

Land east of Wixams, Bedfordshire  
Historic Environment Desk Based Assessment  
March 2020

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Report

Heritage (Archaeology and Built Heritage) Desk Based Assessment

Site

Land east of Wixams, Bedfordshire

Client

Wates Developments

Date

March 2020

Planning Authority

Bedford District Council

Site Centred At

TL 05869 43016

Prepared By

[REDACTED]

Approved By

[REDACTED]

Report Status

Draft

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### Timescales Used in This Report

#### Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

#### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

## Executive Summary

This historic environment desk-based assessment considers land east of Wixams, Bedfordshire (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference TL 05869 43016 and covers an irregular area approximately 50.8 ha in size.

The assessment has been commissioned by Wates Developments to support promotion of the study site for allocation in the Local Plan. The assessment has been commissioned to identify constraints and opportunities in relation to heritage and to inform the emerging masterplan. This may broadly comprise c. 400 units in the northern 19 hectares of the study site.

Groundworks associated with the proposed development in the north of the study site have the potential to impact the following non-designated archaeological assets:

- The location of a possible medieval/post-medieval moated farmstead in the north-east corner of the study site. Further assessment will be required to clarify the character and significance of this asset. It is recommended that this takes the form of geophysical survey in the first instance, targeted trenching may also be required. Should the presence of a moated site be confirmed at this location a statement of significance should be produced.
- There is general moderate potential for Iron Age to Romano-British occupation in the north of the study site based on proximity to known settlement sites identified by archaeological investigation to the east, west and north of this area. Based on available evidence Iron Age to Romano-British occupation, if surviving within the study site, is likely to be of local significance. Further works to characterise the archaeological resource in this area is likely to be requested to inform the planning application.

There are currently no plans to develop the southern part of the study site. As such there will be no effect to potential archaeological evidence associated with the WWII military camp in the south of the study site (BHER MBB22080).

There are no designated heritage assets within or immediately adjacent to the study site. The assessment has not identified any designated assets which will be negatively impacted by the proposed development.

## 1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land east of Wixams, Bedfordshire (Figure 1). The site (hereinafter referred to as the 'study site') is located at grid reference TL 05869 43016 and covers an irregular area approximately 50.8 ha.
- 1.2 The assessment has been commissioned by Wates Developments to support promotion of the study site for allocation in the Local Plan. The assessment has been commissioned to identify constraints and opportunities in relation to heritage and to inform the emerging masterplan. This may broadly comprise c. 400 units in the northern 19 hectares of the study site.
- 1.3 In accordance with the Paragraph 189 of the National Planning Policy Framework (MHCLG, 2019) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.4 The Historic Environment Record has been consulted and the relevant designated and non-designated heritage assets are identified in Figures 2 - 4.
- 1.5 The report enables relevant parties to assess the significance of designated and non-designated heritage assets in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

### Location, Topography and Geology

- 1.6 The study site covers an irregular area approximately 50.8 ha. The majority of the study site lies immediately west of the A6, with a small triangular parcel of land to the east of the A6 towards the north. The study site comprises large enclosure agricultural fields.
- 1.7 The study site comprises an area of high ground at c. 50m AOD which slopes down to c. 35m OD towards the north (OS 1980 1:10,000, Figure 12).
- 1.8 The solid geology underlying the study site comprises Peterborough Member (mudstone) in the north and Stewartby Member and Weymouth Member (undifferentiated) (Mudstone) in the south. Superficial deposits are not recorded across the whole study site, three areas of Head Deposits (clay, silt, sand and gravel) are recorded towards the north of the study site.

## 2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the Study Site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- *Management of Recording Projects in the Historic Environment: MORPHE* (English Heritage 2006);
- *Code of Conduct* (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

*“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”*

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

*“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. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”*

### Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at Bedfordshire Record Office;
- Examination of material currently held in the Bedford Historic Environment Record and the Central Bedfordshire Historic Environment Record for a 1km search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of LiDAR and aerial photography for the study site.

2.8 A digital copy of the report will be provided to the Bedford HER (hard copies will be provided on request). A copy will also be uploaded as part of the ADS OASIS database record at the appropriate time.

### 3.0 Planning Background And Development Plan Framework

#### Planning Background

3.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

#### National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF) (July 2018), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

3.4 Paragraph 189 and 190 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

3.5 The Proposed Development has no effect on any designated archaeological heritage assets or any assets that are demonstrably equivalent significance to designated assets, and consequently, the paragraphs of section 16 dealing with designated heritage assets do not apply in this case.

3.6 As all the heritage assets in question, in this case, are non-designated, paragraph 197 is relevant. This paragraph requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

3.7 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.8 *Archaeological Interest* is defined as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

3.9 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.

3.10 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.11 *Setting* is defined as: 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.

3.12 The NPPF is supported by the PPG (July 2019). Paragraph 18a-001 (001 Reference ID: 18a-001-20190723) makes a clear statement that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the development plan and the National Planning Policy Framework.



- 3.13 In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

*“Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.”*

- 3.14 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

- 3.15 Paragraph 18a-013 concludes:

*“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*

- 3.16 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

*“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.*

*Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.*

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.”*

- 3.17 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against

the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secures its future as a designated heritage asset could be a public benefit.*

*Examples of heritage benefits may include:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation.”*

#### Local Planning Policy

- 3.18 Planning policy within Bedford Borough Council is provided by the adopted 2008 Core Strategy and the saved policies of the Bedford Borough Local Plan 2002. The Core Strategy and Rural Issues Plan Development Plan Document sets out the long term spatial vision for Bedford Borough to 2021 and was adopted on the 16<sup>th</sup> April 2008. It contains the following policies relevant to this assessment:

##### *POLICY CP23 – HERITAGE*

*Development will be required to protect and where appropriate enhance:*

- i) the character of conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings and other important historic or archaeological features; and,*
- ii) the borough’s cultural assets, including its landscape, in order to underpin sense of place, cultural identity and promote quality of life.*

- 3.19 The Bedford Borough Local Plan 2002 has the following saved policies relevant to this assessment:

##### *POLICY BE24*

*In considering planning proposals, the Borough Council will have regard to the need to protect, enhance and preserve sites of archaeological interest and their settings. It will where appropriate require the archaeological aspects of development proposals to be examined and evaluated before a planning application is determined. In the absence of an adequate assessment of the archaeological implications, planning permission will be refused.*

##### *POLICY BE25*

*Where the Borough Council decides that the physical preservation in situ of archaeological remains is not justified, and that development affecting such remains should proceed, it will require applicants to submit proposals that:*

- i) minimise as far as possible the effect of a proposal on the archaeological remains; and*
- ii) ensure satisfactory provision for the excavation and recording of the remains, prior to the commencement of development.*

- 3.20 The above policies remain material considerations in accordance with Annex 1 of the NPPF (Paragraph 215) and are given weight according to their consistency with the NPPF.

- 3.21 Bedford Borough Council has published its draft Local Plan to 2030. The Local Plan 2030 was submitted to the Planning Inspectorate for Examination on the 5<sup>th</sup> December 2018 and has the following draft policies relating to heritage:

##### *Policy 42S - Historic environment and heritage assets*

- 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. *Proposals which would cause harm to the significance of a designated heritage asset or non-designated heritage asset of equivalent significance including through change within its setting, will only be granted permission/consent where the harm can be outweighed by demonstrable public benefits attributed to the development. Only in exceptional circumstances will a high level of loss or harm to such a heritage asset's significance be supported.*
  - iv. *In considering proposals affecting designated heritage assets involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:*
    - 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*
  - v. *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.*
  - vi. *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.*
  - vii. *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 must include archaeological fieldwork, post-excavation 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. 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.*

#### Guidance

*Historic Environment Good Practice Advice In Planning Note Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

- 3.22 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2017)*

- 3.23 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.24 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.25 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset
  3. Assessing the effects of proposed development on the significance of a heritage asset
  4. Maximising enhancement and reduction of harm on the setting of heritage assets.
  5. Making & documenting the decision and monitoring outcomes.

## 4.0 Archaeological and Historical Background

- 4.1 Bedford and Central Bedfordshire Historic Environment Records are listed in Appendix A and mapped on Figures 2 and 3. The HERs records the following finds or features within the study site.
- Moated farmstead in the north-east of the study site (BHER 7142): a possible medieval/post-medieval moated farmstead is visible as earthworks on aerial photographs at Wilstead. The earthworks from a square ditched enclosure, divided by a ditch though this maybe later in date as a pond has formed in the northern corner and the dividing ditch may relate to the pond's drainage. The outer ditch encloses an area that measures about 47metres across. It is situated at the corner of a former road leading to and from Wilstead and the enclosure is respected by the surrounding ridge and furrow cultivation, so it is likely that this was a former settlement site.
  - Site of WWII military camp (BHER MBB22080) in the south of the study site;
  - Medieval ridge and furrow is recorded in the south, central, north and north-east part of the study site;
  - Levelled earthworks are recorded in the north and south-east of the study site.
- 4.2 The HERs records the following finds or features in close proximity to the study site.
- Iron Age Roman and medieval occupation site c. 60 – 160m east of the study site (BHER 18221 and 18224) and c. 90m north-west of the study site (BHER 18246)

### Previous Archaeological Investigations (Figure 3)

- 4.3 A list of intrusive archaeological investigations are provided in Appendix A and mapped in Figure 3.
- 4.4 The BHER records no previous site investigations within the study site. The neighbouring site has been subject to a number of phases of archaeological investigations:
- Elstow New Settlement (Albion Archaeology 1999; BHER EBD526) to the north-west of the study site;
  - Wilstead by-pass archaeological watching brief (Bedfordshire County Archaeological Services 1976; BHER EBB1172);
  - Archaeological evaluation (Bedfordshire County Archaeological Service 1999, BHER EBD129) and excavation (Albion Archaeology 2001; BHER EBB719) to the east of the study site. The archaeological excavation undertaken in advance of housing development revealed evidence of settlement from the early-middle Iron Age, the late Iron Age/Romano British and the Saxo-Norman period.

### Aerial Photography and LiDAR

- 4.5 Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth and Google maps (2002-2020)) were consulted to identify previously unrecorded features. The Environment Agency does not hold LiDAR data for the study site.
- 4.6 The National Mapping Project records a possible medieval/post-medieval moated farmstead in the north-east of the study site (BHER 7142), medieval ridge and furrow in the south, central, north and north-east part of the study site and levelled earthworks are recorded in the north and south-east of the study site.

### Unknown

- 4.7 The HER records no unknown finds or features within the study site. Undated features from the 1km study area include two undated cropmarks identified by aerial photography c. 1km south-east of the study site (BHER 16657) and c. 500m south-west of the study site (CBHER 14759) and the Wilshamstead ancient woodland (BHER 13191). Place name evidence suggest the possible presence of an Iron Age / Romano-British occupation site at 'Burnt Ground' (BHER 13990), c. 400m south-west of the study site and an earthwork site at Banky Close (CBHER 14010), 1km west of the study site.

### Prehistoric

- 4.8 The HER records no prehistoric finds or features within the study site. Evidence of early prehistoric occupation evidence includes a flint scatter recovered c. 1km south of the study site (CBHER 18189), and a Neolithic axe (BHER 14807) recovered c. 500m south-east of the study site. Several Bronze Age artefacts have been recovered from the 1km study site, a late Bronze Age palstave (CBHER 18634) c. 700 south-west of the study site and a Bronze Age awl (CBHER 18645) c. 500m west of the study site.

*Iron Age - Roman*

- 4.9 The HER records no Iron Age – Romano-British finds or features within the study site. Evaluation and excavation works in advance of the construction of Wixams Area 4 recorded evidence of a Late Iron Age/Roman and medieval enclosure and settlement c. 100m north-west of the study site. Excavation indicated that occupation was principally restricted to the 1<sup>st</sup> and 2<sup>nd</sup> centuries AD, during which the farmstead had a pastoral basis.
- 4.10 Further evidence of Iron Age/Romano-British occupation within the 1km study area includes the site of an Iron Age to Romano-British farmstead south-west of Church Farm (BHER 18220 and 18221) c. 100m east of the study site and a Roman occupation site, including pits, ditches and pottery near Duck End Farm (BHER 18262), c. 500m north of the study site.
- 4.11 The CHER records a late Iron Age/Roman settlement (CBHER 20505 and 20506), 1km west of the study site. Although there is no description for this, it is assumed this is associated with recent evaluation works associated with the southern extension to Wixams. Roman finds have also been recovered north of Little Thicket Farm (CBHER 18252), c. 1km west of the study site.

*Early Medieval*

- 4.12 Wilshamstead is an ancient parish in the Redbornestoke Hundred. The Parish name has Old English origins, meaning 'Wil's/Winel's homestead' (KEPN 2020). Wilshamstead is recorded as a pre-conquest manor in 1086. It is assumed the early medieval settlement is located in the vicinity of the medieval core, c.350m east of the study site.
- 4.13 The HERs records no early medieval finds or features within the study site. Early medieval occupation evidence within the study site is restricted to Saxon and medieval pottery recovered from north-east of Little Thicket Farm (BHER 18251).

*Medieval*

- 4.14 Wilshamstead was recorded with Westcotts in the 1086 Domesday Survey. Wilshamstead was slightly the larger and was held by the Abbess of Elstow of the Countess Judith. It was assessed at 3 hides and was worth £7 6s. (fn. 6) The manor, like the remainder of the Countess Judith's lands, was held as of the honour of Huntingdon (VCH 1912, 325-328).
- 4.15 The study site is located c. 300m to the south of the deserted medieval settlement at Duck End (BHER 17053) and c. 300 west of the medieval settlement of Wilstead (BHER 17052). The historic core of Wilstead forms a linear settlement pattern along Luton Road. The Grade II\* listed Parish Church of All Saints dates to the 14<sup>th</sup> -15<sup>th</sup> century and is located on the western limit of the linear settlement.
- 4.16 The BHER records the site of a moated farmstead in the north-east of the study site (BHER 7142). The site, interpreted as being of possible medieval/post-medieval date, comprises a series of earthworks recorded on 1940-1955 RAF aerial photos. The earthworks form a square ditched enclosure, divided by a ditch though this maybe later in date as a pond has formed in the northern corner and the dividing ditch may relate to the pond's drainage. The outer ditch encloses an area that measures about 47metres across. It is situated at the corner of a former road leading to and from Wilstead and the enclosure is respected by the surrounding ridge and furrow cultivation, so it is likely that this was a former settlement site. In terms of primary documentation associated with the possible moated site, the HER description records only the aerial photographic and cartographic sources. Cartographic sources record the presence of a pond features which may represent an arm of the moat, however, there is no evidence of an extant feature from the early 19<sup>th</sup> century. No associated records were identified in the Bedford Archives.
- 4.17 The National Mapping Project records medieval ridge and furrow in the south, central, north and north-east part of the study site and levelled earthworks are recorded in the north and south-east of the study site.
- 4.18 The HERs record several other possible moated sites at Chapel End Farm (CBHER 3393), Hill Farm (CBHER 3392) and south-east of Chapel End (CBHER 3392 and 4465).

*Post-Medieval/Modern*

- 4.19 As previously discussed the majority of the study site forms agricultural hinterland to the west of the historic core of Wilstead. There is, however, the site of a possible moated farmhouse of medieval to post-medieval date recorded in the north-east of the study site (see paragraph 3.16 for description).

- 4.20 The majority of the HER entries relate to built heritage features in the wider study area. This includes 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century domestic and industrial buildings. Examples of industry include brickfields and brick kilns. Several pond features are recorded within the study site which may have industrial, rather than natural origins.
- 4.21 The Parish of Wilshamstead was enclosed in 1809 (not illustrated). The moated site is located within a field which is connected to Church Farm to the south and Duck End Farm to the north-east. The text description for the field is too small to discern, however, no moated site is recorded from this date. A further 'carriage' path is recorded to the north. One of the fields within the area enclosed by this access road is recorded as glebe.
- 4.22 The 1812 Ordnance Survey Drawing (Figure 7) illustrates the study site as forming the agricultural hinterland of Wilstead. A roughly north-south watercourse is shown through the north-west part of the site. The study site comprises several small – moderate-sized enclosed fields. No structures are recorded within the study site, however, a small section of woodland is shown in the south-east part of the study site.
- 4.23 No Tithe Map was identified for Wilshamstead.
- 4.24 The 1882 Ordnance Survey (Figure 8) records a similar layout to that recorded on the 1812 Ordnance Survey Drawing, additional details provided through the recording of footpaths through the north and south of the study site, a number of ponds/pts and treelined boundaries. No structures are recorded within the study site.
- 4.25 No changes are recorded on the 1912 Ordnance Survey (Figure 9). The 1948 Ordnance Survey (Figure 10) records the location of the WWII military camp (BHER MBB22080) in the south of the study site. The access road which encloses the camp is shown on the 1948 Ordnance Survey with no individual buildings. The description of the camp in the BHER is based on an assessment of aerial photographic material: *'The camp comprises huts, some partially demolished, and some just showing the footprint of where they once were, and all are connected by trackways. The purpose of the camp is unclear but it may have been a POW camp, documented as being at Houghton Conquest and for which a precise location is not given. The camp is only a mile from the centre of Houghton Conquest'*. The camp is shown on the 1959-60 Ordnance Survey (Figure 11) but is not shown on the 1980 source (Figure 12).
- 4.26 The 1980 Ordnance Survey (Figure 12) records the construction of the A6 corridor which largely forms the eastern limit of the study site, with the exception of where it dissects the northern part of the study site. To the east of the study site, the village of Wilstead has increased in size with infilling of the area south of the church and north of church farm and east and west of Luton Road. The study site remains agricultural with little alteration to the historic field pattern. A large rectangular building is recorded towards the south of the study site in the location of the WWII camp. The field boundaries remain largely the same.
- 4.27 The 2010 Ordnance Survey (Figure 13) records the complex of modern agricultural buildings in the south of the study site which survive to date.
- Past Impacts & summary of identified / potential archaeological assets and statement of significance*
- 4.28 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site. This includes a site visit on the 5<sup>th</sup> March 2020.
- 4.29 No earlier phases of construction are recorded within the majority of the study site, past impacts restricted to historic ploughing / agricultural activity. The impact of the WWII camp in the south of the study site and the modern agricultural buildings is unconfirmed at the time of writing.
- 4.30 The site of a possible moated farmstead in the north-east of the study site (BHER 7142) does not survive as a discernible earthwork, a sub-rectangular area of sunken/shrub ground is located in the vicinity of the possible moated site. The feature measures c. 35m in length and 25m in width.
- 4.31 Taking into account a review of known archaeological sites in the immediate vicinity of the study site and the historical development of the study site, the estimated potential for finds and features is as follows:

- BHER records the location of a possible medieval/post-medieval moated farmstead in the north-east corner of the study site. The identification of the site is based primarily on aerial photographic evidence, no primary records have been identified at the Bedford Archives as part of this rapid assessment. Further assessment will be required to clarify the character and significance of this asset. The majority of the study site forms part of the agricultural hinterland of known historic settlement, as such finds or features from the early medieval, medieval and post-medieval periods in the majority of the study site is likely to comprise evidence of agricultural activity only.
- Moderate potential for Iron Age to Romano-British occupation in the north of the study site based on proximity to known settlement sites identified by archaeological investigation to the east, west and north of this area. Based on available evidence Iron Age to Romano-British occupation, if surviving within the study site, is likely to be of local significance.
- Low potential for significant early prehistoric and early medieval occupation evidence.
- The HER records the location of a WWII military camp in the south of the study site (BHER MBB22080). The potential for sub-surface evidence or military surface finds cannot be ruled out entirely at this stage.

#### Designated Archaeological Assets

- 4.32 No statutory designations (Scheduled Ancient Monuments, Registered Battlefields or World Heritage Sites) are located within or adjacent to the study site boundary.
- 4.33 As such the assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.



## 5.0 Built Heritage Assets

### *Introduction*

- 5.1 This section will consider the potential effects of development within the study site on the significance of built heritage assets, including through effects to their settings. This will include heritage assets within the study site, and those in the surrounding area, whose setting may be affected.
- 5.2 Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas.
- 5.3 Stage 1 of Historic England's five-stage settings assessment (HistE 2017) requires the assessor to "Identify which heritage assets and their settings are affected" (HistE 2017). There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the Proposed Development:
- A radius of 1 km from the boundary of application site has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 5.4 In some limited cases, some particular assets can have a wider setting which is sensitive, therefore the wider area outside of the search radius was also considered in the preparation of this assessment. No additional heritage assets have been identified.
- 5.5 Not all designated heritage assets within this radius will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study area. Also, not all assets will require the same level of assessment. As set out in paragraph 199 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 5.6 A site walkover was undertaken on the 5<sup>th</sup> March 2020 to assess the setting of nearby designated heritage assets. The conditions were wet and overcast, with poor long-distance visibility due to cloud cover.

### Non-designated built heritage assets

- 5.7 Non-designated assets are described as unlisted buildings of historic interest. The study site contains no built heritage assets identified on the Bedford Historic Environment Record. No local list has been identified for Bedford.

### Other buildings

- 5.8 The study site contains a complex of modern agricultural buildings in the south of the study site. These date to the late 20<sup>th</sup> century and are not considered of heritage significance.

### Designated Built Heritage Assets

- 5.9 Statutory designations are listed in Appendix A and mapped in Figure 4. No statutory designations (Listed Buildings, Registered Parks and Gardens, Conservation Areas) are located within the study site boundary. A total of 17 Grade II listed buildings and one Grade II\* listed building are recorded within the 1km study area.
- 5.10 A rapid assessment of the potential impact on the setting of designated heritage assets in the vicinity of the study site was undertaken. The listed assets form two groups, those within the historic core of Wilstead and those in the vicinity of Duck End Farm. In the majority of cases there is no intervisibility with the study site due to topography, vegetation and a degree of separation resulting from the intervening agricultural land and the A6. For this reason, it is clear that no harm to the significance of the following assets would result from the proposed development: 8 Church Road (NHLE 1114197), the Old Manor House (NHLE 1114198), Granary at Manor Farm (NHLE 1114199), Barn at Duck End Farm (NHLE 1114203), Dove Cottage (NHLE 1114204), 16A Luton Road (NHLE 1114205), Church Cottage (NHLE 1137451), Winters Moon (NHLE 1137456), Barn range

approximately 10 metres south-east of Hill Farmhouse (NHLE 1312138), Orchard Cottage (NHLE 1312258), Church Farmhouse (NHLE 1312264), 5 and 7 Bedford Road (NHLE 1312324), Manor Farmhouse (NHLE 1321583), Duck End Farmhouse (NHLE 1321586), Hill Farmhouse (NHLE 1321737). As such further assessment is not necessary.

5.11 The following assets are considered in more detail due to their proximity or status.

*The Vicarage Farmhouse (NHLE 1114196)*

5.12 The Grade II listed Vicarage Farmhouse dates to the 17<sup>th</sup> century, reworked in the 19<sup>th</sup> and 20<sup>th</sup> century. The structure is timber-framed with pebbledash render with clay tile roof. The listed structure forms a complex of low lying buildings set back from Bedford Road, c. 300m north of the study site. The buildings are located within a square boundary with mature vegetation along the southern boundary. A c. 300m long agricultural field provides a visual buffer between it and the study site.

5.13 The significance of the listed farmhouse relates to its architectural and historical value as a 17<sup>th</sup>-century domestic building. The study site forms part of the wider rural landscape of this asset, on balance, this is considered to make a negligible contribution to the significance.

*The Parish Church of All Saints (NHLE 1321582)*

5.14 The Grade II\* listed Parish Church of All Saints dates to the 14<sup>th</sup> -15<sup>th</sup> century with, reworked in the 19<sup>th</sup> century by Sir Arthur Blomfield. The structure comprises coursed ironstone rubble with oolite and chalk ashlar to dressings. The west tower dates to 1852. The church is located with an associated burial ground which is bound by substantial c. 100m thick woodland to the east and south. No intervisibility with the study site was identified during the site visit and the church tower was not visible from the study site. A c. 300m long agricultural field provides a visual buffer between it and the study site.

5.15 The significance of the listed Parish of All Saints relates to its architectural, historical, evidential and communal value as a medieval ecclesiastic building. The study site forms part of the wider rural landscape of this asset. As the study site forms part of the parish lands there is a historical connection, however, due to the enclosed context of the church and lack of intervisibility, the contribution the study site makes to the significance of the church is considered minor.

*The Little Church Farmhouse (NHLE 1114206)*

5.16 The Grade II listed Little Church Farmhouse dates to c. 1700 with later additions and is located on the western edge of Wilstead. The structure comprises colour-washed roughcast over timber-frame with an old clay roof. The farmhouse is located in a courtyard with a low fence and high hedge line to the west. Two agricultural fields, measuring approximately 300m in total, provide a visual buffer between it and the study site. To the south of the asset is a similar distance to the study site to the south.

5.17 The significance of the listed farmhouse relates to its architectural and historical value as an early 18<sup>th</sup>-century domestic building. The study site forms part of the wider rural landscape of this asset, on balance, this is considered to make a negligible contribution to the significance.

## 6.0 Proposed Development and Predicted Impact on Heritage Assets

### Site Conditions

- 6.1 The study site covers an irregular area approximately 50.8 ha. The proposed masterplan will broadly comprise c. 400 units in the northern 19 hectares of the study site. This northern area comprises a triangular pasture field to the east of the A6 corridor and three agricultural fields (ploughed) to the west of the A6 corridor. The fields are bound by mature hedge lines with occasional trees.



Plate 1 Northern part of the study site (Dir. west)



Plate 2 Northern part of the study site (Dir. south-east)

### The Proposed Development

- 6.2 The assessment has been commissioned to identify constraints and opportunities in relation to heritage and to inform the emerging masterplan. This may broadly comprise c. 400 units in the northern 19 hectares of the study site.

### Potential Impacts on Non-Designated Archaeological Assets

- 6.3 Groundworks associated with the proposed development in the north of the study site have the potential to impact the following non-designated archaeological assets:
- The location of a possible medieval/post-medieval moated farmstead in the north-east corner of the study site. Further assessment will be required to clarify the character and significance of this asset. It is recommended that this takes the form of a geophysical survey in the first instance, targeted trenching may also be required. Should the presence of a moated site be confirmed at this location a statement of significance should be produced.
  - There is general moderate potential for Iron Age to Romano-British occupation in the north of the study site based on proximity to known settlement sites identified by archaeological investigation to the east, west and north of this area. Based on available evidence Iron Age to Romano-British occupation, if surviving within the study site, is likely to be of Local Significance. Further works to characterise the archaeological resource in this area is likely to be requested to inform the planning application.
- 6.4 There are currently no plans to develop the southern part of the study site. As such there will be no effect to potential archaeological evidence associated with the WWII military camp in the south of the study site (BHER MBB22080).

### Potential Impacts on Designated Archaeological Assets

- 6.1 There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

### Potential Impacts on Designated Built Heritage Assets

- 6.2 The proposed development would not have a direct physical impact on any designated heritage assets. The proposed development would result in residential development near a number of designated heritage assets. These changes have the potential to affect the setting of designated heritage assets in the wider area.
- 6.3 The previous section discussed the setting and significance of the identified designated assets within the study area. Whilst the study site forms part of the wider rural landscape of these assets, the contribution that the study site makes to the significance/experience of these assets is considered negligible to minor. As such, the effect of the proposed development on the following designated heritage assets are considered to be non-material in that it would not result in a change to the significance of the assets: the Vicarage Farmhouse (NHLE 1114196), the Parish Church of All Saints (NHLE 1321582) and the Little Church Farmhouse (NHLE 1114206).

## 7.0 Summary and Conclusions

- 7.1 This historic environment desk based assessment of land east of Wixams, Bedfordshire (Figure 1).
- 7.2 The assessment has been commissioned to support promotion of the study site for allocation in the Local Plan. The assessment has been commissioned to identify constraints and opportunities in relation to heritage and to inform the emerging masterplan. This may broadly comprise c. 400 units in the northern 19 hectares of the study site.
- 7.3 Groundworks associated with the proposed development in the north of the study site have the potential to impact the following non-designated archaeological assets:
- The location of a possible medieval/post-medieval moated farmstead in the north-east corner of the study site. Further assessment will be required to clarify the character and significance of this asset. It is recommended that this takes the form of geophysical survey in the first instance, targeted trenching may also be required. Should the presence of a moated site be confirmed at this location a statement of significance should be produced.
  - There is general moderate potential for Iron Age to Romano-British occupation in the north of the study site based on proximity to known settlement sites identified by archaeological investigation to the east, west and north of this area. Based on available evidence Iron Age to Romano-British occupation, if surviving within the study site, is likely to be of Local Significance. Further works to characterise the archaeological resource in this area is likely to be requested to inform the planning application.
- 7.4 There are currently no plans to develop the southern part of the study site. As such there will be no effect to potential archaeological evidence associated with the WWII military camp in the south of the study site (BHER MBB22080).
- 7.5 There are no designated heritage assets within or immediately adjacent to the study site. The assessment has not identified any designated assets which will be negatively impacted by the proposed development.

## Sources

### General

Bedford Historic Environment Record (BHER)  
 Central Bedfordshire Historic Environment Record (CBHER)  
 British Library (BL)

### Website

British Geological Society (GeoIndex) website (<https://www.bgs.ac.uk>)  
 Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk))  
 Historic England - The National Heritage List for England (<https://historicengland.org.uk/>)  
 Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)  
 MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)  
 Pastscape - [www.pastscape.org.uk](http://www.pastscape.org.uk)  
 Bing Maps - <https://www.bing.com/maps/>  
 Environment Agency - <https://data.gov.uk/publisher/environment-agency>  
 Key to English Placenames - <http://kepn.nottingham.ac.uk/map/county/Bedfordshire>

### Archival / Cartographic Material

1812 Ordnance Survey Drawing  
 1882 OS 1:10,560 Scale Map  
 1924 OS 1:10,560 Scale Map  
 1948 OS 1:10,560 Scale Map  
 1959-60 OS 1:10,560 Scale Map  
 1980 OS 1:10,000 Scale Map  
 2010 OS 1:10,000 Scale Map

### Bibliographic

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage. 2010. PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

English Heritage 2012 Comparison of PPS5 Policies with Historic Environment-Related Policies in the NPPF – Parts 1 & 2.

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

Historic England 2017 Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

Ministry of Housing, Communities & Local Government 2019 *National Planning Policy Framework*

Ministry of Housing, Communities & Local Government 2019 Planning Practice Guidance

Victoria County History ed Page W 1912 'Parishes: Wilshamstead', in *A History of the County of Bedford: Volume 3*, (London, 1912), pp. 325-328.

## GAZETTEER OF ARCHAEOLOGICAL ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the edge of the study site was adopted. The following gazetteer represents all of the entries from the Bedford and Central Bedfordshire Historic Environment Record. Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise, these will be referenced by the Historic Environment Record or English Heritage reference number.

**Abbreviations:**

<b>BHER:</b>	Bedford Historic Environments Record
<b>CBHER:</b>	Central Bedfordshire Historic Environments Record
<b>Prefef:</b>	Historic Environments Record monument identification reference number

HER	HER PREFREF/ ORION REF.	NAME	MONUMENT TYPE	DATE
BHER	MBD7144	DOVEHOUSE CLOSE	DOVECOTE	UNKNOWN
BHER	MBD13193	WILSHAMSTEAD WOOD, ANCIENT WOODLAND	WOOD	UNKNOWN
BHER	MBD13990	BURNT GROUND, CHAPEL END FARM	OCCUPATION SITE	UNKNOWN
CBHER	MBD14010	BANKY CLOSE, NEAR GREAT THICKTHORN FARM	EARTHWORK	UNKNOWN
CBHER	MBD16611	CROPMARKS OF RECTILINEAR AND CURVILINEAR ENCLOSURES, SOUTH OF WILSTEAD WOOD	RECTILINEAR ENCLOSURE; CURVILINEAR ENCLOSURE	UNKNOWN
CBHER	MBD14759	CROPMARKS, HOUGHTON CONQUEST	FIELD SYSTEM; BUILDING?	UNKNOWN/MED IEVAL-POST- MEDIEVAL
BHER	MBD16611	CROPMARKS, SOUTH OF WILSTEAD WOOD	RECTILINEAR ENCLOSURE; CURVILINEAR ENCLOSURE	PREHISTORIC
CBHER	MBD18168	FLINT SCATTER	DITCH; PIT; FLINT SCATTER; GULLY; PIT	PREHISTORIC
BHER	MBD14807	NEOLITHIC AXE, WILSTEAD WOOD	FINDSPOT	NEOLITHIC
CBHER	MBD19964	LATE BRONZE AGE PALSTAVE, SOUTH OF CHAPEL END FARM	FINDSPOT	BRONZE AGE
CBHER	MBD19990	BRONZE AGE AWL	FINDSPOT	BRONZE AGE
CBHER	MBD22854	LATE IRON AGE/ROMAN SETTLEMENT, SOUTH EAST OF GREAT THICKTHORN FARM		IRON AGE - ROMAN
CBHER	MBD22855	LATE IRON AGE/ROMAN SETTLEMENT, EAST OF GREAT THICKTHORN FARM		IRON AGE - ROMAN
BHER	MBD18199	IRON AGE/ROMAN SETTLEMENT AND MEDIEVAL POST HOLE; SW OF CHURCH FARM, WILSHAMSTEAD	OCCUPATION SITE; DITCH; PIT; POST HOLE	IRON AGE/ROMAN/M EDIEVAL
BHER	MBD18200	IRON AGE/ROMAN AND MEDIEVAL SETTLEMENT; LONGMEADOW DRIVE, WILSHAMSTEAD	OCCUPATION SITE; DITCH; POST HOLE; PIT; FLOOR?; PIT; DITCH; POST HOLE; POST HOLE; RIDGE AND FURROW; PIT	IRON AGE/ROMAN/M EDIEVAL
BHER	MBD18199	IRON AGE/ROMAN SETTLEMENT AND MEDIEVAL POST HOLE; SW OF CHURCH FARM, WILSHAMSTEAD	OCCUPATION SITE; DITCH; PIT; POST HOLE	IRON AGE/ROMAN/M EDIEVAL

HER	HER PREFREF/ ORION REF	NAME	MONUMENT TYPE	DATE
BHER	MBD18200	IRON AGE/ROMAN AND MEDIEVAL SETTLEMENT; LONGMEADOW DRIVE, WILSHAMSTEAD	OCCUPATION SITE; DITCH; POST HOLE; PIT; FLOOR?; PIT; DITCH; POST HOLE; POST HOLE; RIDGE AND FURROW; PIT	IRON AGE/ROMAN/MEDIEVAL
BHER	MBD18752	LATE IRON AGE/ROMAN AND MEDIEVAL ENCLOSURE AND SETTLEMENT; WIXAMS AREA 4.	PIT; WATERHOLE; BEAM SLOT?; DRAINAGE DITCH?; PEN?; DITCH; TRACKWAY; PIT; HEARTH?; POST HOLE; BUILDING?;	IRON AGE/ROMAN/MEDIEVAL
BHER	MBD18880	ROMAN OCCUPATION AND MEDIEVAL FIELD SYSTEM; NW OF DUCK END FARM, WILSHAMSTEAD	DITCH; PIT; BOUNDARY DITCH; GULLY; ENCLOSURE?; RIDGE AND FURROW; PIT	ROMAN / MEDIEVAL
CBHER	MBD18877	ROMAN FINDS, NORTH OF LITTLE THICKTHORN FARM	FINDSPOT	ROMAN / MEDIEVAL
BHER	MBD18827	SAXON AND MEDIEVAL POTTERY, NORTH EAST OF LITTLE THICKTHORN FARM.	ARTEFACT SCATTER	EARLY MEDIEVAL / MEDIEVAL
CBHER	MBD18827	SAXON AND MEDIEVAL POTTERY, NORTH EAST OF LITTLE THICKTHORN FARM.	ARTEFACT SCATTER	EARLY MEDIEVAL/MEDIEVAL
BHER	MBD16088	BONES + POTTERY, VICARAGE GARDEN	INHUMATION	MEDIEVAL
BHER	MBB22172	RIDGE AND FURROW; WIXAMS	RIDGE AND FURROW	MEDIEVAL
BHER	MBD17005	WILSTEAD MEDIEVAL VILLAGE	VILLAGE	MEDIEVAL
BHER	MBD17006	DUCK END MEDIEVAL SETTLEMENT	SETTLEMENT	MEDIEVAL
BHER	MBD662	RIDGE AND FURROW, WILSHAMSTEAD PARISH	DITCH; DITCH; PIT; DITCH; RIDGE AND FURROW; POST HOLE; CULTIVATION MARKS; DITCH; PIT	MEDIEVAL
CBHER	MBD3282	POSSIBLE MOAT/MEDIEVAL SETTLEMENT, GREAT THICKTHORN FARM	MOAT?; DESERTED SETTLEMENT	MEDIEVAL
CBHER	MBD3393	POSSIBLE MOAT, CHAPEL END FARM	MOAT?	MEDIEVAL
CBHER	MBD3392	POSSIBLE MOAT, HILL FARM	DESERTED SETTLEMENT; MOAT	MEDIEVAL
CBHER	MBD16997	CHAPEL END MEDIEVAL SETTLEMENT	HAMLET	MEDIEVAL
CBHER	MBD4465	MOAT, SOUTH EAST OF CHAPEL END	GRANGE; MOAT; RELIGIOUS HOUSE	MEDIEVAL
BHER	MBD13958	HAYNES PARK, HAYNES	RABBIT WARREN?; DEER PARK; DITCH	MEDIEVAL - POST-MEDIEVAL
BHER	MBD14759	CROPMARKS, HOUGHTON CONQUEST	FIELD SYSTEM; BUILDING?	MEDIEVAL - POST-MEDIEVAL
CBHER	MBD13982	CHAPEL END GREEN	VILLAGE GREEN	MEDIEVAL - POST-MEDIEVAL
CBHER	MBD13987	DOVEHOUSE AT HILL FARM	DOVECOTE	MEDIEVAL - POST-MEDIEVAL
BHER	MBD7142	MOATED FARMSTEAD; WILSTEAD	FARMSTEAD?; MOAT	MEDIEVAL/POST-MEDIEVAL
CBHER	MBD16321	HILL FARM, CHAPEL END ROAD	MODEL FARM; AGRICULTURAL BUILDING	MEDIEVAL/POST-MEDIEVAL



HER	HER PREFREF/ ORION REF.	NAME	MONUMENT TYPE	DATE
CBHER	MBD13958	HAYNES PARK	RABBIT WARREN?; DEER PARK; DITCH	MEDIEVAL/POST -MEDIEVAL
BHER	MBD3582	THE BLACK HAT PUBLIC HOUSE, BEDFORD ROAD	BUILDING; PUBLIC HOUSE	17TH CENTURY
BHER	MBD3583	CAWNE CLOSE, 34 BEDFORD ROAD	BUILDING	17TH CENTURY
BHER	MBD825	BUILDING (SITE OF)	BUILDING	17TH CENTURY
BHER	MBD8993	ALL SAINTS' PARISH CHURCHYARD	CHURCHYARD	18TH CENTURY
BHER	MBD12594	BARN, WEST OF HOUSE, MANOR FARM	BARN; WEATHERBOARDIN G; ROOF	18TH CENTURY
BHER	MBD3586	ELEPHANT & CASTLE, 49 COTTON END ROAD	BUILDING; PUBLIC HOUSE	18TH CENTURY
BHER	MBD12593	5 CHURCH ROAD	HOUSE; ATTIC; CHIMNEY STACK; GABLED ROOF	19TH CENTURY
BHER	MBD3584	THE WOOLPACK PUBLIC HOUSE, BEDFORD ROAD	BUILDING; PUBLIC HOUSE	19TH CENTURY
BHER	MBD3587	47 COTTON END ROAD	BUILDING	19TH CENTURY
CBHER	MBD1816	CHAPEL END FARM	BUILDING	19TH CENTURY
BHER	MBD1180	WEST PARK FARM	BUILDING	POST-MEDIEVAL
BHER	MBD5512	THE RECTORY (SITE OF)	PRIESTS HOUSE	POST-MEDIEVAL
CBHER	MBD1180	WEST PARK FARM	BUILDING	POST-MEDIEVAL
CBHER	MBD19618	FORMER TURNPIKE ROAD, BEDFORD - LUTON (ORIGINAL ALIGNMENT)	TOLL ROAD	POST-MEDIEVAL
BHER	MBD8456	BRICKWORKS	BRICKWORKS	VICTORIAN/MO DERN
BHER	MBD6742	BRICKFIELD AND KILN	BRICKWORKS	VICTORIAN- MODERN
BHER	MBD17890	ELSTOW AMMUNITION FACTORY, A6	FILLING FACTORY; ORDNANCE FACTORY	MODERN
BHER	MBB22080	SECOND WORLD WAR MILITARY CAMP; S OF WILSTEAD	MILITARY CAMP; PRISONER OF WAR CAMP	MODERN
CBHER	MBD17890	ELSTOW ROYAL ORDNANCE FACTORY	ORDNANCE FACTORY	MODERN

## GAZATTEER OF ARCHAEOLOGICAL EVENTS (Figure 3)

The following gazetteer represents all events recorded by the Bedford/Central Bedfordshire Historic Environment Record within 1km of the study site centre.

### Abbreviations:

<b>BHER:</b>	Bedford Historic Environments Record
<b>CBHER:</b>	Central Bedfordshire Historic Environments Record
<b>EVUID:</b>	Historic Environments Record event identification reference number

BHER / CBHER	EVUID	NAME
BHER	EBB1050	COTTON END ROAD, WILSTEAD, BEDFORDSHIRE; ARCHAEOLOGICAL TRIAL TRENCHING
BHER	EBB1054	AREA A, LAND AT DINES CLOSE AND VILLAGE FARM, WILSTEAD, BEDFORDSHIRE; ARCHAEOLOGICAL EVALUATION REPORT
BHER	EBB1170	LAND AT COTTON END ROAD, WILSTEAD; GEOPHYSICAL SURVEY
BHER	EBB1171	WILSTEAD WOOD; MEASURED SURVEY
BHER	EBB1316	LAND AT WHITWORTH WAY, WILSTEAD; EVALUATION
BHER	EBB1350	WHITWORTH WAY, WILSTEAD; EXCAVATION
BHER	EBB1371	WHEAT BARN, DUCK END FARM, DUCK END, WILSTEAD; BUILDING SURVEY
BHER	EBB1371	WHEAT BARN, DUCK END FARM, DUCK END, WILSTEAD; BUILDING SURVEY
BHER	EBB1377	LAND NORTH-EAST OF BEDFORD ROAD, WILSTEAD; GEOPHYSICAL SURVEY
BHER	EBB1398	LAND SOUTH OF BRIAR BANK MOBILE HOME PARK, WILSTEAD; GEOPHYSICAL SURVEY
BHER	EBB560	HILL FIELD, WILHAMSTEAD, ARCHAEOLOGICAL EXCAVATION
BHER	EBB568	WILLINGTON TO STEPPINGLEY GAS PIPELINE; MAGNETIC SUSCEPTIBILITY AND FLUXGATE GRADIOMETER SURVEY
BHER	EBB673	32/34 BEDFORD ROAD, WILSTEAD: ARCHAEOLOGICAL OBSERVATION AND RECORDING
BHER	EBB681	THE WIXAMS, ELSTOW, BEDFORDSHIRE: ARCHAEOLOGICAL MITIGATION OF AREA 3 (RPS 84)
BHER	EBB719	ARCHAEOLOGICAL EXCAVATION: WILSTEAD, LUTON ROAD
BHER	EBB724	1 LUTON ROAD, BEDFORD: ARCHAEOLOGICAL EVALUATION
BHER	EBB757	FORMER SITE OF THE ELSTOW STORAGE DEPOT (AREA 7) THE WIXAMS; ARCHAEOLOGICAL EVALUATION STORAGE DEPOT (AREA 7) THE WIXAMS BEDFORDSHIRE
BHER	EBB807	LAND AT 32-34 BEDFORD ROAD, WILSTEAD; ARCHAEOLOGICAL TRIAL TRENCH EVALUATION
BHER	EBB892	31 LUTON ROAD/2A HOWARD CLOSE, WILSTEAD, BEDFORDSHIRE
BHER	EBD129	LAND AT WILSTEAD, ARCHAEOLOGICAL EVALUATION: TRIAL TRENCHING
BHER	EBD179	THE WIXAMS, ELSTOW; EARTHWORK SURVEY AREAS 5 AND 6
BHER	EBD233	THE WIXAMS, ELSTOW, AREAS 2, 5, 6, 8 AND 9; ARCHAEOLOGICAL INVESTIGATION
BHER	EBD400	WILSTEAD CHURCH VICARAGE; WATCHING BRIEF
BHER	EBD454	FORMER ROYAL ORDNANCE FACTORY 16

BHER / CBHER	EVU/ID	NAME
BHER	EBD526	ELSTOW NEW SETTLEMENT; ELSTOW STORAGE DEPOT
BHER	EBD83	THE WIXAMS, ELSTOW; ARCHAEOLOGICAL FIELD EVALUATION AREAS 1 & 2
CBHER	EBD1284	FOREST ENTERPRISE WOODLANDS IN BEDFORDSHIRE: ARCHAEOLOGICAL SURVEY, MARCH 2001
CBHER	EBD1773	WIXAM PARK; GEOPHYSICAL SURVEY REPORT
CBHER	EBD228	HILL FARM, CHAPEL END LANE, HOUGHTON CONQUEST; ARCHAEOLOGICAL OBSERVATION, RECORDING, ANALYSIS AND PUBLICATION
CBHER	EBD454	FORMER ROYAL ORDNANCE FACTORY 16
CBHER	EBD526	ELSTOW NEW SETTLEMENT; ELSTOW STORAGE DEPOT
CBHER	EBD600	WILLINGTON TO STEPPINGLEY GAS PIPELINE: MAGNETIC SUSCEPTIBILITY AND FLUXGATE GRADIOMETER SURVEY
CBHER	EBD601	WILLINGTON TO STEPPINGLEY PIPELINE: ARCHAEOLOGICAL FIELDWALKING, FIELD RECONNAISSANCE AND GEOPHYSICAL SURVEY
CBHER	EBD630	WILLINGTON TO STEPPINGLEY 900MM GAS PIPELINE; ARCHAEOLOGICAL EVALUATION, EXCAVATION & WATCHING BRIEF
CBHER	EBD674	WILLINGTON TO STEPPINGLEY

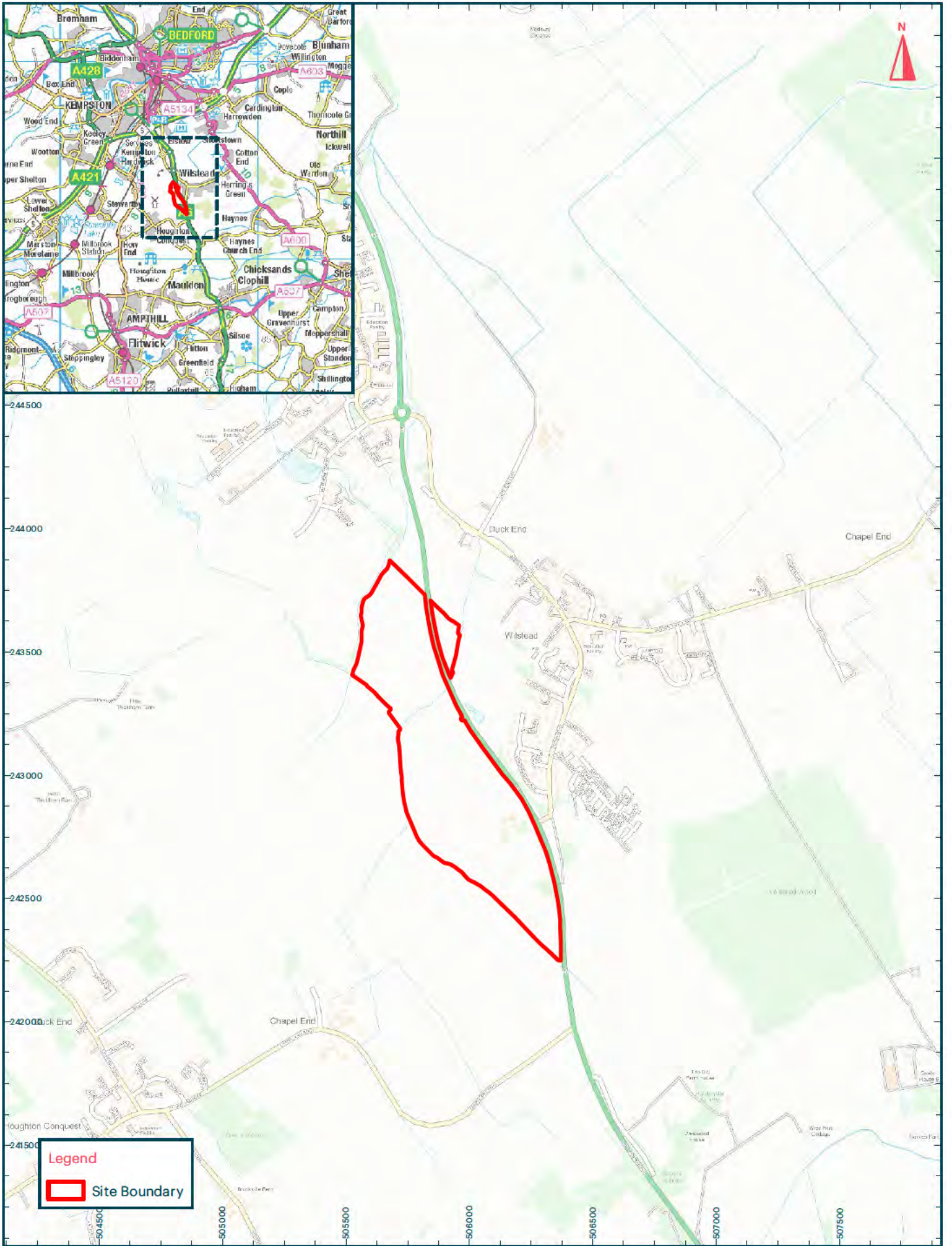
## GAZATTEER OF BUILT HERITAGE ASSETS (Figure 4)

The following gazetteer represents all designated and locally listed built heritage assets recorded by the NHLE within 1km of the study site centre.

### Abbreviations:

**NHLE:** National Heritage List England

NHLE REF.	NAME	DESIGNATION
1114196	VICARAGE FARMHOUSE	II
1114197	8, CHURCH ROAD	II
1114198	THE OLD MANOR HOUSE	II
1114199	GRANARY AT MANOR FARM	II
1114203	BARN AT DUCK END FARM	II
1114204	DOVE COTTAGE	II
1114205	16A, LUTON ROAD	II
1114206	LITTLE CHURCH FARMHOUSE	II
1137451	CHURCH COTTAGE	II
1137456	WINTERS MOON	II
1312138	BARN RANGE APPROXIMATELY 10 METRES SOUTH EAST OF HILL FARMHOUSE	II
1312258	ORCHARD COTTAGE	II
1312264	CHURCH FARMHOUSE	II
1312324	5 AND 7, BEDFORD ROAD	II
1321582	PARISH CHURCH OF ALL SAINTS	II*
1321583	MANOR FARMHOUSE	II
1321586	DUCK END FARMHOUSE	II
1321737	HILL FARMHOUSE	II



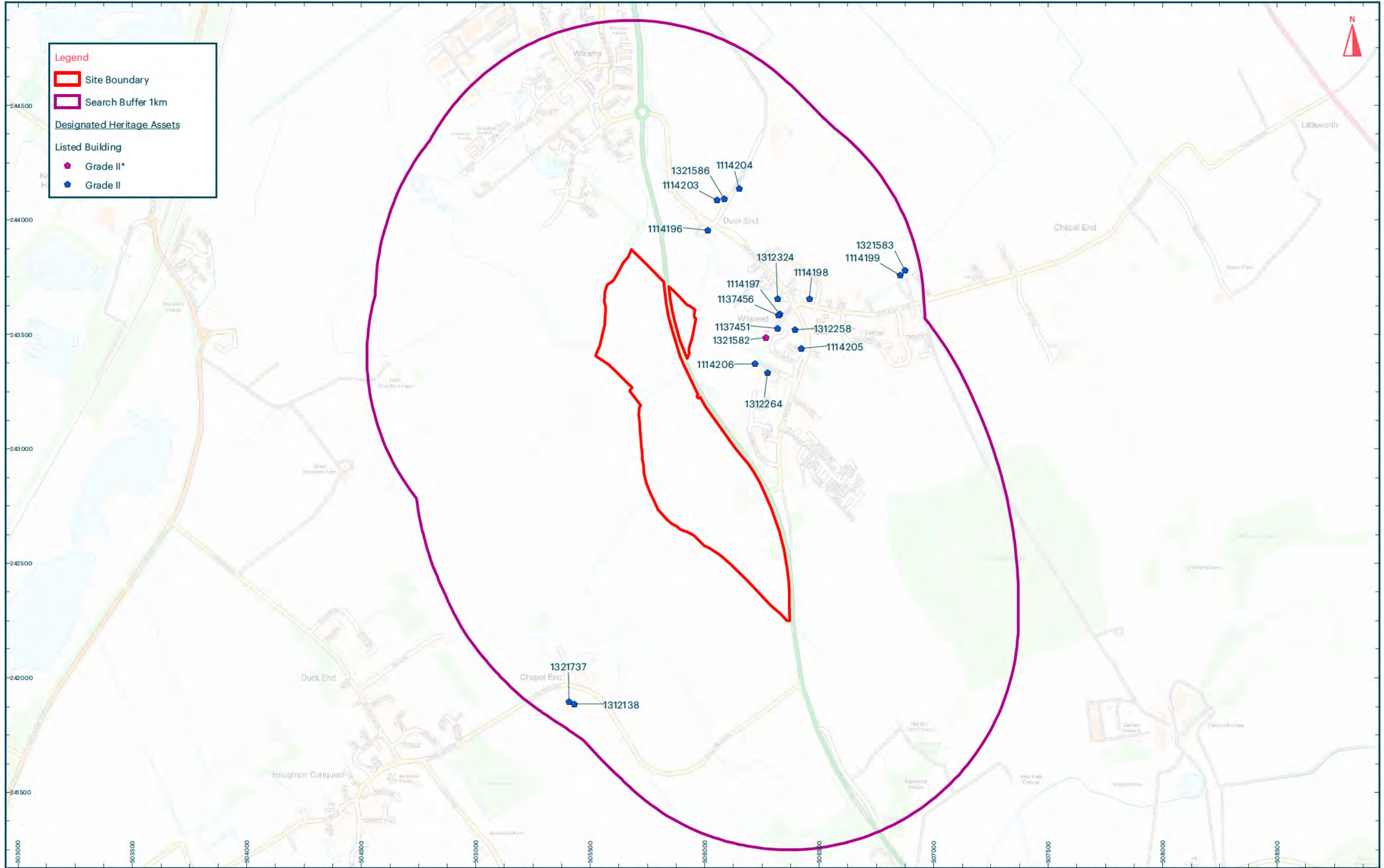
**Title:**  
 Figure 1: Site Location  
**Address:**  
 Wixams, Bedfordshire

Scale at A4: 1:20,000









**Title:**  
Figure 4: Location of Heritage Assets

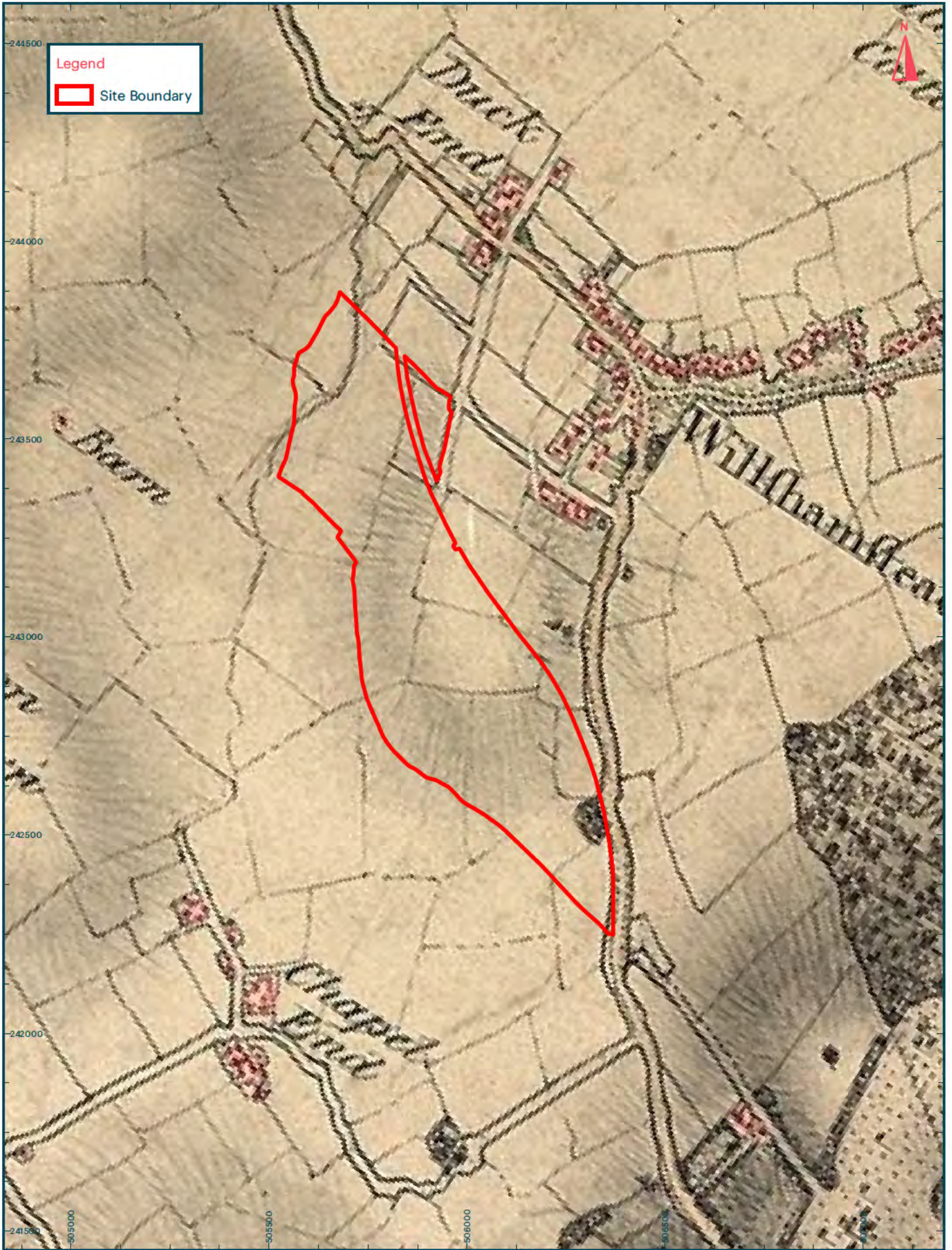
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Wixams, Bedfordshire

Scale at A3: 1:15,000

0 500m





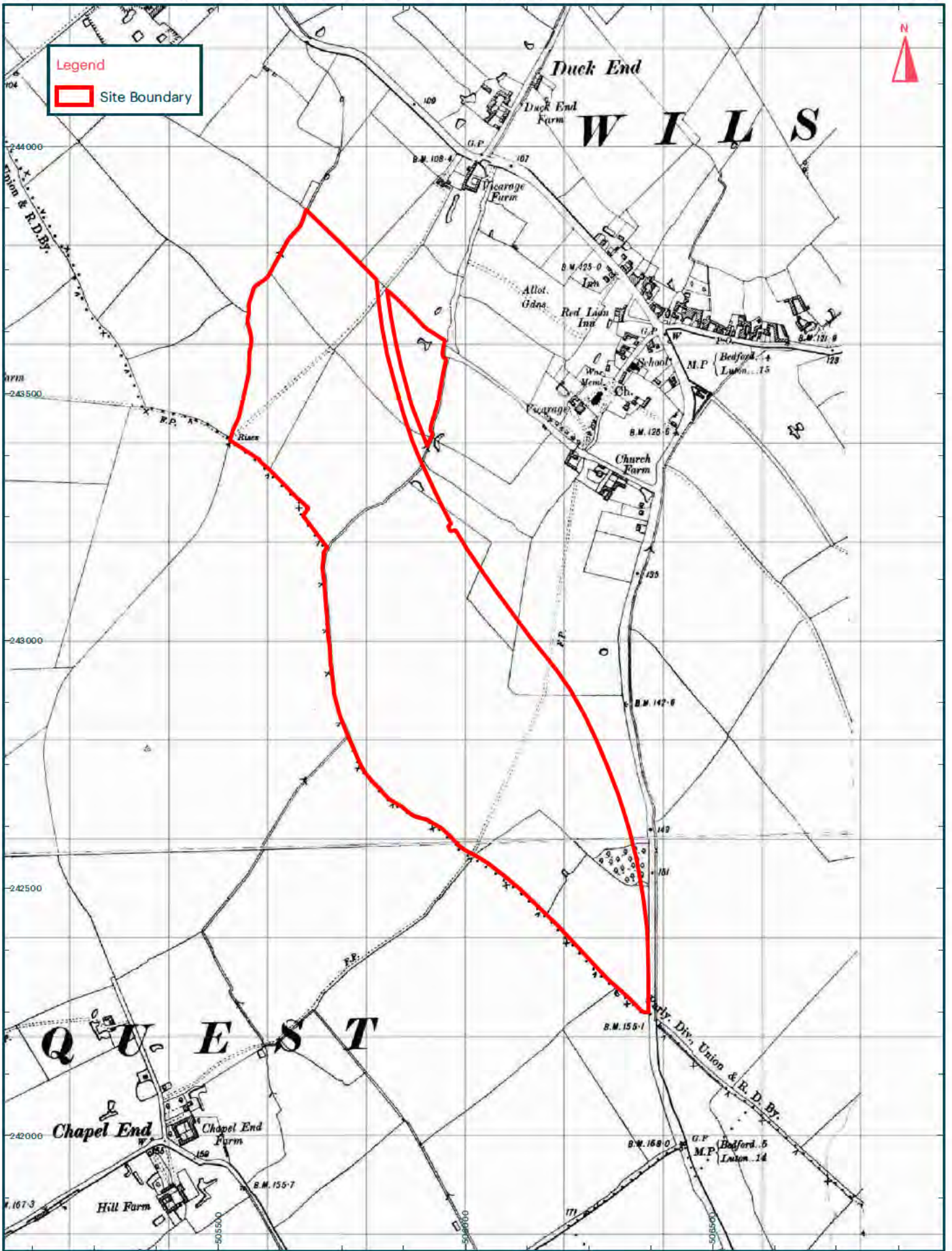


**Title:**  
Figure 7: 1812 Ordnance Survey Drawing  
**Address:**  
Wixams, Bedfordshire

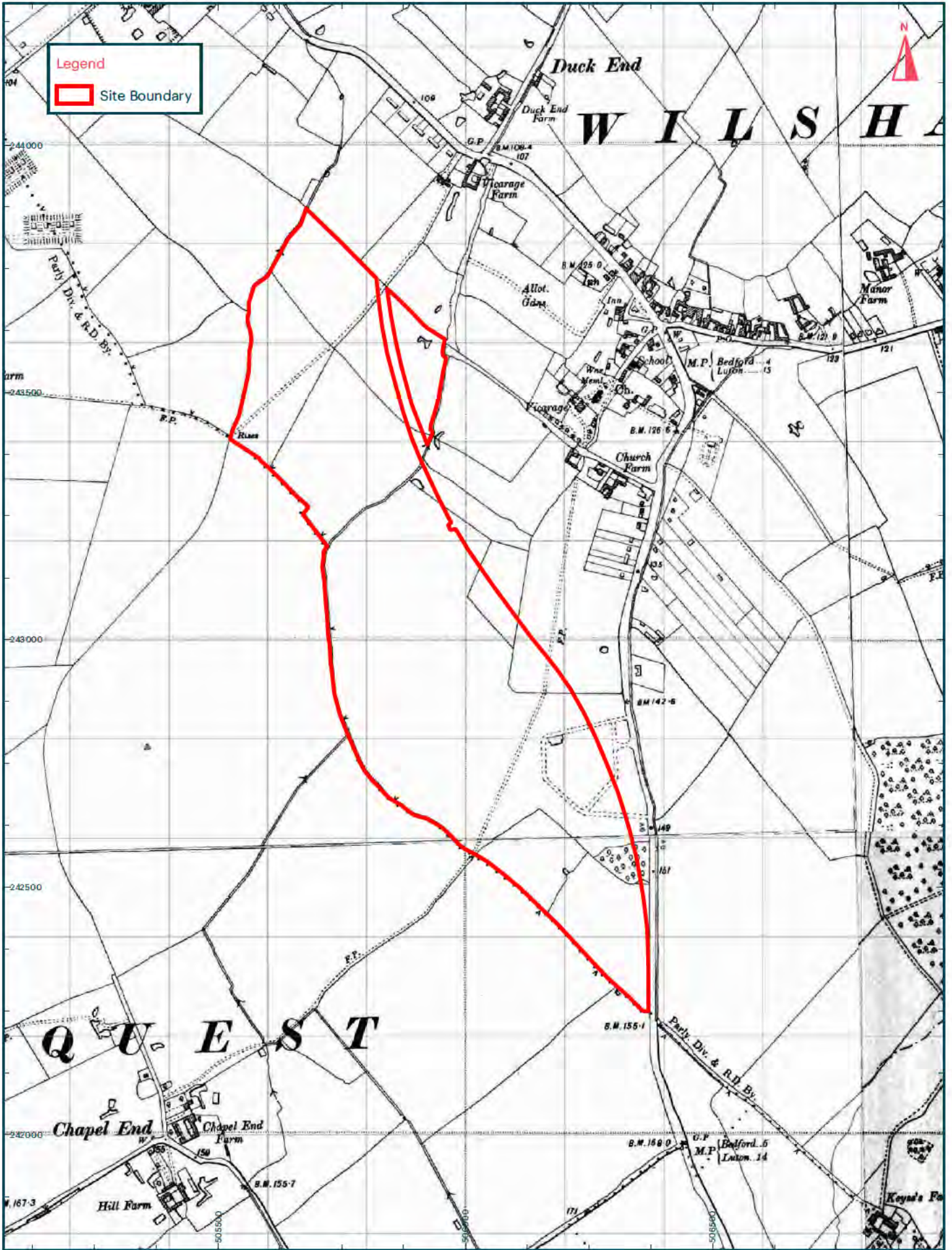
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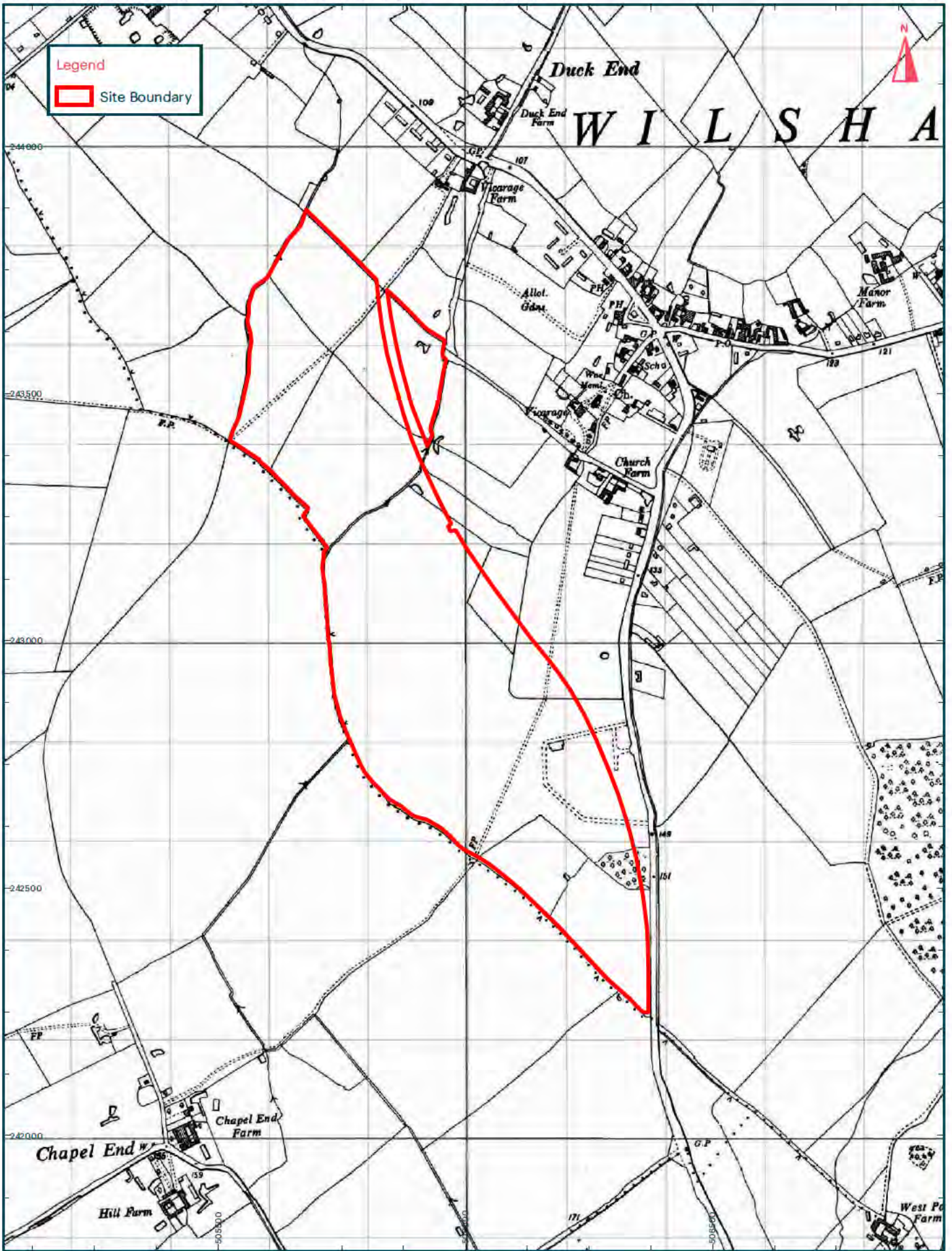




<p><b>Title:</b> Figure 9: 1924 OS 1:10,560 Scale Map</p> <p><b>Address:</b> Wixams, Bedfordshire</p>	<p>Scale at A4: 1:10,000</p> <p>0 300m</p>	
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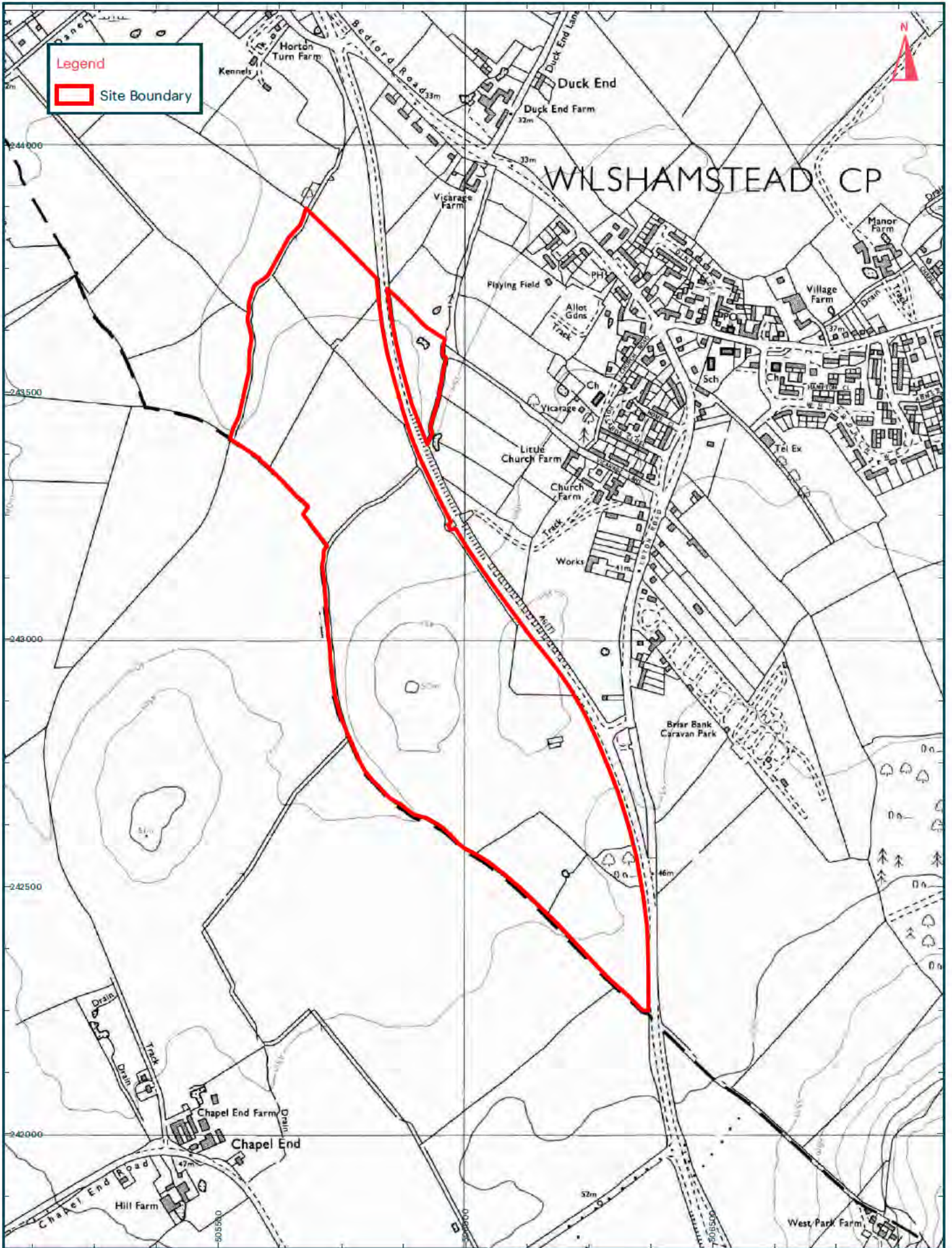
<p><b>Title:</b> Figure 10: 1948 OS 1:10,560 Scale Map</p> <p><b>Address:</b> Wixams, Bedfordshire</p>	<p>Scale at A4: 1:10,000</p> <p>0 300m</p>	
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**Title:**  
 Figure 11: 1959-60 OS 1:10,560 Scale Map  
**Address:**  
 Wixams, Bedfordshire

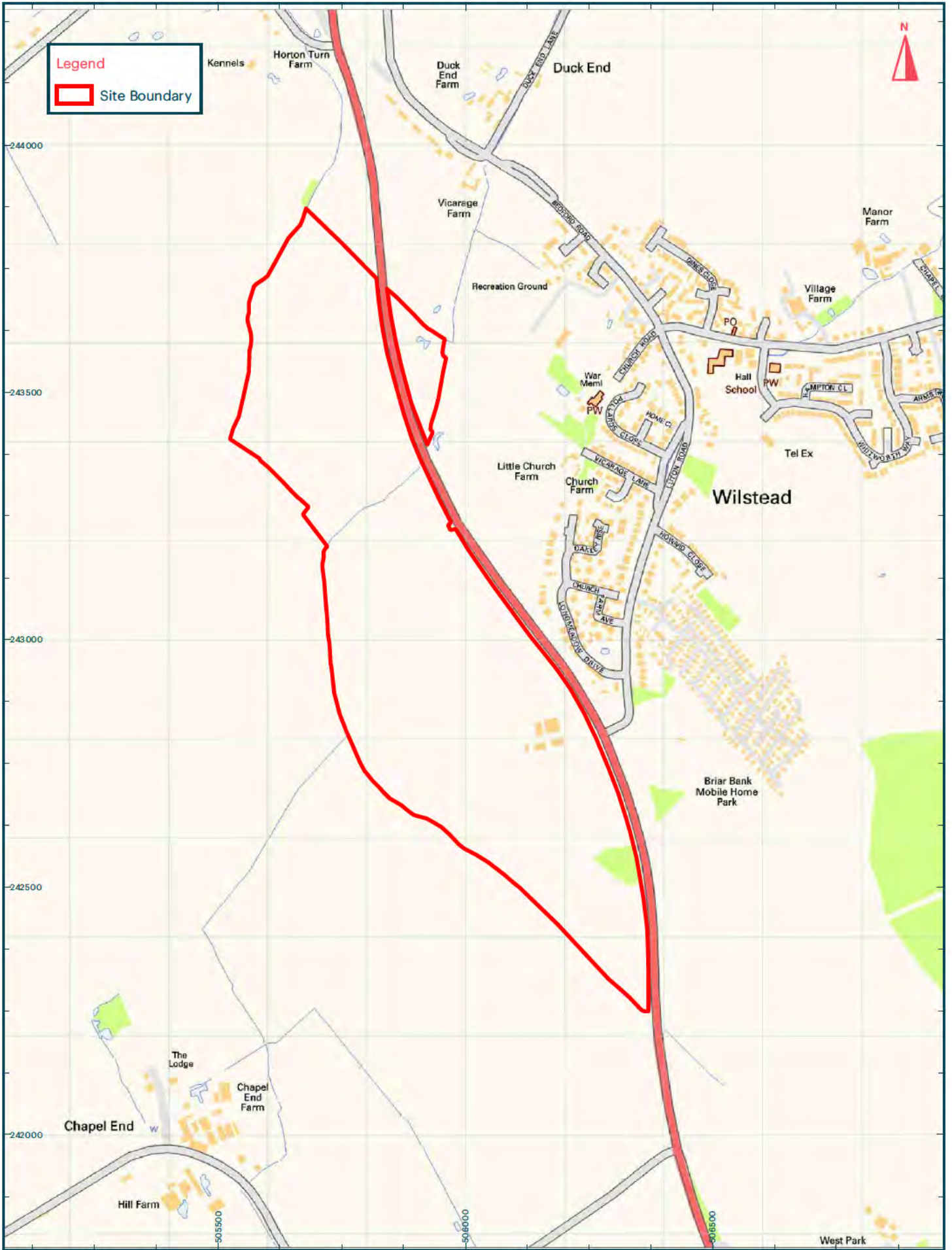
Scale at A4: 1:10,000





<p><b>Title:</b> Figure 12: 1980 OS 1:10,000 Scale Map</p> <p><b>Address:</b> Wixams, Bedfordshire</p>	<p>Scale at A4: 1:10,000</p> <p>0  300m</p>	
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**Title:**  
Figure 13: 2010 OS 1:10,000 Scale Map  
**Address:**  
Wixams, Bedfordshire

Scale at A4: 1:10,000





**Title:**  
Figure 14: Aerial View of the Site (from Google Earth)  
**Address:**  
Wixams, Bedfordshire

Scale at A4: 1:12,000  
0 400m





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### LAND WEST OF WIXAMS

#### Bedford Borough Council Regulation 18 Draft Local Plan Strategy Options and Draft Policies Heritage Technical Note

The Bedford Borough Council Sites Assessment for the Regulation 18 Draft Local Plan Strategy Options and Draft Policies call for sites. In relation to Land West of Wixams, the site assessment states the following:

*"The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated."*

The site has been the subject of a historic environment desk-based assessment by Orion Heritage (March 2020). This was undertaken in accordance with the ClfA Standards & Guidance for Historic Environment Desk-Based Assessments (2017) and included a site survey to assess the potential survival of as yet unrecorded archaeological non-designated heritage assets as well as the potential effects on the significance of nearby designated heritage assets.

#### *Built Heritage*

This assessment established that there are no designated heritage assets within the site.

There are three designated heritage assets that could potentially be affected by the development of the site. These are The Vicarage Farmhouse (NHLE 1114196), The Parish Church of All Saints (NHLE 1321582) and The Little Church Farmhouse (NHLE 1114206). The assessment considered the potential effects of the proposed development of the site in the significance of these three assets. It concluded that while the site forms part of the wider rural landscape of these assets, the contribution that the site makes to the significance/experience of these assets is negligible to minor. The development of the site would consequently not harm the significance of the Vicarage Farmhouse, the Parish Church of All Saints and the Little Church Farmhouse.

The Bedford Borough Council Sites Assessment also mentions that there is the potential for listed buildings within the wider area, such as in Ducks End, to be impacted. The proposed development site is beyond the setting of these designated assets, as well two grade II buildings at Chapel End listed buildings. The Ducks End listed buildings are both relatively distant from the site and are also separated by the later houses of the built-up area of Ducks End. Consequently, the proposed development would not result in any adverse harmful effects to the significance of these designated heritage assets.



## Archaeology

The assessment considered the archaeological potential of the proposed development site. It established that the site had the potential for the following non-designated archaeological remains:

- There are no prehistoric, Roman, Saxon or post-medieval archaeological remains recorded within site.
- The cropmarks of a possible medieval/post-medieval moated farmstead have been recorded in the north-east corner of the site. The eastern part of the proposed roundabout for the proposed development will occupy the western part of the field within which this feature is located. The construction of this roundabout will not impact upon these remains.
- Although there are no Iron Age or Roman remains recorded within the site, based on the results of previous archaeological investigations to the east, west and north of the site, it is considered that there is a moderate potential for Iron Age to Romano-British remains. Should such remains be present, they are considered unlikely to be of more than local significance and therefore, will not be a design or a planning constraint. However, it is possible that no such remains are present within the site. In accordance with Bedford Borough Local Plan 2030 policy 42S clause ii, a programme of archaeological evaluation comprising geophysical survey and evaluation trenching will be undertaken to support a future planning application. Should these investigations have positive results (i.e. reveal archaeological remains), the layout of the scheme could be designed to avoid impacting upon them should the significance of the remains merit preservation or a programme of archaeological excavation and recording can be agreed with the Borough Council in accordance with policy 42S clause vii where such remains are considered to not merit preservation.
- The site of a former WWII military camp has been recorded in the south of the site. This is within the extensive area of proposed open space and so should remains associated with this camp survive, they will not be impacted by the proposed development.

## *Conclusions*

In light of the conclusions of the historic environment desk-based assessment, the proposed development of the site will not result in adverse impacts on the significance of designated built heritage assets. The two areas of the site where archaeological remains have been identified as surviving on site will not be impacted upon by the proposed development. The site has a theoretical potential to contain Iron Age and/or Roman non-designated archaeological remains. Should such remains be present, they are considered unlikely to be of more than local significance and therefore not be a design constraint. A programme of archaeological evaluation will be undertaken to inform the design of a future planning application and to inform the scope of any necessary archaeological mitigation works. Consequently, the potential impact on built heritage and archaeology is not a reason for the site to not be allocated for development.

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### LAND SOUTH OF WIXAMS (HOU15)

#### Bedford Borough Council Bedford Plan 2040 Regulation 19 Local Representations Heritage Technical Note

HOU15 is allocated for residential development and open space in the Local Plan 2040 Plan For Submission. The allocation plan excludes an area of proposed housing at north end of the Site in part due to the potential effect on designated heritage assets in Duck End. This Heritage Technical Note addresses the potential effect of development in this excluded area of land.

The Land South of Wixams allocation has been the subject of a historic environment desk-based assessment by Orion Heritage (March 2020). This was undertaken in accordance with the CIfA Standards & Guidance for Historic Environment Desk-Based Assessments (2017) and included a site survey to assess the potential survival of as yet unrecorded archaeological non-designated heritage assets as well as the potential effects on the significance of nearby designated heritage assets.

#### *Archaeology*

The site has the potential to contain archaeological remains, but it is considered that this would be a mitigation issue to a future planning application not a design constraint.

#### *Built Heritage*

This assessment established that there are no designated heritage assets within the site.

There are three designated heritage assets that could theoretically be affected by the development of the site. These are The Vicarage Farmhouse (NHLE 1114196), Parish Church of All Saints (NHLE 1321582) and The Little Church Farmhouse (NHLE 1114206). The assessment considered the potential effects of the proposed development of the site in the significance of these three assets. It concluded that while the site forms part of the wider rural landscape of these assets, the contribution that the site makes to the significance/experience of these assets is negligible to minor. The development of the site would consequently not harm the significance of the Vicarage Farmhouse, the Parish Church of All Saints and the Little Church Farmhouse.

There are four grade II listed buildings in Duck's End to north-east/east of the site (Fig. 1). Vicarage Farmhouse (NHLE1114196) is located c. 210m to the east of the north end of the Site on the west side of Bedford Road. Duck End Farmhouse and barn (NHLE 1321586 & 1114203) are located on Duck End Lane c. 270-290m to the north-east of the site. Dove Cottage is located on Duck End Lane c. 400m to the north-east of the site (NHLE 1114204). The four listed buildings form historic core of Ducks End. HOU15 is considered to be outside of the setting of all four listed buildings.





Fig. 1 Location of designated heritage assets in Ducks End

Vicarage Farmhouse (NHLE1114196) is located closest to HOU15. It is separated from the Site by an arable field and the A6. The fields to the west of the farmhouse reflect the layout of the fields historically prior to the construction of the A6 as can be seen on the 1882 OS 1:10,000 scale OS map (Fig. 2). Prior to the growth of Ducks End, its core was primarily on the north side of Bedford Road with Vicarage Farmhouse being on the south side of Bedford Road.

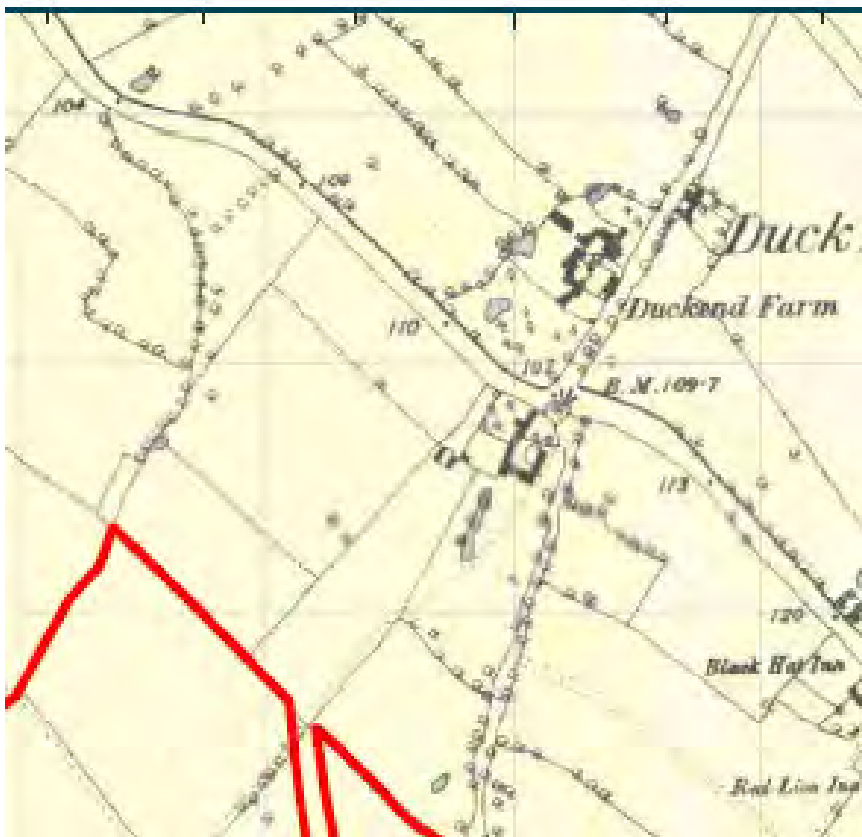


Fig. 2 1882 OS 1:10,000 scale map

The three listed buildings on Ducks End Lane (Duck End Farmhouse and barn & Dove Cottage) are relatively distant from HOU15 and are also separated by the later houses of the built-up area of Ducks End. Consequently, the proposed development would have no effect on the significance of these assets.

Vicarage Farmhouse's setting comprises the historic core of Duck End, as described above and it is within this area that the setting has a strong positive contribution to its significance. The fields immediately to the south west and west of the farmhouse also form part of its setting and have a positive contribution to its significance as they place the farmhouse into its historic agricultural context. The field layout is the same currently as it was in the 19<sup>th</sup> century and one of the fields even has slight earthworks of medieval ridge & furrow. The construction of the A6 has cut the western corner of the long and thin field to the south west of the farmhouse and has cut off the western half of the field to the north of that. Consequently, the A6 has severed the physical and visual link that the fields that are now west of the A6 would have once had with Vicarage Farmhouse and the remaining part of the two fields that the A6 cuts through to the west of the farmhouse no longer have any contribution to the significance of Vicarage fields

### Conclusions

The potential effect of the proposed residential on designated and non-designated heritage assets has been assessed in detail, as outlined above. This has established that HOU15 is located beyond the setting of the four grade II listed buildings located in Duck End and therefore, no part of the allocated site contributes to the significance of the four designated heritage assets. Consequently, there are no heritage design constraints within the allocated site that would prevent housing at the north end of the allocated site to the west of Duck End.