



Archaeological desk-based heritage assessment of land at Hookham's Lane, Salph End Bedfordshire

July 2019

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OASIS REPORT FORM

PROJECT DETAILS		OASIS No: molanort1-361773	
Project title	Archaeological desk-based heritage assessment of land at Hookham's Lane, Salph End, Bedfordshire, July 2019		
Short summary	MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at Hookham's Lane, Salph End, Bedfordshire. The site lies on the west side of Salph End, Bedfordshire, between Hookham's Lane and Ravensden Road. There is one Scheduled Monument, Mowsbury Hillfort (SM1015588), which lies c.700m to the north-west of the site boundary and there are six Grade II Listed Buildings within a 750m radius of the site. The site lies within an Iron Age landscape, in the shadow of Mowsbury Hillfort to the north-west and a potential Iron Age or Roman settlement to the north-east. The site lies to the west of the Saxon and medieval settlements of Salph End. The post-medieval settlement extends to the south of the site, linking the village to the outskirts of Bedford. Cartographic evidence suggests that the site has remained within open farmland during the post-medieval and modern periods.		
Project type	Desk-based assessment		
Site status	Unknown		
Previous work	None		
Current land use	Field		
Development type	Residential, school		
Future work	Unknown		
Monument type/period	N/A		
Significant finds	N/A		
PROJECT LOCATION			
County	Bedfordshire		
Site address	Hookham's Lane, Salph End		
Postcode	MK41 OJU		
OS coordinates	TL 07476 52872		
Area (sq m/ha)	19.46 ha		
Height aOD	c32-37m aOD		
PROJECT CREATORS			
Organisation	MOLA Northampton		
Project Brief originator	Manor Oak Homes		
Project Design originator	N/A		
Project Director/ Manager	██████████		
Project Supervisor	██████████		
Sponsor or funding body	██████████		
PROJECT DATE			
Start date (dd-mm-yy)	12-07-19		
End date (dd-mm-yy)	24-07-19		
ARCHIVES		Location (Accession no.)	Content
Physical	MOLA Northampton		N/A
Digital			Mapinfo Plans, Word Report
Paper			Map extracts
BIBLIOGRAPHY		Journal/monograph or unpublished MOLA report	
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**Archaeological desk-based heritage assessment
of land at Hookham's Lane, Salph End
Bedfordshire
July 2019**

Abstract

MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at Hookham's Lane, Salph End, Bedfordshire.

The site lies on the west side of Salph End, Bedfordshire, between Hookham's Lane and Ravensden Road. There is one Scheduled Monument, Mowsbury Hillfort (SM1015588), which lies c.700m to the north-west of the site boundary and there are six Grade II Listed Buildings within a 750m radius of the site.

The site lies within an Iron Age landscape, in the shadow of Mowsbury Hillfort to the north-west and a potential Iron Age or Roman settlement to the north-east. The site lies to the west of the Saxon and medieval settlements of Salph End. The post-medieval settlement extends to the south of the site, linking the village to the outskirts of Bedford.

Cartographic evidence suggests that the site has remained within open farmland during the post-medieval and modern periods.

1 INTRODUCTION

1.1 Background

MOLA (Museum of London Archaeology) was commissioned by Manor Oak Homes to conduct an archaeological desk-based heritage assessment of land at Hookham's Lane, Salph End, Bedfordshire (NGR: TL 07476 52872; Fig 1).

1.2 Objectives

The aim of the assessment was to collate information about the known or potential archaeological resource within the development site, including its presence or absence, character and extent, date, integrity, state of preservation and relative quality. The work has been undertaken in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (CIfA 2014a) and *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014b). Historic England guidance documents concerning the setting of heritage assets were also consulted (HE 2017).

1.3 Policy background

National policy

The National Planning Policy Framework (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known as heritage assets (MHCLG 2018). The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage

interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

Paragraph 189 states 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developer to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190 states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 184 of the National Planning Policy Framework recognises that:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 193 states 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 (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.

Local Policy

The Bedford Borough Local Plan 2035 has yet to be adopted although heritage and archaeological concerns are outlined in 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

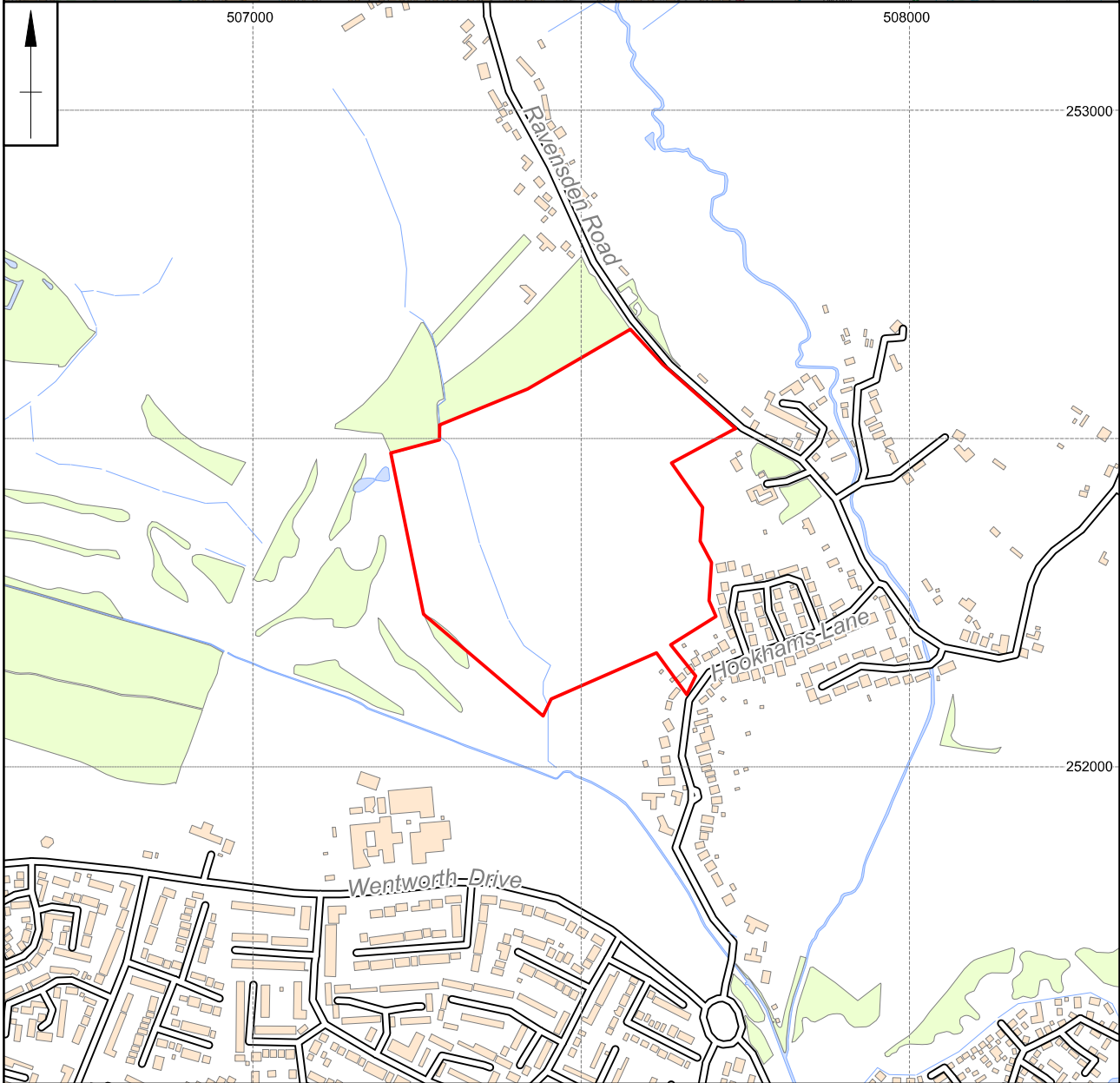
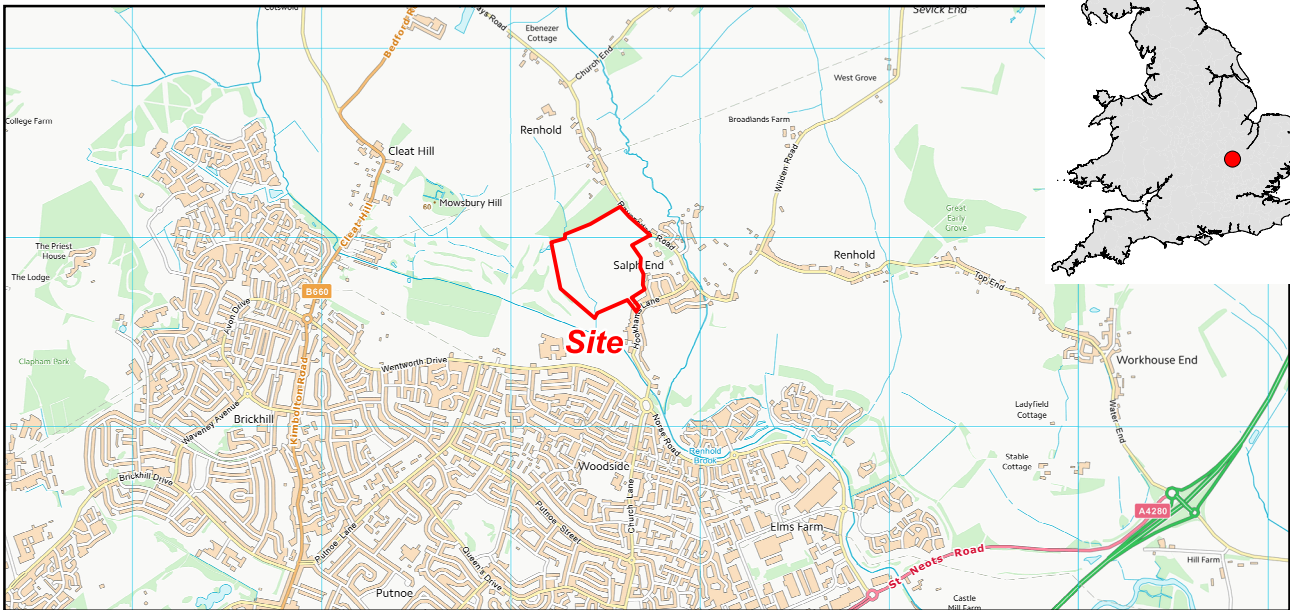
- archaeological field evaluation. Further information will be requested where applicants have failed to provide assessment proportionate to the significance of the assets affected and sufficient to inform the decision-making process.
- iii. Proposals which would cause harm to the significance of a designated 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.

The Bedford Borough Council Core Strategy & Rural Issues Plan was adopted on 16th April 2008 and contains a policy on heritage:

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.



OS OpenData contains Ordnance Survey data © Crown copyright and database right 2019

Scale 1:10000

Site location Fig 1

1.4 Location, topography and geology

The proposed development site occupies two adjacent slightly undulating fields on the north-west side of Salph End, between Hookham's Lane and Ravensden Road (Fig 1). The fields are separated by a stream and a hedgeline. The site is bounded by woodland to the north, by Mowsbury Golf Course to the west and by Ravensden Road to the east. At the time of the walkover survey, the fields were under a cereal crop.

The superficial geology comprises Oadby member diamicton which overlies Peterborough member mudstone, (BGS 2019). The soils are lime-rich, loamy and clayey with impeded drainage (Landis 2019). The site lies between 32.0m and 37.0m aOD (above Ordnance Datum).



View from northern corner of site, looking south-west Fig 2



View from western corner of site, looking north-east Fig 3



View from western corner of site, looking south-east Fig 4



View from southern corner of site, looking north-west Fig 5



View from the eastern corner of the site, looking south-west Fig 6



View from eastern corner of the site, looking north-west Fig 7

1.5 Sources consulted

The Bedfordshire Historic Environment Record was consulted for documented sites and monuments within and around the centre point of the proposed development area (Fig 1). A search radius of 750m was applied, which returned a total of 23 records for analysis. Visits to the site and to Bedfordshire Archives were made on 19th July 2019 (Figs 2-7).

The online Historic England resource *National Heritage List for England* was consulted in order to identify designated heritage assets within the proposed development area (historicengland.org 2019). The Historic England document *The setting of heritage assets: historic environment good practice advice in planning note 3 (second edition)* (HE 2017) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

2 HERITAGE ASSET ASSESSMENT

2.1 Designated Heritage Assets

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or conservation areas within the search radius. However, there are six Grade II Listed Buildings close to the east of the site.

2.2 Previous archaeological work

No previous archaeological work is known to have taken place within the site or within 750m of the site. However, a recent trial trench evaluation was carried out at Graze Hill c1.8km to the north-west and revealed remains dating to the Iron Age, Saxon and medieval periods.

2.3 Summary and significance of heritage assets

Neolithic

A Neolithic to early Bronze Age flint core (HER15042) was found during a fieldwalking survey close to the east of the site at Abbey Farm.

Iron Age

Mowsbury Hillfort is a Scheduled Monument (SM1015588) and lies approximately 500m to the north-west of the site boundary, beyond the HER search radius of the site. It is a slight univallate hillfort which probably dates from between the Late Bronze Age and the Early Iron Age. Excavation has revealed a rare example of evidence of the timber construction of the rampart and its destruction by fire, which left charred timber impressions in the clay soil. Fragments of Iron Age and Roman pottery have also been discovered, dating occupation of the hillfort to the early Iron Age (www.historicengland.org).

A series of cropmarks (HER15913) has been identified through aerial photography to the north-east of the site on the opposite side of the Ravensden Brook valley. The features comprise a probable Iron Age or Roman rectangular enclosure, pits and linear field boundaries, although little is known about the remains.

A possible Iron Age ditch was discovered during trial trenching at Graze Hill to the north-west of the site (Sharrock 2019) but no further remains of the period are known from within the vicinity.

Saxon

A small pit containing Maxey Ware pottery dating to between the mid-7th century and the mid-9th century was found during trial trenching at Graze Hill to the north-west of the site (Sharrock 2019). No other Saxon remains are known from within the vicinity of the proposed development.

Medieval

The medieval core of the village of Salph End (HER17073) lies close to the east and south-east of the site. 'Salph' is recorded within the Domesday Book of 1086 as a large village within Barford Hundred with land for 8 ploughs, meadow for two ploughs and woodland for 50 pigs. It was owned both before and after the Norman Conquest by eleven freemen but it was tenanted to Hugh de Beauchamp. *Salphobury*, *Salchou* or *Salvho* is the only manor of Renhold mentioned in the Domesday survey and later became an 'end' of Renhold. Renhold Manor appears

later as a parcel of the barony of Bedford (VCH 1912) and Salph End has since flourished to outgrow the centre of the parish.

A possible moat (HER9538) lies adjacent to the east of the site at Abbey Farm, although very little is known about this feature.

A hollow way known as Green Lane (HER6713) lies close to the west of the site, following a north-east to south-west alignment, although it has no apparent relationship with Salph End itself. It forms a relatively direct route between Wilden, Ravensden and Bedford, bypassing the village.

Ridge and Furrow (HER2590) has been identified to the south-west of the site, throughout Putnoe Woods (HER13199). According to the LiDAR data, the planting of the woodland has affected the ridge and furrow through pitting but the north east-south west alignment of the ridges has remained relatively clear.

The Portable Antiquities Scheme (PAS) holds records for a silver cut farthing of Henry III, minted 1247-1272 which was found within the parish of Renhold. However, the exact location is unknown.

A series of medieval ditches and a possible small pit or ditch terminus containing pottery dating to the 11th and 12th centuries was found at Graze Hill (Sharrock 2019).

Mowsbury Hillfort was occupied during the medieval period as part of the Manor of Morinsbury and contains an east-west orientated a moated enclosure and a moated island. Part of the larger enclosure is likely to have been adapted from the hillfort ditch and was supplied by a leat from the north-east corner. A pair of fishponds also survives.

Post-medieval

Putnoe Wood (HER13199) is ancient woodland and is illustrated on the Duke of Bedford's estate map of 1778 (not illustrated), although its origins are unknown.

LIDAR data suggests that cultivations remains are visible within the site, occupying the larger of the two fields and evident as a series of very broad ridges, aligned north east–south west. A similar pattern is also present to the east of the site, east of Ravensden Brook. The date of these is unknown and they may derive from more modern agricultural practices.

A former gravel pit (HER636) lies close to the east of the site at Abbey Farm, adjacent to Ravensden Road.

Six Grade II Listed Buildings lie close to the east of the site. Old Farmhouse (HER1731), 27-31 Ravensden Road (HER1732) and Abbey Croft and Moon Cottage (HER1734) all date to the 17th century. Abbey Farmhouse (HER1110) and 33 and 35 Ravensden Road (HER1733) date to the 17th or 18th centuries and Brook Cottage (HER1735) dates to the 18th century.

Wilden Road lies to the south-east of the site and contains two unlisted buildings dating to the 17th century. Number 27 Wilden Road (HER9456) Rose Cottage (HER1730) was formerly listed at Grade III but this was revoked and the house has undergone extensive alteration.

Modern

The site of the Victoria Brickworks (HER3015) lies on the south-east side of Salph End. Brickmaking was first recorded there in the 1838 tithe award; the buildings were opened in 1869 and the area was eventually backfilled in 1965.

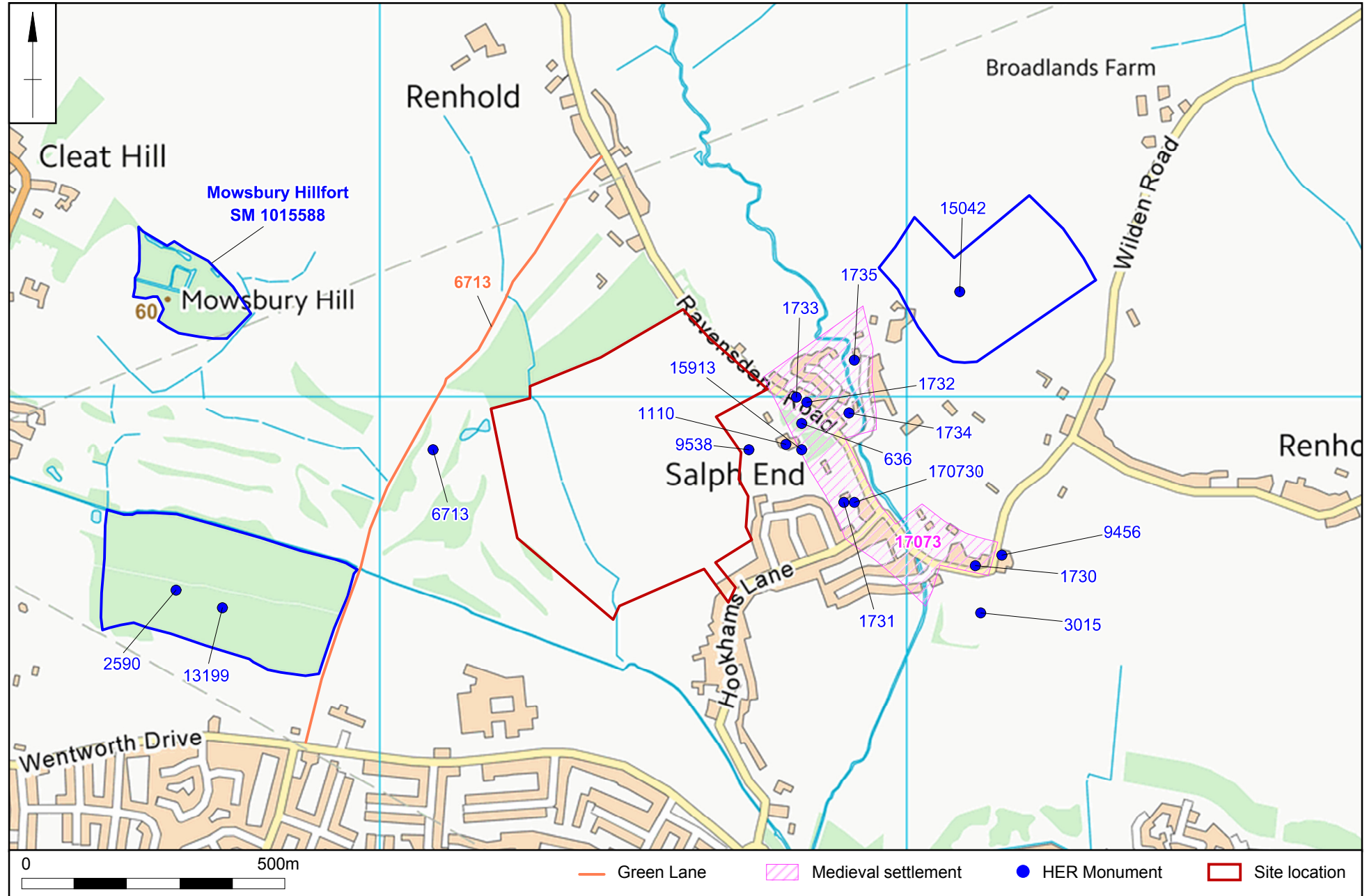
Table 1: Processed Historic Environment Record (HER) data

HER ref	Description	Grade	Location
Designated heritage assets			
1110	Abbey Farmhouse, 17th-18th century	II	507770252910
1731	Old Farmhouse, Salph End, 17th century	II	507880252800
1732	27-31 Ravensden Road, 17th century	II	507810252990
1733	33&35 Ravensden Road, 17th-18th century	II	507790253000
1734	Abbey Croft and Moon Cottage, 2, Brook Lane, 17th century	II	507890252970
1735	Brook Cottage, 10, Brook Lane. 18th century	II	507900253070
Monuments			
636	Gravel pit, Abbey Farm		507800252950
3015	Victoria Brickworks		508140252590
6713	Green Lane		507100252900
9538	?Moat, Abbey Farm		507700252900
13199	Putnoe Wood		506700252600
15042	Cropmarks, north-west of Abbey Hill Farm		508100253200
170730	Salph End medieval settlement		507900252800
15913	Neolithic/Bronze Age flint		507800252900
1730	Rose Cottage, 22 Wilden Road, 1700		508130252680
9456	27 Wilden Road, 17th century		508180252700

Scale 1:10000 (A4)

Historic and Environment Record (HER) data

Fig 8



2.4 Cartographic evidence

Speed's map of Bedfordshire, 1610 (Fig 9)

The earliest available cartographic evidence is Speed's county map. Roads were not normally included although river crossings are shown. Salph End is not illustrated here, but lay between Ravensden and Renhold. Ravensden and *Reynold* are depicted as small villages occupying open land between the wooded hills to the north and the River Great Ouse to the south.



Speed's map of Bedfordshire, 1610 Fig 9

Renhold tithe map, 1838 (Fig 10)

The site is shown at the parish boundary, occupying all or part of six plots of land with small wooded areas. The land was used for producing grass, most likely as winter feed for livestock. Abbey Farm (HER1110) is shown adjacent to the east of the site and the gravel pit (HER636) had already been used as a pond by this time. If a moat (HER9538) had been present in the area it had been previously destroyed. The farm was the dominant focal group of buildings at this time and the remainder of Salph End appears to be a dispersed agricultural settlement where farm buildings outnumbered the dwellings.



Renhold tithe map, 1838 Fig 10

Table 2: Tithe map apportionment

Plot	Owner	Occupier	Plot name	Land use	A	R	P
91	Frederick Polhill Esq.	John Tomlin	Bushey Close	Grass	3	3	4
92	Frederick Polhill Esq.	John Tomlin	Ploughed Close	Grass	5	3	35
93	Frederick Polhill Esq.	John Tomlin	Three Acres	Grass	3	3	18
94	Frederick Polhill Esq.	John Tomlin	Four Acres	Grass	4	2	24
95	Frederick Polhill Esq.	John Tomlin	Barn Close	Grass	15	2	-
100	Frederick Polhill Esq.	John Tomlin	New Close	Grass	16	-	-

A=acres, R=roods, P=perches

Map of Salph End by John Westley, 1875 (Fig 11)

Several of the field boundaries had been removed and others had been realigned to create a more structured layout by the time this map was drawn. The majority of the small wooded areas had been felled although a new tree line had been planted at the northern boundary of the site. Salph End Farm had been established close to the east of Abbey Farm but few other new buildings had been constructed. Two footpaths are visible crossing the northern and south-eastern part of the site, connecting Salph End with Goldington to the west. The first depiction of brickmaking in Salph End (HER3015) is shown in 'Brick Field' in plot 60 to the south-east.



Map of Salph End by John Westley, 1875 Fig 11

First Edition Ordnance Survey map, 1884 (Fig 12)

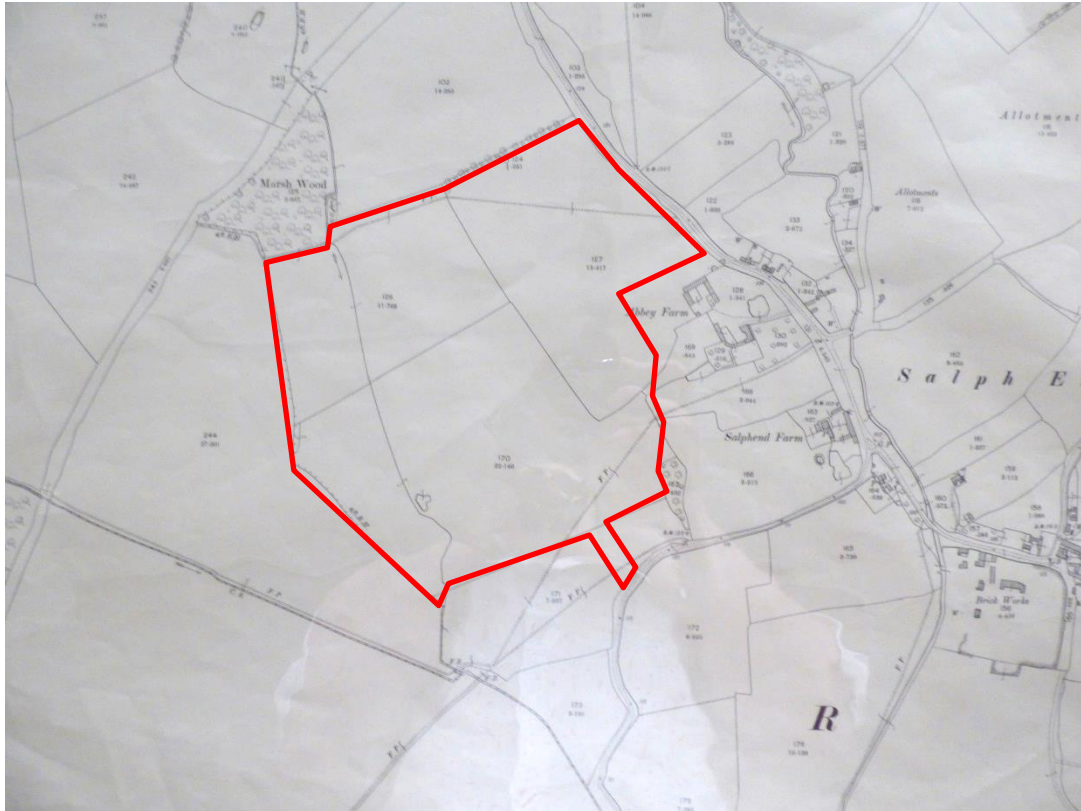
Further changes had been made to the boundaries within the site by the time this map had been published. The boundary between the two fields on the proposed development site had been established by this time and a pond is illustrated near the southern corner. The external boundaries were also in place, although traces of the earlier boundaries are visible through the remaining tree lines. Victoria Brickworks has expanded to include a second kiln and the first public building, the Polhill Arms, was created in Salph End.



First Edition Ordnance Survey map, 1884 Fig 12

Second Edition Ordnance Survey map, 1901 (Fig 13)

A ditch or stream had been dug along the boundary line between the two fields on the site by this time and is marked by a directional arrow at the northern end. No further changes had taken place within the site boundary and few alterations had been made in the village apart from the continued development of the brickworks.



Second Edition Ordnance Survey map, 1901 Fig 13

Ordnance Survey map, 1926 (Fig 14)

No changes had taken place on the site although all but one of the buildings at Victoria Brickworks had been demolished.



Ordnance Survey map, 1926 Fig 14

3 IMPACT ASSESSMENT

3.1 The proposed development

The proposed development is for the construction of 500 dwellings, a school, sports spaces, allotments and associated infrastructure.

3.2 Visual Impact Assessment (VIA) on Mowsbury Hill Hillfort

This VIA is an additional level of assessment which was requested by Geoff Saunders of Bedfordshire County Council. The assessment follows Historic England's Good practice advice in planning Note 3 (second edition) (HE 2017) which assists local authorities, planning and other consultants, owners, applicants and other interested parties in the management of change within the settings of heritage assets. It will also provide information on implementing historic environment policy in the National Planning Policy Framework (NPPF). Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases. The process involved a site visit to inspect the views towards, from and through the proposed development. Photographs were taken to illustrate the presence or absence of setting issues from various positions within the vicinity. For this specific study, the four-stage approach as set out below, was adopted. A visit to the hillfort was conducted on 28th October 2019.

Step 1: Identify which heritage assets and their settings are affected

The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The 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 glossary, MHCLG 2018 glossary).

Mowsbury Hill Hillfort is defined by Historic England as a rare slight univallate hillfort and medieval moated site. The hillfort is a Scheduled Monument (1015588) which lies c500m to the north-west of the site boundary. Hillforts such as these are commonly found on hilltops and are defined by a single line of earthworks on a relatively small scale. They date to between the late Bronze Age and the early Iron Age and were short-lived, generally for 150-200 years, before they were abandoned or reconstructed. Mowsbury Hill contains rare examples for the timber construction of the rampart and is also important because it was re-used during the medieval period as a moated site with the Manor of Morinsbury, which incorporated fishponds.

The hillfort is set within a well-maintained golf course which lies on a south-facing hillslope descending from the hillfort towards Putnoe Woods and Renhold Brook to the south. The traditional golf course features are interspersed with isolated trees, spinneys, copses and areas of meadow. The views from the hillfort incorporate the golf course in the foreground, areas of woodland with occasional houses in the middle distance and the northern edge of Bedford beyond. Apart from the limits of Putnoe Wood to the south, the boundaries of the golf course with the peripheral landscape beyond are blurred, giving the impression that the course blends imperceptibly and seamlessly with the surrounding fields. The proposed development lies within this setting but does not occupy a prominent position.

The interior of the hillfort is quite different and is almost entirely occupied by thin scrub and young and semi-mature trees (Fig 15). On the day of the visit to the hillfort, the vegetation prevented any view across, out of or beyond the perimeter of the defences.

This assessment will focus on a Zone of Theoretical Visibility (ZTV) at the southern edge of the hillfort, which encompasses wide views to the south and south-east of the hillfort towards the proposed development location (Fig 16).



The interior of the hillfort, looking south-west Fig 15



View from southern boundary of Mowsbury Hill Hillfort, looking south-east Fig 16

Step 2: Assess 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

The second stage of the analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution. Both setting and views, which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated (HE 2017).

The vegetation in the interior of the hillfort creates an insular feel which has broken the connection between the hillfort and the wider landscape. This could be viewed negatively because it has taken the fort out of context and all appreciation of landscape dominance during the Bronze Age, Iron Age and medieval periods is removed. However, the interior setting also makes a positive contribution because it allows uninterrupted enjoyment of the hillfort, independently of the modern setting beyond.

From the ZTV, the general lack of clear visual boundaries between the golf course and the landscape beyond creates the impression of unrestricted territory. The hillfort is the most prominent feature in the area and although it lies within the golf course, it appears to look beyond the course to the wider world.

Step 3: Assessing the effect of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it.

The third stage of the analysis is to identify the range of effects a development may have on settings and evaluate the resultant degree of harm or benefit to the significance of the heritage assets (HE 2017).

The majority of the proposed development will be screened from view from the hillfort by Marsh Wood at the north-western corner of the site. However, the elevated south-eastern area of the proposed development will be conspicuous and potentially incongruent within the view. A dense cluster of houses would dispel the illusion and spoil the charm of an invisible boundary between the golf course and the wider landscape. However, although the proposals may erode the nature of the landscape, the significant position of the hillfort will not change and it will remain the most dominant feature in the landscape. On balance, the nature of the proposals will cause harm to the Scheduled Monument but this will not be significant provided mitigation measures are put in place.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Maximum advantage can be secured if any effects on the significance of the heritage assets arising from development likely to affect its setting are considered from the projects inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process (HE 2017).

If possible, the development proposals should include adequate spacing so that they are seen as individual components rather than a swathe of dense occupation. Effort should be made to reduce the difference in appearance of the new builds with the detached houses currently within the view.

If a scheme of strategic planting between the proposed development and the golf course is to be implemented, a mixture of native hardwoods to mirror the vegetation on the golf course would be preferable, in order to minimise the potential effects of a new hard boundary between the two.

3.3 Archaeological potential

Table 3: Summary of archaeological potential by period

Neolithic or earlier	Bronze Age	Iron Age	Roman	Saxon	Medieval	Post-medieval
Low	Low	Moderate	Low	Low	Moderate	High

Very little is known of the realistic archaeological potential of the site due to the limited number of archaeological excavations which have taken place nearby. A Neolithic or Bronze Age flint was found close to the eastern boundary of the site but there is no other available evidence such as cropmarks to suggest that a settlement of this date may be present.

The site lies between a known hillfort to the north-west and an area of cropmarks to the north-east, which may represent an Iron Age or Roman settlement. However, these areas may be too dispersed to suggest a correlation between the two. It is less likely that a settlement of this period would lie on the site because the settlement pattern suggests that slightly higher ground was favoured for habitation. However, it is possible that the site may have been utilised at this time.

Salph End was probably settled during the Saxon period, although this is more likely to have been towards the historic core of the village.

Very little medieval ridge and furrow survives in the area, although it exists at Putnoe Woods to the south-west, which has served to preserve the remains from

modern agricultural methods. Green Lane lies close to the west of the site but does not appear to be connected with either the site, the Manor of Morinsbury or with Salph End. The historic core of the settlement lies close to the east of the site but it is not thought that the site was inhabited at this time. LIDAR data suggests that cultivation remains survive on the site, although these are more likely to derive from post-medieval or modern agricultural practices rather than medieval ridge and furrow. However, it is highly likely that the site formed part of the agricultural landscape of Salph End during the medieval period.

Cartographic evidence suggests that the site lay within an open agricultural or pastoral landscape during the post-medieval and modern periods.

3.4 Archaeological sensitivity

The level of archaeological sensitivity can only be assessed against the known or likely presence of archaeological remains on or around the site.

Table 4: Criteria for assessing the relative importance of cultural heritage sites

Level of sensitivity	Definition
Very high	Sites of international importance: World Heritage Sites
High	Sites of national importance include those that are designated as Scheduled Monuments or those that are considered to be suitable for scheduling, Grade I and Grade II* Listed Buildings, Registered Battlefields, Grade I and II* Registered Parks and Gardens
Medium	Sites of regional importance include Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc.
Low	Sites which are of less-defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity, or where large-scale destruction of the archaeological resource has taken place (e.g. by mineral extraction)

Table 5: Summary of archaeological sensitivity by period

Neolithic or earlier	Bronze Age	Iron Age	Roman	Saxon	Medieval	Post-medieval
Low	Low	Low	Low	Low	Low	Low

The sensitivity of all archaeological periods is low, due to the lack of available evidence to suggest otherwise.

4 CONCLUSIONS

The site lies on the west side of Salph End, Bedfordshire, between Hookham's Lane and Ravensden Road. There is one Scheduled Monument, Mowsbury Hillfort (SM1015588), which lies c.500m to the north-west of the site boundary and there are six Grade II Listed Buildings within a 750m radius of the site.

Assessment of the available sources suggests that the site has a limited potential to contain Iron Age, medieval and post-medieval remains, however these are expected to be either limited in extent or relate to previous agricultural use of the land. There is evidence for utilisation of the surrounding area during the Iron Age, for example Mowsbury Hillfort to the north-west and a potential Iron Age or Roman settlement to the north-east, however it is assessed as unlikely that remains linked to either of these will be present on the site. These known settlements lie at a higher elevation than the proposed development site, which occupies lower-lying land between them.

The site lies to the west of the Saxon and medieval settlements of Salph End, and has a low potential to contain remains of corresponding date, such as domestic dwellings. The post-medieval settlement extends to the south of the site, linking the village to the outskirts of Bedford and does not appear to have impacted the development area. There are however linear features on the LIDAR data, which may be remnants of post-medieval agricultural practice.

Cartographic evidence suggests that the site has remained within open farmland during the post-medieval and modern periods and was subject to only minor alterations in the 19th century that altered the pattern of fields slightly.

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