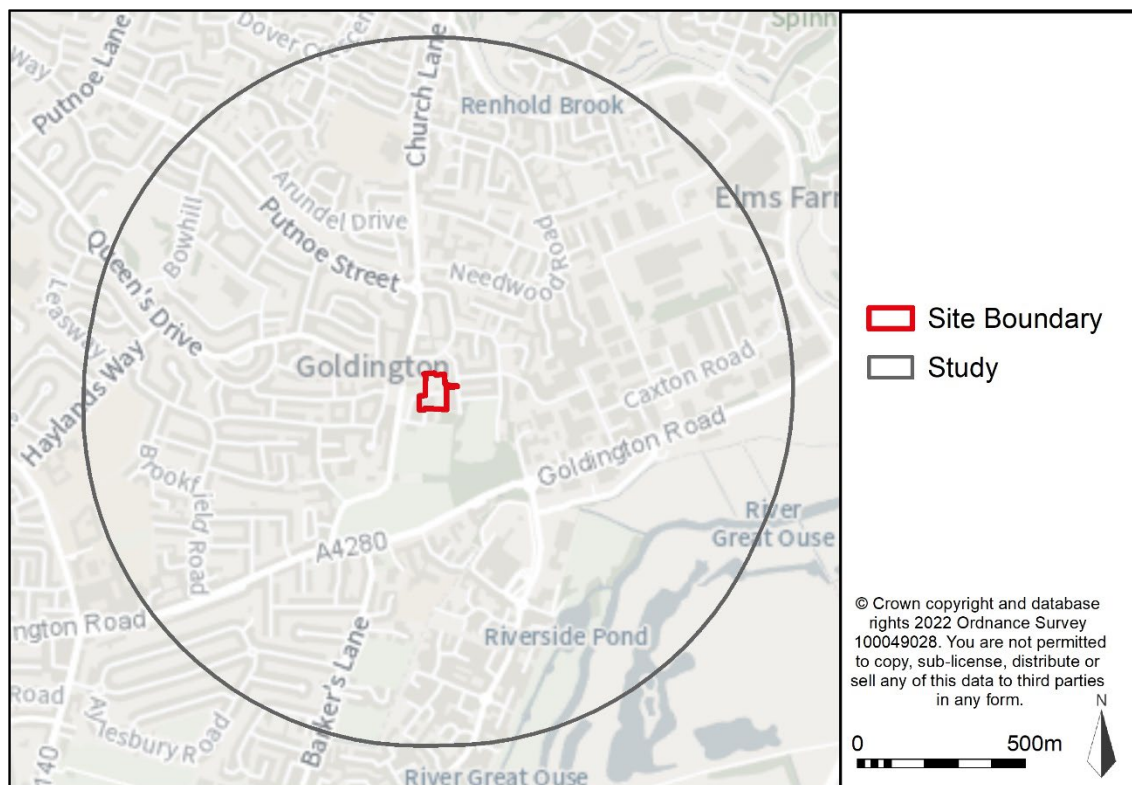


Fig. 1 Site location

### Aims

- 1.3. The primary aim of this appraisal is to identify any potential archaeological and heritage constraints which may need to be taken into consideration as part of the decision to allocate this Site for future redevelopment. This appraisal focusses upon the heritage resource within the Site itself, although the resource within the wider landscape is considered where appropriate (within a 1km study area) to more fully understand the archaeological potential and possible constraints within the Site.

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1.4. Designated heritage assets within the environs of the Site were also considered, and an assessment of the extent to which their significance may potentially be affected by development within their settings was undertaken in accordance with Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2017) (see Appendix One).

1.5. The objectives of the appraisal are:

- To summarise recorded heritage assets within the Site and in its environs;
- To summarise the potential significance of known or potential buried archaeological remains within the Site boundary;
- To summarise potential built heritage assets within the Site; and
- To identify any designated heritage assets that may be considered as sensitive receptors to development within the Site, including Conservation Areas and nearby Listed Buildings.

### *Methodology*

1.6. The main repositories of information consulted in the preparation of this appraisal comprised:

- Historic England's National Heritage List (NHLE) for information about designated heritage assets, including Listed Buildings and Scheduled Monuments;
- Bedford Historic Environment Record for known heritage assets and previous archaeological works;
- Previous archaeological reports and assessments;
- Other online sources, including British Geological Survey (BGS) Geology of Britain Viewer, aerial imagery and historic mapping; and
- A site visit, which took place in January 2022 to undertake an appraisal of the buildings within the Site and designated heritage assets in the vicinity.

1.7. Known and potential heritage assets within the Site and its surroundings (based on a 1km study area) are discussed in Section 2 (for archaeological remains) and Section 3 (for built heritage assets within the Site and in its environs). Heritage assets are referred to in the text by a unique reference number (**1**, **2**, etc.) keyed to the figures. A gazetteer of all assets has been compiled and is presented as Appendix 2. A bibliography of sources consulted has been included in the References section of this appraisal.

### *Limitations*



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- 1.8. This appraisal is a desk-based study and has utilised information derived from a variety of online sources, and informed by a site visit. While the level of detail included within the appraisal provides an overview of the heritage resource and constraints within the Site, any planning applications would need to be accompanied by a full desk-based heritage assessment, in line with the relevant guidance (ClfA 2020).
- 1.9. A walkover survey was conducted within the Site on 18th January by Rose Karpinski, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure is likely to have inhibited identification of any possible upstanding remains due to the built-up nature of the Site. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

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## 2. SUMMARY OF ARCHAEOLOGICAL RESOURCE

### *Landscape context*

- 2.1. The Site is located off Church Lane, Goldington, located in the north-east of Bedford. The surrounding land use is predominantly residential with a small cricket club located to the south of the Site, beyond this is a village green to the west, which leads into woodland to the south-east. The Site is relatively flat and sits at c. 31m aOD (above Ordnance Datum). This is situated on an island of slightly higher ground, with surrounding landscape sloping down to the south and rising to the north. The nearest watercourse lies c. 700m south-east of the Site and comprises the Great River Ouse.



**Photo 1 View of the Site looking south**

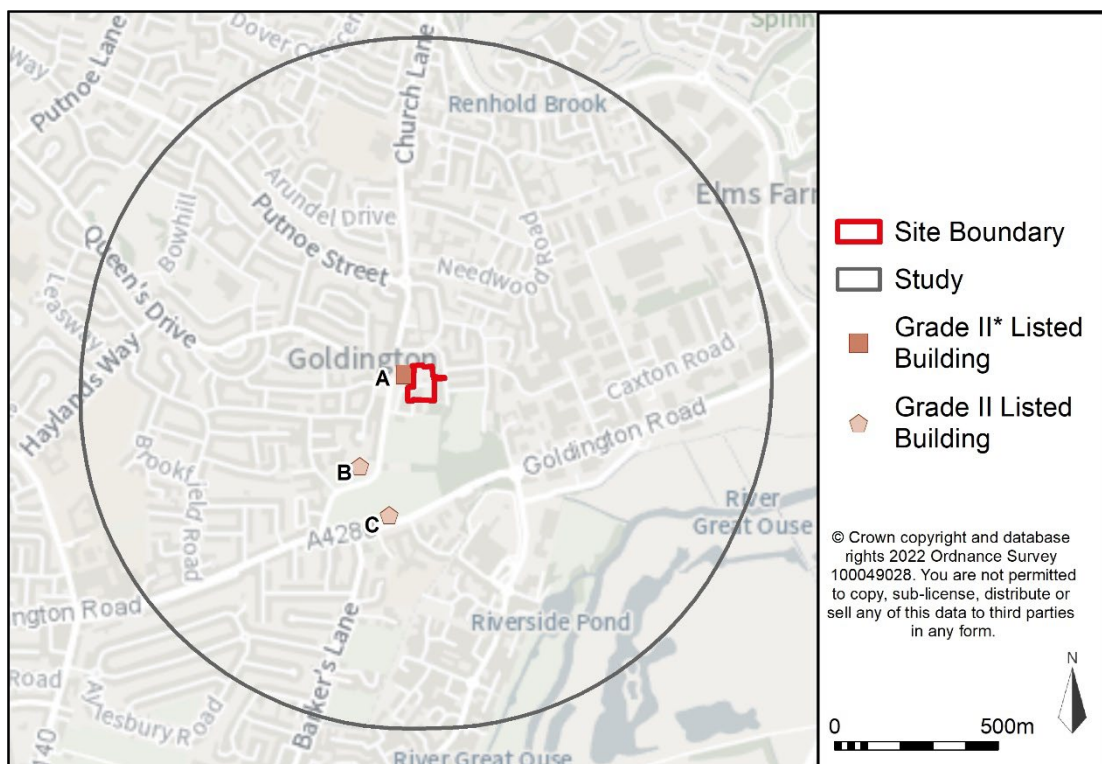
- 2.2. The Site lies on a Bedrock geology of Peterborough Member Mudstone a sedimentary bedrock which formed between 164 and 166 million years ago during the Jurassic Period when the local environment was dominated by shallow seas (British Geological Survey 2022). The superficial geology within the Site is not recorded. No boreholes have been driven within the Site or surrounding area which could provide any further information on the depths of geology within the Site.

### *Designated heritage assets*

- 2.3. There are no Designated Heritage Assets within the Site, nor is the Site situated within a Conservation Area, there are no Conservation Areas within the study area. The Site is located c. 20m east of Grade II\* Listed St Mary's Church (NHLE: 1321043, Fig. 2, **A**). The Grade II Listed Goldington Hall (NHLE: 1129006, Fig. 2, **B**) is located c. 250m south-west of the Site. A Grade II Listed First and Second World War memorial (NHLE: 1458165, Fig. 2, **C**) is located c. 350m south of the Site.



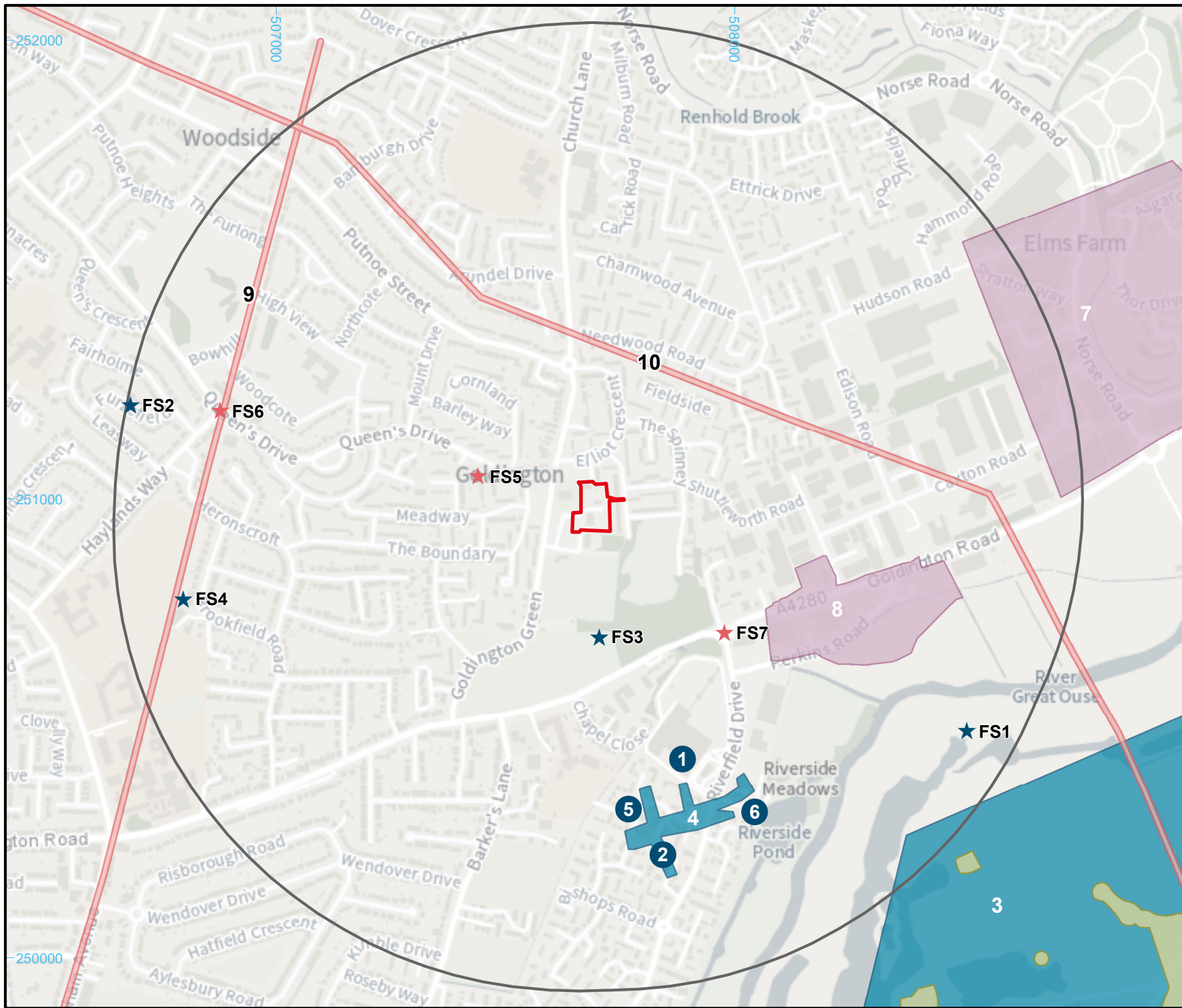
- 2.4. There are no Scheduled Monuments recorded within the study area, the closest Scheduled Monument lies c. 1.1km to the south-east of the Site and comprises a mortuary enclosure 1200m north-west of Octagon Farm: part of a Neolithic and Bronze Age mortuary complex (NHLE: 1007326). This monument includes a sub rectangular shaped enclosure surrounded by a ditch which measures 30m east-west by 30m north-south.
- 2.5. Potential non-physical impacts on these assets will be discussed in more detail in Section 3 of this report. Designated heritage assets will not be discussed further in Section 2, unless relevant to the archaeological baseline of the Site.



**Fig. 2. Designated Heritage Assets**

### *Previous Archaeological Interventions*

- 2.6. A number of previous archaeological investigations have been undertaken within the study area. This includes an archaeological watching brief undertaken directly to the south of the Site by Albion Archaeology in 2005 (Albion Archaeology 2006). This revealed the foundations of a late 19th century extension to Goldington Bury (Fig. 4, **13**) a mansion house which is known to have been located to the south of the Site. The results of relevant investigations are discussed below, as appropriate.



- Site Boundary
- Study Area
- Prehistoric
- Iron Age to Roman
- Roman
- Scheduled Monument
- ★ Find Spot



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**PROJECT TITLE**  
Site 768: Church Lane Bedford

**FIGURE TITLE**  
**Prehistoric to Roman non-designated heritage assets**

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## *Prehistoric*

- 2.7. There is no recorded prehistoric activity within the Site.
- 2.8. No Palaeolithic finds have been made within the study area and it is likely that the river valley to the south-east would have been more attractive during the Palaeolithic period.
- 2.9. A find of a likely Mesolithic Antler sleeve was made c. 880m south-east of the Site (Fig. 3, **FS1**), indicating that this may have been associated with a utilisation of the river.
- 2.10. Finds of Neolithic flints have been made throughout the study area with upwards of 80 flints, including an arrowhead and some scrapers being recovered from c. 230m south of the Site (Fig. 3, **FS3**). A Neolithic axe head was found c. 930m west of the Site (Fig. 3, **FS2**) and a Neolithic to Bronze Age barbed and tanged arrowhead was found c. 850m west of the Site (Fig. 3, **FS4**).
- 2.11. A possible henge monument was identified c. 500m to the south-east of the Site (Fig. 3, **1**) during an evaluation undertaken in advance of development in 1987 (Baker and Mustoe 1988). A single ditched circular enclosure c. 25m in diameter was identified which had a single entrance causeway. The interior contained seven pairs of post holes forming a rough concentric circle, two cremations were found in the centre, though this is not thought to be contemporary with the henge monument and is more likely Bronze Age in date (Mustoe 1988).
- 2.12. A more complex Neolithic to Bronze Age enclosure feature, possibly a henge, was identified c. 715m south of the Site (Fig. 3, **2**) during the same investigation. This comprised two phases of barrow and three associated ditches. Neolithic burials were identified alongside later Bronze Age burials indicating a continued use of the monument (Mustoe 1988). It is likely that these monuments were associated as they were separated by a prehistoric field system which revealed large amounts of Bronze Age material (Fig. 2, **4**; Fig. 6; Mustoe 1988).
- 2.13. A probable ring ditch, which likely represents a barrow feature, was identified c. 600m south of the Site (Fig. 3, **5**) from aerial photographs, it has since been covered by a modern housing development. The ring ditch is thought likely to have made up part of the wider ceremonial landscape in this region (Mustoe 1988). Two further now destroyed ring ditch features, also likely indicative of barrow features, associated with

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the prehistoric settlement in this region have been identified c. 680m south-east of the Site (Fig. 3, **6**) showing the expansive nature of activity focused in this area close to the river.

- 2.14.** The River Ouse valley contains an extensive prehistoric funerary and ceremonial landscape c. 1km south-east of the Site (Fig. 3, **3**) comprising a network of Scheduled Monuments comprising the previously mentioned Mortuary enclosure 1200m north-west of Octagon Farm (NHLE: 1007326); three barrows and a rectilinear enclosure 1000m NNW of Octagon Farm (NHLE: 1007322); a mortuary enclosure 900m NNW of Octagon Farm (NHLE: 1007324); a barrow 1000m NW of Octagon Farm (NHLE: 1007329); a barrow and mortuary enclosure 1100m WNW of Octagon Farm (NHLE: 1007327); a Neolithic and Bronze Age mortuary complex 600m NW of Octagon Farm (NHLE: 1011629); a barrow 400m north of Octagon Farm: part of a Neolithic and Bronze Age (NHLE: 1009777) and two barrows 500m NE of Octagon Farm (NHLE: 1008510). These Scheduled Monuments are focused along the river valley and are situated on the river gravel terrace. The density of their layout indicates that this region was heavily utilised and was possibly intensely settled. Their positioning and the positioning of the prehistoric settlement focused around Goldington (Assets **1**, **2**, **4**, **5** and **6**) indicates that the river was utilised and the gravel terraces were the pull. It is unlikely that this scale of prehistoric period activity would be seen elsewhere within the study area, and certainly not near the Site.
- 2.15.** An area of dense cropmarks indicating enclosures and droveways was investigated through a geophysical survey c. 900m north-east of the Site (Fig. 3, **7**) (Dawson and Gaffney 1995). The survey revealed a vast network of pits, boundary ditches and enclosure features (Dawson 2000). Fieldwalking in this area recovered a number of Neolithic, Bronze Age and possible Mesolithic flints but when the eastern end was excavated the earliest features identified were of early Iron Age date. Iron Age occupation span in this area of settlement through to the Roman period, during which time the original enclosure ditches were cut through with boundary ditches and smaller enclosures.
- 2.16.** Further Iron Age into Roman period activity was observed c. 380m south-east of the Site (Fig. 3, **8**) during an excavation undertaken by Cotswold Archaeology in 2018 (Cotswold Archaeology 2018). This comprised a collection of ditches, postholes, a trackway and land boundaries, containing pottery dating to the early to mid-1st



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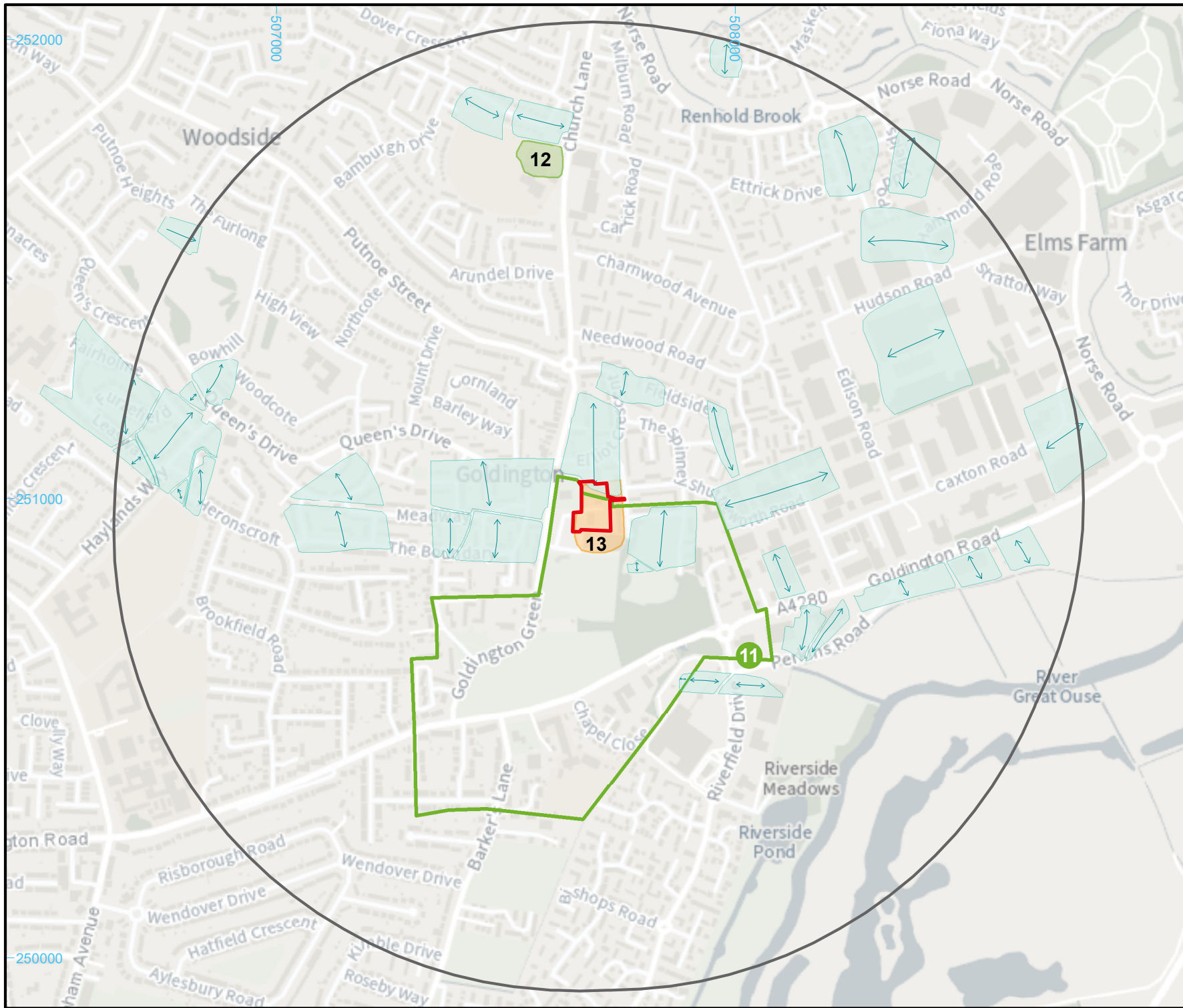
century AD. This indicates Iron Age to Roman period settlement extending to the edge of the floodplain of the river.







### *Romano-British*

- 2.17. No Romano-British period activity has been recorded within the Site.
- 2.18. The postulated course of two Roman roads are recorded within the study area one running north south c. 800m west of the Site (Fig. 3, **9**) which is thought to have linked Putnoe and Goldington. The other runs on a rough south-east to north-west alignment c. 300m north of the Site (Fig. 3, **10**) which is postulated to have been Viatores no. 223 between Bedford located c. 2km south-west of the Site and Shefford c. 13.5km south-east of the Site.
- 2.19. The nearest major Roman town could be considered to be Sandy c. 11km east of the Site which held a major Roman settlement. However, settlement has been observed in Bedford and Kempston to the south-west. Finds of a Roman date have been made within the study area and comprise Roman pottery and animal remains found c. 215m west of the Site (Fig. 3, **FS5**), a bronze coin was found c. 350m south-east of the Site (Fig. 3, **FS7**) and Roman Pottery found c. 810m west of the Site (Fig. 3, **FS6**).

### *Early medieval*

- 2.20. Goldington parish was likely occupied during the Anglo-Saxon period, however there are no remains dating to this period identified within the study area. The name Goldington is thought to come from the Old English for 'Farm/Settlement connected with Golda' (University of Nottingham 2022).
- 2.21. The settlement of Goldington is mentioned in the Domesday Book of 1086. The entry states that it was in the hundred of Barford, Bedfordshire with a recorded population of 15 households, under 5 owners (Open Domesday 2022). The Bishop of Lincoln held land valued at 6 shillings and included two villagers. Hugh de Beauchamp held three hides, one holding of three villagers and two smallholders worth 1 pound 10 shillings, one of five villagers and one slave worth 2 pounds and one holding of two slaves worth 15 shillings. The final land belonged to Alric Wintermilk which was valued at 5 shillings. Lands consisted of ploughland and meadow, no mills or churches are recorded within the Domesday Book.



-  Study Area
-  Site Boundary
-  Medieval
-  Medieval Settlement
-  Ridge and Furrow
-  Modern

0 250m

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PROJECT TITLE  
 Site 768: Church Lane Bedford

FIGURE TITLE  
**Medieval to Modern non-designated heritage assets**

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## *Medieval*

- 2.22. During the medieval period the settlement of Goldington grew into a small, nucleated settlement, the extent of which has been provisionally mapped by the Bedford Borough Historic Environment Record, likely based on historic map evidence (Fig. 8). This places the Site within the northern extent of the settlement of Goldington, which grew up around the green to the south of the Site.
- 2.23. During the late medieval period the Site of a messuage called Berrystead, which likely contained a manor house belonging to the Haselden family, this was located c. 400m south-east of the Site (Fig. 4, **11**). This manor house may have been referred to as Goldington Bury (Page 1912) which later became the name of the modern Manor house constructed to the south of the Site (Fig. 4, **13**). It is thought that a medieval manor house may have stood beneath Goldington Bury or nearby, as such there is the potential for remains of a medieval manor house to be within or nearby the Site<sup>1</sup>.
- 2.24. A medieval or post-medieval sub rectangular moated Site has been identified c. 670m north of the Site (Fig. 4, **12**). This appeared as earthworks visible on historic photographs, showing four sides of an incomplete moat. A curvilinear earthwork bank links the southern end of the ditch to the terminus of the west end of the ditch. Two irregularly shaped ditches appeared to be water filled in historic photos, the form or purpose of these ditches is unclear. The Tithe Map of the parish doesn't clearly establish land use however it appears that the moat was associated with nearby fields.
- 2.25. Bedford town was a significant settlement during the medieval period and was recorded on the Gough Map<sup>2</sup> of Great Britain drawn in c. 1360. Goldington was not recorded on this map, however due to its proximity to the town it is likely that it benefited from the proximity to a prosperous medieval town, which would have allowed consistent trade.
- 2.26. Cropmarks indicating former ride and furrow cultivation have been identified within the study area (Fig. 4), focused mainly to the north which would likely have made up the rural hinterland of Goldington, it is likely that the land to the south would have been used as agricultural hinterland also, however no ridge and furrow evidence has been identified in this area. It appears that a section in the north of the Site may have

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<sup>1</sup> <https://bedsarchives.bedford.gov.uk/CommunityHistories/Goldington/Goldington-Bury.aspx>

<sup>2</sup> <http://www.goughmap.org/settlements/7965/>

been under agricultural cultivation as cropmarks indicating ridge and furrow cultivation have been mapped within the Site boundary. Any remains associated with ridge and furrow within the Site is likely to have been truncated by recent development.

### *Post-medieval and modern*

- 2.27. The post-medieval Goldington Bury (Photo 2) is recorded as being within the Site (Fig. 4). This was likely built in the 18th century, possibly over an existing medieval manor house, it is depicted on Jeffery's 1765 map of Bedfordshire (Fig. 5). In 1818 the Bury estate was described as containing detached offices and a complete farm homestead, the land surrounding the mansion was described as judiciously planted with much timber grown, the associated arable land was described as well adapted for turnip husbandry.



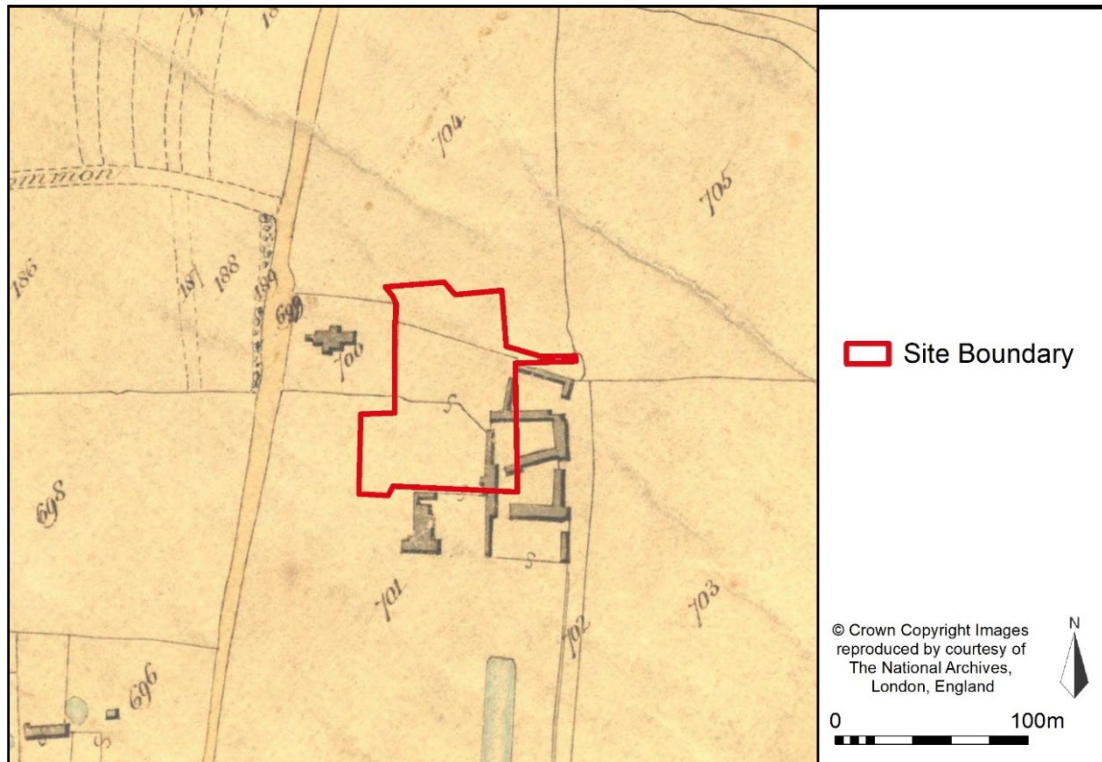
**Fig. 5 Extract of Jefferys Map 1765 of Bedfordshire**



**Photo 2 Drawing of Goldington Bury in 1875 from Bedfordshire Archive ST832**

- 2.28. The Tithe Map of 1842 (Fig. 6) shows the Site to be within two portions of lane. The northern portion (704) is recorded as Church Close and was in use as pasture, the Site is not within the adjacent portion (705) which is also recorded as Church Close but was in use for arable cultivation. The southern portion of the Site (701) is recorded as the House, Garden, Homestead Yard and Buildings associated with Goldington Bury. The land within the Site was under the ownership of Robert Elliot who also Held the roadway (702) to the east of the Site and Bury Close (703) pasture land to the east of the roadway. Elliot Purchased the Bury estate in 1819 who called the property Goldington House<sup>3</sup>. The Church of St Mary to the west of the Site is recorded as being owned by the Reverend William Monkhouse who also owned the adjacent schoolhouse (699).
- 2.29. The Tithe map depicts a number of buildings to be within the eastern extent of the Site, these are most likely structures associated with the farmstead function of the Site as the U shaped plan of some of the buildings is typical of a 19th century farmyard, the thin building on a north south alignment may represent the stables or laundry building.

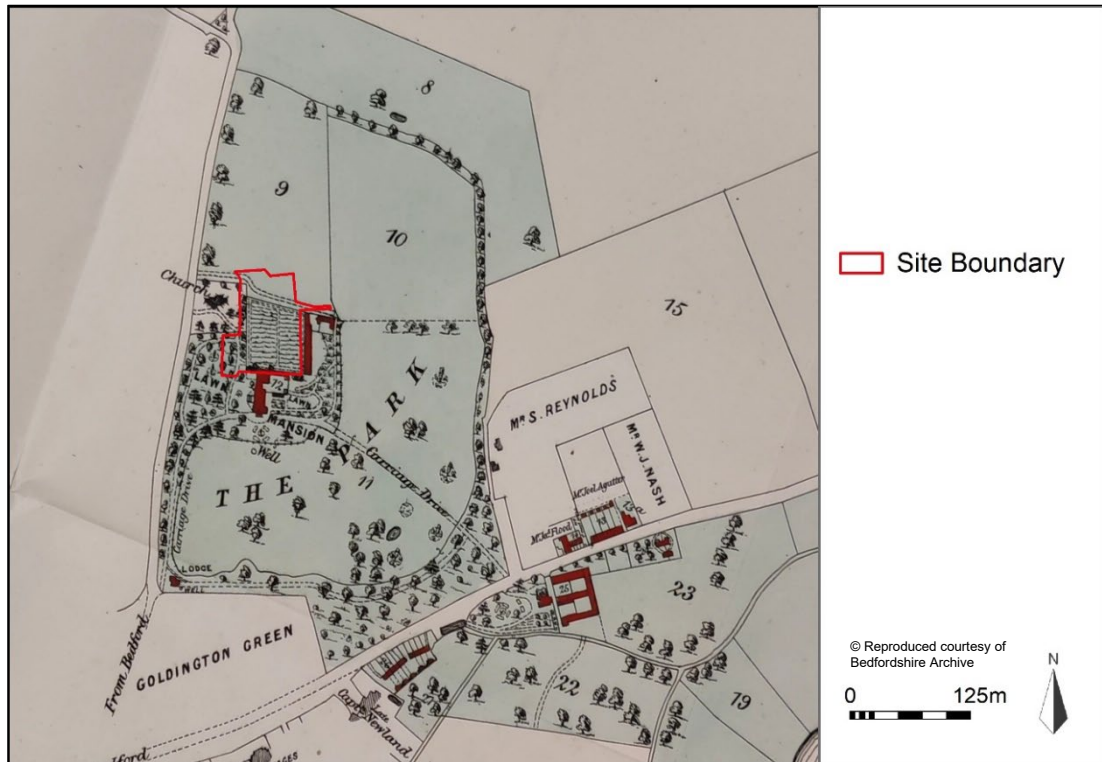
<sup>3</sup> <https://bedsarchives.bedford.gov.uk/CommunityHistories/Goldington/Goldington-Bury.aspx>



**Fig. 6 Extract of the 1842 Tithe Map of Goldington Parish**

- 2.30. The parish of Goldington was inclosed under the Inclosure Act passed in 1847 with the enclosure of the land completed by 1852, this would have resulted in a change of farming practices, by removing the open field systems which had been utilised by tenant farmers and creating smaller parcels of land. The Enclosure map of Goldington, which predates 1852 (viewed at Bedfordshire archives; not reproduced; MA78/1) shows the Site to be unchanged from the 1842 Tithe map.
- 2.31. The alignment of the buildings within the Site had altered by 1875 when an estate map (Fig. 7) was drawn up prior to the sale of the Bury. The estate map shows the Site to be in use for a kitchen garden, which is described as containing walled-in fruit and vegetable garden including fruit trees of pear, apple, peach, nectarine, apricot, plum and cherry. A pump of spring water fed the garden as well as an underground cistern for liquid manure which was connected to the stables. A vinery was heated by hot water, there was also a heated greenhouse recorded.

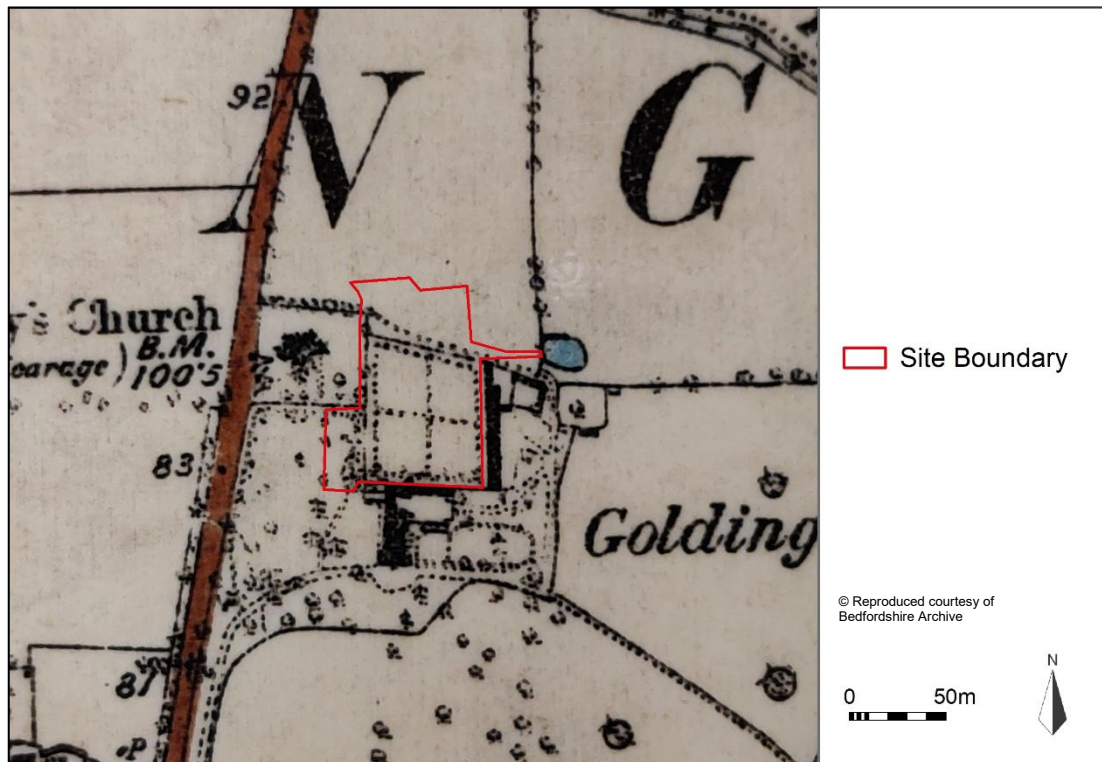




**Fig. 7 Extract of the Estate map of Goldington Bury 1875 (ST832)**

- 2.32. There were no buildings extant in the east of the Site by this time, the collection of buildings which were recorded here have been replaced by a single north south aligned building, which abuts the eastern boundary of the Site. An extension to the north of Goldington Bury has been constructed in the southern portion of the Site, this is on an east west alignment. This extension may have been used for servants' quarters which were reportedly to the rear of the main house. The principal approach to the mansion was through Goldington Green by an entrance lodge and carriage road through a timbered park and pleasure grounds.
- 2.33. The small building to the east of the Site and south of the eastern arm of the Site consisted of a cow house, granary, piggeries, and meal house, which had access into the east by a road leading onto the public road.
- 2.34. The external buildings are described as out offices, a drying and ironing room, servants rooms, a cleaning house, coal cellar, a servants water closet, wood shed, game larder and a pump of spring water. The stables were built of brick with slate rooms which held nine large loose boxes a bed rom and a harness room.
- 2.35. There are some recorded changes within the Site on the first edition ordnance survey map of 1883 (Fig. 8). This shows the garden area to be subdivided into quarters, this

possibly reflects a change in land use from what was likely a kitchen garden, into a more ornate kitchen garden which was no longer required for the production of food.



**Fig. 8 Extract of the First Edition Ordnance Survey map showing the Site**

- 2.36. Further changes are not recorded on the 1902 Second Edition Ordnance Survey Map (Fig. 9) which shows the Site to have retained the same layout recorded on the first edition map.
- 2.37. The kitchen to Goldington Bury was described in 1925 as having a semi-basemented kitchen, which was liable to flooding. No other basements are mentioned, but could conceivably have been present elsewhere in the house.
- 2.38. Following the demolition of Goldington Bury in 1964, a block of flats was constructed over the former Bury house. Within the Site further development has taken comprising the construction of blocks of garages, houses, the Church hall, and vicarage within the Site.



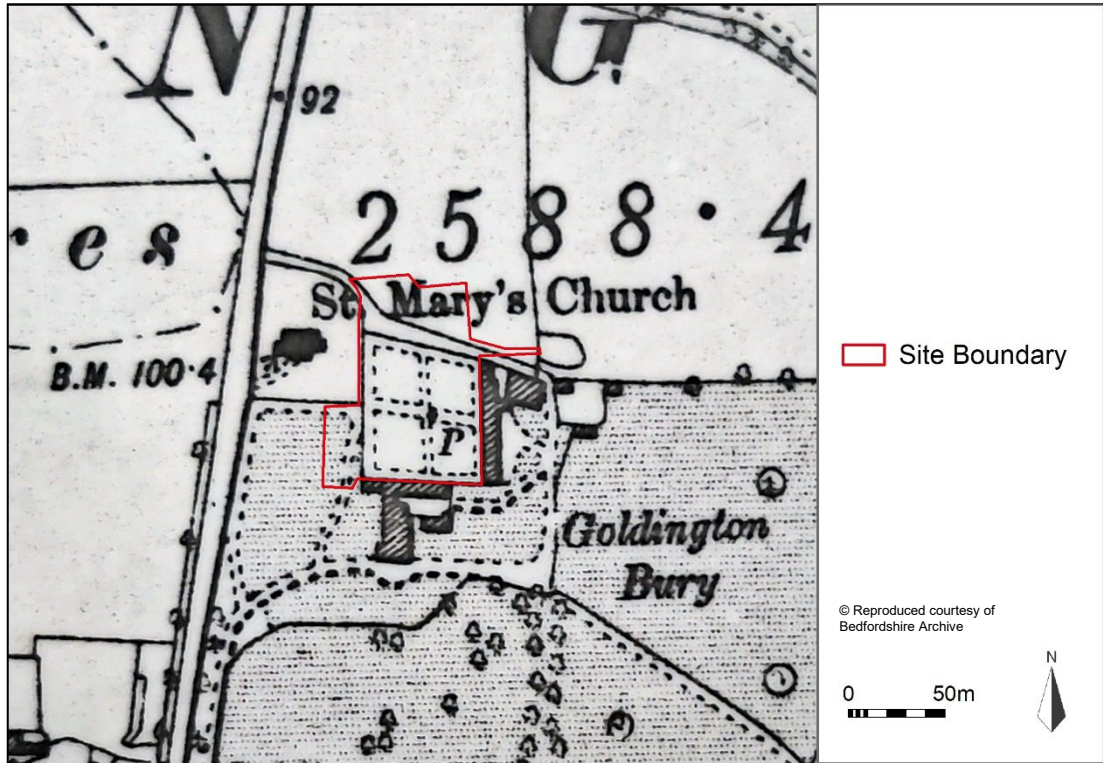


Fig. 9 Extract of the 1902 Ordnance Survey Map showing the Site

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### 3. BUILT HERITAGE SUMMARY

3.1. This section considers receptors that might be affected by development within the Site through the alteration of their setting. At this initial stage, the settings appraisal has been prepared with reference Steps 1 and 2 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3; see Appendix 1).

3.2. As part of Step 1, two nearby Listed Buildings have been identified as sensitive to development within their settings, with the potential to impact on their significance as designated heritage assets. These include:

- St Mary's Church (NHLE: 11321043, Grade II\*); and
- Goldington Hall (NHLE: 1129006, Grade II).

3.3. The initial appraisal has identified that there would be no non-physical impact upon the significance of any other Listed Buildings within the study area, as a result of changes to the use and/or appearance of the Site. The unaffected assets comprise a Grade II Listed First and Second World War memorial (NHLE: 1458165) located c. 350m south of the Site (Fig. 2, C). This has been dismissed from further assessment due to the fact that the Site whilst lying within their wider setting, does not contribute to their significance, which is largely related to its historic and architectural interest. There is no visual, experiential, physical, functional, or historic link between the monument and the Site. Due consideration has been given to the changes that development of the Site would bring about, and it is concluded that development on the Site would not alter or effect the significance of the monument through alteration to its setting.

3.4. The two heritage assets, that have the potential to be affected by future development on the Site, are discussed below.

#### **St Marys Church (NHLE: 1321043, Grade II\*)**

3.5. The Grade II\* Listed St Mary's Church is an example of medieval parish church which has been extended in order to fulfil the needs of the parish. Some of the medieval fabric is retained such as a 13th century arch to the south of the chapel, the Church tower was constructed in the 15th century as was the southern porch, chancel and nave. The Church was remodelled in the 1950s when a new nave and chancel were constructed to the north. The medieval phase of the Church was constructed in semi-

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coursed rubble, with later additions in brick faced with stone from the old aisle, as such the extension is sympathetic to the original phase of the building (Photo 3).



**Photo 3** The modern extension to the Church on the left next to the 15th century Church tower on the right

- 3.6. The Church is set within a modest churchyard which is enclosed by a stone wall on all sides. The spaces within the churchyard, and the treatment of its boundaries are key factors of the physical surrounds of the Church (Photo 4). Mature trees within the churchyard frame the Church and are positive aspect of the setting of the Church as they provide a visual screen and a sense of enclosure. The boundary wall contains the churchyard and encloses the Church, allowing for a distinct space around the graveyard.



**Photo 4** The Church within its churchyard

- 3.7. The green spaces to the north, south and west of the Church allow the Church space, in that these areas of undeveloped land allow for the Church to be appreciated and



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seen within the wider area. The green space to the west of the Church, allows the Church prominence over the residential development which is located to the west. The green space to the north (Photo 5) also allows for the Church to be seen from a wider perspective within the community it serves. This presence is accentuated by the fact that the Church lies on a slight crest of the hill, to the west this is most pronounced which further raises the profile of the Church in the landscape. There is gentle slope leading from the south towards the Church, which allows for glimpses of the Church through the mature trees which lie to the south (Photo 6).



**Photo 5 View of Church from the north**

- 3.8. A large part of the experience of the Church is its juxtaposition with modern development, which surrounds the Church (Photo 5) (Fig. 10). Most views of the Church from the surrounding area are backdropped by the hint of modern residential development. As are views from the Church into the surrounding areas (Photo 7). This does not make up a negative aspect of the setting and are generally neutral in terms of its heritage significance.
- 3.9. The modern block of flats to the south of the Church does however have a dominating presence within the churchyard (Photo 8). The flats, which are not designed sympathetically to the Church, interrupt views from the south of the churchyard towards Goldington Green. The flats have a dominating presence over the Church and are significantly taller than the mature trees which surround the churchyard. These flats make up a negative aspect of the setting of the Church and they detract from the overall sense of openness which would otherwise be obtained in the south and from the prominence of the Church within its parish.

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Fig. 10 Setting of Grade II\* Listed St Mary's Church



**Photo 6 View of the Church from the south**



**Photo 7 View from the Church west**



**Photo 8 View to the south from the Churchyard**



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- 3.10. The Site is located to the east of St Mary's Church and different elements within the Site contribute different aspects of the setting. The vicarage lies to the east of the Church, this is a modern house, which holds little presence within the Site as it is surrounded by a significant boundary fence. The vicarage does not detract from the setting of the Church, nor does it contribute more than associative value, it can be regarded as a neutral aspect of the setting of the Church.
- 3.11. The garages (Photo 9) in the west of the Site do not contribute a positive aspect to the setting of the Church. At present their presence can be described as neutral, they neither detract from the setting of the Church nor do they enhance it. The garages are set down in the slope and the Church retains its prominence over them as seen in Photo Garages. The garages within the Site are in a depression which means that they do not impact upon the setting of the Church and have limited presence within the Site (Photo 10). The top of the garage building is visible from within the churchyard (Photo 8), the presence of this blocks out some views of the green space and trees to the south. The garage buildings are not of an aesthetically pleasing design, however the bricks match with the brickwork in the retaining Church wall in the south, as such the garage wall blends with the overall character.
- 3.12. Development within the Site as part of the allocation is expected to demolish the existing garages, to be replaced with a Church Hall building, which would not be at a greater scale than the existing wall shown in Photo 9. This would result in a change of function in this area which would translate as a small positive change to the character of the land. The proposals also show a private garden associated with the Church Hall to the south of the Church, this change would constitute a small positive change within the Site, as from this garden area, views of the Church could be obtained.



**Photo 9 View of the garages in the west of the Site looking north towards the Church**

- 3.13. The existing Church Hall lies in the east of the Site (Fig. 10). This building (Photo 11) lies on lower ground to the Church, and makes up a neutral aspect of the setting of the Church as it is a 20th century building of modern character, with a flat roofed element and is backed by a taller element with an undulating roof. To the east of this is a small area of green space which can be used as a secure play area (Photo 1). Topography and the presence of mature trees minimize its overall visual effect within the churchyard; however, it brings the less sympathetic forms of modern development within proximity to the churchyard. Despite sharing a functional relationship, the Church Hall does not contribute to the setting of the Church, equally it does not detract from its setting (i.e., a neutral component).



**Photo 10 View of scale of garages within the Site**



**Photo 11 View of St Mary's Church Hall**

- 3.14. The vicarage within the Site is a modern building shielded from view due to a large fence and vegetation. It is fronted to the east with a hardstanding driveway, the garden to the rear is enclosed and the western extent of the garden abuts the churchyard. Despite sharing a functional relationship, the vicarage does not contribute to the setting of the Church, equally it does not detract from its setting (i.e., a neutral component).
- 3.15. The Site has a functional relationship with the Church, in that the current buildings within the Site comprise the vicarage and Church Hall (Photo 11). These buildings have a associative relationship with the Church as they would not exist without it. The vicarage is resided by the current vicar and the Church Hall is used for Church functions and community activities. However, the form and design of these modern buildings do not currently contribute positively to the setting of the Church. The Church Hall and vicarage are both identified for demolition as part of redevelopment within the Site. A new vicarage and Church Hall will be constructed as part of the new development. Retaining the functional relationship (albeit with new buildings) will ensure that no harm would be occasioned to this particular component of the Church's heritage significance.
- 3.16. Additional housing is proposed to the south-east of the Church in the location of the current Church Hall and to the east of the Church. These houses would be accessed from the north and as such no increased traffic would be introduced to the south of the Church. The addition of these houses would constitute a change to the setting of the Church. Provided the scale of these houses is proportionate to the buildings presently within the Site and surrounding houses, this change would bring residential



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development closer to the Church, however this would not encroach on any key views of the Church or appreciation of the Church. As such this change would not result in harm to the significance of the Church. However, development of a larger-scale that threatens to interfere with views or challenge the aesthetic and architectural interest of the Church would be harmful

- 3.17. The Site has a historic association with the Church, as it would have been in close proximity to the manor house of Goldington Bury. The proximity of the Church to the house was an attribute recorded in the sales particulars of 1875 (Bedfordshire Record office ST832) which stated, ‘The Church adjoins the Mansions, from the Grounds of which there is a Private Entrance, whilst the View of the Battlemented Church Tower through the surrounding trees adds a pleasing feature to the Property’. The sketch of the house (Photo 2) also shows the Church tower to be protruding through the trees hinting at its proximity to the house and the importance of the relationship between Goldington Bury and the Church.

**Goldington Hall (NHLE: 1129006, Grade II)**

- 3.18. Grade II Listed Goldington Hall (Photo 12) is a former manor house constructed in the 17th century and has since been much altered and extended. The hall is built of red brick with a tiled roof and comprises two storeys and attics. The hall was converted into a pub and restaurant in the 1970s and has since been returned to a private residence.



**Photo 12 Goldington Hall**



**Photo 13 View of Goldington Hall front gates**

- 3.19. The Hall is enclosed by a metal gate which surrounds the boundary (Photo 13), this provides a clear indication of the boundary between the Hall and the surrounding area. A line of shrubs and trees also mark the boundary of the Hall, in an attempt to provide privacy to the occupants (Photo 14). The trees which surround the Hall make a positive aspect of its setting, as the mature trees mark the Hall as historic whilst granting privacy to the occupants.



**Photo 14 Shrubbery and trees surrounding Goldington Hall**

- 3.20. In 1671 the hall had accompanying land totalling c. 150 ha, the hall has since lost this land. The Hall sits behind a large, gravelled driveway, but has no associated garden, the green space which it is most clearly associated with is Goldington Green which it overlooks, however, the Hall never had ownership of Goldington Green which was held by the owners of Goldington Bury. This association with green spaces has further been eroded by the positioning of a play area (Photo 16) directly across from



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Goldington Hall, which acts as a physical and visual barrier between the Hall and the Green beyond. The Green contributes a positive element of the setting of Goldington Hall as it allows for 'landscape views', however the play area directly across from the hall contributes a negative aspect of the setting of the Hall as an introduction of activity and modern built form.

3.21. The hall has been surrounded by modern development, with some sympathetically designed buildings having been constructed to the north (Photo 15), but most of the surrounding development is residential and does not relate to the Hall (Photo 16). The surrounding modern residential development contributes a negative aspect of the setting of Goldington Hall, due both to the proximity of surrounding development and the nature of the development which has not been sympathetic to the Hall.

3.22. The residential development to the south and west and general expansion of Goldington has resulted in increased traffic along Goldington Green (road). The result of this is increased traffic around Goldington Hall, which would have historically been located in a quieter location. This contributes a negative aspect of the setting of the Hall, due to increased noise and activity.



**Photo 15 Sympathetic modern development**



**Photo 16 Unsympathetic modern development and play area in Goldington Green**

3.23. Goldington Hall is best experienced from the South looking North towards the southern elevation which overlooks Goldington Green. This position enables an appreciation of the architectural style and building materials used to build the Hall. It has been well kept in recent years, which has resulted in complementary planting and management of the grounds to the south of the Hall.

3.24. The Site lies c. 250m north-east of Goldington Hall. There is no intervisibility between Goldington Hall and the Site, nor is there a known historic association between the two. The Lodge House (Photo 17) which formerly served Goldington Bury is located opposite Goldington Hall, however, beyond proximity there is no known association between the two properties.



**Photo 17 Goldington Bury's former Lodge House**

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3.25. The hall derives its heritage significance from its historic fabric, design and presence within the landscape. The Hall does not derive its heritage significance from the surrounding area, as the landscape in which it was created has long since been lost. However, significant changes within the wider landscape could have a negative impact on the setting of the Hall. As such, should the scale of any proposals within the Site remain the same as those presently within the Site, then the setting of the Hall would not be impacted. Should the development be of a large enough scale to impact upon the appreciation of the southern elevation of the hall due to its prominence on the horizon then that could result in harm to the Hall.

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## 4. SUMMARY FINDINGS

- 4.1. This heritage appraisal has been prepared to provide a high-level assessment of the heritage sensitivities with regard to the historic environment resource within and in the vicinity of the Site, including potential archaeological remains and built heritage.

### *Archaeological Remains*

- 4.2. This report has found that the Site has the potential to contain remains dating to the medieval period. This is due to the possible presence of a medieval manor house which may have been situated within the Site. There is also limited potential for burials to be present within the Site, this is not likely, however there is the possibility that the boundary of the churchyard may have changed over time.
- 4.3. Should the manor house not be situated within the Site there is the potential for features associated with the possible medieval manor house, such as outbuildings, garden features or boundaries.
- 4.4. During the post-medieval period Goldington Bury was located partly within the Site and the Site made up part of the kitchen garden for Goldington Bury. Remains associated with the building are likely to be present within the Site, this building underwent a number of phases, with outbuildings being constructed and demolished within the Site. Evidence relating to these is likely to be present within the Site.
- 4.5. The present structures within the Site will have had a localised impact on any present archaeological remains, there is the possibility that some buildings such as the garages in the west of the site may have removed archaeological remains as they have cut into a terrace.
- 4.6. Any development on the Site in future could result in the disturbance to, or loss of, any buried archaeological remains which may be present. Archaeological remains comprise an important, non-renewable and finite resource, and the construction impacts could result in permanent and irreversible loss of, or damage to, any potential buried archaeological remains which may be present within the Site. Any buried archaeological remains within the Site are unlikely to represent an absolute constraint to development, although the known and potential remains would require consideration as part of the planning process.



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### **Built Heritage**

- 4.7. St Mary's Church is not thought to be susceptible to changes to its significance from changes within the Site, so long as the changes within the Site are at the same scale as the existing built form, or set further to the east, should the scale not be able to be matched. This is since the immediate surroundings (setting) of St Mary's Church is already influenced by modern development, much of which does not negatively affect the experience of the heritage significance of the Church. Therefore, if the proposed development is at the same scale as the existing built form and sympathetic in design to the Church and churchyard then no harm would come to the Church. The setting could also be improved through development of the Site, by replacing or updating buildings within the Site so that the built form within the Site is designed more sympathetically to the Church and can better serve the Church's needs.
- 4.8. Goldington Hall is not thought to be susceptible to changes in its significance from changes within its wider setting, specifically the Site, should any changes within the Site be of a moderate scale proportionate to that which occupies the Site at present.
- 4.9. Due to the lack of intervisibility between Goldington Hall and the Site and the lack of historic association it is not thought that any development within the Site, provided that it is at a similar scale to that which is already within the Site, would have a negative impact on the setting of the Hall.
- 4.10. The historic environment resource within and in the vicinity of the Site will require consideration as part of the planning process if there are proposals in the future for any redevelopment, guided by relevant legislation, planning policy and guidance documents (Appendix 1).

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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Listed Buildings*

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

### **Note on the extent of a Listed Building**

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2021) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on 'Listed Buildings and Curtilage: Historic England Advice Note 10' (Historic England 2018).

### **National heritage policy: the National Planning Policy Framework**

#### **Heritage assets and heritage significance**

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its



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heritage interest' (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainly for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

### **The setting of heritage assets**

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2021),

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Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

#### **Levels of information to support planning applications**

Paragraph 194 of the NPPF (2021) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

#### **Designated heritage assets**

Paragraph 189 of the NPPF (2021) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 199 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 200 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional’.

Paragraph 202 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

#### **Bedford Borough Local Plan**

Bedford Borough Council Local Plan 2030 was adopted in January 2020. It contains the following policy relevant to the Site.

#### **Policy 41S - Historic environment and heritage assets**

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- i. Where a proposal would affect a heritage asset the applicant will be required to describe:
- a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and
  - b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.
- ii. This description must be in the form of one or a combination of: a desk based assessment; heritage statement; heritage impact assessment; and/or archaeological field evaluation. Further information will be requested where applicants have failed to provide assessment proportionate to the significance of the assets affected and sufficient to inform the decision-making process.
- iii. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset or nondesignated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, consent will be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
  - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d. the harm or loss is outweighed by the benefit of bringing the site back into use.
- iv. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- v. In considering proposals affecting designated heritage assets or a nondesignated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:

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- a. The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape)
  - b. scale, form, layout, density, design, quality and type of materials, and architectural detailing
  - c. boundary treatments and means of enclosure
  - d. implications of associated car parking, services and other environmental factors
  - e. effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets
  - f. impact on open space which contributes positively to the character and/or appearance of heritage assets
  - g. the positive benefits of the proposal in addressing heritage at risk.

vi. Where heritage assets are included on a Local List and are affected by development proposals the Council will afford weight proportionate to their heritage significance in the decision-making process to protect and conserve the significance which underpins their inclusion. Partial or total loss adversely impacting this significance will require clear and convincing justification.

vii. The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it.

viii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work might include: - archaeological and/or historic building fieldwork, - post-excavation/recording assessment, analysis, interpretation, - archiving with the local depository, and - presentation to the public of the results and finds in a form to be agreed with the Council.



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As a minimum, presentation of the results should be submitted to the Bedford Borough Historic Environment Record and where appropriate, will be required at the asset itself through on-site interpretation.

### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the

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ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

### **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2021) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.

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- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
  - Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### **Effects upon heritage assets**

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2021) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2021) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

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### Effects upon non-designated heritage assets

The NPPF (2021) paragraph 203 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.



## APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
<b>A</b>	St Mary's Church 15th century church with 19th century additions	Grade II*	507632 251010	<b>1321043</b>
<b>B</b>	Goldington Hall 17th century manor house	Grade II	507496 250728	<b>1129006</b>
<b>C</b>	War Memorial commemorating fallen from 1st and 2nd World Wars	Grade II	507588 250581	<b>1458165</b>
<b>1</b>	Henge monument	Neolithic	507890 250430	MBB21988
<b>2</b>	Multiphase enclosure, barrow complex	Prehistoric	507840 250230	MBB21991
<b>3</b>	Extensive prehistoric settlement features	Prehistoric	508780 250090	MBD1480
<b>4</b>	Bronze Age field system	Bronze Age	507900 250300	MBD1905
<b>5</b>	Site of former ring ditch	Bronze Age	507770 250320	MBB21987
<b>6</b>	Site of former ring ditches	Bronze Age	508040 250320	MBB21989 MBB21990
<b>7</b>	Iron Age to Roman period occupational evidence	Multi-period	508800 251370	MBD1830
<b>8</b>	Iron Age to Roman period settlement structures	Multi-period	508290 250750	MBB21833
<b>9</b>	Line of possible Roman road between Goldington and Putnoe	Roman	506838 251020	MBD10473
<b>10</b>	Possible line of Roman road between Bedford and Shefford Viatores no. 223	Roman	507110 251790	MBD717
<b>11</b>	Site of Medieval Manor House	Medieval	508036 250653	MBD14509
<b>12</b>	Medieval moated site	Medieval	507570 251740	MBD14510
<b>13</b>	Site of late 18th century manor house Goldington Bury	Modern	507700 250960	MBD1063
<b>Find Spots</b>				
<b>FS1</b>	Mesolithic Antler Sleeve	Mesolithic	508500 250500	MBD9841
<b>FS2</b>	Neolithic Axe	Neolithic	506680 251200	MBD1171
<b>FS3</b>	Upwards of 80 Neolithic flints, including an arrowhead and scrapers have been found in this wider region	Neolithic	507700 250700	MBB21524
<b>FS4</b>	Neolithic to Bronze Age Barbed and tanged arrowhead	Neolithic to Bronze Age	506800 250780	MBD15995
<b>FS5</b>	Roman pottery and animal remains	Roman	507440 251050	MBD17747
<b>FS6</b>	Roman pottery and pewter dish	Roman	506870 251190	MBD1909
<b>FS7</b>	Bronze Roman Coin	Roman	507970 250700	MBD11254

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