
Land to the west of Elstow, Bedfordshire

Heritage Impact Assessment

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Land west of Elstow, Bedfordshire



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Abbreviations and Conventions used in the text			
c.	circa	km	kilometres
CA	Conservation Area	LB	Listed Building
ha	hectares	LPA	Local Planning Authority
HA	Heritage Asset	m	metres
HE	Historic England	NGR	National Grid Reference
HER	Historic Environment Record	NHLE	National Heritage List for England

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	NPPG National Planning Practice Guidance NPPF National Planning Policy Framework
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Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2019) National Planning Practice Guidance (NPPG; (Ministry of Housing, Communities & Local Government, 2019) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

Executive summary

Project Background

This Heritage Impact Assessment (HIA) sets out to provide relevant and proportionate information with regard to the built heritage and archaeological remains that may be impacted by residential development on land west of Elstow, Bedfordshire.

This desk-based study assesses the impact of the proposals on buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the Site. It also considers the impact of the scheme on the historic character and setting of designated assets beyond the Site (e.g. views to and from listed buildings).

The proposed development comprises the construction of up to 300 residential dwellings, comprising of a mix of housing types, sizes and tenures, including affordable housing, access to the nearby Park and Ride and existing local public transport services, Public open space, Biodiverse network of green infrastructure, and a Multi-functional SuDS network

Above ground heritage assets

The Site does not contain any nationally designated heritage assets, such as listed buildings or scheduled monuments. There will be no material impact on any designated heritage asset as part of the scheme.

*It is considered that development on the Site would result in a **negligible impact** upon the identified Grade II listed buildings via a change in their setting, and the scheme would therefore cause **no harm** to their significance.*

In regards to the Elstow Conservation Area, the Parish Church of St Mary and St Helena, Church Tower, and Elstow Manor House Scheduled Monument, including Hillersden Mansion: although the application proposals would change the wider rural setting of these heritage assets, this change would result in no more than a minor impact to their wider rural setting and would have no impact on the immediate setting of the assets. Any harm caused by the addition of residential development into the wider rural setting of these designated heritage assets would amount to less than substantial harm to the significance of these assets, and this should be weighed against the public benefits of the proposed development.

Below ground heritage assets

The potential for archaeological remains to survive across the Site is anticipated to be moderate to High, with survival likely confined to features cut into the underlying natural geology. These remains are likely to date from the prehistoric through to the modern periods and be of low to moderate local significance.

Any impacts from the proposed scheme could be mitigated through an agreed programme of archaeological works developed in conjunction with the Central Bedfordshire Archaeological Advisor, and are not expected to preclude development at the Site, subject to an agreed mitigation strategy. Such mitigation will likely involved further detailed geophysical survey of the areas of proposed groundworks, followed by targeted evaluation trenching, and open area excavation if necessary. Any archaeological works required will be the decision of the Central Bedfordshire Archaeological Advisor.

1.0 Introduction

1.1 Project background

- 1.1.1 Savills Heritage and Townscape was appointed by Southill Estates (hereafter ‘the client’ or ‘the applicant’) to prepare a Heritage Impact Assessment (HIA) to provide relevant and proportionate information with regard to the built heritage and archaeological remains that may be impacted by residential development on land west of Elstow, Bedfordshire, centred on NGR 504587 247003 (hereafter ‘the Site’) is shown outlined in red on **Figure 1**.



Figure 1 Aerial photograph of the Site (outlined in red) and its immediate environs

- 1.1.2 The Site is located on the southern edge of Bedford and to the south of the historic village of Elstow. It is situated to the north of the A421 Bedford bypass, and west of Wilstead Road. The site covers an area of approximately 32.5 Ha and the site is currently in agricultural use.
- 1.1.3 The Site is bounded in the north-east by a minor channel of the Elstow Brook which runs to the north

of it, to the south by the A421, and to the north-west by the A5134. To the east the Site is bounded by Wilstead Road, and to the West by the A5141. The spine road, Abbey Fields, bisects the Site. The eastern half of the Site (east of the spine road) is bounded by Elstow Brook to the north and Wilstead Road, and the residential property boundary of 'Acacia' to the east. Elstow Playing Fields lie immediately to the south.

- 1.1.4 Components of the proposed scheme include for the construction of up to 300 residential dwellings, comprising of a mix of housing types, sizes and tenures, including affordable housing, access to the nearby Park and Ride and existing local public transport services, Public open space, Biodiverse network of green infrastructure, and a Multi-functional SuDS network (**Figure 2**).



Figure 2 Illustrative Concept Masterplan

1.2 Topography, Soils and Geology

- 1.2.1 The Site is set in the floodplain of the Ouse. It sits on a ground which is largely flat but slopes slightly from 32 m OD in the south west to 30 m OD the north east. The underlying geology consists partly of 1st and 2nd terrace gravels of post-Anglian date along a band along the north of the Site and in

its south-east corner. The gravels overlies Peterborough Mudstone (Oxford clay). A band of Oxford clay appears at the surface running east – west across the eastern part of the Site. A narrow band of alluvium has been deposited on the margins of the Elstow Brook which flows east - west across the northern part of the Site. The soils on the gravels consist of freely draining slightly acid loamy soils of the Efford 1 Association. On the clay the overlying soils are of the Evesham 3 soils association characterised by slowly permeable clayey and fine loamy over clayey soils (magic.defra.gov.uk).

1.3 Scope

1.3.1 The report provides a baseline of known or potential buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the proposed development. These are identified as having a degree of significance meriting consideration in planning decisions and include designated heritage assets, assets identified by the local planning authority (including local listing), and non-designated assets.

1.3.2 Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, taking into account past ground disturbance which may have compromised survival.

1.4 Aims and objectives

1.4.1 Archaeology and built heritage has been a material consideration in the planning process since 1990 and its value is recognised in national and local planning policy. The aim of this report is to assess the impact of the proposed development and to provide recommendations to mitigate any adverse effects, if required, as part of a future planning application to develop the Site. The aim is achieved through six objectives:

- Identify the presence of any known or potential heritage assets that may be affected by the development within the Site;
- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;
- Determine the contribution that setting makes to the significance of any sensitive (i.e. designated) heritage assets;

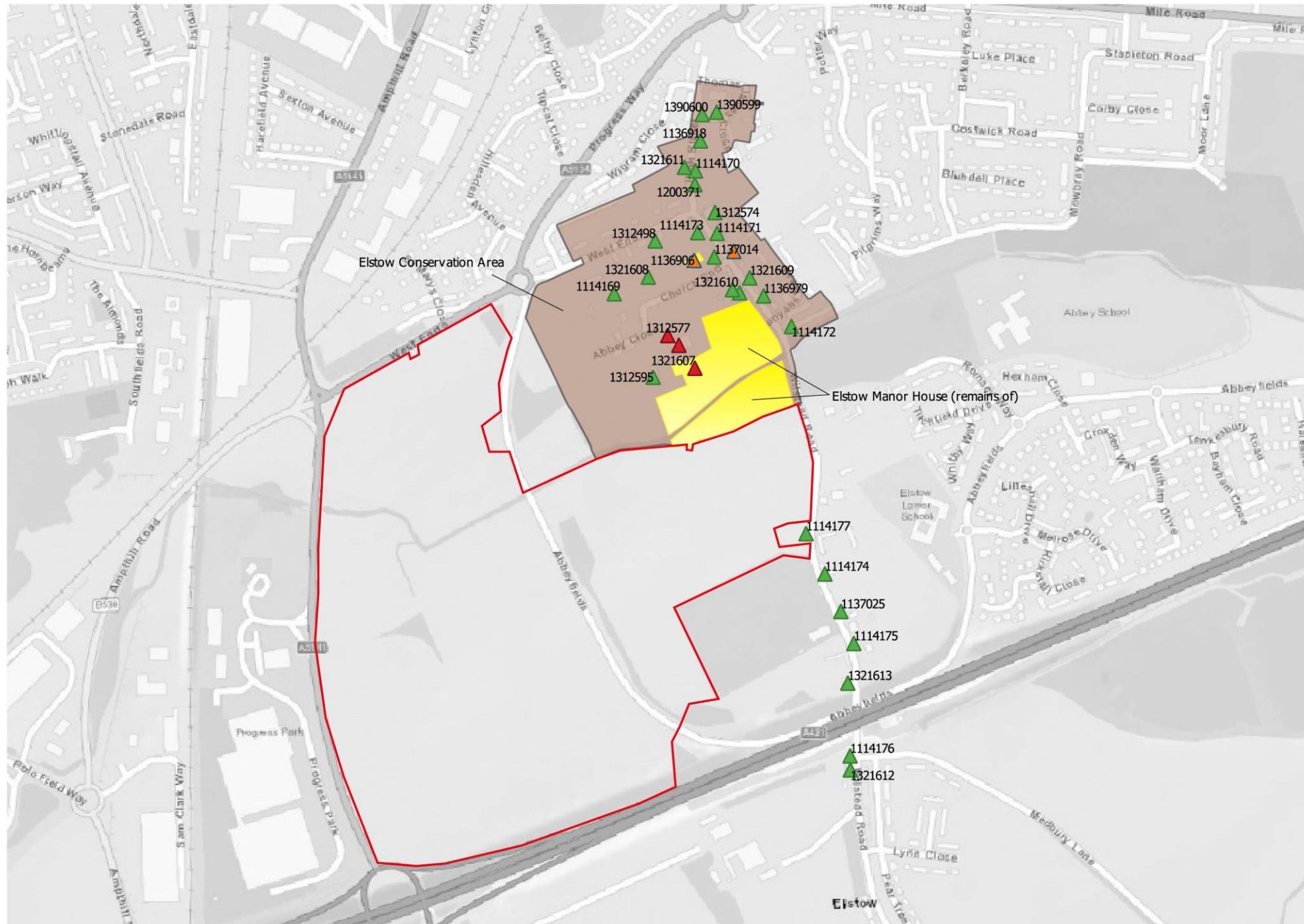
- Assess the likely impacts upon the significance of the assets arising from the development within the Site,
- Assess the impact of the development within the Site on how designated heritage assets are understood and experienced through changes to their setting; and
- Provide recommendations for further mitigation where required, aimed at reducing or removing completely any adverse effects.

1.5 Initial heritage considerations

1.5.1 There are no designated heritage assets within the Site itself. The Site lies adjacent to the Elstow Conservation Area, and the scheduled monument of Elstow Manor House. Within a wider 1km study area of the Site there is a further Scheduled Monument, 25 statutory listed buildings (3 Grade I, 2 Grade II*, and 18 Grade II), 49 previous archaeological investigations and 86 HER features and find spots. **Figure 3** provides a plan of the designated heritage assets, while **Figures 4 - 7** show the location of other historic environment features.

1.5.2 Consultation of the HER demonstrates that the site and its immediate environs contain archaeological remains dating from the prehistoric, Roman, Anglo-Saxon, medieval, post-medieval and modern periods.

1.5.3 The key heritage constraint for the development is the potential for non-designated heritage assets (archaeological remains) to be present below ground. These archaeological remains, if present, will be impacted during construction of the development (such as preliminary ground works, site strip, topsoil removal, demolition, remediation, landscaping, planting, excavation for basements, foundations, services, drainage and lighting). To mitigate against this constraint the local authority may request a pre-determination archaeological evaluation to identify any buried heritage assets of archaeological interest which may be impacted by the scheme. This pre-determination archaeological evaluation may be followed by a programme of targeted excavation or watching brief if remains of significance are found.



KEY

- = Site Boundary
- = Conservation Area
- = Scheduled Monument
- ▲ = Grade I Listed Building
- ▲ = Grade II* Listed Building
- ▲ = Grade II Listed Building

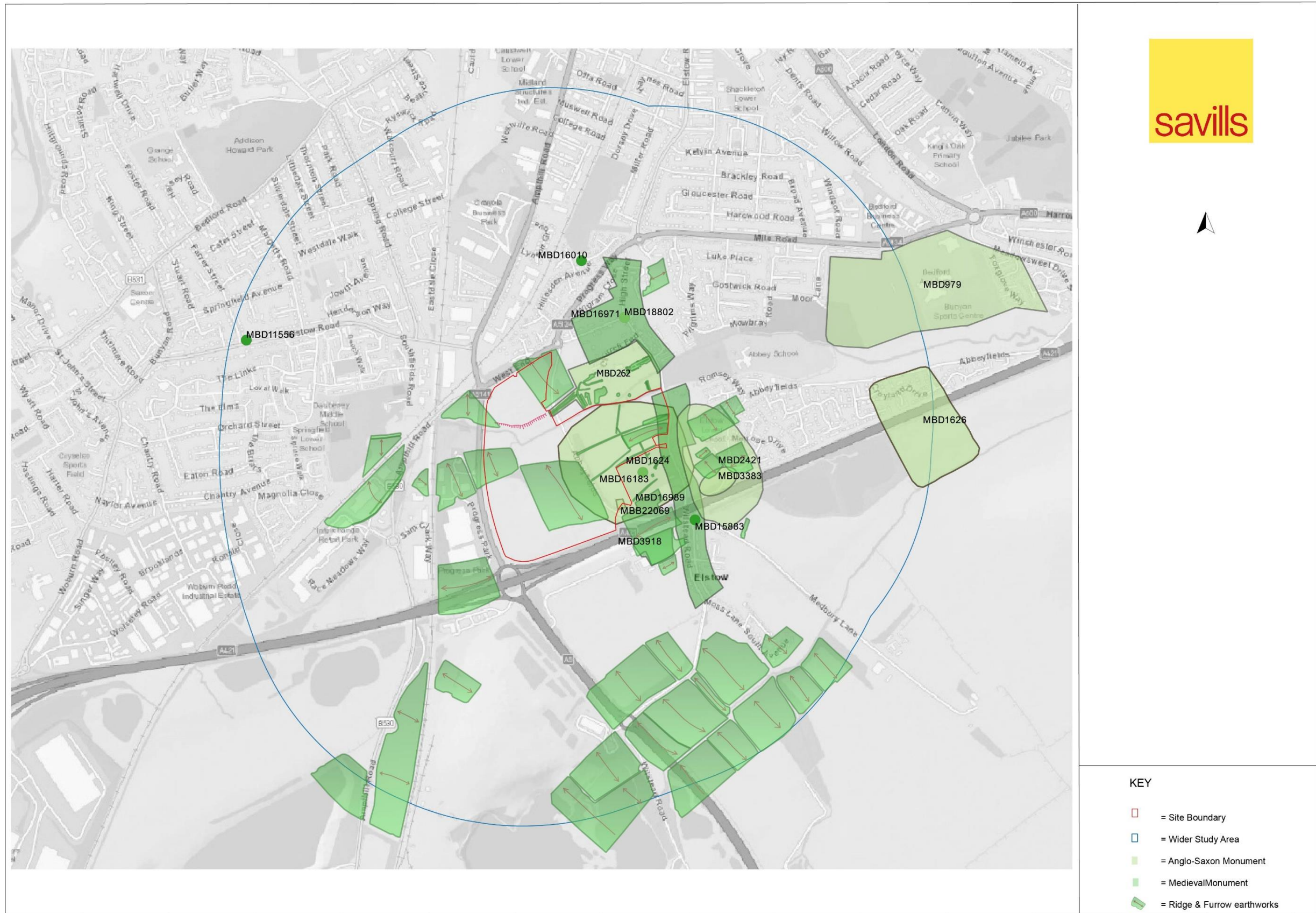
Figure 3 Plan detailing designated heritage assets within the Sites immediate environs



Figure 4 Prehistoric heritage assets within the Site and its immediate environs



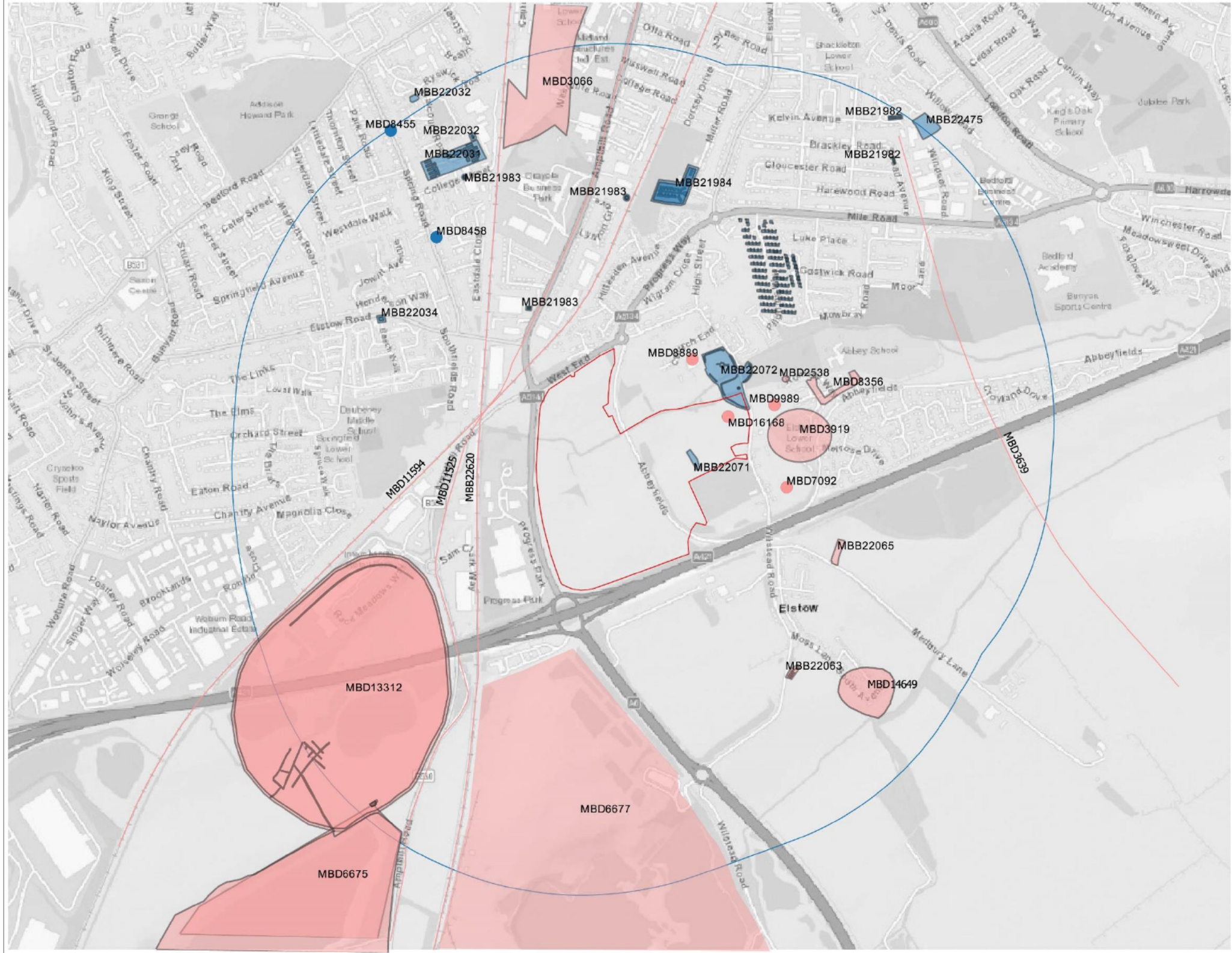
Figure 6 Roman heritage assets within the Site and its immediate environs



KEY

- = Site Boundary
- = Wider Study Area
- = Anglo-Saxon Monument
- = Medieval Monument
- = Ridge & Furrow earthworks

Figure 7 Anglo-Saxon and medieval heritage assets within the Site and its immediate environs



KEY

- = Site Boundary
- = Wider Study Area
- = Post-medieval Monument
- = Modern Monument

Figure 9 Post-medieval and Modern heritage assets within the Site and its immediate environs

2.0 Methodology and sources

2.1 Heritage Impact Assessment (HIA)

2.1.1 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019, MHCLG 2018b) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b) and Historic England (HE 2016, HE 2017).

2.1.2 In order to determine the full historic environment potential of the Site, a broad range of standard documentary and cartographic sources, including results from any archaeological investigations in the Site and a 1km radius study area around it were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the Site.

2.1.3 The table below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1: Sources Consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Bedford Borough Unitary Authority	Historic Environment Record (HER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via Pastscape website. This was consulted for the Site and its immediate vicinity only.
Local Planning Authority	Conservation area appraisals	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Local Planning Authority	Locally listed building	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.

Source	Data	Comment
Internet (due to closure of local archives because of Covid-19)	Historic maps (eg tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment.

2.2 Site visit

2.2.1 In order to produce this report a site visit was carried out on 11th March 2021. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures, buildings and/or earthworks) and assess factors which may have affected the survival or condition of any known or potential assets.

2.2.2 The site visit also extended into the outer study area beyond the Site for the purposes of scoping designated heritage assets and their inter-visibility with the proposed development area, as per Historic England guidance, and for the settings assessment itself. Photographs relevant to the assessment are listed below:

2.3 Assessing heritage significance

2.3.1 The NPPF defines significance as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.' The determination of the significance is based on statutory designation and/or professional judgement against these values. They are identified in Historic England Conservation Principles (Advice Note 12 Statements of Significance):

- **Historic interest:** the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.

- **Archaeological interest:** the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.
- **Architectural and artistic interest:** derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

2.3.2 These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset has to be evaluated against the range of criteria listed above on a case by case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

2.3.3 In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

2.4 Assessing harm

2.4.1 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'.

2.4.2 The following levels of harm may be identified during this assessment:

- **Substantial harm:** The Planning Practice Guide discusses 'substantial harm' (using listed buildings as an example) and states that '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'.
- **Less than substantial harm;** and

- **No harm (or ‘preservation’)**, such that the attributes identified within the statement of significance of the heritage asset have not been harmed.

2.5 Assessing the contribution of setting

2.5.1 In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.

2.5.2 Setting is the way in which the asset is understood (i.e. evidential and historical values) and experienced (aesthetic and communal values). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

2.5.3 Guidance produced by Historic England (HE 2016) and the Landscape Institute and Institute of Environmental Management and Assessment (2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:

- **Step 1: asset identification.** The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
- **Step 2: assess the contribution of setting.** This stage assesses how setting contributes to the overall significance of a designated asset.
- **Step 3: assess change.** This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from ‘high’ to ‘medium’ due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
- **Step 4: mitigation.** This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
- **Step 5: reporting.** Making and documenting decisions and outcomes. This reports the assessment of effects.

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2.5.4 In accordance with Historic England guidance (GPA 3), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which setting may have already been compromised.

3.0 Historic environment baseline

3.1 Archaeological and historic background

3.1.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the Site.

Prehistoric period (800,000 BC–AD 43)

3.1.2 The HER records a total of 6 heritage assets of prehistoric date within the Site and a further 18 within the wider study area.

3.1.3 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. Within the wider study area three hand axes, one unfinished axe, and a retouched flake were found during gravel quarrying. The exact location of these finds is unclear, but the HER records them c. 920m to the north-west of the northern site boundary.

3.1.4 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. It is possible that small scale clearance took place in the Mesolithic, with the aim of providing pasture for grazing animals, but there is no known evidence of archaeological sites or finds from this period within the Site or its immediate environs.

3.1.5 The Neolithic (4000–2000 BC) saw the beginning of large scale clearance on river side gravels where vegetation was easy to clear and where rivers provided water and a good means of communication. Evidence at Pear Tree (MBD1624) indicates that from the Neolithic onwards woodland clearance was occurring on a largish scale. This clearance of woodland provided easy to cultivate land as well as

pasture. It is likely that clearance was undertaken in the vicinity of settlements but these are elusive. A group of cropmarks showing ring ditches and linear features were examined in advance of the construction of the Southern bypass in 1994, and on the site of a proposed new school in 2002 c. 100m to the east of the Site, (HER Ref EBB601). Excavations confirmed that the ring ditches seen as cropmarks were late Neolithic or early Bronze Age but did not locate any associated burials or settlement activity. The only other remains of Neolithic date recorded within the wider study area is a hand axe (MBD272) reportedly found c. 420m to the north of the Site and flint tools (MBD262) during excavations at the site of Elstow Abbey immediately to the north of the Site.

3.1.6 The Bronze Age (2000–600 BC) is traditionally seen as times of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. Settlement sites for the Bronze Age are elusive in the area but a Bronze Age barrow (MBD22453) is visible on historic aerial photographs as a cropmark and was mapped as part of the Bedford Borough NMP project. It was located c. 100m to the east of the Site, 110m north of Village Farm. Aerial photographs taken in 2009 show that Elstow Lower School has now been built over the cropmark feature, which has presumably been destroyed. A section of the ring ditch of a Bronze Age barrow was (MBD262) also excavated during excavations at Elstow Abbey, immediately to the north of the Site, a Bronze Age urn (MBD274) was also discovered c. 700m to the north of the Site, and a spearhead with a leaf-shaped blade (MBD259) was discovered between Elstow and Kempston c. 600m to the east of the Site.

3.1.7 Iron Age (600 BC–AD 43) settlements are relatively common in the middle Ouse valley, often appearing as cropmarks, and there are two distinct areas of Iron Age activity recorded on the HER within the Site (MBD1624 and MBD1625). The area covered by MBD1624, on the eastern side of the Site, also includes other records of remains dating to the Iron Age period (MBD22067 – MBD22070). MBD1624 consists of an extensive area of cropmarks indicating trackways and other linear features which were part excavated in 1976. The excavations revealed evidence for activity dating from the Iron Age to the medieval period. The Iron Age evidence consisted of ditches, gully's including a possible palisade, and storage pits. The excavations also showed that the linear features continued in use into the Roman period.

3.1.8 At the eastern end of MBD1624, adjacent to Wilstead Road, excavations on a known cropmark site

were carried out in 1976 in advance of the proposed construction of a new sewer. The cropmarks covered about 2 ha but only a small part was sample excavated, with the rest of the area remaining unexcavated. The excavations confirmed that the cropmark date to the Late Iron Age and included the remains of enclosures and roundhouses, indicating the presence of an extensive late Iron Age settlement and probably associated field systems.

3.1.9 Approximately 40m to the west of MBD1624 three possible rectilinear enclosures or field boundaries, a circular enclosure, pits, a pit cluster and other linear features of probable Iron Age or Roman date, are visible as cropmarks on historic aerial photographs (MBD22068). These features are located in fields c. 330m to the north-west Pear Tree Farm, and are associated with a north/south aligned parallel ditched trackway (MBD22070), a square ditch enclosure (MBD22069) and rectilinear enclosure (MBD22067) to the east. Whether the enclosures represent field boundaries or settlement enclosures is uncertain. A circular ring ditch is also present in this part of the Site, but it is currently of uncertain function and date.

3.1.10 Another area of Iron Age activity is recorded at the southern end of the Site (MBD1625) immediately to the north of, and straddling, the A421. Field boundaries, rectilinear enclosure, sub circular enclosure, pits, macula and other linear features of probable Iron Age or Roman date are visible as cropmarks on historic aerial photographs and were mapped as part of the Bedford Borough NMP project. These features are located in fields c. 250m west and south-west of Pear Tree Farm and centred at TL 04736 46647 (now the A421). The features are associated with a double ditched trackway, adjoining which is a rectilinear enclosure about 84m x 70m, with part of a further rectilinear enclosure on its eastern side about 39m x 71m. Whether these are field boundaries or part of settlement enclosures is unclear, but they include circular pits and other linear and curvilinear features that suggest a more extensive field system. At TL 04659 46808, c. 100m north of the southern site boundary, there is a 55.5m arc of a ditch that may be part of a sub circular enclosure. A rectangular cropmark of uncertain date and function measuring about 19m x 11m, is located outside the site boundary on the southern side of the A421 (centred at TL 04808 46641) and aerial photographs taken in 2009 show that the A421 now bisects these features, presumably having destroyed some of the features.

3.1.11 Geophysical survey (EBB593, **Figure 16**) in the north-west corner of the Site has also revealed at least two extensive areas of archaeology, probably settlements if not sets of enclosures and pits. These could be of Iron Age date (unenclosed) with a later Roman field system, or the features could represent

other unenclosed settlement dating to the Anglo-Saxon period.

3.1.12 Within the wider study area there is further evidence of Iron Age activity. Approximately 50m to the west of the Site, on the western side of the A5141, archaeological evaluation trenching prior to the construction of an industrial park revealed a variety of occupation features below a deposit of alluvium including pits, ditches, organic patches and areas of burning, dating from the later prehistoric/Romano-British period (MBD18212). An Iron Age boundary ditch (MBD18213) was also recorded a further 25m to the north of the occupation site, on the north side of Elstow Brook. Two ring ditches, & field boundaries producing Iron Age pottery (MBD2421) were partly excavated in 1994 in advance of Bedford Bypass c. 160m to the south-east of the Site.

3.1.13 Further archaeological remains of probable Iron Age date located in the wider study area include: an Iron Age and/or Roman rectilinear enclosure (MBD16594) visible as a cropmark c. 675m to the north of the Site at Factory Playing fields; part of an Iron Age and/or Roman trackway/road (MBD16595) visible as cropmarks c. 580m to the east of the Site; a rectilinear enclosure (MBD1626) and other linear features of Iron Age date recorded during the construction of the southern bypass c. 580m to the east of the Site; possible enclosures and trackways appearing as cropmarks (MBD16596) c. 975m to the east-south-east of the Site; occupation features at Village Farm c. 430m to the east-south-east of the Site; an extensive area of probable Iron Age or Romano-British field system, enclosures, settlement activity and trackways is visible on historic aerial photographs as cropmarks (MBD10145) c. 825m to the south-east of the Site; a ring ditch of Iron Age or Romano-British date (MBD22452) is visible as a cropmark on historic aerial photographs c. 790m to the south of the Site; and a possible ring ditch (MBD1361) c. 675m to the south of the Site.

Romano-British period (AD 43–410)

3.1.14 A number of the Iron Age remains identified above continued in use into the Romano-British period (MBD1625, MBD1626, MBD22069, MBD22070, MBD18212, MBD16594, MBD16595, MBD16596), three of which lie within the site boundary (MBD1625, MBD22069, MBD22070). In addition, the HER also records a further 14 heritage assets of Romano-British date with the wider study area.

3.1.15 Within MBD1625 the Iron Age field system was replaced during the 2nd century AD by a Roman farmstead on a different alignment. The farmstead lay to the east of a track or driveway, and comprised

two separate enclosures with internal subdivisions. No focus of domestic activity was identified and the farmstead appears to have gone out of use during the 4th century AD, although the driveway is thought to have remained in use.

- 3.1.16 Geophysical survey (EBB593, **Figure 16**) in the north-west corner of the Site has shown at least two extensive areas of archaeology, probably settlements if not sets of enclosures and pits. These could be of Iron Age date (unenclosed) with a later Roman field system, or the features could represent other unenclosed settlement such as Saxon or Saxon-Norman.
- 3.1.17 Immediately to the south and west of MBD1625, largely to the south of the A421, Romano-British occupation remains (MBD263) were found in 1936 in the form of building materials and 3rd to 4th century pottery sherds. More recently a 2nd century coin was found nearby and vertical aerial photographs taken in 2006/7 show a number of discrete features alongside irregular and rectilinear features, some of which may form enclosures.
- 3.1.18 Additional Romano-British activity recorded within the wider study area includes: a linear cropmark between the A421 and B530 (MBD15747) which probably relates to a Roman (possibly Iron Age) road or trackway c. 420m to the west of the Site; a spread of Romano-British finds (MBD22634), c. 900m to the north-east of the Site; a Romano-British belt slide (MBD15998) c. 400m to the west of the Site; Romano-British bow brooch (MBD1850) c. 360m to the north-east of the Site, Romano-British pottery c. 75m to the north-east of the Site; 4th century AD coin (MBD1852) c. 770m to the north-east of the Site; 2nd century AD coin if Hadrian (MBD15881) c. 790m to the north-east of the Site; Pits & gullies with Romano-British pottery (MBD8356) found during sewer construction c. 235m to the east of the Site; round barrow of possible Romano-British date (MBB22453) c. 160m east of the Site; the suggested line of a Roman road from Bedford to Haynes (c. 780m to the east of the Site; Romano-British pottery (MBB22455) c. 750m to the south-east of the Site; and Romano-British pottery and tile (MBD18754) located during field walking prior to the construction of the A6.

Early medieval (Anglo-Saxon) period (AD 410–1066)

- 3.1.19 The name Elstow is believed to be a Saxon name, probably derived from ÆEllen's Stow (central place), (Stenton and Mawer 1928) with ÆEllen being the name of an individual who settled in the area at one time. The name *Stowe* is denotes a place of special significance or central place, a meeting place,

which could explain the siting of the Abbey (MBD262) as well as the particularly dense pattern of Saxon settlement in the surrounding area.

3.1.20 Geophysical survey (EBB593, **Figure 16**) in the north-west corner of the Site has shown at least two extensive areas of archaeology, possibly representing unenclosed Anglo-Saxon settlement.

3.1.21 Within the Site, the Bedford Orbital Sewer excavations, showed evidence of a sunken floor building, a grubenhausen, of Saxon date and Saxon pits (MBD1624 & MBD22069). It is possible that areas left unexcavated during these excavations in this part of the Site may contain similar features, possibly representing part of an Anglo-Saxon settlement, located to the south of the cemeteries at Elstow Abbey.

3.1.22 Within the wider study area two Saxon cemeteries (early and Late Saxon cemeteries, the latter with 270 bodies) were excavated at Elstow Abbey (MBD262), to the north of the Elstow Brook, adjacent to the northern site boundary. Evidence for Anglo-Saxon and medieval occupation (MBD3383), including the remains of two sunken-featured buildings (Grubenhause) of early Saxon date, and post-built structures have also been recorded c. 200m to the south-east of the Site. An Anglo-Saxon square headed brooch (MBD18802) was also found c. 330m to the north of the Site at the junction between the High Street and West End.

3.1.23 Further evidence of Anglo-Saxon activity in the wider area includes: An Anglo Saxon Grubenhause and a number of postholes, gravel pitting and further structures and pits (MBD2421) c. 50m to the east of the Site; pits and 2 sunken floored building (MBD16082)c. 460m to the south-east of the Site; a ditch (MBD979) c. 660m to the east of the Site; and features including a ditch, pit and postholes (MBD1626) c. 800m to the east of the Site.

Later medieval period (AD 1066–1540)

3.1.24 The medieval village of Elstow lies directly to the north of the Site (MBD16971) and it was already established prior to the founding of Elstow Abbey in c. AD 1078. The Domesday Survey of 1086 records that in the Anglo-Saxon period Elstow was held by four sokemen of the king but William I gave it to his niece, the Countess Judith, the widow of Waltheof Earl of Huntingdon and that a small settlement was in existence. The holding included 14 villagers, 11 smallholders and 4 slaves as well as a mill (valued at 24 shillings) and woodland for 60 pigs. The abbess and nuns held the manor in free alms of the honour of Huntingdon until the dissolution of the monasteries. It was confirmed to them by charters of

Henry I and Henry II. Medieval Elstow was dominated by the Benedictine Nunnery which extended to the West and South of the present parish church. The abbey survives in part as the parish church of St Mary and St Helena. Much of the historical village is part of a Conservation Area and there are a few medieval and early post-medieval buildings standing which give the High Street a medieval character. In 2004 an archaeological evaluation occurred at 28-30 West End Lane; the evidence suggested that the site was part of an open field system of 11th to 15th century date. At this time the land was bisected by a boundary ditch and another broad shallow feature. This may suggest some form of late medieval land tenure reorganisation, such as the creation of a new farmstead.

- 3.1.25 Excavations by Woodward within the Site in the 1970s, to the west of Wilstead Road, revealed two phases of medieval occupation dating to the 11th to 12th centuries (MBD1624). The first phase was represented by a pair of parallel ditches, a droveway, running N-S with associated pairs of post holes. There were also pits. The second phase was represented by a large close boundary ditch which partly cut the droveway. A beam slot associated with a trampled clay floor was also found positioned outside the close boundary, probably a barn. There were also pits, possibly quarry pits and a number of post-pits which could be part of a structure to the south, though this remained unexcavated.
- 3.1.26 Evidence of medieval farming activity denoting nearby settlement was only partially excavated by Woodward. The earlier period possibly represented small scale stock farming and industrial activities, which were presumably outlying to a domestic focus that was not identified. It was followed by a second phase of occupation consisting of the ditched enclosures, corresponding to the development of closes (Woodward 1977) in the early medieval period. This reorganisation of the landscape with close boundaries laid off what is now the Wilstead Road was suggested to represent the transition from independently located domestic units to planned areas within a nucleated medieval village (Woodward 1977).
- 3.1.27 In addition to Woodward's excavations, south of the Elstow Brook a geophysical survey and excavation were undertaken in connection with remedial works to the Brook by the internal Drainage Board. The investigation targeted an area where the geophysics survey had shown low potential for archaeological features, but the intrusive investigation identified stone lined leats and stone built bridge abutments. This evidence suggests the presence of a medieval trackway/access across the field east of Abbey Fields.

- 3.1.28 The settlement on the Wilstead Road, south of the Elstow Brook raises the question of whether Elstow had two loci of settlement or whether the area south of the Elstow Brook may be a satellite settlement. The settlement along Wilstead Road is linear (as opposed to the green type village of the Elstow core). It is separated from the core of Elstow by the Elstow Brook and a gap in settlement as well as presenting a different spatial organisation. The HER data indicates that a medieval linear hamlet of South End (MBD16989) was located along Wilstead Road south of Elstow. South End is known from historical documents and its location and extent are not established. It may be that the closes adjacent to Wilstead Road, south of the Elstow Brook, represent the village of South End.
- 3.1.29 Within the Site there are a number of areas of cropmark ridge and furrow dating to the medieval period (shown on **Figure 6** in green with red directional arrows). Geophysical Surveys undertaken in connections with previous proposals for the Site (GSB 1997) also recorded ridge and furrow anomalies within the Site (**Figure 16**).
- 3.1.30 Further evidence of medieval activity within the wider study area includes three findspots consisting of two fragments of tile (MBD155883 and MBD16183), located c. 260m to the south-east of the Site and c. 50m to the south of the Site, and a bronze finger ring (MBD16010) c. 385m to the north of the Site.
- 3.1.31 Post-medieval and modern periods (AD 1540–present)
- 3.1.32 The post-medieval period saw the desertion of South End and the continuation of settlement at Elstow albeit with the loss of the Abbey following Dissolution. The Manor of Elstow passed through several hands including those of the Hillersden family. In 1625 Sir Thomas Hillersden built a mansion, known as Elstow Place, to the south side of the parish church. It was built using stones from the old Abbey complex and part of the 14th century inner cloisters formed the main body of the mansion. The mansion was partly demolished between 1767 and 1781; parts of the mansion are shown on the 1767 parish map of Elstow (**Figure 8**). In 1782 the Manor was sold to Mr Samuel Whitbread of Southill but the ruins of the Mansion remain.
- 3.1.33 John Bunyan, the famous preacher and Christian writer was born in 1628 in a cottage in the hamlet of Harrowden, just to the east of Elstow. He was christened in Elstow's abbey church and spent much of his early life in Elstow. A cottage where he lived was located on the west side of the north end of the High Street, just outside the current conservation area boundary; now demolished.

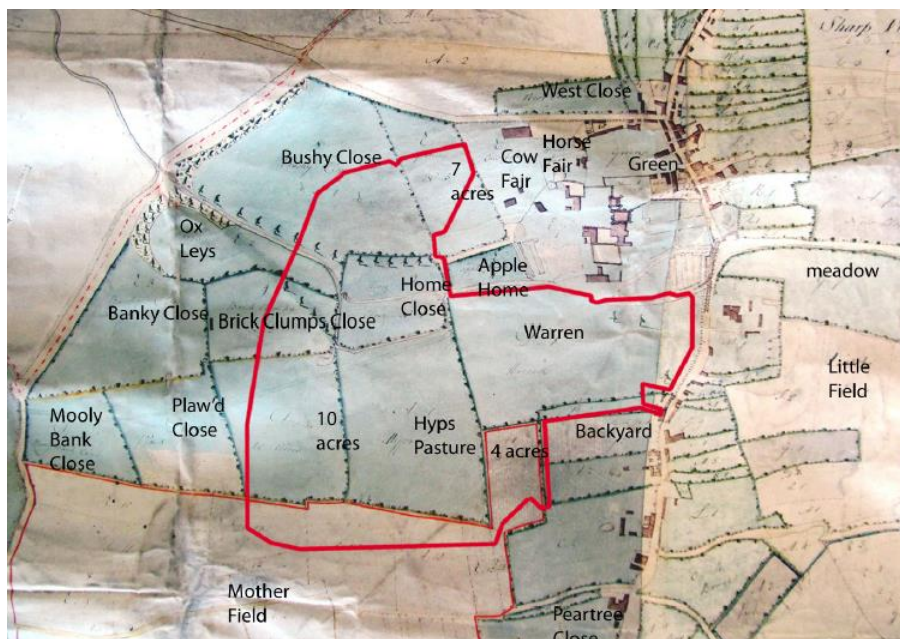


Figure 10 Parish Map of 1767 with the Site outlined in red

3.1.34 The parish map of 1767 (**Figure 8**) shows that private enclosure had already taken place with the Site comprising of ten separate fields, with the eastern area as one large field labelled 'Warren', suggesting it may have been in part the site of the Abbey's warren and the remaining fields were either pasture or arable, but part of closes, also no buildings are depicted fronting the west side of Wilstead Road. One of these closes is labelled Brick Clumps Close suggesting that pits may have been dug in this area for the extraction of clay. Only a small strip along the south-west of the Site was part of the Open Field system (Mother's Field). It is likely that the fields adjoining the Elstow Brook would have been used for pasture, given the presence of alluvial deposits and some of the field names. Official enclosure was in 1850. Buildings are depicted on the Parish map to either side of Wilstead Road that appear to correspond with the Listed Buildings to the south of Elstow Brook. These include Acacis Cottage (NHLE 1114177), the closest of these designated heritage assets, on the eastern site boundary. The designated heritage assets to the north of the Site, including the St Mary and St Helena Church (NHLE), Church Tower (NHLE) and Hillersden Mansion (NHLE 1005405), which all cluster around the former monastic buildings of Elstow Abbey, are also depicted on the 1767 Parish map.

3.1.35 By the time of the Ordnance Survey map of 1882 (**Figure 9**) a number of field boundaries have been removed within the Site and the Site is made up of eight individual fields. Elstow Brook appears to have been canalised across the field annotated on the 1767 Parish map as Home Close, with a footbridge

annotated at approximately the mid-point of the canalised section, and footpaths shown to the north and south-west of the bridge. Fishponds and orchards are also shown to the immediate north of Elstow Brook within the grounds of the former abbey/Hillersden Manor. The Midland (MBB22620) and London and Northwestern (MBD11594) railway lines are also shown to the north and east of the Site. The buildings fronting Wilstead Road are also shown in more detail, and Acacia Cottage is shown within its own garden plot immediately to the east of the Site.

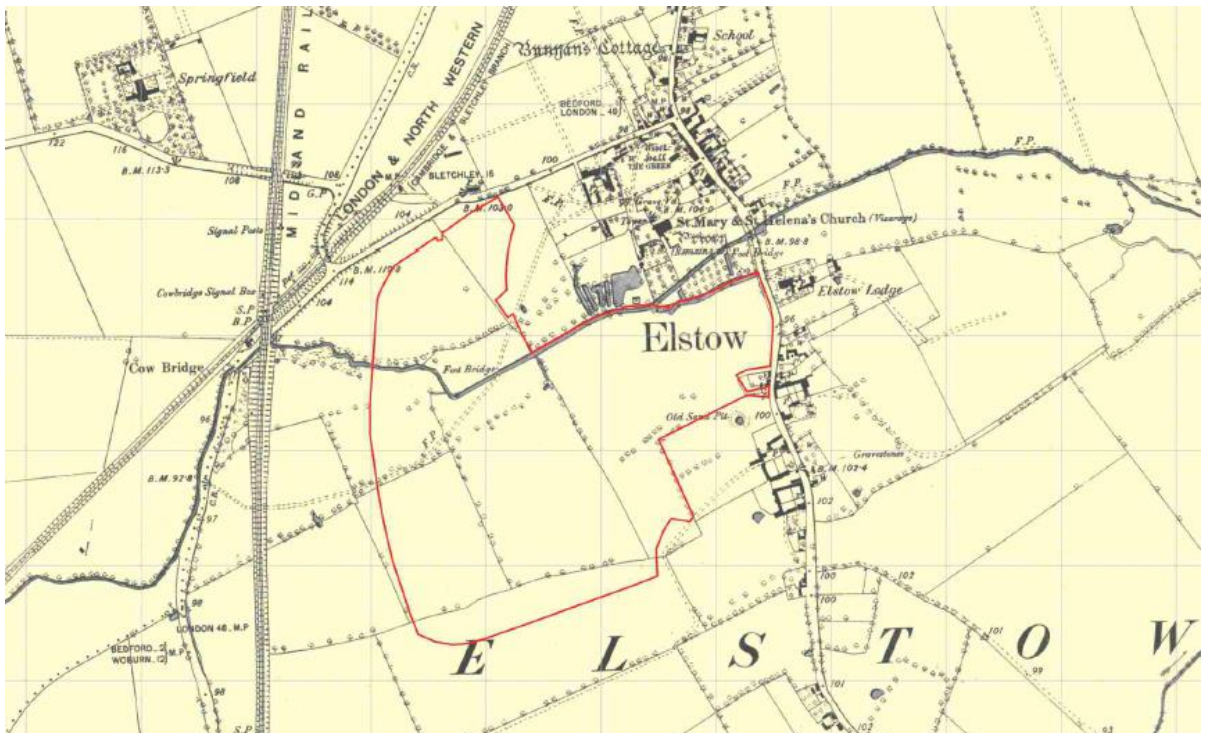


Figure 11 Ordnance Survey map of 1882 with the Site outlined in red

3.1.36 There are no changes shown within the Site or its immediate environs on the Ordnance Survey map of 1900 (not illustrated) and the only notable change to have occurred within the Site by the time of the Ordnance Survey map of 1924 (**Figure 10**) is that the south-western part of the Site was being used as allotments. Within the wider area industrial works buildings had been constructed between the railway lines to the north-west of the Site, and new dwellings are shown to be extending towards the northern end of Elstow from the suburbs of Bedford to the north. An area of gravestones is also labelled to the east of Wilstead Road, which were probably the remains of a post-medieval (17th/18th century) cemetery (MBD7092), not visible today. No changes are shown within the Site on the subsequent Ordnance Survey maps of 1938 (not illustrated) and 1948 (**Figure 11**) but further extension of housing from Bedford towards the northern end of Elstow is shown on the map of 1948, along with new

dwelling to the south-east of Pear Tree Farm to the south-east of the Site.

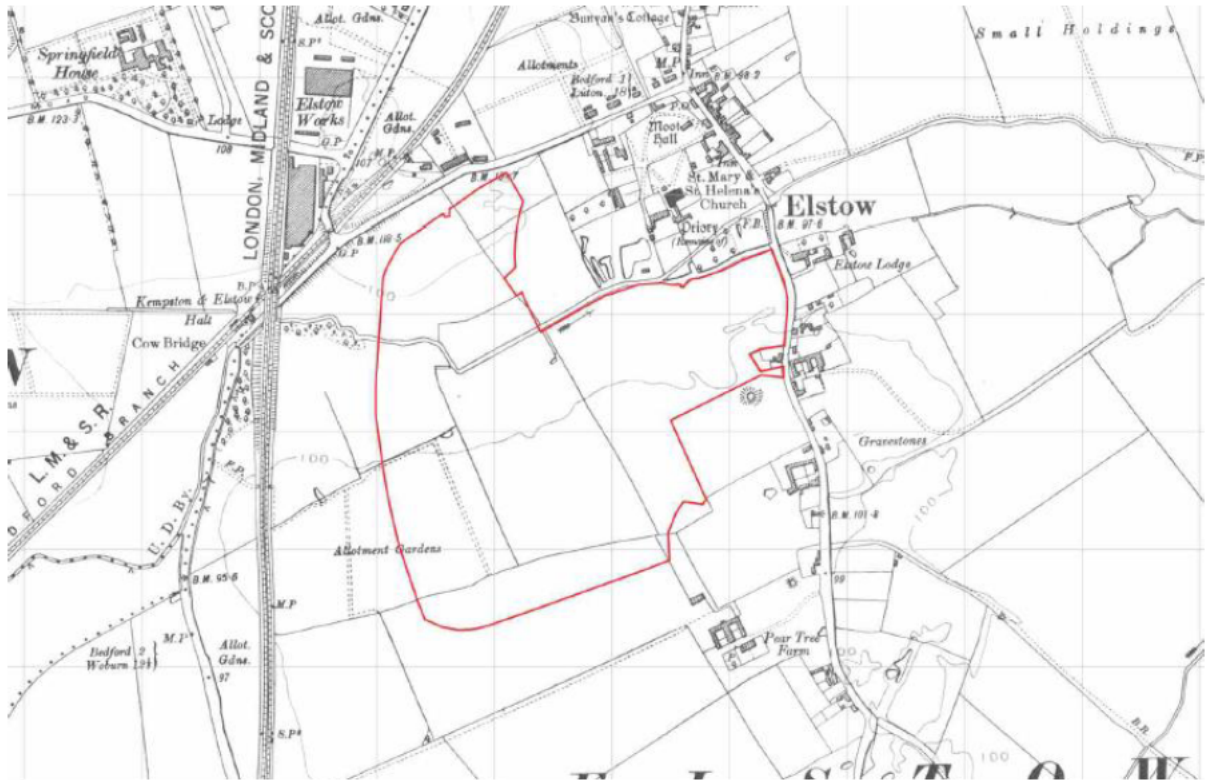


Figure 12 Ordnance Survey map of 1924 with the Site outlined in red

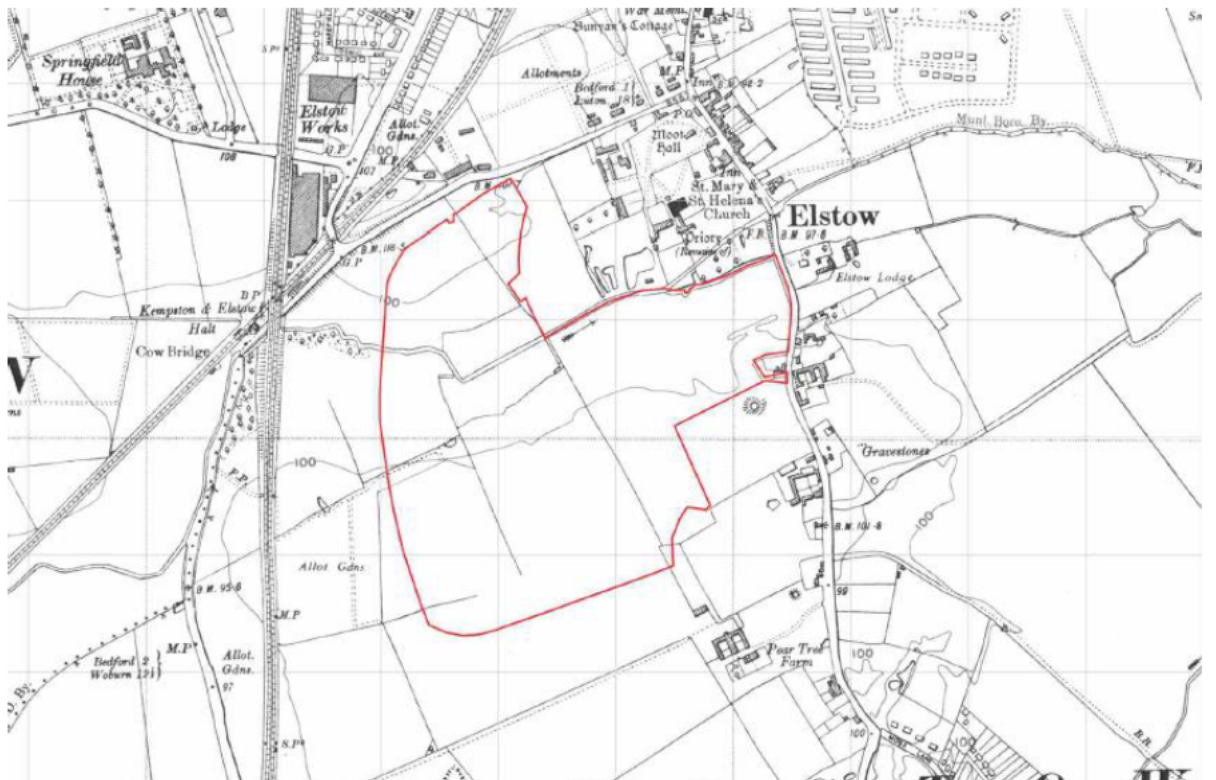


Figure 13 Ordnance Survey map of 1948 with the Site outlined in red

3.1.37 The Ordnance Survey map of 1972 (**Figure 12**) shows no changes within the site boundary, but there is still further expansion of housing to the north-west, north-east and south-east of the Site, with the village of Elstow gradually becoming surrounded by modern development.

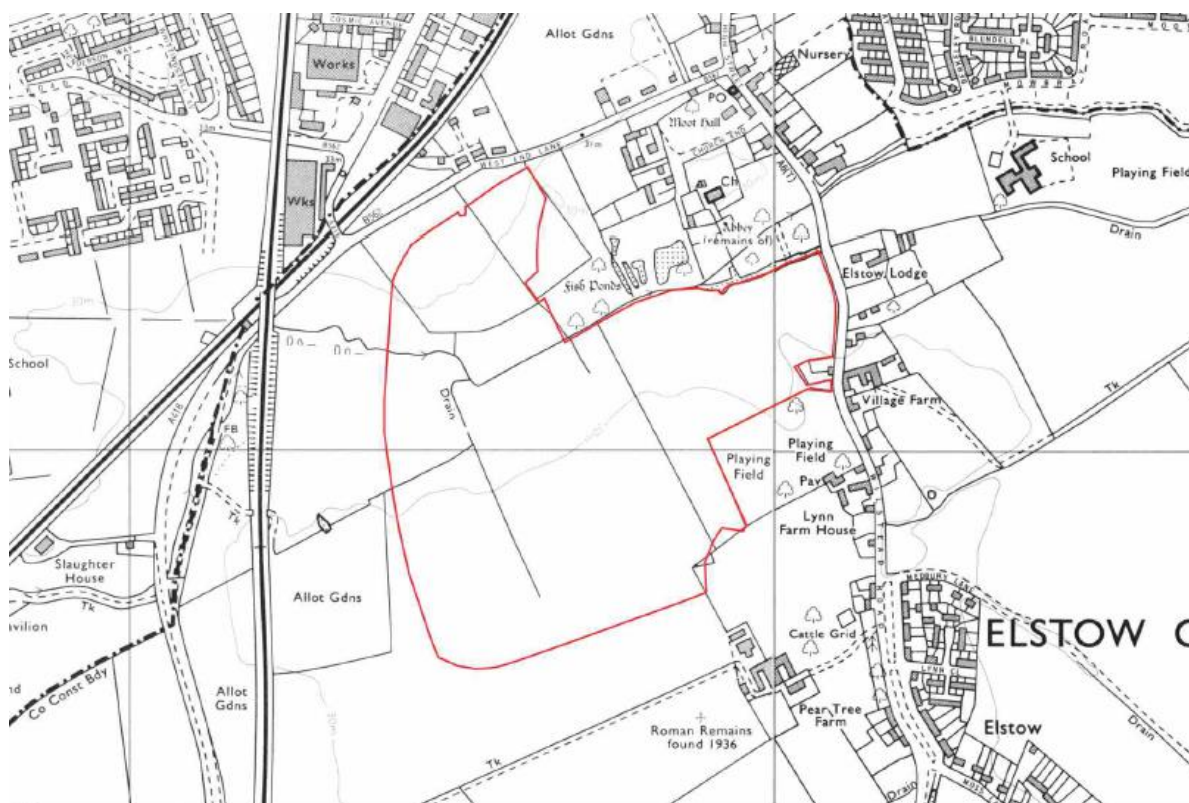


Figure 16 Ordnance Survey map of 1972 with the Site outlined in red

3.1.38 Although there are no changes within the site boundary shown on the Ordnance Survey map of 1987 (**Figure 13**) major changes have occurred to the western and northern site boundaries with the construction of the A6 to the west of the Site and A5134 to the north, joining West End Lane to the north of the Church. Looking at the surviving field boundaries to the west and the east of the A6 it would appear that the majority of land disturbed by the construction of the road lay to the west of the Site, with the Site itself appearing unchanged. However, the construction easement strip/compounds may have extended into the Site itself and/or landscaping works for the road may have resulted in the disturbance and/or burying of earlier deposits within the site boundary.

3.1.39 By 2002 (**Figure 14**) the A421 had been constructed (mid to late 1990s) to the south of the Site, now forming the southern site boundary, and the Spine road crossing the Site was also constructed in the late 20th century, both of which would have had a severe impact on any archaeological remains present.

Figure 14 Ordnance Survey map of 1948 with the Site outlined in red

Heritage Impact Assessment

Land west of Elstow, Bedfordshire

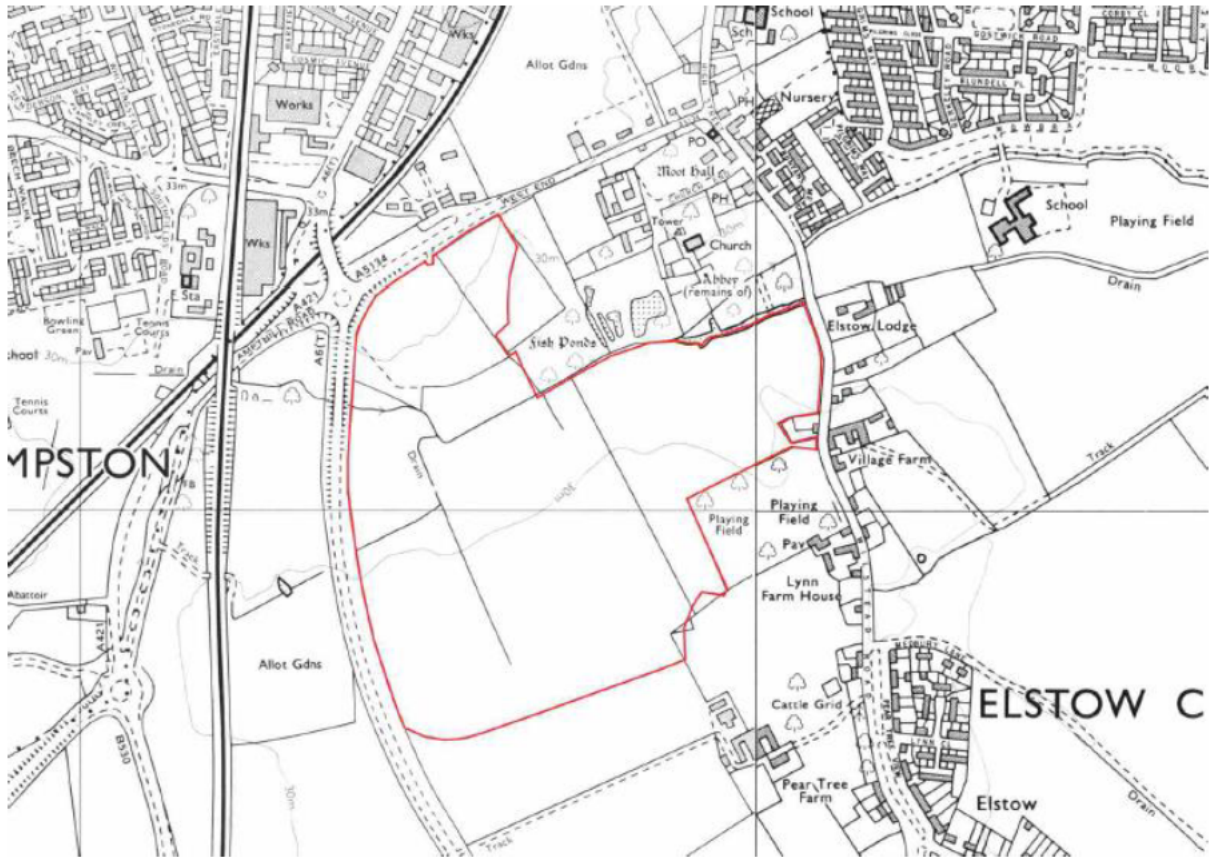


Figure 17 Ordnance Survey map of 1987 with the Site outlined in red.



Figure 18 Aerial photograph from 2002 with the Site outlined in red

3.1.40 No further changes have occurred within the Site since the aerial photograph of 2002. However, an aerial photograph from 2020 (**Figure 15**) clearly shows the cropmarks of earlier features within the Site, especially those to the immediate east of the Spine road. The photograph also shows that the only main changes to have occurred in the Sites immediate environs which consist of the Industrial Estate and Park and Ride to the west of the A6.



Figure 19 Aerial photograph from 2020 with the Site outlined in red

3.1.41 Within the Site three heritage assets of Post-medieval and Modern date are recorded on the HER. The first consists of a copper token penny dated to 1812 with a horse passant (MBD16168), which was collected along with a small penannular brooch or buckle c. 70m to the west of Wilstead Road. The second consists of Second World War defences (MBD22072) visible as structures and earthworks on historic aerial photographs and remote sensing data (LiDAR). The defences were largely located within the grounds of St Marys and Helens Church, to the west of Wilstead Road, but also extended into the far north-east corner of the Site. Aerial photographs taken in 1947 show that the earthworks had been backfilled, though very faint evidence of the trenches were still visible in the grass in 2009. The second asset of modern date recorded on the HER consists of a First World War practice trench, visible as

cropmarks on historic aerial photographs (MBD22071). The trench was excavated c. 155m west of Acacia Cottage, and the 59 metre long practice trench was a classic example of a WW1 British army front line trench. In aerial photographs taken in 2006 and 2020, this section of practice trench remains extant in the field, being clearly visible as parchmarks in the grass.

3.2 Overview of past investigations within the Site

3.2.1 As mentioned throughout Section 2.1, and detailed where appropriate, there have been numerous previous archaeological interventions undertaken both within the Site and its immediate environs.

3.2.2 Cropmarks are known from the Site and they were plotted by Bedfordshire County Council HER (**Figure 16**). The cropmarks extend over most of the Site. In the eastern field, adjacent to Wilstead Road they show enclosures, pits and linear ditches along the northern edge of the Site, in the north-west corner. Part of this area was stripped of topsoil (Woodward 1977) revealing a complex, dense set of archaeological features. These excavations also indicated that what appears as cropmarks is only a small percentage of the archaeological features actually present.

3.2.3 Archaeological excavations were undertaken in 1976 in the north-east corner of the Site between Elstow Brook and Wilstead Road (Woodward 1977) in advance of the threat posed by the Bedford Orbital Sewer. These excavations took place in the area of cropmarks mentioned above with the excavations revealing enclosures and roundhouses of Late Iron Age date, Roman activity consisted of a single gully, evidence of Saxon settlement in the shape of dwellings and pits, and the remains of a field system of early medieval date.

3.2.4 Adjacent and to the south of the south-west corner of the Site, archaeological evaluation trenching, followed by area excavations were undertaken in 1995 in advance of the construction of the A421, Bedford Bypass, which revealed features of Iron Age, Romano-British, and Anglo-Saxon date. Magnetometry survey in the area of MBD1625 (GSB 1997) also showed further enclosures and ditches outside the area of the cropmarks, but no clear evidence of settlement features in what appears to be a continuation of the features identified in the A421 excavations.

3.2.5 Various archaeological investigations consisting of non-intrusive archaeological evaluations within the Site boundary were undertaken in 1997. These consisted of systematic fieldwalking of the Site (BCAS 1997), magnetic scanning of the whole Site and sample detailed magnetometry of a small block forming

less than 20% of the Site (**Figure 16**). In the majority of cases the detailed magnetometry revealed few potential archaeological features. The anomalies encountered are likely to represent small gullies and short ditches and pits which could represent unenclosed middle Iron Age or Saxon settlement. The anomalies are ill-defined and magnetically very weak, barely rising above background noise levels and, therefore, the interpretation is cautious.

3.2.6 In the north-west corner of the Site, north of Elstow Brook, three areas were investigated by geophysical survey (**Figure 16**). In the eastern part the anomalies may represent Iron Age, Romano-British, or Anglo-Saxon settlement activity. To the west further anomalies were encountered which may represent brick making activity as suggested by the fieldnames of the 18th century (**Figure 8**).

3.2.7 To the east of the Abbey Fields spine road, west and north-west of the Elstow playing fields, there are clear cropmarks which are still visible on aerial photographs from 2020 (**Figure 15**). There is a double ditch, a driveway entering the Site from the south and heading towards the Elstow, towards the area of the Abbey. Aligned and tacked on this driveway there are sets of enclosures. Those to the west have been subject to a detailed magnetometry survey and the results confer with the cropmarks. They are suggestive of settlement but fieldwalking showed no Iron Age or Roman sherds in this area, just a single Saxon sherd. Driveways are generally thought to be of late Iron Age or Roman date. To the east there are some large linear features, changing at sharp angles, which could be part of field systems, or the WWI practice trenching (MBD22071).

3.3 Past impacts and factors affecting archaeological survival

3.3.1 Archaeological survival across the Site is anticipated to be moderate on the western side of the Site to high on the eastern side. The land which constitutes the Site is currently in use for agricultural purposes and earlier geophysical surveys within the Site suggest that any underlying features may be quite heavily plough damaged.

3.3.2 Furthermore, the historic mapping (**Figures 8 - 15**) shows that the majority of the Site has been in agricultural use since at least the 18th century. However, fieldname evidence on the Parish map of 1767 (Brick Clump Close) does suggest that part of the western side of the Site may have seen the extraction of clay for brick making, this would likely have removed any archaeological remains within this part of the Site.

3.3.3 In addition construction works for the A6, A421 and the Abbey Fields Spine Road will have had direct impacts on archaeological remains on the western, southern and central parts of the Site, though remains are likely to survive beyond the working corridors of these schemes. Likewise, construction of the Bedford Orbital Sewer in the 1970s will have impacted on archaeological remains to the immediate west of Wilstead Road, as would the practice trenching of WW1 within the Site, to the north of the Elstow Playing Fields.

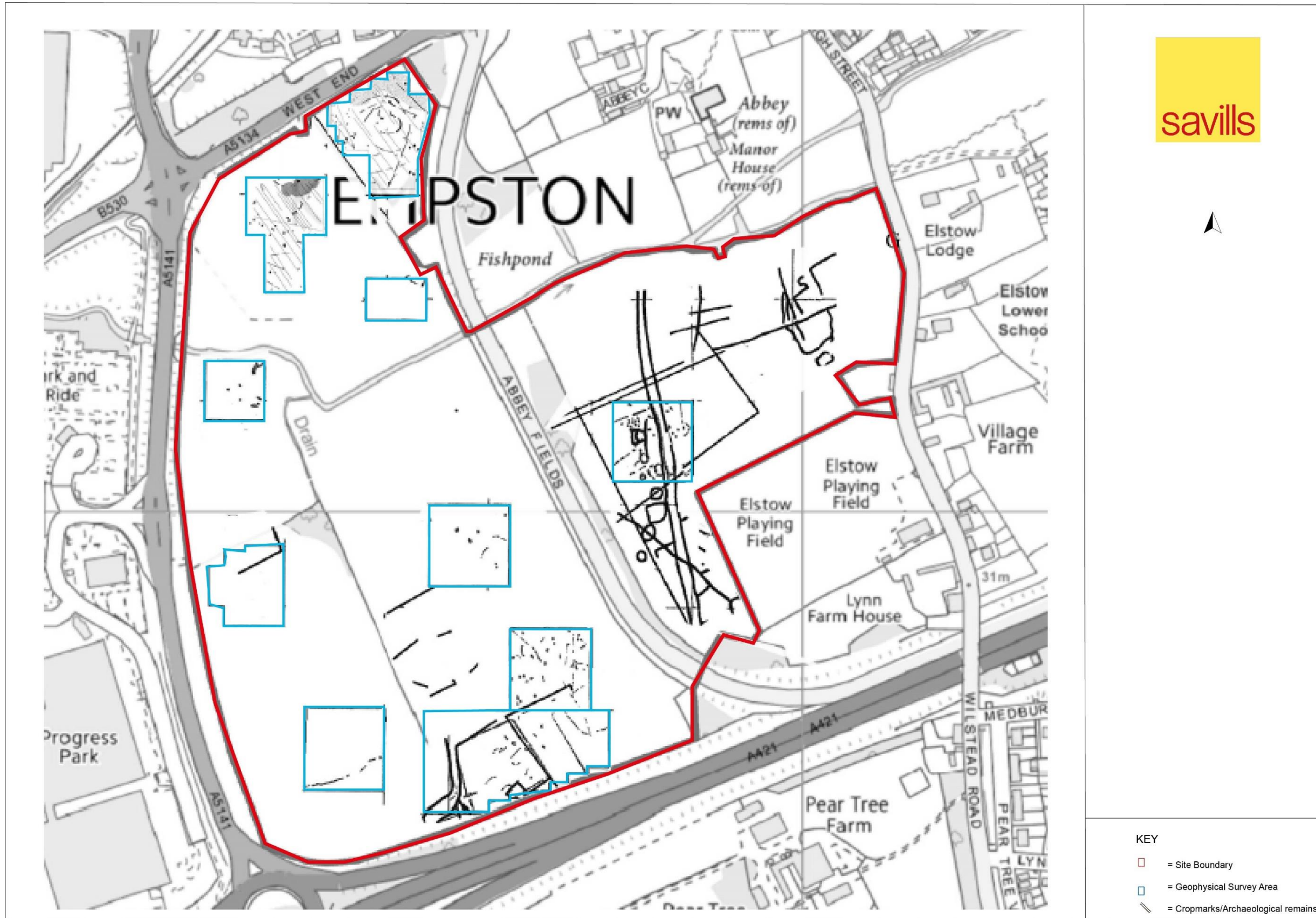


Figure 20 Cropmarks recorded within the Site and results of previous areas of geophysical survey

4.0 Buried heritage assets: statement of significance

4.1 Introduction

4.1.1 This section discusses the potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival. Archaeological potential is measured as either 'negligible', 'low', 'moderate' or 'high'

4.1.2 This section also includes professional opinion on the likely heritage significance of such remains, where there is low to moderate, or higher, potential for such to be present. For each chronological period where the potential is assessed as low or negligible the likely heritage significance is not included, as this implies that significant remains from the period are not likely to be present on the Site.

4.2 Prehistoric

4.2.1 *The Site has high potential to contain prehistoric remains.* Concentrations of prehistoric activity have been recorded throughout the Site as described above (**Figures 4 & 16**). This is especially the case between the Abbey Field spine road and Wilstead Road on the eastern site boundary. There is also a high potential on the western side of the site from the southern site boundary with the A421, especially to the west of the Abbey Fields spine road. There is also a high potential for remains in the north-west corner of the Site where geophysical survey has identified potential settlement activity currently of unknown date, but like to date to the prehistoric, Romano-British or Anglo-Saxon periods. The central portion of the western side of the Site appears, from previous archaeological fieldwork within the Site, to have a lower potential for archaeological remains, but the overall potential for encountering archaeological remains dating to the prehistoric period within this part of the Site is regarded as moderate to high. Where remains are present these are likely to be of moderate - low local significance, depending on their nature, preservation and extent.

4.3 Romano-British

4.3.1 *The Site has a high potential to contain Romano-British remains.* A lot of the Iron Age remains identified within the Site are likely to have continued in used into the Romano-British period. Archaeological remains dating to the Romano-British are likely to survive between the Abbey Field spine road and the

Elstow playing field, along the southern site boundary between the A6 and the spine road (especially to the west of the spine road), and in the north-west corner of the Site. The central portion of the western side of the Site appears, from previous archaeological fieldwork within the Site, to have a lower potential for archaeological remains, but the overall potential for encountering archaeological remains dating to the Romano-British period within this part of the Site is regarded as moderate to high. Where remains are present these are likely to be of moderate - low local significance, depending on their nature, preservation and extent.

4.4 Early medieval (Saxon)

4.4.1 *The Site has high potential to contain early medieval (Saxon) remains.* If present, such remains would be of *moderate local* significance, depending on nature, preservation and extent, derived from their archaeological and historical interest. Remains of Anglo-Saxon date were revealed during excavations in the 1970s on the eastern side of the Site between the Abbey Fields spine road and Wilstead Road, and further remains of this date are expected to survive within this part of the Site. Geophysical survey in the north-west corner of the Site also suggests that remains of Anglo-Saxon date may survive here. The central and southern part of the western side of the Site appears to have a lower potential for archaeological remains of this date. Where remains are present these are likely to be of moderate - low local significance, depending on their nature, preservation and extent, with the excavations in the 1970s to the south of Elstow Brook, on the eastern side of the Site, suggesting that remains relating to the scheduled abbey were confined to the north of the brook. The kitchens for example which tend to be at some distance from the main monastic buildings were identified during excavations at the abbey in 2005 and are to the south-west of the cloister but north of the Elstow Brook. Fishponds also part of monastic complexes are known from cropmarks and earthworks to the west of the Church.

4.5 Later medieval

4.5.1 *The Site has high potential to contain later medieval remains.* Settlement and enclosure activity was recorded during the 1970s excavations on the eastern side of the Site and medieval ridge and furrow ploughing has been recorded during geophysical surveys undertaken to the west of the Abbey Field spine road. If present, remains dating to the later medieval period would be of *low to moderate local* significance, depending on nature, preservation and extent, derived from their archaeological and historical interest.

4.6 **Post-medieval and modern**

4.6.1 *The Site has moderate - high potential to contain post-medieval and modern remains.* The Site appears to have been in agricultural use throughout the post-medieval and modern periods and any remains are by in large likely to relate to agricultural practices within the Site. In addition, there may be evidence of brick making activity (extraction pits) within the central section of the far western side of the Site, and remains of World War practice trenching are likely to survive on the eastern side of the Site. If present, remains dating to the post-medieval and modern periods would be of *low local* significance, depending on nature, preservation and extent, derived from their archaeological and historical interest.

5.0 Above ground heritage assets: statement of significance

5.1 Introduction

5.1.1 Understanding the history and context of the relevant heritage assets is important to establishing their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.

5.1.2 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.3 Setting is the surroundings in which an asset is experienced: all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. 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. Although views of or from an asset will play an important part to its setting, other environmental factors such as noise, dust, vibration, as well as spatial associations, and the understanding of the historic relationship between places.

5.1.4 Change, including development, can sustain, enhance or better reveal the significance of an asset, as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials.

5.2 Scoping

5.2.1 In accordance with **Step 1** of the methodology recommended by the Historic England guidance (GPA

3), some designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material changes or changes to their setting and significance. This has been based on the distance of the asset from the Site; the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between asset and the Site.

5.2.2 The initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and the Historic Environment Record to identify which designated above ground heritage assets identified within the study area may include the proposed development area as part of their setting.

5.2.3 Following the site walkover, the following designated heritage assets have been scoped out of this report due to the distance and/or screening between these designated heritage assets and the Site by existing vegetation, built form, and other landscape features. In addition, no historical or functional connections have been identified between the Site and such assets. As such, it is considered that the land which constitutes the Site does not form part of the setting of these assets and therefore does not contribute to their heritage significance.

Table 2: Designated built heritage assets scoped out (locations shown on Figure 3)

Designated built heritage assets	List Number	Grade	Significance	Reason For Scoping Out
The Moot Hall	1004507	N/A	Very High	Distance / inter-visibility
Moot Hall	1136906	II*	Very High	Distance / inter-visibility
Bunyan's Mead, 1-11 High Street	136945	II*	Very High	Distance / inter-visibility
Bunyan's Mead, 28 High Street	1114172	II	High	Distance / inter-visibility
Bunyan's Mead, 19 & 20 High Street	1136979	II	High	Distance / inter-visibility
204 High Street	1136999	II	High	Distance / inter-visibility
The Swan Public House	1321610	II	High	Distance / inter-visibility
Bunyan's Mead, 12 – 17 High Street	1321609	II	High	Distance / inter-visibility
Green Corner	1137014	II	High	Distance / inter-visibility
Base of Market Cross	1321608	II	High	Distance / inter-visibility
The Old Vicarage	1114169	II	High	Distance / inter-visibility
The Folly	1321498	II	High	Distance / inter-visibility
Post Office	1114173	II	High	Distance / inter-visibility
174 High Street	1114171	II	High	Distance / inter-visibility

Designated built heritage assets	List Number	Grade	Significance	Reason For Scoping Out
The Red Lion Public House	1312574	II	High	Distance / inter-visibility
173 High Street	1200371	II	High	Distance / inter-visibility
172 High Street	1114170	II	High	Distance / inter-visibility
St Helena	1321611	II	High	Distance / inter-visibility
170 & 171 High Street	1136918	II	High	Distance / inter-visibility
War Memorial at Elstow Lower School	1390600	II	High	Distance / inter-visibility
Elstow Lower School	1390599	II	High	Distance / inter-visibility
Merrick Cottage	114175	II	High	Distance / inter-visibility
Lyn Farmhouse	1321613	II	High	Distance / inter-visibility
Barn North of Number 200 Wilstead Road	1114176	II	High	Distance / inter-visibility
199 – 200 Wilstead Road	1321612	II	High	Distance / inter-visibility

5.2.4 As a result of this sifting process, there is one scheduled monument, one Conservation Area three Grade I Listed Buildings and four Grade II listed buildings beyond the Site whose settings and significance could potentially be impacted by the development.

5.3 Designated heritage assets for assessment

5.3.1 The proposed development of the Site has the potential to impact upon the setting and therefore heritage significance of these designated heritage assets. These assets are summarised in **Table 3** below and shown on **Figure 3**:

Table 3: Summary of designated built heritage assets for assessment

Designated built heritage assets	List Number	Grade	Significance
Elstow Manor House (Remains of)	1005405	Scheduled Monument	Very High
Elstow Conservation Area	N/A	Conservation Area	High
Hillersdon Mansion	1321607	I	Very High
Parish Church of St Mary and St Helena	1114168	I	Very High
Parish Church Tower	1312577	I	Very High
208 – 210 Church End	1312595	II	High
Acacia Cottage	1114177	II	High
Village Farm	1114174	II	High
193 Wilstead Road	1137025	II	High

5.3.2 The following section will assess their significance, including the contribution their setting makes to this significance, in accordance with **Step 2** of the methodology recommended by the Historic England

guidance (GPA 3).

5.4 Elstow Manor House (NHLE1005405)

5.4.1 This scheduled monument consists of the Grade I Listed Building of Hillerson Mansion (NHLE 1321607) and an additional area to the immediate south associated with the former abbey. The scheduled area extends from the north-eastern site boundary to the south side of the church and to the east of the church graveyards.

5.4.2 The house built for Thomas Hillersdon (Hillersdon Mansion – NHLE1321607) was constructed between c.1620-1630, and incorporated part of the Benedictine Abbey which was dissolved in 1539. The remains are considered to be of very high significance due to its historic interests associated with the abbey, church, and church tower, archaeological interests associated with the abbey, and its architectural interests. The remains were designated Grade I on the 17 May 1984 and The official Historic England listing descriptions are reproduced below:

'Remains of large house. Circa 1620-30, for Thomas Hillersdon, incorporating parts of C14 W and S ranges of cloisters of Benedictine Abbey (dissolved 1539). Partially dismantled in 1770's. Walls partly coursed rubble, partly red brick, with ashlar dressings. Porch faced with Totternhoe clunch. Originally linked to church.

All that remains is parts of the E façade and the complete 3-bay N façade, with porch projecting from E façade. Walls (including porch) rise only to halfway up first floor. N elevation has 3 window openings per floor. E elevation recessed block retains 2 window openings per floor to L of porch, with one window opening per floor to S projecting block. Some windows retain moulded surrounds and mullions and transoms. Porch: ground floor has round-headed arch with archivolt and keystone. The carved spandrels are badly weathered, only LH one retaining cartouche and strapwork.

Flanked by pairs of Roman Doric pilasters on pedestals (also with weathered carved panels) with niches between. These support entablature and remains of central pediment which breaks into first floor. First floor has central opening flanked by remains of paired Ionic pilasters, again on worn carved pedestals, with niches between. Above the central pediment and below the first floor opening was originally a cartouche bearing the shield of arms of Thomas Hillersdon, since lost.'

5.4.3 The scheduled monument also includes an additional area that includes the foundations of claustral building of Elstow Abbey partly, revealed by excavations in 1956. The buildings extended to the south of the claustral area and an infirmary to the south-east. Scant traces of the Chapter House and evidence of the former east end of the Abbey Church were also found. To the east of the abbey church lies the medieval graveyard, largely unexamined. On the southern side of the site is a stone lined canalized stream, with traces of fishponds beyond. These remains add to the archaeological significance of the

monument.

5.4.4 The current, and historic, immediate setting of the scheduled monument and mansion consists of its position between the northern bank of Elstow Brook, the Church, and church tower to the north, and it is from its immediate setting that it is best appreciated and experienced. An important part of the setting and significance of these ecclesiastical heritage assets is their relationship to, and views between, one another.

5.4.5 The wider setting includes The Green, remnants of the village market cross, and Moot Hall a little to the north of the ecclesiastical complex; to the west 208 – 210 Church End; the High Street and historic village centre of Elstow to the east and north-east.; and the agricultural fields to the south, including the proposed development area, and the Wilstead Road approach to the village. To the south-east of Elstow there are extensive modern suburbs beyond the remaining agricultural fields to the east of Wilstead Road and west of the A6.

5.5 Elstow Conservation Area

5.5.1 As a designated conservation area, Elstow Conservation Area taken as a whole, is a heritage asset of high significance. It was designated as a conservation area in October 1970; its boundary has not altered significantly since designation. The Elstow Conservation Area Appraisal (2010) defines the focal point of Elstow Conservation Area as the group of buildings / structures comprising the Abbey Church of St Mary and St Helena, the associated Church Tower and the remains of the Hillersden Mansion. The Conservation Area is regarded as an asset of **high** significance.

5.5.2 Other principle features of Elstow Conservation Area are:

- The village Green with its Moot Hall (a museum) and remains of the medieval market cross
- The rows of 'black and white' timber framed buildings along the east side of the High Street
- The wealth of historic buildings throughout the conservation area.
- The archaeological significance of the area
- Views from the High Street across to the church, tower and Hillersden Mansion ruins
- Strong historic associations with John Bunyan
- The row of Southill estate cottages on the north side of West End Lane

5.5.3 The Conservation Area is divided into three distinct character areas, with Area 2 bordering the Site to

the south and west. Each area has a different character and appearance that relates to its past and current function, the design of the street layout and its buildings and the types of material used in their construction. Character Area 2 of the Elstow Conservation Area *The Green, Church End And Land To The South & West*. This area is defined as containing large areas of open space in the form of pasture fields, which are crucial to the setting of the parish church, church tower and mansion ruins. The area is characterised by its ecclesiastical and residential buildings with the group comprising the parish church of St Mary and St Helena, church tower and Hillersden Mansion ruins being the focal point. The Parish Church of St Mary and St Helena (Grade I), the Church Tower (Grade I) and Moot Hall (Grade II*) were defined as landmark buildings.

- 5.5.4 The conservation area contains a large amount of open space in the form of pasture fields to the south and west of the church. These fields contain archaeological remains of the Abbey buildings which once occupied the site, and to the south-west are remains of the medieval fishponds (largely ploughed out). These fields are not publicly accessible but are crucial to the landscape setting of the church, tower and Hillersden Mansion remains.
- 5.5.5 As a whole the Conservation Area has a rich layered history spanning several centuries, which is evident in its surviving buildings, and is therefore considered to have high historic and archaeological interest. The conservation area is rich in architecture of different periods, including a large number of statutory listed buildings, and is therefore considered to have high architectural interest.
- 5.5.6 The flat topography of the conservation area does not afford too many dramatic views and vistas however there are some views of the parish church, church tower and Hillersden Mansion ruins from the High Street. The church and tower can also be glimpsed in distant views from various points throughout the conservation area, particularly The Green, West End and northern parts of the High Street.
- 5.5.7 The open spaces outside Elstow Conservation Area also impact upon its character, in particular the fields to the west between the A6 / Abbeyfields and the village; these provide distant views of the church and its associated tower and the village. This area also provides the wider rural setting of the Conservation Area on the southern side of the village. This area includes the proposed development area and consists largely of open fields bounded by hedges and trees. The longer distance views from this area are seen as crucial to the setting of Elstow village and their importance has been recognised

by being identified in the Local Plan as 'Protected Views' (Policy BE34a).

5.5.8 Also to the south and south-west of the Elstow Conservation Area lie the more recently constructed A421, A6/A5141, Progress Park and the Park and Ride. There is a more modern feel in the west and the south of the Site of Proposed Development, in spite of the ploughed fields, with the buildings, movement and noise. North of the Elstow Conservation Area the distinction between Bedford and Elstow is imperceptible. To the south-east of Elstow there are extensive modern suburbs beyond the remaining agricultural fields to the east of Wilstead Road and west of the A6.

5.6 **Parish Church of St Mary & St Helens (NHLE1114168) and Tower (NHLE1312577)**

5.6.1 The Parish Church is formerly part of the Abbey Church belonging to the Benedictine nunnery founded c 1078. The 12th century church consists of the nave and aisles of the former Abbey church, reduced in size for use as a parish church in 1580, and the detached tower, which stands to the north-west of the church also formed part of the Abbey, was constructed in the 13th century but rebuilt in the 15th century. These buildings lie c. 100m to the north of the northern site boundary to the east of Abbey Fields spine road. The buildings are considered to be of very high significance due to their historical, archaeological, and architectural interests and were designated Grade I on 13 July 1964. The official Historic England listing descriptions are reproduced below:

Parish Church of St Mary and St Helena

'Parish church, formerly part of Abbey church belonging to Benedictine nunnery founded c.1078 by Countess Judith of Huntingdon (niece of William I). Early C12, C13, C15 and late C16. Extensively reworked 1881 by T. J. Jackson of Bedford. Coursed rubble with ashlar dressings. Nave and aisles (also serving as a chancel and chapels) and S vestry.

5 bay nave and aisles: these are nave and aisles of Abbey church, E end being blocking wall dating from Dissolution inserted in last bay before crossing (springing of arcades Eastwards still visible). 3 bays to E have plain early C12 arcades with semi-circular arches on rectangular piers with square moulded abaci. 2 bays to W have early C13 arcades with pointed arches, the NE one with dogtooth decoration.

Clerestory, rebuilt 1881, has 6 windows each side, 3 to E round-headed, 3 to W pointed-arched. All E windows are 1881 reworking. 1881 3-light pointed-arched windows to aisles. 1881 Norman style N doorway, surmounted by c.1120 panel showing Christ flanked by Sts Peter and John, framed by columns supporting round-headed arch. S aisle has C15 doorway above which is 2-light square-headed window. W elevation dates from early C13. Pointed-arched central doorway, surmounted by C15 square label. Above this is C16 4-light window with square head. Doorway to L (N aisle) also pointed-arched, with original lancet above. Stair turret to SW angle. S vestry: originally the early C13 outer parlour.

Square room with central octagonal pier, carrying unusual 4-bay rib vault, some ribs breaking through into adjoining bay. Interior: C15 octagonal font in N aisle, with traceried panels and one plain side. Brasses include one to Margery Argentine, d.1427, and one to Elizabeth Herwy, Abbess of Elstow, d.1527. Monuments include: one of alabaster in E wall with kneeling figures of Humphrey Radcliffe (d.1566) and his wife Isabel Harvey, facing each other and flanked by doric columns; one of marble to Thomas Hillersdon, d.1656, in S aisle wall; another, also in S aisle, to John Hillersdon, d.1684.'

Parish Church Tower

'Parish church tower, freestanding NW of church. C15. Coursed rubble with ashlar dressings. Square plan, 4 stages, stair turret to NW corner. 4-stage diagonal buttresses to corners. String courses dividing stages. Embattled parapet and small lead spire. Each side of top stage has paired 2-light window with transom. Entrance door to E. Stair turret lit by 3 quatrefoils.'

5.6.2 The setting of these heritage assets primarily lies in their historic and functional relationship with each other. The ecclesiastical buildings are surrounded by an area of earthworks representing the remainder of the buried remains of the abbey, the ranges. The most significant contribution to the historical significance of the Parish Church lies in the setting of the immediately surrounding area – comprising the remainder of Elstow Abbey as earthworks (NHLE1005405) or as re-use of part of the range for the Hillersden Mansion (NHLE1321607) which contain remains of the former abbey. These areas lie in the immediate vicinity of the church, and the same inter-relationships applies to all the former elements of the Elstow abbey. Also part of their primary setting are the involving environs of the former abbey, the Green to the north, and the settlement of Elstow to the east, the prosperity of which was originally due to the monastic institution. To the south-east of Elstow there are extensive modern suburbs beyond the remaining agricultural fields to the east of Wilstead Road and the A6.

5.7 208 – 210 Church End (NHLE 1312595)

5.7.1 208 – 210 Church End lie c. 100m to the north of the northern boundary of the Site. This timber framed house was built in c.1600 and now divided into three. The buildings are considered to be of **high** significance due to their architectural and historical interests and were and was designated Grade II on 13 July 1964. The official Historic England listing descriptions are reproduced below:

'House, now divided into 3. Circa 1600. Timber framed, with pebbledash render. Clay tile roof. L-plan, 2 storeys. Road elevation: variety of casements that to cross-wing first floor leaded. Main block has 2 doorways with moulded surrounds, LH one with small gabled bracketed hood and C20 door, RH one with plank door. 2 external chimney stacks. LH one red brick with tumbled-in brickwork and rendered base, RH one redbrick with ashlar and coursed rubble base. Red brick ridge stack near junction with cross-wing. Cross-wing has model of pig to ridge. Cross-wing has leaded casements to first floor of N and E elevations, and pierced wavy-edged bargeboards to E elevation.'

5.7.2 The contribution of setting to the significance of the buildings is primarily derived from its immediate setting. The immediate setting of the buildings consists of the gardens in which they sit and the wider immediate setting of the former medieval fishponds to the south and south-west, and the agricultural field to the west, all of which have in more recent times been deliberately screened with mature trees to prevent views to the south and west. Another important part of the setting is the approach from the church and the Green, past the Parish Church of St Mary and St Helena, The Parish Church Tower, and Moot House. Historically, the wider setting of the buildings also consisted of the agricultural fields to the south and west, including the area of the Site.

5.8 Acacia Cottage (NHLE 1114177)

5.8.1 Acacia Cottage, formerly two houses dating to the 17th century with 18th and 19th century additions and alterations, is of timber framed construction with colour washer roughcast render and a clay tile roof. It fronts the west side of Wilstead Road, the historic southern approach into the village, and lies immediately to the east of the Site.

5.8.2 The cottage is considered to be of **high** significance due to its architectural and historical interests. It was designated Grade II on 24 May 1978 and the official Historic England listing descriptions is reproduced below:

'House, formerly 2. C17, with C18 and C19 additions and alterations. Timber framed construction with colour washer roughcast render. Clay tile roof. L172-room block of one storey and attics. Single-storey C18 hipped lean-to addition N of this. C18 2-storeyed block to S gable end with 2-storeyed block projecting from rear. Front elevation: 2 3-light casements to ground floor, one 3-light casement to first floor of LH block, one gabled dormer with 2- light casement to attic of RH block, windows to RH block with glazing bars. Blocked doorway to L of RH block. Red brick stack to R of Lh block, and integral stack to gable end of RH block.'

5.8.3 The contribution of setting to the significance of the buildings is primarily derived from its immediate setting. The immediate setting of the cottage consists of its position fronting the west side of Wilstead Road and the gardens to the rear, surrounded by tall mature trees and hedges.

5.8.4 The current wider setting of the cottage consists of the agricultural fields to the west of the gardens, the Elstow playing fields to the south-west, and the agricultural fields and barns opposite on the east side of Wilstead Road. Historically, the wider setting of the cottage has consisted of the agricultural fields to the east and west of Wilstead Road, including the Site, as shown on the historic maps presented in Section 3 of this report.

5.9 Village Farm (NHLE1114174)

5.9.1 Village Farm is of 17th – 19th century construction and lies to the east of Wilstead Road, the historic southern approach to Elstow. The main farmhouse faces the Site and is Grade II listed. To the south and rear there are later blocks of chequered red brick and yellow brick and clay tile roof. The original 2-storeyed block is of two room plan with back-to-back hearth served by red brick ridge stack, and there is a single-storied lean-to block to the rear. It is considered to be of high significance due to its architectural and historical interests. It was designated Grade II on 17 May 1984 and the official Historic England listing descriptions is reproduced below:

'House. C17 and C19. Front block of timber framed construction with pebbledash render. Later blocks-to S and rear of chequered red brick and yellow brick. Clay tile roofs. Original 2-storeyed block of 2-room plan with back-to-back hearth served by red brick ridge stack. Road elevation refenestrated late C19 or early C20, with 2 3-light casements to ground floor and 3 2-light casements to first floor. Single-storeyed lean-to block to rear. Later additions, larger than original block, form overall L-plan. 2 storeys. Similar fenestration to front.'

5.9.2 The contribution of setting to the significance of the buildings is primarily derived from its immediate setting. Its immediate setting consists of its position on Wilstead Road and the rest of the farm complex to the north and north-east of the farmhouse. The current wider setting of the farm consists of the Elstow playing field to the west and agricultural land to the east. Historically, the wider setting of the farm consisted of the agricultural fields to both the east and west of Wilstead Road, including the Site, as shown on the 18th and 19th century historic maps.

5.10 193 Wilstead Road (NHLE 1137025)

5.10.1 193 Wilstead Road is located on the east side of Wilstead Road. It consists of is a 17th century timber framed house, with a large 20th century addition to rear. The building is considered to be of high significance due to its architectural and historical interests. It was designated Grade II on 17 May 1984 and the official Historic England listing descriptions is reproduced below:

'House. C17. Timber framed, with colour washed rough cast render to road elevation, and red brick casing to N gable end. Clay tile roof. 2-room plan, 2 storeys. Road elevation has 2 3-light casements to ground floor and 2 2-light casements to first floor. Central red brick double ridge stack. Large C20 addition to rear.'

5.10.2 The contribution of setting to the significance of the building is primarily derived from its immediate setting. Its immediate setting consists of its position on Wilstead Road, the playing field to the west, two modern dwelling immediate to the south (both fronting Wilstead Road) and agricultural land to the east.

Historically, the wider setting of the farm consisted of the agricultural fields to both the east and west of Wilstead Road, including the Site, as shown on the 18th and 19th century historic maps.

6.0 Assessment of change

6.1 Introduction

6.1.1 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets. Such impacts include anything that would cause ground disturbance, such as preliminary ground works, site strip, topsoil removal, demolition, remediation, landscaping, planting, excavation for basements, foundations, services, drainage and lighting.

6.1.2 This section also assesses the likelihood for the project to have an impact (change) on the significance of above ground (built) heritage assets, in accordance with **Step 3** of the methodology recommended by the Historic England guidance (GPA 3). Such impacts include anything that would cause harm to the significance of the asset (physical impacts which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the site or outside it) or better reveal its significance (material change, such as building restoration and conservation, removal of unoriginal fabric and positive change to the setting of the asset, for example restoration of key views). Heritage policy in both its national and local contexts and relevant Guidance are detailed in **Appendix 2**.

6.2 Proposed scheme

6.2.1 Components of the proposed scheme include for the construction of up to 300 residential dwellings, comprising of a mix of housing types, sizes and tenures, including affordable housing, access to the nearby Park and Ride and existing local public transport services, Public open space, Biodiverse network of green infrastructure, and a Multi-functional SuDS network (**Figures 2 & 17**).

6.3 Impact on buried heritage assets (archaeology)

6.3.1 The potential for archaeological remains to survive across the Site is anticipated to be *moderate to High*, with survival likely confined to features cut into the underlying natural geology.

6.3.2 The clearest evidence for settlement activity within the Site, the Iron Age evidence in the north-east corner, has previously been excavated in advance of the Bedford Orbital Sewer works, and subsequently destroyed by the groundworks associated with the sewer works. Although no new dwellings are proposed for this part of the site, which will be left and managed as green open space,

an attenuation pond is proposed and it is likely that archaeological remains relating to Iron Age, Romano-British, and medieval periods may still survive, at least in part, within this part of the Site. Excavation for the pond and other landscaping works may reveal archaeological remains dating to these periods.

6.3.3 Despite the construction of the Abbey Field spine road, cropmarks relating to the known archaeological remains to the east of the spine road are still clear on recent aerial photographs. It is therefore highly likely that groundworks associated with the proposed residential development within this part of the Site will encounter archaeological remains dating from the prehistoric to medieval periods.

6.3.4 Archaeological remains are also likely to be encountered during groundworks associated with the proposed development along the southern site boundary to the west of the Abbey Fields spine road, especially on the eastern side of this area, where cropmarks are still clear. These are likely to relate to the prehistoric and Romano-British enclosures and trackway previously identified in this part of the Site.

6.3.5 The central part of the western side of the Site is proposed for green open space, although the proposed attenuation pond in this part of the Site and any landscaping works may encounter archaeological remains, where present.

6.3.6 The proposed residential development at the northern end of the western side of the Site is cited away from the potential prehistoric, Romano-British and Anglo-Saxon features identified during earlier geophysical survey. However, archaeological features, including ditches and a pit, possibly related to brick making activity, were also identified during geophysical survey in the area of proposed new dwellings.

6.3.7 Any impacts from the proposed scheme could be mitigated through an agreed programme of archaeological works developed in conjunction with the Central Bedfordshire Archaeological Advisor, and are not expected to preclude development at the Site, subject to an agreed mitigation strategy. Such mitigation will likely involved further detailed geophysical survey of the areas of proposed groundworks, followed by targeted evaluation trenching, and open area excavation if necessary.



Figure 21 Proposed development overlaid on known archaeological remains within the Site

6.4 Impact on Designated and above ground heritage assets

6.4.1 The development would be sited upon the existing arable fields. The impact of the proposals on the significance of identified heritage assets has been assessed with reference to relevant policy and guidance (see **Section 2** and **Appendix 2** of this document).

6.4.2 This stage of the assessment will consider both the impact of the proposed development on the significance of each of the heritage assets in turn (**Step 3**), and will then examine the potential for maximising enhancement and/or minimising harm, where identified (**Step 4**). In examining the impact of the proposed development on the significance of the identified heritage assets, consideration is given to the scale, massing, design, materials, location, and topography of the Site and the proposed scheme, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

6.5 Elstow Manor House (NHLE1005405)

6.5.1 This scheduled monument consists of both the buried remains of the abbey and the extant built remains of Hillersden Mansion.

6.5.2 The significance of the buried remains comes from their archaeological interest. Views are not of relevance to the significance of the buried deposits, and the proposed development would have no material impact on the scheduled area. Therefore, development within the Site would cause **no harm** to the significance of the buried archaeological remains within the scheduled area.

6.5.3 The significance of Hillersden Mansion comes from its architectural and historic interests and its immediate setting which consists of the views between, and relationship with, the Parish Church, Church Tower, Moot Hall, and The Green. Development within the Site would have no impact on these views and relationships. Also, despite the geographical proximity of Hillersden Mansion to the Site, there are no views at eye level from Hillersden Mansion to the Site due to thick intervening vegetation, and therefore the introduction of new dwellings within the wider setting of the mansion would not be visible from the mansion.

6.5.4 There are glimpse views through the trees to the south of Hillersden Mansion from the Site (**Figure 18**) but there is no historical associations between the Mansion and the Site other than through land

holding. There is no viewing point, nor was the composition within the views a fundamental aspect of the design of the heritage asset. There was no intentional inter-visibility and views from the Site are not as significant as those from the Green and the High Street. The area of the Site immediately to the south of Hillersden Mansion will be retained as green open space, providing a further buffer between the mansion and new built form. While development within the Site would add new built form into the wider rural setting of the Mansion it would cause less than substantial harm to the significance of the Mansion.



Figure 22 Looking north from the east side of Abbey Fields spine road towards the Parish Church, Church Tower, and Hillersdon Mansion (south side of the Conservation Area)

6.6 Elstow Conservation Area

6.6.1 There are no views to or from the Conservation Area and the Site, other than of the top of the Church and Tower (**Figures 18 & 19**). Views of the Site from within the Elstow Conservation Area are prevented by dense mature hedgerow and trees within the Conservation Area including trees and scrub associated with Elstow Brook. Key views and vistas indicated in the Elstow Conservation Appraisal (2010) have been reviewed and the Site would not be visible from the viewpoints indicated in the three character areas of The High Street; The Green, Church End and land to the south and west; and from

West End.

6.6.2 There are views towards the Conservation Area from the proposed areas of new build along the southern site boundary and from the north-west corner of the Site. However, these are of the top of the Parish Church and Church Tower only. As with Hillersden Mansion, there is no intentional inter-visibility and views from the Site are not as significant as those from within the Conservation Area itself. Areas of public open space are also proposed between the areas of new build and the Conservation Area, which will act as a further buffer between the Conservation Area and new built form, thus limiting its potential impact.

6.6.3 As the Site is considered to make a lesser contribution to the setting of the Conservation Area than its immediate setting, and the proposed development will have only a minor adverse impact upon the wider rural setting of the Conservation Area. Furthermore, the illustrative masterplan demonstrates a sensitive and conservation led approach to development. Consequently, the proposed development would result in an overall level of less than substantial harm to the significance of the Conservation Area.



Figure 23 Looking north-east towards the Conservation Area from the southern site boundary

6.7 Parish Church of St Mary & St Helens (NHLE1114168) and Tower (NHLE1312577)

6.7.1 As with Hillersden Mansion and the Elstow Conservation Area there are no views at eye level towards the Site from the Parish Church or the Church Tower. The significance of Parish Church and Church Tower comes from its architectural and historic interests and its immediate setting which consists of the views between, and relationship with Hillersden Manor, Moot Hall, and The Green. Development within the Site would have no impact on these views and relationships.

6.7.2 There are views towards the Parish Church and Tower from the areas of proposed new build, but these are of the tops of the buildings only. As with Hillersden Mansion, there is no intentional inter-visibility and views from the Site are not as significant as those from within the Conservation Area itself. Areas of public open space are also proposed between the areas of new build and the Parish Church and Tower, which will act as a further buffer between these buildings and new built form, thus limiting its potential impact.

6.7.3 As the Site is considered to make a lesser contribution to the setting of the Parish Church and Tower than its immediate setting, the proposed development will only have a minor adverse impact upon the wider rural setting of these buildings. Furthermore, the illustrative masterplan demonstrates a sensitive and conservation led approach to development. Consequently, the proposed development would result in an overall level of less than substantial harm to the significance of the Parish Church and Tower.

6.8 208 – 210 Church End (NHLE 1312595)

6.8.1 There is no inter-visibility between the buildings and the proposed development area at eye level due to the deliberate screening of views to the south and west with mature trees, although it may be possible to view the Site, the area of proposed new build on the eastern side of Abbey Fields spine road, from the southern gable window at first floor level (**Figure 20**).

6.8.2 There will be no material impact on the listed building, and the immediate setting of the building will also not be impacted by development within the Site. The wider setting of the building contributes very little to its heritage significance and the introduction of housing into its wider setting will have a negligible impact on the buildings setting, and no impact on the significance of the building. The proposed development would result in **no harm** to the 208 – 210 Church End.



Figure 24 Looking north towards 208 - 210 Church End from the north-west corner of the Elstow playing fields

6.9 Acacia Cottage (NHLE 1114177)

6.9.1 There is no inter-visibility between the cottage and the proposed development area at eye level due to the high vegetation screening of the rear gardens between the Site and cottage. It may be possible to view the northern end of the proposed new dwellings to the north-west of the playing field from the upper windows of the cottage (**Figure 21**).

6.9.2 There will be no material impact on the listed building, and the immediate setting of the building will also not be impacted by development within the Site. The wider setting of the building contributes very little to its heritage significance and the introduction of housing into its wider setting will have a negligible impact on the buildings setting, and no impact on the significance of the building. The proposed

development within the Site would result in **no harm** to the Acacia Cottage.



Figure 25 Looking east towards the rear of Acacia Cottage with the upper levels just visible through the trees.

6.10 Village Farm (NHLE1114174)

6.10.1 There is no inter-visibility between the farmhouse and the proposed development area at eye level due to the high hedgerow screening on the western side of Wilstead Road, but it may be possible to view the proposed new dwellings to the west and north-west of the playing field from the upper windows of the farmhouse (**Figure 22**). These may be visible in winter months when there is no foliage on the trees surrounding the playing fields, but in the summer months these views are likely to be screened by the foliage on these trees.

6.10.2 There will be no material impact on the listed building, and the immediate setting of farmhouse will also not be impacted by development within the Site. The wider setting of the building contributes very little to its heritage significance and the introduction of housing into its wider setting will have a negligible impact on the farmhouse setting, and no impact on the significance of the building. The proposed development within the Site would result in **no harm** to the Village Farmhouse.



Figure 26 Looking east from the Site towards Wilstead Road

6.11 193 Wilstead Road (NHLE 1137025)

6.11.1 Glimpsed views are possible between the House and the proposed development area between the playing fields and Abbey Fields spine road at ground level, across the playing field car park, and the playing fields themselves, during the winter months (**Figure 23**). It is worth noting that at present it is possible to see the industrial buildings at Progress Park, to the west of the A6 across the playing fields, from Wilstead Road, during the winter months (**Figure 22**) and therefore modern built form already exists, and is visible, in the wider rural setting of this and the other designated heritage assets looking west from Wilstead Road.

6.11.2 There will be no material impact on the listed building, and the immediate setting of house will also not be impacted by development within the Site. The wider setting of the building contributes very little to its heritage significance and the introduction of housing into its wider setting will have a negligible impact on the setting of the house, and no impact on the significance of the building. The proposed development within the Site would result in no harm to 193 Wilstead Road.



Figure 27 Looking west across the playing fields from Wilstead Road at the Progress Park Buildings

7.0 Conclusion and recommendations

7.1 Conclusion

7.1.1 This Heritage Impact Assessment (HIA) has been produced to provide relevant and proportionate information with regard to the built heritage and archaeological remains that may be impacted by residential development on land west of Elstow, Bedfordshire.

7.1.2 The historic development of the Site, in addition to an appraisal of the significance of the designated heritage assets within the vicinity of the Site, has been used to inform the assessment of the proposals' potential impact on the historic environment (inclusive of both above and below ground heritage assets).

7.2 Designated heritage assets and built heritage considerations

7.2.1 The Site does not contain any nationally designated heritage assets, such as listed buildings or scheduled monuments. There will be no material impact on any designated heritage asset as part of the scheme. The Site lies adjacent to the Elstow Conservation Area, and the scheduled monument of Elstow Manor House. Within a wider 1km study area of the Site there is a further Scheduled Monument and 25 statutory listed buildings (3 Grade I, 2 Grade II*, and 18 Grade II).

7.2.2 On account of the topography and the existing built and natural environment, as well as the limited views between the Site and the designated heritage assets (due to mature vegetation) the majority of these assets were scoped out of further assessment.

7.2.3 It is considered that development on the Site would result in a negligible impact upon the identified Grade II listed buildings via a change in setting, and the scheme would therefore cause no harm to their significance.

7.2.4 In regards to the Elstow Conservation Area, the Parish Church of St Mary and St Helena, Church Tower, and the Elstow Manor House Scheduled Monument, including Hillersden Mansion: although the application proposals would change the wider rural setting of these heritage assets, this change would result in no more than a minor adverse impact to their wider rural setting and would have no impact on the immediate setting of the assets. Any harm caused by the addition of residential development into

the wider rural setting of these designated heritage assets would amount to less than substantial harm to the significance of these assets, and this should be weighed against the public benefits of the proposed development.

7.3 Below ground heritage considerations

7.3.1 The potential for archaeological remains to survive across the Site is anticipated to be moderate to High, with survival likely confined to features cut into the underlying natural geology. These remains are likely to date from the prehistoric through to the modern periods and be of low to moderate local significance. Expected construction impacts (such as preliminary ground works, site strip, topsoil removal, demolition, remediation, landscaping, planting, excavation for basements, foundations, services, drainage and lighting) would entirely remove any surviving archaeological remains within their footprint.

7.3.2 Any impacts from the proposed scheme could be mitigated through an agreed programme of archaeological works developed in conjunction with the Bedfordshire Archaeological Advisor, and are not expected to preclude development at the Site, subject to an agreed mitigation strategy. Such mitigation will likely involve further detailed geophysical survey of the areas of proposed groundworks, followed by targeted evaluation trenching, and open area excavation if necessary. If any archaeological works are deemed necessary, the scope of these works will need to be agreed with the Bedfordshire Archaeological Advisor.

8.0 References

8.1 Documentary sources

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Lisboa I 2015 Land West of Elstow: Heritage Statement. Archaeologica Ltd

MHCLG 2019 [Ministry of Housing, Communities and Local Government], July 2018 National Planning Policy Framework

MHCLG 2018b [Ministry of Housing, Communities and Local Government], July 2019 Conserving and Enhancing the Historic Environment: Planning Practice Guide

8.2 Cartographic sources

1767 Parish Map of Elstow

1882 – 2002 Ordnance Survey Maps)

2002 – 2020 Aerial Photographs (Google Earth)

9.0 Appendix 1: Gazetteer of known heritage assets

9.1.1 The table below represents a gazetteer of known historic environment sites and finds within the study area. The gazetteer should be read in conjunction with the historic environment features on Error! Reference source not found.3 - Error! Reference source not found.7.

Table 4: Designated built heritage assets within the study area

Designated built heritage assets	List Number	Grade	Significance
Elstow Manor House (Remains of)	1005405	Scheduled Monument	Very High
Elstow Conservation Area	N/A	Conservation Area	High
Hillersdon Mansion	1321607	I	Very High
Parish Church of St Mary and St Helena	1114168	I	Very High
Parish Church Tower	1312577	I	Very High
208 – 210 Church End	1312595	II	High
Acacia Cottage	1114177	II	High
Village Farm	1114174	II	High
193 Wilstead Road	1137025	II	High
The Moot Hall	1004507	N/A	Very High
Moot Hall	1136906	II*	Very High
Bunyan's Mead, 1-11 High Street	136945	II*	Very High
Bunyan's Mead, 28 High Street	1114172	II	High
Bunyan's Mead, 19 & 20 High Street	1136979	II	High
204 High Street	1136999	II	High
The Swan Public House	1321610	II	High
Bunyan's Mead, 12 – 17 High Street	1321609	II	High
Green Corner	1137014	II	High
Base of Market Cross	1321608	II	High
The Old Vicarage	1114169	II	High
The Folly	1321498	II	High
Post Office	1114173	II	High
174 High Street	1114171	II	High
The Red Lion Public House	1312574	II	High
173 High Street	1200371	II	High
172 High Street	1114170	II	High
St Helena	1321611	II	High
170 & 171 High Street	1136918	II	High
War Memorial at Elstow Lower School	1390600	II	High
Elstow Lower School	1390599	II	High
Merrick Cottage	114175	II	High
Lyn Farmhouse	1321613	II	High
Barn North of Number 200 Wilstead Road	1114176	II	High
199 – 200 Wilstead Road	1321612	II	High
The Moot Hall	1004507	N/A	Very High
Moot Hall	1136906	II*	Very High

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Designated built heritage assets	List Number	Grade	Significance
Bunyan's Mead, 1-11 High Street	136945	II*	Very High
Bunyan's Mead, 28 High Street	1114172	II	High
Bunyan's Mead, 19 & 20 High Street	1136979	II	High
204 High Street	1136999	II	High
The Swan Public House	1321610	II	High
Bunyan's Mead, 12 – 17 High Street	1321609	II	High
Green Corner	1137014	II	High
Base of Market Cross	1321608	II	High
The Old Vicarage	1114169	II	High
The Folly	1321498	II	High
Post Office	1114173	II	High
174 High Street	1114171	II	High
The Red Lion Public House	1312574	II	High
173 High Street	1200371	II	High
172 High Street	1114170	II	High
St Helena	1321611	II	High
170 & 171 High Street	1136918	II	High
War Memorial at Elstow Lower School	1390600	II	High
Elstow Lower School	1390599	II	High
Merrick Cottage	114175	II	High
Lyn Farmhouse	1321613	II	High
Barn North of Number 200 Wilstead Road	1114176	II	High
199 – 200 Wilstead Road	1321612	II	High
The Moot Hall	1004507	N/A	Very High

Table 5: Identified historic features within the study area

Historic environment feature	Type	HER Identifier
IRON AGE/ROMAN KILNS & ANGLO-SAXON OCCUPATION; Mile Road	RING DITCH; OCCUPATION SITE; DITCH; PIT; INHUMATION; BUILDING; POTTERY KILN; DITCH	MBD979
SPRINGFIELD GRAVEL PIT, South of Bedford Road	GRAVEL PIT	MBD8556
SOILMARKS & ROMAN OCCUPATION, East of Elstow Lodge	DITCH; ENCLOSURE; RECTANGULAR ENCLOSURE; PIT; WALL	MBD8356
CLAY PIT	CLAY PIT	MBD6677
BEDFORD BRICKWORKS & CLAY PIT	BRICKWORKS	MBD6675
EARTHWORKS	BUILDING; EARTHWORK; DESERTED SETTLEMENT	MBD3919
RIDGE AND FURROW, Elstow parish	RIDGE AND FURROW	MBD3918
RIDGE AND FURROW, Elstow parish	RIDGE AND FURROW	MBD3918
RIDGE AND FURROW, Elstow parish	RIDGE AND FURROW	MBD3918
ANGLO-SAXON SITE AND MEDIEVAL EARTHWORKS; S of Village Farm	GRUBENHAUS; PIT; BUILDING; EARTHWORK	MBD3383
GRAVEL PIT	GRAVEL PIT	MBD3066
ROMAN OCCUPATION, South West of Peartree Farm	LINEAR FEATURE; TRACKWAY; OCCUPATION SITE	MBD263
SAND PIT	SAND PIT	MBD2538
RING DITCHES, FIELD BOUNDARIES AND ANGLO-SAXON ACTIVITY; E of Village Farm, Elstow	BARROW; DITCH?; GULLY?; MOUND; RING DITCH; POST HOLE; OCCUPATION SITE; PIT; PIT; BUILDING; ENCLOSURE; PIT; GULLY; PIT; DITCH; TRACKWAY; PIT; OVEN; HEARTH; WELL; PIT; DITCH	MBD2421

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Historic environment feature	Type	HER Identifier
IRON AGE DITCH, West of A6	DITCH	MBD18213
PREHISTORIC & ROMAN OCCUPATION, W of A6	GULLY?; BOUNDARY DITCH; HEARTH?; PIT; DITCH; OCCUPATION SITE; PIT; DITCH	MBD18212
SOUTH END MEDIEVAL SETTLEMENT	LINEAR SETTLEMENT	MBD16989
ELSTOW MEDIEVAL VILLAGE	GULLY; BOUNDARY DITCH; PIT; CRUCK HOUSE; GUEST HOUSE; HALL HOUSE; HOUSE; SHOP; WALL PAINTING; WORKSHOP; VILLAGE; RIDGE AND FURROW; POST HOLE	MBD16971
CROPMARKS, North of Medbury Farm	LINEAR FEATURE; ENCLOSURE; TRACKWAY	MBD16596
PREHISTORIC AND POST-MEDIEVAL CROPMARKS; E of Elstow Lodge	RECTILINEAR ENCLOSURE; TRACKWAY; MACULA; FIELD BOUNDARY	MBD16595
CROPMARKS, Factory Playing Fields, off Elstow Road	LINEAR FEATURE; MACULA; PIT; RECTANGULAR ENCLOSURE; RECTILINEAR ENCLOSURE; LINEAR FEATURE; MACULA; PIT; RECTANGULAR ENCLOSURE; RECTILINEAR ENCLOSURE; MACULA	MBD16594
PREHISTORIC/ROMANO-BRITISH CROPMARKS AND ANGLO-SAXON OCCUPATION; in NE of Elstow parish	DITCH; RING DITCH; RECTILINEAR ENCLOSURE; DITCH; GULLY; DITCH; CORN DRYING KILN; ROUND HOUSE (DOMESTIC)?; FARMSTEAD; ENCLOSURE; PIT; DITCH; POST HOLE; LINEAR EARTHWORK?; PIT ALIGNMENT?; DITCH; PIT	MBD1626
CROPMARKS, North of Peartree Farm	ENCLOSURE; EARTHWORK; POST HOLE; FIELD SYSTEM; DITCH; ROAD; PIT; INHUMATION; LINEAR EARTHWORK	MBD1625
MULTI-PERIOD CROPMARKS AND OCCUPATION SITE; W of Peartree Farm	LINEAR FEATURE; ENCLOSURE; PIT; DITCH; POST HOLE; BUILDING; GRAVEL PIT; RABBIT WARREN; TRACKWAY; LIME SLAKING PIT; PRACTICE TRENCH	MBD1624
EARTHWORKS at West End Lane, Elstow	EARTHWORK	MBD16109
IRON AGE AND ANGLO-SAXON OCCUPATION; Village Farm, Elstow	RING DITCH; CREMATION; BUILDING; HEARTH; PIT; DITCH; GRUBENHAUS; PIT; POST HOLE; DITCH; BUILDING; WELL; OVEN; FURNACE	MBD16036
LINEAR CROPMARK Between A421 & B530	TRACKWAY	MBD15747
RING DITCH	RING DITCH; DITCH	MBD1361
BEDFORD RACECOURSE	RACECOURSE	MBD13312
CROPMARKS, West of Medbury Farm	BOUNDARY DITCH; DITCH; ENCLOSURE; FIELD BOUNDARY; FIELD SYSTEM; LINEAR FEATURE; MACULA; PIT; RECTANGULAR ENCLOSURE; ROAD; SETTLEMENT; TRACKWAY; TRACKWAY; SETTLEMENT; ROAD; RECTANGULAR ENCLOSURE; PIT; MACULA; LINEAR FEATURE; FIELD SYSTEM; FIELD BOUNDARY;	MBD10145
SECOND WORLD WAR TYPE 22 PILLBOX; Elstow	PILLBOX (TYPE FW3/22)	MBB22635
CIRCULAR ENCLOSURE OF UNKNOWN DATE; Kempston	ENCLOSURE	MBB22494
BEDFORD ISOLATION HOSPITAL	INFECTIOUS DISEASES HOSPITAL	MBB22475
POSSIBLE ALTERNATIVE ROUTE, ROMAN ROAD 210b, Elstow	ROAD	MBB22456
BRONZE AGE/ROMANO-BRITISH ROUND BARROW; Elstow Lower School	RING DITCH; ROUND BARROW	MBB22453
IRON AGE/ROMANO-BRITISH RING DITCH; SE of Wilstead Road, Elstow	DITCH; RING DITCH; ROUND BARROW; SETTLEMENT	MBB22452
SECOND WORLD WAR DEFENDED LOCALITY; St. Marys and Helens Church, Elstow	BARBED WIRE ENTANGLEMENT; DEFENDED LOCALITY; SLIT TRENCH; TRENCH	MBB22072

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Historic environment feature	Type	HER Identifier
FIRST WORLD WAR PRACTICE TRENCH; W of Acacia Cottage, Elstow	PRACTICE TRENCH; TRAINING AREA	MBB22071
IRON AGE/ROMANO-BRITISH DITCHED TRACKWAY; NNW of Pear Tree Farm, Elstow	LINEAR FEATURE; TRACKWAY; TRACKWAY	MBB22070
IRON AGE/ROMANO-BRITISH TRACKWAY; NNW of Pear Tree Farm; Elstow	DITCHED ENCLOSURE; SQUARE ENCLOSURE; TRACKWAY; SQUARE ENCLOSURE	MBB22069
IRON AGE/ROMANO-BRITISH ENCLOSURE CROPMARKS; NNW of Pear Tree Farm, Elstow	CIRCULAR ENCLOSURE; FIELD BOUNDARY; LINEAR FEATURE; PIT; PIT CLUSTER; RECTANGULAR ENCLOSURE; RECTILINEAR ENCLOSURE; RING DITCH; RECTILINEAR ENCLOSURE	MBB22068
IRON AGE, ANGLO-SAXON AND MEDIEVAL SETTLEMENT; Elstow Abbey	ENCLOSED SETTLEMENT; ENCLOSURE; GRUBENHAUS; SETTLEMENT; ENCLOSURE; SETTLEMENT; TRACKWAY	MBB22067
POSSIBLE ROMAN ROAD CROPMARK; N of Medbury Farm, Elstow	DITCH; ROAD	MBB22066
POST-MEDIEVAL EXTRACTIVE PIT; E of Medbury Lane, Elstow	EXTRACTIVE PIT	MBB22065
IRON AGE/ROMANO-BRITISH ENCLOSURE CROPMARK; E of Elstow Lodge, Elstow	ENCLOSURE	MBB22064
POST-MEDIEVAL BUILDING CROPMARKS; Wilstead Road, Elstow	BUILDING; PORTABLE BUILDING	MBB22063
SECOND WORLD WAR HOME GUARD SHELTER; Elstow Road, Kempston	HOME GUARD SHELTER; MACHINE GUN POST; PILLBOX	MBB22034
TWO SECOND WORLD WAR AIR RAID SHELTERS; KEMPSTON	AIR RAID SHELTER	MBB22032
TWO SECOND WORLD WAR AIR RAID SHELTERS; KEMPSTON	AIR RAID SHELTER	MBB22032
SECOND WORLD WAR MILITARY CAMP; College Street, Kempston	AIR RAID SHELTER; ARMY CAMP; BARRACKS; EMERGENCY WATER SUPPLY; MILITARY BUILDING; MILITARY CAMP; MILITARY DEPOT; NISSEN HUT	MBB22031
SECOND WORLD WAR PREFABRICATED HOUSING; South End, Bedford	BUNGALOW; HOUSING ESTATE; PREFABRICATED BUILDING; PREFABRICATED HOUSE; ROAD	MBB21984
THREE SECOND WORLD WAR EMERGENCY WATER TANKS; Bedford	EMERGENCY WATER SUPPLY	MBB21983
THREE SECOND WORLD WAR EMERGENCY WATER TANKS; Bedford	EMERGENCY WATER SUPPLY	MBB21983
BEDFORD ISOLATION HOSPITAL	INFECTIOUS DISEASES HOSPITAL	MBB22475
ROMAN ARTEFACTS; Kempston	ALTAR	MBB22634
ROMAN OCCUPATION, Elstow Abbey	OCCUPATION SITE	MBD15370
CIRCULAR CROPMARK, Kempston Rural	SITE	MBD14749
ROMAN COIN, 136 Mile Road	FINDSPOT	MBD15852
ROMAN + (MEDIEVAL ORNAMENTS), Elstow	FINDSPOT	MBD15850
AGGER, South of Mile Road allotments	ROAD	MBD10475
Iron Boundary Marker, Ampthill Road, Bedford		MBB21838
MEDIEVAL/POST-MEDIEVAL SETTLEMENT, East End	FARMSTEAD	MBD11556
ROMAN FORD, West of Harrowden	FORD	MBD10476
WELL at 144 Spring Road	WELL	MBD8458
(SITE OF ?) HYDRANT, Spring Road	WATER POINT	MBD8455
BUILDING PLATFORM	BUILDING PLATFORM	MBD9989
St. HELENA'S PARISH CHURCHYARD	CHURCHYARD	MBD8889
ROMAN COIN, 60 Miller Road	FINDSPOT	MBD15895
ROMAN COIN, Broad Avenue	FINDSPOT	MBD15881
CEMETERY		MBD7092

10.0 Appendix 2: Planning Policy and Guidance

10.1 Statutory protection

Scheduled monuments

- 10.1.1 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the 'Ancient Monuments and Archaeological Areas Act 1979'. An application to the Secretary of State is required for any works affecting a scheduled monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process. Geophysical prospection (including the use of a metal detector) on a scheduled monument requires consent from Historic England.
- 10.1.2 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC.

10.2 Listed buildings and conservation areas

- 10.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area).
- 10.2.2 Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest. The development Site and the surrounding area includes a number of Grade I, Grade II* and Grade II listed buildings and a single conservation area (Elstow, designated October 1970), these are shown on Error! Reference source not found..

10.3 National Planning Policy Framework

- 10.3.1 The Government issued a revised version of the National Planning Policy Framework (NPPF) in February 2019 (MHCLG 2019) and supporting revised Planning Practice Guidance in 2019 (MHCLG 2019).
- 10.3.2 The purpose of the planning system is to contribute to the achievement of sustainable development,

and the NPPF has a presumption in favour of such, where it meets needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is achieved within the context of economic, social and environmental objectives.

10.3.3 **Section 16** of the NPPF deals with ‘Conserving and Enhancing the Historic Environment’. The NPPF recognises that heritage assets are an irreplaceable resource which ‘should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (para 184).

10.3.4 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. NPPF **Section 16** is reproduced in full below:

Proposals affecting heritage assets

10.3.5 **Para 184.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value *[footnote: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance]*. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations *[Footnote: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making]*.

10.3.6 **Para 185.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

10.3.7 a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

10.3.8 b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- 10.3.9 c) The desirability of new development making a positive contribution to local character and distinctiveness; and
- 10.3.10 d) Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 10.3.11 **Para 186.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
- 10.3.12 **Para 187.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- 10.3.13 a) Assess the significance of heritage assets and the contribution they make to their environment; and
- 10.3.14 b) Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
- 10.3.15 **Para 188.** Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
- 10.3.16 **Para 189.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. 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 developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 10.3.17 **Para 190.** 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 this 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.

10.3.18 **Para 191.** Where there is evidence of deliberate neglect of, or damage to, a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

10.3.19 **Para 192.** In determining applications, local planning authorities should take account of:

10.3.20 a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conversation;

10.3.21 b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

10.3.22 c) The desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

10.3.23 **Para 193.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

10.3.24 **Para 194.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

10.3.25 a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;

10.3.26 b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and Grade II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (Footnote: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).

- 10.3.27 **Para 195.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- 10.3.28 a) The nature of the heritage asset prevents all reasonable uses of the site; and
- 10.3.29 b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- 10.3.30 c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- 10.3.31 d) The harm or loss is outweighed by the benefit of bringing the site back into use.
- 10.3.32 **Para 196.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.3.33 **Para 197.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 10.3.34 **Para 198.** Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 10.3.35 **Para 199.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [footnote: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 10.3.36 **Para 200.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 10.3.37 **Para 201.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 10.3.38 **Para 202.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

10.4 Local Planning Policy

- 10.4.1 The Site is located in Elstow, as such, local planning policy is covered by the Bedford Borough Council's development plan documents. Currently the Council's development plan is made up of several different documents adopted at different times and covering the plan period to 2021.

Bedford Borough Council – Local Plan 2030

- 10.4.2 The Bedford Local Plan 2030 was adopted in January 2020 and the following policy is relevant to heritage and archaeology:

Policy 41S - Historic environment and heritage assets

- 10.4.3 i. Where a proposal would affect a heritage asset the applicant will be required to describe:
- 10.4.4 The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and
- 10.4.5 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.

- 10.4.6 **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.
- 10.4.7 **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.
- 10.4.8 **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:
- 10.4.9 The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape) scale, form, layout, density, design, quality and type of materials, and architectural detailing boundary treatments and means of enclosure implications of associated car parking, services and other environmental factors effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets impact on open space which contributes positively to the character and/or appearance of heritage assets
- 10.4.10 **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.
- 10.4.11 **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.
- 10.4.12 **vii.** Where applications are permitted which will result in (total or partial) loss to a heritage asset's

Heritage Impact Assessment

Land west of Elstow, Bedfordshire



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.



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