



Dennybrook Garden Village,
Wyboston

Heritage Impact Assessment

Prepared by
CSA Environmental

on behalf of
Taylor Wimpey UK Ltd

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EXECUTIVE SUMMARY

CSA Environmental was instructed by Taylor Wimpey UK Ltd to prepare a Heritage Impact Assessment for the proposed Denybrook Garden Village. This report provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected, the potential impact of proposals on that significance and reviews how any harm has or can be avoided, minimised or mitigated. Justification for the scheme is provided separately in the Vision Document (Taylor Wimpey).

Development would most likely result in adverse impacts to the significance of Grade II listed buildings as a result of alteration to setting. Specifically, to the Grade II listed Dairy Farmhouse, Chestnuts Farmhouse, Sudbury Farmhouse, Eaton Tithe Farmhouse and Moat Farmhouse. The current Concept masterplan utilises open space to minimise harm. With sensitive design it is anticipated that harm would be less than substantial. Under the NPPF and local plan policy, less than substantial harm should be weighed against public benefit in decision making. Based on the current Concept Masterplan, it is anticipated that harm to other designated heritage assets in the vicinity could be avoided through the appropriate use of open space.

Development will result in some adverse impact to the non-designated Lower Goodwick Farm and Lower Honeydon Farm through the alteration of surrounding agricultural land, although open space could be utilised to minimise this harm. Under the NPPF and local plan policy, harm to a non-designated heritage asset should be taken into account in decision making.

The Site is located in an area with a high-level of Iron Age and Roman activity, represented by cropmarks recorded across the Site and the study area. Below-ground remains of this date within the Site are anticipated to be of a significance commensurate to a non-designated heritage asset. There is an opportunity to preserve some within open space. Below-ground remains of medieval settlement, including moats, are potentially present within the Site and are also anticipated to be of a significance commensurate to a non-designated heritage asset. These are largely within areas of anticipated open space meaning there would be potential to preserve remains *in situ* if considered desirable. Cessation of ploughing, which truncates below-ground deposits, would potentially benefit below-ground remains where preserved *in situ*. Where removal of below-ground archaeological remains is unavoidable it is anticipated this could be appropriately mitigated through a programme of archaeological recording, but, under the NPPF and local plan policy, their loss should be taken into account in decision making.

1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment has been prepared by CSA Environmental on behalf of Taylor Wimpey UK Ltd, for the proposed Denybrook Garden Village (hereafter 'the Site').
- 1.2 This Heritage Impact Assessment provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected, the potential impact of proposals on that significance and reviews how any harm has or can be avoided, minimised or mitigated. Justification for the scheme is provided separately in the Vision Document (Taylor Wimpey).
- 1.3 The Site occupies an area of c. 9.5 sq km and is located around central grid reference TL 1357 5787, to the west of Wyboston, south-west of St Neots. It consists mainly of agricultural land (see Figure 1: Site Location Plan).
- 1.4 This Heritage Impact Assessment aims to:
- determine, as far as possible from existing records, the nature, extent and significance of the heritage resource within the Site;
 - identify any heritage assets located beyond the Site which may be impacted by the proposals through alteration to setting; and
 - assess the potential impact of the proposals on the heritage resource and how this impact can or has been avoided, minimised or mitigated.
- 1.5 This Heritage Impact Assessment has been prepared by a professionally accredited Member of the Chartered Institute for Archaeologists who has over 15 years experience as a heritage professional and who holds a MA (hons) degree in Archaeology (First Class) and a Postgraduate Certificate in Historic Conservation (Distinction). This document incorporates a Heritage Desk-Based Assessment, prepared with reference to the guidelines in the Standard and Guidance for Historic Environment Desk-based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2017), and a Setting Assessment, prepared with reference to the Historic England guidance *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017). It has also been prepared with reference to the Historic England guidance *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*. Historic England (HE 2015a), the Historic England guidance *Statements of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12* (HE 2019), and the Bedfordshire Borough Council Brief for a Statement of Heritage Significance and Impact Assessment (2020).

2.0 LEGISLATION, PLANNING POLICY AND GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (MHCLG 2019)
- The Planning Practice Guidance (MHCLG 2018)

2.2 Further information is provided in Appendix B.

National Planning Policy

2.3 The National Planning Policy Framework (NPPF; MHCLG 2019) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; MHCLG 2018) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

Local Planning Policy

2.4 Local planning policy is contained within the Bedford Borough Local Plan. Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

Guidance

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, *Managing Significance in Decision-Taking in the Historic Environment* and GPA3, *The Setting of Heritage Assets*. Further details are provided in Appendix B.

3.0 METHODOLOGY

Sources of Information and Study Area

3.1 The report involved consultation of publicly available archaeological and historical information including heritage databases and documentary, cartographic and aerial photographic sources. The major sources of information included:

- The National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets.
- The Bedford Borough Historic Environment Record (HER) and the Cambridgeshire HER, for details of recorded heritage assets and previous archaeological works.
- Historic maps, documentary sources and aerial photographs available online, including Ordnance Survey mapping and historic satellite imagery (available Tithe mapping was also reviewed but does not cover the Site area).
- Online sources including the Local Authority website for information on conservation areas and the Environment Agency for LIDAR data.
- Site visits undertaken 7 January and 23 March 2021.

3.2 HER data was obtained for a 1km buffer from the Site. Designated heritage assets for a wider area were assessed as professional judgement deemed appropriate. Where appropriate a setting assessment is included in Section 5.

3.3 Due to Covid19 related closures, the historic England Archives, including their collection of historic photographs, was not consulted at the time of preparing this assessment and the Bedfordshire Archives was not visited. Photographs held at the Historic England Archives have previously been assessed as part of the National Mapping Programme (NMP), the results of which have been accessed via the Bradford Borough HER. The HER also includes records derived from analysis of historic maps. As such, it is not anticipated that consultation of these archives would materially alter the findings of this HIA.

Assessment of Significance

3.4 A **heritage asset** is “*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest*”. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting, that is “*the surroundings in which a heritage asset is experienced*” (NPPF).

3.5 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites,

scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II* listed buildings, protected wreck sites, and Grade I and II* registered parks and gardens are of the highest significance.

- 3.6 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (HE 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.7 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in Historic England's *Conservation Principles* (2008), namely evidential, historical, aesthetic and communal values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (HE 2015).

Assessment of Impacts

- 3.8 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (HE 2015). Assessment of impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (ClfA 2017).
- 3.9 Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; HE 2017), discussed further in Section 5 and Appendix B.
- 3.10 With reference to the NPPF, harm may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm "is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed" (PPG).

3.11 When considering potential impacts reference is made to the draft Concept Masterplan to be included in the Vision Document (Plate 1; after Vision Document – Live Document (Taylor Wimpey), although this is high-level and may be subject to change.

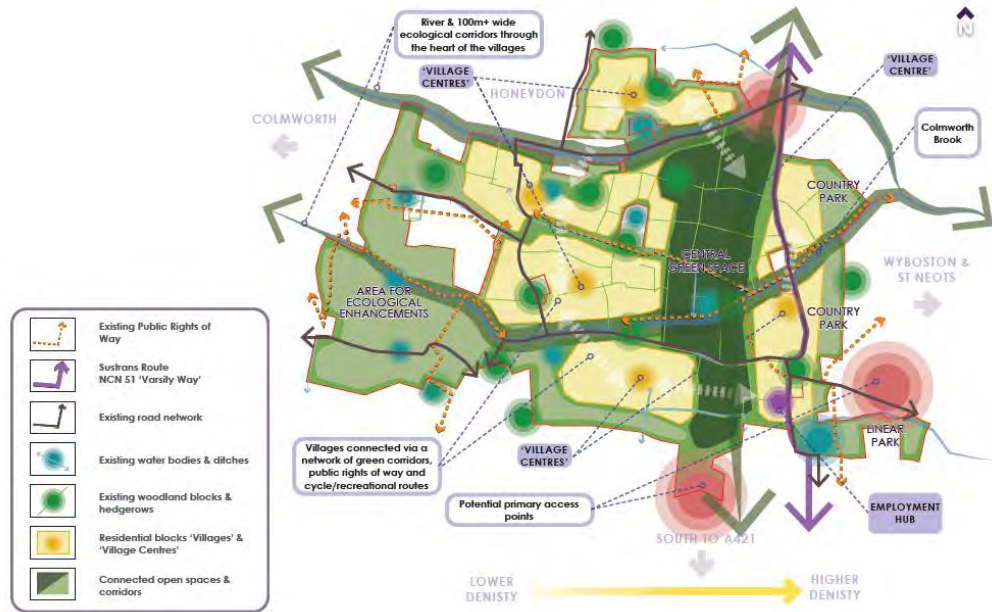


Plate 1: Draft Concept Masterplan (after Vision Document – Live Document (Taylor Wimpey))

4.0 BASELINE HERITAGE CONDITIONS (INCLUDING SIGNIFICANCE AND POTENTIAL PHYSICAL IMPACTS)

4.1 This section reviews the recorded heritage resource within and around the Site with reference to the heritage databases, historic maps, aerial photographs and a site visit. A gazetteer of the recorded heritage resource is included in Appendix A. Designated Heritage Assets are illustrated on Figure 1 and Bedford Borough Historic Environment Record data is illustrated on Figure 2. Within the text, National Heritage List England (NHLE) reference numbers are underlined, e.g. 1146457 and Historic Environment Record (HER) reference numbers are given in italics, e.g. *17181*. The chronology used in preparing this report refers to the Historic England Periods List (HE 2015b). The main categories are summarised in Table 4.1.

Table 4.1 Periods

Palaeolithic	950,000 – 10,000 BC	Roman	43 AD - 410
Mesolithic	10,000 – 4,000 BC	Early Medieval	410 – 1066
Neolithic	4,000 BC – 2,200 BC	Medieval	1066 - 1540
Bronze Age	2,600 BC – 700 BC	Post Medieval	1540 – 1901
Iron Age	800 BC – 43 AD	Modern	1901 - present

Site Conditions

4.2 The Site comprises agricultural land to the west of Wyboston, south-west of St Neots. The Site is crossed by a number of roads and surrounds or includes a number of farms/rural properties. Ground level is undulating rising/falling on either side of three brooks (Honeydon, Colmworth and Begwary) which cross east/west through the Site/study area. The agricultural land almost exclusively comprises large arable fields, with some small wooded blocks and some grass/pasture.

Designated Heritage Assets

4.3 The Site includes, surrounds or is immediately adjacent to five Grade II listed buildings, specifically:

- The Grade II listed Dairy Farmhouse, at the northern edge of the Site, west of Honeydon (1114114).
- Grade II listed Chestnuts Farmhouse, at the northern edge of the Site on the southern side of Honeydon (4321615).
- Grade II listed Sudbury Farmhouse, within the central area of the Site (1146461).
- Grade II listed Eaton Tithe Farmhouse, within the eastern area of the Site (1157864).
- Grade II listed Moat Cottage, at the south-eastern edge of the Site (1146457).

- 4.4 Further listed buildings in the wider area include:
- Grade II listed Heddings Farmhouse, to the north/east of the Site at Wyboston ([1114930](#)).
 - Grade I listed Parish Church of St Denys ([1114867](#)) and Grade II listed buildings at Colmworth, west of the Site.
 - The Grade II listed Granary at Channel's End Farm ([1321259](#)) and Grade II listed Finsbury Park Farmhouse ([1114862](#)) and other Grade II listed buildings at Channel's End, south-west of the Site.
 - Grade II listed buildings at Colesden, south of the Site.
 - The Grade II listed Scuttle Cottage ([1321208](#)) and other Grade II listed buildings at Chawston and Wyboston, south and east of the Site.
- 4.5 The Site is adjacent to one scheduled monument:
- The scheduled monument, Moated enclosure and associated building platforms, The Lane, Wyboston ([1012076](#)).
- 4.6 Other scheduled monuments in the area include:
- Chawston Manor moated site and associated fishpond, south of the Site ([1010114](#)).
 - Manor Farm moated enclosure, fishponds and fowling earthworks, west of the Site at Colmworth ([1013453](#)).
 - Moated site known as 'The Camps' and Bushmead Priory, north of the Site ([1013874](#), [1014455](#)).
- 4.7 St Neots Conservation Area, which contains associated listed buildings and scheduled monuments, is located just over 1km east of the Site (Figure 1).
- 4.8 Designated heritage asset are discussed in further detail in the period summaries below and the Setting Assessment section, where relevant.

Non-designated Heritage Assets

- 4.9 A number of non-designated heritage assets are recorded within the Site. These include below-ground remains of Iron Age / Romano-British settlement and areas of medieval settlement / moats. Non-designated heritage assets are discussed in further detail in the period summaries below.

Previous Archaeological Investigations

- 4.10 Previous archaeological works recorded within the Site comprise:
- Archaeological watching-brief associated with a gas pipeline running north/south through the western area of the Site (*EBB1135*), which recorded a Roman period ditch within the Site (*9831*).
 - Fieldwalking and watching brief associated with a gas pipeline crossing the eastern area of the Site (*EBB697*), which recorded

evidence of prehistoric and Roman period activity including a ditch containing Roman pottery in the eastern area of the Site (8573).

4.11 Previous archaeological works in the wider study area include:

- A number of small-scale archaeological works, including trial-trench evaluation, at Colmworth, west of the Site, with results including evidence of Iron Age (EBB884), Roman (EBB997) and medieval (EBB584, EBB1134, EBB1319) activity.
- Archaeological works at and adjacent to the Black Cat Quarry extension and the Great Barford Bypass which extended into the south-eastern part of the study area. Iron Age and Roman period settlement is recorded in this area (EBB908, EBB272).
- Small-scale archaeological works at and around Wyboston a number of which were negative, or identified only post-medieval/modern features, although one recorded residual human remains, likely imported during earthmoving (EBB792), one included medieval finds (EBB1041) and another recorded an early medieval pit (EBB1342).
- Excavation in advance of gravel extraction in the eastern part of the study area, targeted on an Iron Age / Roman period farmstead (EBB1177).

4.12 The results of these investigations are discussed further in the period summaries below, where relevant.

Geology, Topography and the Palaeoenvironment

4.13 The Site is crossed by three east/west valleys, associated with the Hondydon, Colmworth and Begwary Brooks. The brooks are tributaries of the Great Ouse, located c. 600m east of the Site at its closest point, east of Wyboston. Within the Site ground is undulating, rising on either side of the three brooks, and also generally slopes down eastwards towards the Great Ouse. The solid geology of the Site is mapped as Peterborough Member mudstone, which is overlain by drift deposits of Oadby Member diamicton. Third River Terrace Deposits, bounding the Great Ouse, extend into the eastern area of the Site at Wyboston. Narrow bands of head and alluvium are mapped along the courses of the brooks crossing the Site (BGS 2021).

Prehistoric and Romano-British

4.14 Evidence of early prehistoric activity in the study area is limited. A Neolithic or Bronze Age flint arrow head is recorded from the Colesden Area (16209) and Neolithic axes are recorded from the Wyboston Area (14779, MBB22536). A Neolithic hearth and associated finds are reported to have been observed c. 800m east of the Site within Eaton Socon in the 1980s (Cambridgeshire HER ref. MCB28834, not illustrated). Cropmarks which potentially represent the below-ground remains of Bronze Age round barrows are recorded in the north-western and south-

eastern parts of the study area (11683, 13746, MBB22313, 480). Fieldnames including the word 'barrow' are recorded to the north of the Site, in the north-western part of the study area (8584, 8583).

- 4.15 Cropmarks likely to represent the below-ground remains of Iron Age and/or Romano-British settlement are recorded across the Site and the surrounding area. While these are, for the most part, not proven by intrusive archaeological works, the interpretation can be treated with reasonable confidence. Within the Site, archaeological works associated with pipelines have recorded Roman period ditches in two areas (983, 8573). The find of a Roman period miniature bronze knife is recorded in the north-eastern area of the Site (15902). Iron Age/Roman settlement has been excavated in the eastern part of the study area (EBB1177), and evidence of Iron Age and Roman activity was recorded during works at Colmworth, west of the Site (EBB884, EBB997).
- 4.16 Within the Site, areas of Iron Age/Roman period settlement are recorded: at the eastern extent of the Site at Wyboston (8818) (overlain by medieval activity); at the southern extent of the Site west of Chawston, where the main area is a series of rectangular enclosures (1834), with adjacent and nearby cropmarks likely to represent discrete farmsteads or agricultural enclosure (MBB22195, MBB22194, MBB22197, 13979); on either side of Staploe Road (16767, 16768); in the fields surrounding Tithe Farm (13980, MBB22307, MBB22218, MBB22217, 8573, 8574), including clustered and discrete enclosures; discrete areas to the east, north-east and north-west of Honeydon Farm (16766, 16764, MBB22327) and at the north-east of the Site (16782); west of White House Farm, including a linear series of enclosures (13978); west of Sudbury Farm (MBB2220) and in the western area of the Site (16748, 16728); and in the north-western area of the Site (16745, MBB22211). Cropmarks which potentially represent Iron Age or Roman field boundaries are recorded in the north-eastern area of the Site (16765). Further areas of Iron Age/Roman period settlement are recorded in the study area, including (but not limited to) concentrated activity south and south-west of Chawston (745, 1836, 15046), at Colesden (MBB2219), east of Channel's End (MBB22207, MBB22206, 9832), south of Colmworth (469), and in the north-western part of the study area (MBB22210), as well as more dispersed activity elsewhere (see also entries under *Iron Age/Roman* in the gazetteer, Appendix A). Collectively, these cropmarks demonstrate extensive Iron Age and Roman period activity across the Site and the study area. The recorded cropmarks cannot be considered to represent the definitive extent of Iron Age/Roman period activity; a Roman ditch recorded during pipeline works is not within an area of recorded cropmarks. This said, the geology and landuse is conducive to cropmarks, and it would be reasonable to anticipate that the cropmarks may represent the main areas of focused activity.

Significance and potential impacts

- 4.17 Iron Age and Roman period settlement is relatively common in the archaeological record and associated below-ground remains are likely to be of a significance commensurate to a non-designated heritage asset. Development would likely result in the disturbance/loss of below-ground remains of Iron Age / Roman date from a number of areas of the Site, although there is potential for remains within open space to be preserved *in situ*. Where remains are preserved *in situ* they may benefit from the cessation of ploughing, which truncates below-ground deposits. Where removal is necessary it is anticipated that this could be appropriately mitigated through a programme of archaeological recording.

Early Medieval and Medieval

- 4.18 There is limited evidence of Early Medieval activity within or close to the Site, although an early medieval pit was recorded during works at Wyboston (*EBB1342*). An Early Medieval vill is recorded at Eaton Socon, to the north-east of the Site (1009629, scheduled monument).
- 4.19 The majority of the Site is located within the historic parish of Eaton Socon, with one field at the south extending into the historic parish of Roxton and two fields at the south-west extending into the historic parish of Colmworth. There was a medieval settlement focus at Eaton Socon, to the north-east, with a number of smaller settlements and medieval moated sites recorded across the study area. The most significant surviving remains are designated, including the scheduled monuments: a moated enclosure and associated building platforms at Wyboston, immediately adjacent to the Site (1012076); Chawston Manor moated site and associated fishponds, c. 250m south of the Site (1010114); a moated site at Manor Farm, Colmworth, west of the Site (1013453); and a moated site known as 'The Camps' and described as 'one of the best preserved moated sites in Bedfordshire' c. 800m north of the Site at Bushmead (1013874, see scheduling description). The Grade I listed Church of St Deny at Colmworth (1114867) is of medieval origin and the medieval Bushmead Priory, an Augustinian priory, is located c. 1.4km north of the Site (1014455, 1146475, scheduled monument/Grade I listed building).
- 4.20 A number of moats are recorded within or surrounded by the Site. Moats are often assumed medieval, and are treated as such here, although a post-medieval origin is also possible. Moats are recorded in the south-eastern area of the Site adjacent to the Grade II listed Moat Cottage (*3407*, 1146457), to the west of Brook Farm (*3304*), at White House Farm (*973*), at the site of Netherstead in the western area of the Site (*472*), and to the south of Lower Honeydon Farm (*3413*). A number of other (non-designated) moated sites are recorded in the wider study area (see gazetteer in Appendix A). Of those within the Site, extant earthworks are

present at 3407, although these appear to relate to later disturbance, the two sides of the moat as recorded on historic Ordnance Survey mapping are outside the Site area (cf. Figure 3 and Figure 4). Elsewhere, earthworks within/adjacent to the Site have largely been removed by ploughing (see Figure 4): two sides of a moat recorded west of Brook Farm on 19th-century mapping (3304), the moat recorded at Netherstead (472), and ponds which potentially originated a moat south of Lower Honeydon Farm (3413) are now under arable field; the moat recorded at White House Farm (outside the Site) is now within a modern farmyard.

- 4.21 Deserted settlement and potentially a former village green are recorded adjacent to Sudbury Farm (1795, 8624), the road west of here is sunken, an indication of medieval origin (5500). A partially sunken lane is also recorded in the north-western area of the Site (8593). The HER suggests settlements at Honeydon (17147, 8596) and Wyboston (17149) are shrunken and formerly extended into the Site. A possible village green is recorded to the west of Goodwick Farm (8592). Like moats, shrunken or deserted settlement is often assumed medieval, and is treated as such here, but may be post-medieval. Separate to the identified settlement areas, it is likely that most of the Site was in agricultural use in the medieval period. Scattered blocks of ridge and furrow earthworks are recorded in the area, including the eastern area of the Site (MBB22420, MBB22421) and cropmarks potentially associated with medieval (or later) agriculture are recorded within the Site (8590, MBB22212).

Significance and potential impacts

- 4.22 Medieval settlement activity outside the site includes moats with extant earthworks, designated as scheduled monuments. Medieval settlement remains (including moats) are not extant within the Site, although there is potential for associated below-ground features. Within the Site, given the absence of upstanding remains and as this resource is not uncommon in the archaeological record, it is expected that these would be of a significance commensurate to a non-designated heritage asset. Based on the current Concept Masterplan, it is anticipated that there would be potential to preserve *in situ* below-ground remains in most of the identified areas of medieval activity, if considered desirable. Where remains are preserved *in situ* they may benefit from the cessation of ploughing, which truncates below-ground deposits. Below-ground remains of medieval agricultural features, such as furrows, are not generally of sufficient interest to comprise heritage assets.

Post-medieval and Modern

- 4.23 Historic mapping held at the Bedfordshire Archives was not accessible at the time of preparing this assessment. This section is informed by a review of historic Ordnance Survey mapping and Bedford Borough HER

records derived from consultation of historic mapping. As discussed above, the Site was most likely largely in agricultural use in the medieval period, continuing into the post-medieval period. Easton Socon was enclosed by Act in 1799. The enclosed agricultural layout is recorded on the 19th-century Ordnance Survey mapping (Figure 3). A number of the boundaries, particularly in the eastern and southern areas of the Site, display the very straight, regular character typical of parliamentary enclosure. However, also apparent are curved or 'kinked' field boundaries, most likely remnant of the medieval system; boundaries with a reverse-s shape in plan, or 'dog legs' are often remnant of a medieval strip field system. Changes in the 20th-century include field-boundary loss, resulting in the large agricultural fields present today, typical of the post-war agricultural landscape and not of notable heritage interest.

- 4.24 The 19th-century Ordnance Survey mapping records buildings within or adjacent to the Site including buildings at Wyboston, Brook Farm, Sudbrook Farm, Whitehouse Farm, Netherstead, Goodwick Farm, Eaton Tithe Farm Tophamend Farm, Honeydon Farm and Honeydon. These include listed buildings (see above). Extant buildings which may be considered non-designated heritage assets include buildings at Lower Honeydon Farm (12499), which are of 19th-century origin, and Goodwick Farm, identified as 17th-century (5962). Lower Goodwick Farm, on the road c. west of Goodwick Farm, is recorded on 19th-century mapping.
- 4.25 There are a number of former buildings within the Site, recorded on historic mapping and now demolished. The most substantial of these would appear to have been Netherstead (3302), but also buildings at Wyboston (8613), south of Brook Farm (8612), west of Sudbury Farm (8625, 8591), in the field opposite Dairy Farmhouse (8582), and north of Top Farm (8619). The historic farmhouse at White House Farm was reportedly demolished in the late 1970s (5958).
- 4.26 A WWII pillbox and Anti-Aircraft battery are recorded in the north-eastern area of the Site (17991, 17992). No extant remains are present.
- 4.27 A former brick field, recorded on 19th-century mapping, is recorded in the western area of the Site (2895). There is an antiquarian reference to human remains being identified during extraction here and then reburied (9975). The fieldname 'brick kiln field' in the western area of the Site suggests brick production in this area (8014). Similarly, 'sand pit close' is recorded in the northern area of the Site (8578). Prior to the 19th-century it was common for building materials to be produced and used locally.
- 4.28 Undated cropmarks of uncertain origin recorded within the Site include a rectilinear enclosure east of Brook Farm (MBB22199), possible enclosures west of Sudbury Farm (16747), an undated enclosure north of White House Farm which is possibly associated with a recent pond (MBB22214), and a rectangular enclosure west of Tithe Farm (MBB22219). Ponds previously mistaken for a moat are recorded at Goodwick Farm

(3414). Undated features were recorded in the northern area of the Site, during works associated with the gas pipeline (12956), cropmarks of uncertain origin are recorded in the adjacent area (MBB22215). Large linear cropmarks of uncertain (possibly non-archaeological) origin are recorded in the north-eastern area of the Site (MBB22340). Cropmarks associated with the boundary of a wood recorded on 17th-century mapping are recorded in the northern area of the Site (8724), along with cropmarks possibly of non-archaeological origin (MBB22328).

Significance and impacts

- 4.29 Grade II listed buildings are designated heritage assets. It is assumed that any physical impacts to designated heritage assets would be avoided. Potential impacts as a result of alteration to setting are considered below.
- 4.30 Extant buildings at Lower Goodwick Farm and Lower Honeydon Farm are non-designated heritage assets. These are outside the Site, potential impacts as a result of alteration to setting are considered below.
- 4.31 Buildings at Lower Goodwick Farm are recorded on historic 19th century mapping, although not on the heritage databases. At best, buildings here are non-designated heritage assets. These could be retained within the scheme if considered desirable. Below-ground remains of post-medieval buildings recorded on historic mapping are unlikely to be of sufficient interest to comprise heritage assets. It is not anticipated that below-ground remains of interest would survive in the area of the WWII pillbox or Anti-Aircraft battery.

5.0 SETTING ASSESSMENT (INCLUDING POTENTIAL IMPACTS AND MITIGATION)

- 5.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (HE 2017). This recommends a stepped approach, as detailed in Appendix B.
- 5.2 In line with step 1 of the guidance, consideration was given to which heritage assets in the vicinity of the Site include the Site as part of their setting, and which may be affected by the proposed development.
- 5.3 The following Grade II listed buildings are within or immediately adjacent to the Site and are considered in further detail below: Dairy Farmhouse ([1114114](#)), at the northern edge of the Site, west of Honeydon; Chestnuts Farmhouse ([4321615](#)), at the northern edge of the Site on the southern side of Honeydon; Sudbury Farmhouse ([1146461](#)), within the central area of the Site; Eaton Tithe Farmhouse ([1157864](#)), within the eastern area of the Site; Moat Cottage ([1146457](#)), at the south-eastern edge of the Site.
- 5.4 The current Concept Masterplan includes for open space in the south-eastern area of the Site, adjacent to Wyboston. With this measure in place, it is anticipated that the proposals would not adversely impact the significance of listed buildings at Wyboston and Chawston, or the moated site at Chawston, with the possible exception of the Grade II listed Moat Cottage ([1146457](#)) considered in further detail below. Provision for open space to the south of the moated enclosure at Wyboston ([1012076](#)) (outside the Site) should mean that adverse impacts to this monument are avoided and any below-ground remains here may benefit from the cessation of ploughing. Similarly, assuming open-space for ecological enhancement in the south-western area of the scheme, it is concluded that development would not adversely impact listed buildings at Colesden and **Channel's End**, including Finsbury Park Farm which overlooks the south-western area of the Site ([1114862](#)).
- 5.5 There are views to the Grade I listed Parish Church of St Denys at Colmworth from the western area of the Site (Plate 2), and distant views to the tower from parts of the central area of the Site. The use of open space in the western area of the Site as indicated in the Concept Masterplan would put built form over 1.5km east of the church. It would also avoid built form within the church's historic parish (Colmworth). While there might be some loss of views to the spire from the wider area, it is not anticipated that this in itself would be sufficient to adversely impact the significance of the listed building. Similarly, Grade II listed buildings and the scheduled monument at Colmworth are not considered to be sensitive to adverse impacts as a result of

development proposals, taking into account the anticipated areas of ecological enhancement in the western part of the Site.



Plate 2: View to the spire of the Church of St Denys from the western area of the Site, view to north-west.



Plate 3: View towards St Neots from the northern extent of the Site, view to east.

- 5.6 From the northernmost extent of the Site there are distant views to the Grade I listed Church of St Mary, located within St Neots Conservation Area, c. 3.3km north-east of the Site (Plate 3). Based on the current Concept Masterplan it is possible that built form at the northern extent of the Site would be visible in distant views from St Neots, but that the majority of new development would not be visible. It is not anticipated that distant views to a small area of new built form within the wider landscape would adversely impact the significance of heritage assets at St Neots, and as such these are not considered in any further detail below.
- 5.7 A review of designated heritage assets in the wider area, including Bushmead Priory, has not identified any others considered likely to be sensitive to adverse impacts as a result of the proposed Garden Village.
- 5.8 Development would alter the agricultural setting of Goodwick Farmhouse (5962) and Honeydon Farmhouse (12499), non-designated heritage assets, discussed in further detail below.

Dairy Farmhouse Grade II listed building

- 5.9 Dairy Farmhouse Grade II listed building (1114114) is located at the northern edge of the Site, west of Honeydon. This is a 17th-century single-storey thatched cottage/farmhouse, located at a T-junction (Plate 4). Although within the Site area for this HIA, it is assumed that Dairy Farmhouse would be retained within the development.
- 5.10 Historic mapping records a building, now demolished, within the Site immediately east of Dairy Farmhouse. The HER suggests further settlement may have formerly been present east of this, on the south side of the road, although this is not proven. The current setting of the listed building includes the adjacent road, later residential development to the south-west and north, and agricultural land to the south-east (Plate 5).
- 5.11 Dairy Farmhouse is a designated heritage asset. It principally derives this significance from the historic interest associated with its built form, and the corresponding illustrative and evidential values. While there was historically a building to the east, adjacent agricultural land within the Site, which is overlooked by the listed building, can be considered to make some contribution to its significance, allowing its origins as a rural dwelling to be understood.
- 5.12 Assuming development includes new built form in the field to the south-east of Dairy Farmhouse, this would alter its agricultural setting and there would be an adverse impact. Harm can be reduced, but likely not wholly removed, through the use of open space to offset built form. Formulation of detailed design plans should consider the

reinstatement/enhancement of historic boundaries immediately south-east of Dairy Farmhouse and any opportunities to further offset built form. With sensitive design it is anticipated that harm would be less than substantial.



Plate 4: Dairy Farmhouse, view to south-west



Plate 5: View looking across the north-western area of the Site to Dairy Farmhouse, view to north-west

Chestnuts Farmhouse Grade II listed building

- 5.13 Chestnuts Farmhouse Grade II listed building (1321615) is located at the northern edge of the Site, at the south-western side of Honeydon. This is a 16th/17th century farmhouse, one-storey plus attic, located with an associated farmyard to the south of the road through Honeydon. Although within the Site area for this HIA it is assumed that Chestnuts Farmhouse would be retained within the development. The setting of Chestnuts Farmhouse comprises the farmyard and adjacent agricultural land to the south of Honeydon, settlement at Honeydon to the north, with further agricultural land beyond (Plate 6, Plate 7). Adjacent agricultural land within the Site is assumed to have a historic functional relationship with Chestnuts Farmhouse
- 5.14 Chestnuts Farmhouse is a designated heritage asset. It principally derives its significance from the historic interest associated with its built form, and the corresponding illustrative and evidential value. As a farmhouse, its surrounding agricultural setting can also be considered to make a strong contribution to its significance. Harm can be minimised through the use of adjacent open space, as allowed for to an extent in the current Concept Masterplan. Nevertheless, some harm would result from the alteration of surrounding land from agricultural to built form. There is also potential for harm to result through the cessation of agricultural use of the farmhouse/associated farmyard and immediately adjacent land. Harm can be reduced through the retention of adjacent agricultural land, and formulation of design plans should consider opportunities to further offset built form. With sensitive design it is anticipated that harm would be less than substantial.



Plate 6: View to Chestnuts Farmhouse from within the Site, view to north.



Plate 7: View to Chestnuts Farmhouse from within the Site, view to west.

Sudbury Farmhouse Grade II listed building

- 5.15 The Grade II listed Sudbury Farmhouse ([1146461](#)) is encircled by the southern area of the Site. This is a 17th-century two-storey farmhouse. Associated historic farm buildings are located to the south-east, with modern farm buildings to the north-east. The building has an agricultural setting, including land within the Site (Plate 8).
- 5.16 Sudbury Farmhouse is a designated heritage asset. It principally derives its significance from the historic interest of its built form, and corresponding illustrative and evidential values. Adjacent historic farm buildings contribute to its significance, as does surrounding agricultural land which allow its origins and function to be understood.
- 5.17 Harm can be minimised through the appropriate use of open space, and ideally the retention of adjacent agricultural land. The current Concept Masterplan includes for open space surrounding Sudbury Farmhouse, with built form to the north and east. This would respect the setting of the listed building but some harm would remain through the alteration of the wider agricultural landscape. There is an opportunity to reinstate adjacent historic field boundaries. With sensitive design it is anticipated that harm would be less than substantial.



Plate 8: View to Sudbury Farmhouse from within the Site, view to north-east

Eaton Tithe Farmhouse Grade II listed building

- 5.18 Eaton Tithe Farmhouse Grade II listed building ([1157864](#)) is encircled by the eastern area of the Site. This two-storey farmhouse dates to c. 1800 and has an unusual octagonal plan. It is attributed to R Salmon, for the 5th Duke of Bedford.
- 5.19 Eaton Farmhouse is located to the south-west of an associated farmyard (now business park and farmyard). Its setting includes converted historic farm buildings to the east and later farm buildings to the north, as well as surrounding agricultural land. Currently, the main views look south. Although views west are partially screened by vegetation it does overlook the site. There are also partial views to nearby agricultural land east of Staploe Road (Plate 9, Plate 10).
- 5.20 Eaton Tithe Farmhouse is a designated heritage asset. It principally derives its significance from the historic interest associated with its built form and architectural design, and corresponding illustrative and aesthetic values. Although altered, adjacent historic farm buildings can be considered to make some contribution to its significance. Views to surrounding agricultural land contribute to its significance, forming part of its historic agricultural setting.
- 5.21 Land immediately south of Eaton Tithe Farmhouse is outside the Site. The current Concept Masterplan includes for open space running across this area and extending to the west and east, but with new built form to the north and further south. The use of open space minimises harm to an

extent, although there would be a loss of adjacent agricultural land and an introduction of new built form in the wider setting. It is anticipated that resulting harm would be less than substantial.



Plate 9: Eaton Tithe Farmhouse, view to north-west



Plate 10: View to Eaton Tithe Farmhouse from east of Staploe Road, view to west

Moat Cottage Grade II listed building

- 5.22 Moat Cottage Grade II listed building ([1146457](#)) is located immediately east of the Site. This is a two-storey 17th century house (Plate 11). The HER records a possible medieval moat or fishpond adjacent to the house. Historic mapping indicates this was outside the Site (see above). The current setting of Moat Cottage includes surrounding agricultural land, including the Site (Plate 12), as well as modern development to the north/east.
- 5.23 Moat Cottage is a designated heritage asset. It principally derives its significance from the historic interest of its built form, and associated illustrative and evidential value. The associated putative moat can also be considered to contribute to its significance. Surrounding agricultural land makes some contribution to its significance, allowing its rural origins to be understood.
- 5.24 The current Concept Masterplan minimises harm to the significance of the listed building through the use of open space, although new built form is anticipated to the north-west. The introduction of new settlement to the north-west of Moat Cottage would potentially result in some minimal adverse impact, that is to say less than substantial harm at the lower end of this harm spectrum.



Plate 11: Moat Cottage, view to south



Plate 12: View to Moat Cottage looking across the Site, view to east

Goodwick Farmhouse and Lower Honeydon Farmhouse non-designated heritage assets

- 5.25** Goodwick Farmhouse (5962; Plate 13) includes 17th-century elements and is a non-designated heritage asset. It principally derives its significance from the historic interest of its post-medieval fabric. Its agricultural setting allows the origins of the building to be understood. Based on the current Concept Masterplan, the cessation of adjacent agricultural use and introduction of built form to the west, north and east of the farm, would result in harm, but some appreciation of its origins would be legible in the retained land outside the Site.
- 5.26** Lower Honeydon Farmhouse (12499; Plate 14) is identified as 19th-century and is of some heritage interest, commensurate to a non-designated heritage asset. This interest is principally associated with its built form. The adjacent farmyard and surrounding agricultural land form its historic setting and contribute to its significance. The current concept masterplan minimises harm through the use of open space adjacent to and south-east of the farmhouse. Some harm would remain through the introduction of new settlement areas to the north and south-west of the farm.



Plate 13: View to Goodwick Farm from the public footpath to its south, view to north.



Plate 14: View to Lower Honeydon Farm from within the Site, view to north-east

6.0 CONCLUSIONS

Designated heritage assets

- 6.1 It is anticipated that development would avoid physical impacts to listed buildings, including the Grade II listed Dairy Farmhouse and the Grade II listed Chestnuts Farmhouse, in the northern area of the Site, and that these buildings would be retained. Establishment of the Garden Village would result in adverse impacts to some Grade II listed buildings, specifically Dairy Farmhouse, Chestnuts Farmhouse, Sudbury Farmhouse, Eaton Tithe Farmhouse and Moat Farmhouse. The current Concept Masterplan includes the use of open space to minimise harm. Formulation of further design plans should consider opportunities to further minimise any harm to these listed buildings. With sensitive design it is anticipated that harm will be less than substantial. Under the NPPF and local plan policy, less than substantial harm to a designated heritage asset should be weighed against the public benefit in decision making.
- 6.2 It is anticipated that appropriate use of open space in the south-eastern and western areas of the Site will mean that potential adverse impacts to scheduled monuments and listed buildings at Wyboston (excepting Moat Farmhouse), Chawston, Colesden, Channels End and Colmworth are avoided.

Extant non-designated heritage assets

- 6.3 Extant buildings at Lower Goodwick Farm and Lower Honeydon Farm are non-designated heritage assets. These are outside the Site but development would result in some harm to their significance through the alteration of their wider agricultural setting. Buildings within the Site at Lower Goodwick Farm are recorded on historic 19th century mapping, although not on the heritage databases. At best, buildings here are non-designated heritage assets. These could be retained if considered desirable.
- 6.4 Under the NPPF and local plan policy harm to a non-designated heritage asset should be taken into account.

Below-ground archaeological remains

- 6.5 Cropmarks likely to represent Iron Age / Roman period settlement are recorded within the Site and the surrounding area. While activity is anticipated to extend beyond the mapped cropmarks, it is reasonable to conclude that the cropmarks are likely to represent the main areas of focused activity. Iron Age /Roman period settlement is common in the archaeological record, and notably common in this area. Based on current evidence, it is anticipated that below-ground Iron Age / Roman period remains within the Site are of a significance commensurate to a non-designated heritage asset.

- 6.6 Medieval activity, including moats and potential areas of shrunken/deserted settlement are recorded within the Site. Any earthworks previously present have been removed by ploughing, although there is potential for associated below-ground remains. Better-preserved medieval remains outside the Site are designated as scheduled monuments. Below-ground remains of medieval settlement (including moats) within the Site are anticipated to be of a significance commensurate to a non-designated heritage asset. Below-ground remains of medieval buildings would be of archaeological and historic interest and are potentially of a significance commensurate to a non-designated heritage asset. Any below-ground remains of post-medieval and modern buildings recorded are unlikely to be of sufficient interest to comprise heritage assets. The majority of the Site was most likely in agricultural use in the medieval period. Below-ground remains of medieval agricultural features are not typically of notable archaeological or historic interest, i.e. are not generally of sufficient interest to comprise heritage assets.
- 6.7 Undated human remains are recorded in an antiquarian account in the western area of the Site. If still present these have been reburied in the modern period which would limit any archaeological interest and it is not anticipated that these would represent a constraint to development although legal considerations concerning the disturbance/removal of human remains would still apply. Current proposals are for ecological enhancement in this area.
- 6.8 This assessment has not identified any below-ground archaeological remains likely to preclude development. Development of the Site is likely to result in the removal of below-ground remains of archaeological interest in some areas, including below-ground remains associated with Iron Age/Roman settlement, although there will be capacity to preserve some remains *in situ* within open space. Development may also remove below-ground remains associated with medieval settlement/moats, although it is anticipated there would be capacity to preserve these *in situ* if considered desirable. Further archaeological works, such as geophysical survey and/or trial trench evaluation will be appropriate in due course, to inform detailed design plans, the timing and scope of further works should be agreed with the archaeological advisor to the LPA. Where remains are preserved *in situ* they may benefit from the cessation of ploughing, which truncates below-ground deposits. Where remains are to be removed it is anticipated this could be appropriately addressed through a programme of archaeological recording, in line with paragraph 199 of the NPPF.
- 6.9 Under the NPPF and local plan policy harm to or loss of a non-designated heritage asset does not preclude development but should be taken into account in decision making.

7.0 REFERENCES

Bibliographic Sources

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Cartographic Sources

1883 First Edition Ordnance Survey mapping, 25" and 6" series

Appendix A
Heritage Data Gazetteer

NHLE Data:

NHLE No.	NHLE Name
<u>1114867</u>	Grade I listed building PARISH CHURCH OF ST DENYS
<u>1114114</u>	Grade II listed building DAIRY FARMHOUSE
<u>1114137</u>	Grade II listed building BARN APPROXIMATELY 160 METRES WEST SOUTH WEST OF COLESDEN GRANGE FARMHOUSE
<u>1114862</u>	Grade II listed building FINSBURY PARK FARMHOUSE
<u>1114863</u>	Grade II listed building COTTAGE SOUTH OF HILLVIEW FARM
<u>1114864</u>	Grade II listed building PAIR OF COTTAGES SOUTH OF YE OLDE HOMESTEAD
<u>1114865</u>	Grade II listed building CHURCH FARMHOUSE
<u>1114866</u>	Grade II listed building MOAT HOUSE
<u>1114868</u>	Grade II listed building MANOR FARMHOUSE
<u>1114869</u>	Grade II listed building DOVECOTE AT MANOR FARM, NORTH OF FARMHOUSE
<u>1114870</u>	Grade II listed building BARN NORTH EAST OF HOUSE, MANOR FARM
<u>1114871</u>	Grade II listed building ROCKERY
<u>1114872</u>	Grade II listed building CITY FARMHOUSE
<u>1114873</u>	Grade II listed building HOUSE OPPOSITE THE BUNGALOW
<u>1114875</u>	Grade II listed building THE THATCHED COTTAGE
<u>1114918</u>	Grade II listed building AUBRETIA COTTAGE
<u>1114919</u>	Grade II listed building CHAWSTON MANOR HOUSE
<u>1114928</u>	Grade II listed building 64, GREAT NORTH ROAD
<u>1114929</u>	Grade II listed building 66 AND 68, GREAT NORTH ROAD
<u>1114930</u>	Grade II listed building HEDDINGS FARMHOUSE
<u>1114931</u>	Grade II listed building THE GROTTA
<u>1138337</u>	Grade II listed building CLAYGATES
<u>1146314</u>	Grade II listed building BELL FARMHOUSE
<u>1146418</u>	Grade II listed building FORTY FARMHOUSE
<u>1146425</u>	Grade II listed building 31, GREAT NORTH ROAD
<u>1146457</u>	Grade II listed building MOAT COTTAGE
<u>1146461</u>	Grade II listed building SUDBURY FARMHOUSE
<u>1200370</u>	Grade II listed building FARM BUILDING ON NORTH SIDE OF YARD ABOUT 70 METRES NORTH NORTH EAST OF MANOR FARMHOUSE

<u>1245334</u>	Grade II listed building CHAWSTON LODGE
<u>1311859</u>	Grade II listed building HOLLY COTTAGE
<u>1321207</u>	Grade II listed building LABURNHAM COTTAGE
<u>1321215</u>	Grade II listed building COTTAGE IMMEDIATELY EAST OF CROSSROADS, ON NORTH SIDE OF ROAD
<u>1321222</u>	Grade II listed building COTTAGE OPPOSITE AND IMMEDIATELY TO NORTH OF CHURCH FARM
<u>1321223</u>	Grade II listed building HOME CLOSE
<u>1321224</u>	Grade II listed building THE WHEATSHEAF PUBLIC HOUSE
<u>1321260</u>	Grade II listed building CHANNEL'S END FARMHOUSE, 1 KILOMETRE SOUTH OF JUNCTION
<u>1321615</u>	Grade II listed building CHESTNUTS FARMHOUSE
<u>1312252</u>	Grade II listed building TOP FARMHOUSE
<u>1114874</u>	Grade II listed building ROSE COTTAGE
<u>1114920</u>	Grade II listed building BRIDGE FARMHOUSE
<u>1157864</u>	Grade II listed building EATON TITHE FARMHOUSE
<u>1321259</u>	Grade II listed building GRANARY AT CHANNEL'S END FARM, 500 METRES SOUTH OF JUNCTION
<u>1321213</u>	Grade II listed building DOVECOTE AT FORTY FARM
<u>1311862</u>	Grade II listed building BROOK COTTAGES
<u>1321208</u>	Grade II listed building SCUTTLE COTTAGE
<u>1321221</u>	Grade II listed building SCHOOL FARMHOUSE
<u>1114921</u>	Grade II listed building BARN NORTH OF HOUSE AT BELL FARM
<u>1014455</u>	Scheduled monument Bushmead Priory: an Augustinian priory 800m north east of Bushmead Cross
<u>1012076</u>	Scheduled monument Moated enclosure and associated building platforms, The Lane, Wyboston.
<u>1010114</u>	Scheduled monument Chawston Manor moated site and associated fishpond
<u>1013874</u>	Scheduled monument Moated site known as 'The Camps' and associated fishponds
<u>1013453</u>	Scheduled monument Manor Farm moated enclosure, fishponds and fowling earthworks

Bedford Borough HER data

HER No.	HER Description
Previous Archaeological Works	
<i>Pipelines</i>	
EBB1135	Archaeological works associated with gas pipeline
EBB697	Huntingdon to Little Barford Gas Pipeline
<i>Archaeological works at Colmworth</i>	
EBB997	Land at Colleyhill; Archaeological Excavation
EBB584	THE MOAT HOUSE, CHURCH ROAD, COLMWORTH; Archaeological Evaluation
EBB762	COLLEY HILL FARM, CHURCH ROAD, COLMWORTH, BEDFORDSHIRE; Archaeological Evaluation
EBB770	GREEN ACRES, CITY LANE, COLMWORTH, BEDS; Building Recording
EBB884	Archaeological Excavation at Colley Hill Farm, Colmworth
EBB886	Archaeological Watching Brief at Colley Hill Farm, Colmworth
EBD284	BURNIX CLOSE, CHURCH RD, COLMWORTH; Archaeological Evaluation
EBB1134	COLMWORTH CHURCH; Evaluation and Watching Brief
EBB1319	LAND AT MOAT COTTAGE, COLMWORTH; Evaluation
<i>Archaeological works at Great Barford Bypass / Back Cat Island</i>	
EBB687	A421/A428 GREAT BARFORD BYPASS; Archaeological Evaluation
EBB908	ARCHAEOLOGICAL EVALUATION: LAND ADJACENT TO BLACK CAT ROUNDABOUT, CHAWSTON, BEDFORDSHIRE
EBB950	Black Cat Island, Roxton, Bedfordshire; Aerial survey and mapping report
EBB951	Black Cat Quarry Proposed Extension, Bedfordshire; Archaeological evaluation trenching.
EBB952	Proposed Northern Extension to Black Cat Quarry, Roxton, Bedfordshire; Geophysical Survey
EBD272	PROPOSED SAND & GRAVEL QUARRY, BLACK CAT ISLAND, ROXTON; Archaeological Evaluation
EBB1331	LAND WEST OF BROOK COTTAGES, GREAT NORTH ROAD, CHAWSTON; Evaluation
<i>Small-scale archaeological works around Wyboston</i>	
EBB1176	41 Rookery Road
EBB1041	Land at 20 & 48 The Lane, Wyboston: Archaeological Strip, Map & Sample
EBB561	LAND TO REAR OF 2 GREAT NORTH ROAD, Archaeological Evaluation
EBB792	LABURNHAM COTTAGE, CHAWSTON LANE, CHAWSTON; Archaeological observation
EBB1318	LAND AT 20 & 48 THE LANE, WYBOSTON; Evaluation
EBB1324	LAND ADJACENT TO HEDDINGS FARM, THE LANE, WYBOSTON; Evaluation
EBB1342	CHAWSTON CROSS ROADS, CHAWSTON; Watching Brief
EBB1177	NORTH EAST OF WYBOSTON
<i>Earlier Prehistoric</i>	
16783	RING DITCH; E of Rookery Road
13746	ROUND BARROW CROPMARK; SE of Bushmead Farm
MBB22313	ROUND BARROW; NNW of Spinney View Farm
480	FORMER CROPMARKS; Wyboston Lakes RING DITCH; BARROW; DITCH; ENCLOSURE; LINEAR FEATURE; RECTILINEAR ENCLOSURE
1387	CROPMARKS & FLINT SCATTER, W of The Barns FLINT SCATTER; RING DITCH

8584	BARROW CLOSE
8583	GREAT BARROW CLOSE
16209	FLINT ARROWHEAD, near Colesden
14779	NEOLITHIC AXE found in Wyboston
MBB22536	NEOLITHIC AXE HEAD; Wyboston
Iron Age/Roman	
9831	ROMAN OCCUPATION, East of Mill End
476	BELGIC & ROMAN FARMSTEAD, Wyboston [excavated]
17181	DITCHES AND ROMAN FINDS, South of Duloe [intrusive works]
16782	ACCRETED SETTLEMENT ENCLOSURE CROPMARKS; S of Field Farm Cottages
MBB22198	IRON AGE ENCLOSURE CROPMARKS; N of Colesden Lodge Farm
1834	IRON AGE/ROMANO-BRITISH SETTLEMENT CROPMARKS; NE of Colesden
MBB22195	CURVILINEAR IRON AGE SETTLEMENT ENCLOSURES; W of Chawston
MBB22196	IRON AGE/ROMANO-BRITISH SUBRECTANGULAR ENCLOSURE; W of Wyboston
MBB22194	IRON AGE/ROMANO-BRITISH RECTILINEAR ENCLOSURE; W of Wyboston
MBB22197	SETTLEMENT/FARMSTEAD CROPMARKS; W of Wyboston
13979	RECTILINEAR ENCLOSURE CROPMARKS, SE of Begwary
16767	CROPMARK, East of Begwary RECTILINEAR ENCLOSURE; SETTLEMENT; SUBRECTANGULAR ENCLOSURE
16768	CROPMARKS, South West of Eaton Tithe Farm ENCLOSURE; SETTLEMENT
8818	IRON AGE/ROMANO-BRITISH ENCLOSURES AND MEDIEVAL FIELD SYSTEMS; W of Dovehouse Farm
13980	CROPMARKS, South of Eaton Tithe Farm LINEAR FEATURE; SETTLEMENT; SUBRECTANGULAR ENCLOSURE
MBB22307	IRON AGE/ROMANO-BRITISH ENCLOSURE CROPMARKS; SE of Tythe Farm
MBB22217	ENCLOSURE CROPMARKS; N of Tythe Farm
MBB22218	ENCLOSURES; W of Tythe House
MBB22219	RECTANGULAR ENCLOSURE; W of Tithe Farm
8574	CROPMARKS, North of Eaton Tithe Farm, CURVILINEAR ENCLOSURE; LINEAR FEATURE; RECTILINEAR ENCLOSURE; SUBRECTANGULAR ENCLOSURE
8573	SUBRECTANGULAR ENCLOSURES; NW of Eaton Tithe Farm [1993 pipeline]
16766	CROPMARK, South East of Lower Honeydon Farm RECTILINEAR ENCLOSURE; SETTLEMENT
16764	CROPMARKS, South of Upper Staploe SETTLEMENT
16765	CROPMARKS, NE of Lower Honeydon Farm RECTILINEAR ENCLOSURE
MBB22327	CURVILINEAR ENCLOSURE CROPMARKS; SW of Upper Staploe
MBB22328	CURVED FEATURE CROPMARKS; S of Duke's Spinney
13978	IRON AGE/ROMANO-BRITISH SETTLEMENT CROPMARKS; W of White House Farm
MBB22200	ENCLOSURE CROPMARKS; W of Sudbury Farm
MBB22213	IRON AGE/ROMANO-BRITISH RECTANGULAR ENCLOSURE; SE of Coxfield Farm
16746	IRON AGE RECTILINEAR ENCLOSURE CROPMARKS/POST-MEDIEVAL FIELD BOUNDARIES; W of Coxfield

MBB22211	IRON AGE/ROMANO-BRITISH ENCLOSURES; N of Coxfield Farm Cottage
16745	CROPMARKS, N of Tophamend Farm ENCLOSURE; LINEAR FEATURE; RECTILINEAR ENCLOSURE
16748	SETTLEMENT AND ENCLOSURE CROPMARKS; E of Mill End
16728	CROPMARK, South of Mill End SUBRECTANGULAR ENCLOSURE; SETTLEMENT
16730	ENCLOSURE CROPMARKS; SW of Jewsfeld [banjo]
MBB22207	ENCLOSURE CROPMARKS; NE of Orchard Cottage
MBB22206	ENCLOSURE CROPMARKS; E of Finsbury Park Farm
9832	CROPMARKS & IRON AGE OCCUPATION; E of Channels End OCCUPATION SITE; CIRCULAR ENCLOSURE; RECTANGULAR ENCLOSURE; SUB CIRCULAR ENCLOSURE
16726	CROPMARK, North of Top Farm RECTILINEAR ENCLOSURE; SETTLEMENT
16729	IRON AGE/ROMANO-BRITISH ENCLOSURE CROPMARKS; SE of Chapel End
469	SETTLEMENT CROPMARKS & ROMAN POTTERY & COINS; E of Colleyhill
MBB21750	MIDDLE TO LATE IRON AGE SETTLEMENT FEATURES, east of Colley Hill Farm
14020	CROPMARKS, West of Church End SUBRECTANGULAR ENCLOSURE; RING DITCH; ROUND HOUSE (DOMESTIC)
16732	IRON AGE/ROMANO-BRITISH OR MEDIEVAL ENCLOSURE CROPMARKS; E of The City
MBB22209	PREHISTORIC OR ROMANO-BRITISH ENCLOSURE; N of Upper Honeydon Farm
16743	IRON AGE/ROMANO-BRITISH SETTLEMENT ENCLOSURE; N of Upper Honeydon Farm
MBB22208	PREHISTORIC OR ROMANO-BRITISH ENCLOSURE; S of Wood Corner
16742	CROPMARK, E of Bushmead Wood RECTILINEAR ENCLOSURE
MBB22538	POSSIBLE LATER PREHISTORIC ENCLOSURE; SE of Bushmead Farm
MBB22210	IRON AGE/ROMANO-BRITISH SETTLEMENT ENCLOSURES/POST-MEDIEVAL EXTRACTIVE PIT; NE of Upper Honeydon Farm
8570	CURVILINEAR ENCLOSURE CROPMARKS; S of Cate's Wood
MBB22330	SUB-SQUARE ENCLOSURE CROPMARKS; SE of Cate's Wood
14058	IRON AGE/ROMANO-BRITISH SETTLEMENT CROPMARKS; E of Cate's Wood
MBB22331	IRON AGE/ROMANO-BRITISH FARMSTEAD CROPMARK; S of Staploe
8571	SETTLEMENT ENCLOSURE CROPMARKS; NE OF Two Brewers
MBB22337	IRON AGE/ROMANO-BRITISH DITCHED ENCLOSURE; N of Cobholden Farm
MBB22338	IRON AGE/ROMANO-BRITISH SETTLEMENT; SE of Cobholden Farm
MBB22339	SUB-CIRCULAR ENCLOSURE; SE of Cobholden Farm
1881	DOUBLE-DITCHED RECTILINEAR ENCLOSURE; W of Bell Farm, Little End
MBB22310	DITCHED ENCLOSURE; N of Heddings Farm
1793	ENCLOSURE CROPMARKS; SE of Folly Farm
1651	ENCLOSURE CROPMARKS; S of Maple Tree Farm
745	CROPMARKS, NW of Black Cat Roundabout DITCHED ENCLOSURE; LINEAR FEATURE; PIT; RECTANGULAR ENCLOSURE; RECTILINEAR ENCLOSURE; RING DITCH; TRACKWAY
MBB22312	IRON AGE/ROMANO-BRITISH PIT ALIGNMENT; N of Maple Tree Farm

1836	IRON AGE/ROMANO-BRITISH SETTLEMENT CROPMARKS; SW of Berlo House
15046	CROPMARKS, East of Colesden Hill Farm CURVILINEAR ENCLOSURE; LINEAR FEATURE; SETTLEMENT; TRACKWAY
15047	IRON AGE/ROMANO-BRITISH ENCLOSURE CROPMARKS around Round Hill
MBB22193	SETTLEMENT CROPMARKS; N of Colesden
485	POSSIBLE ROMAN ROAD (Viatores no 173)
5163	AGGER, North of The City
10455	AGGER, Steeple Wood
16193	ROMAN, MEDIEVAL & POST-MEDIEVAL FINDS, near Chawston
15937	IRON AGE BROOCH, Chapel Farm
MBB22540	ROMAN COIN AND POTTERY
481	ROMAN COIN found 1963
15902	ROMAN KNIFE, Lower Honeydon Farm
MBB22541	ROMANO-BRITISH POTTERY SHERDS
Undated / uncertain	
12956	?DITCHES [pipeline]
MBB22199	RECTILINEAR ENCLOSURE CROPMARKS; E of Brook Farm
MBB22340	LINEAR DITCH CROPMARK; NE of Tythe Farm
MBB22308	L-SHAPED DITCH; SE of Westfield Road
1882	PIT CROPMARKS; E of Rookery Road
16727	CONJOINED ENCLOSURES; NW of Channel's End Farm CURVILINEAR ENCLOSURE
8723	CROPMARKS NATURAL FEATURE?
513747	RECTILINEAR ENCLOSURE CROPMARK; W of Bushmead Farm
MBB22309	DITCHES OF UNKNOWN DATE; E of Rookery Road
MBB22216	SUB-RECTILINEAR ENCLOSURE CROPMARK; SW of St. Dunstan's Farm
MBB22215	UNIDENTIFIED CROPMARKS; E of Jewsfield
MBB22214	UNKNOWN ENCLOSURE; SW of Ward Cottages
MBB18928	18A GREAT NORTH ROAD [human remains]
9975	INHUMATIONS
Medieval	
7045	LANDSCAPED GROUNDS, Bushmead Priory
17149	WYBOSTON MEDIEVAL SETTLEMENT
8621	WYBOSTON GREEN
1795	MEDIEVAL SETTLEMENT EARTHWORKS/CROPMARKS. Sudbury
8624	BEGGARY GREEN
17147	HONEYDON MEDIEVAL SETTLEMENT
17143	CHANNEL'S END MEDIEVAL SETTLEMENT
17142	CHAPEL END/COLLEYHILL MEDIEVAL SETTLEMENT
17144	CHAWSTON MEDIEVAL SETTLEMENT
17145	COLESDEN MEDIEVAL SETTLEMENT
5210	COLESDEN DMV
8590	?MEDIEVAL SETTLEMENT, Tophamend Farm
472	NETHERSTEAD (site of)
712	DESERTED VILLAGE EARTHWORKS
17141	CHURCH END MEDIEVAL VILLAGE
3402	MOAT, Moat House, Church End
471	MOATED MANOR & FISHPONDS; Church End
8021	MEDIEVAL SWANNERY, Church End
8878	ST DENNIS' PARISH CHURCHYARD

MBB22205	COLMWORTH MEDIEVAL MANOR AND ASSOCIATED EARTHWORKS
17140	THE CITY, MEDIEVAL SETTLEMENT DESERTED SETTLEMENT
17146	UPPER STAPLOE MEDIEVAL SETTLEMENT
3304	?MOAT, Begwary
4501	? MOAT, Top Farm
2831	?MOAT
8058	?MOAT, Chapel End
3413	?MOAT, Lower Honeydon Farm
MBB22202	PROBABLE MOATED SITE; E of Colesden Grange Farm
3407	MOAT SITE AND FISHPONDS; Manor Farm, Wyboston
475	MOAT, Chawston Manor
474	MOAT, The Lane, Wyboston
973	MOAT; White House Farm, Begwary
3415	POSSIBLE MOAT, Jewsfeld
494	THE CAMPS, Bushmead MOAT; MOUND; MANOR; DITCH; FISHPOND
8061	EARTHWORKS AND TRACKWAY EARTHWORK; MOAT?; ROAD
5250	EARTHWORKS, Home Close, Upper Staploe MOAT?; RIDGE AND FURROW; LINEAR EARTHWORK; BOUNDARY?
8057	MOAT, Channels End
2527	EARTHWORKS, Channels End
3445	POSSIBLE MOAT, The Kennels
9653	EARTHWORKS, West of Staploe DESERTED SETTLEMENT
8623	EARTHWORKS; Priory Meadow, Upper Staploe RECTILINEAR ENCLOSURE; BOUNDARY DITCH; FIELD BOUNDARY; MOAT
16731	MEDIEVAL ENCLOSURE CROPMARKS; NW of Jewsfeld
8015	WARREN MEADOW
MBB21767	Ridge and furrow adjacent to Black Cat Roundabout
5209	RIDGE AND FURROW, Eaton Socon historic parish
3223	RIDGE AND FURROW; Colmworth parish
3538	RIDGE AND FURROW; Little Barford parish
MBB22420	RIDGE AND FURROW; Staploe Parish
MBB22421	RIDGE AND FURROW; Wyboston, Chawston and Colesden Parish
MBB22201	MEDIEVAL/POST-MEDIEVAL BOUNDARY EARTHWORKS; S of Laburnham Cottage
16744	MEDIEVAL/POST-MEDIEVAL ENCLOSURES?; W of Honeydon
MBB22212	FIELD BOUNDARY AND POND CROPMARKS; N of Coxfield Farm Cottage
8053	CROPMARK BOUNDARY DITCH; FIELD BOUNDARY
8592	CROPMARKS, Goodwick Green RECTILINEAR ENCLOSURE?; VILLAGE GREEN?
8596	CROPMARKS, Honeydon BOUNDARY
8724	CROPMARKS, North of Honeydon FIELD BOUNDARY
16747	UNKNOWN ENCLOSURE CROPMARKS AND MEDIEVAL FIELD BOUNDARY; W of Begwary
8593	GREEN LANE, between Honeydon & Coxfield
8052	GREEN LANE
8051	TRACKWAY
5500	SUNKEN ROAD, West of Begwary

9820	MEDIEVAL SPEARHEAD, Chawston
Post-medieval / modern	
7046	LANDSCAPED GROUNDS, Basmead
2894	WINDMILL (site of), Mill End
8014	BRICK KILN FIELD
8580	BRICKHILL FIELD
2895	BRICKWORKS; E of Mill End
8029	SAND PIT
8578	SAND PIT CLOSE
8815	GRAVEL PIT
8816	GRAVEL PIT
8629	GRAVEL PIT CLOSE
8806	GRAVEL PIT, Chawston
MBB22311	POST MEDIEVAL SAND AND GRAVEL EXTRACTION; adjacent to Meadow Cottage
8799	POUND CLOSE, Chawston
8012	BUILDINGS (site of)
8595	BUILDINGS (site of) East of Bushmead Cross Roads
568	BUILDINGS (site of), Upper Staploe Green (East)
569	BUILDINGS (site of), West of Staploe
8034	BUILDINGS/WELL/ROADWAY, Colley Hill
MBB21839	OFFSITE FACILITIES AT LITTLE STAUGHTON AIRFIELD BARRACKS; MEDICAL BLOCK; MESS
9068	FLOWERS MEADOW DECOY POND
13222	BUSHMEAD WOOD, Ancient Woodland
13226	COLMWORTH WOOD; Ancient Woodland
13221	STEEPLE WOOD/GARDEN WOODS, Ancient Woodland
MBB22621	RIVER GREAT OUSE POST-MEDIEVAL NAVIGABLE EXTENT
11928	BEDFORD-GREAT NORTH ROAD/TURNIPIKE
3526	LIONHEAD STANDPIPE
3529	LIONHEAD STANDPIPE
8001	LIONHEAD STANDPIPE
8002	LIONHEAD STANDPIPE
8003	LIONHEAD STANDPIPE
8004	LIONHEAD STANDPIPE
8005	LIONHEAD STANDPIPE
8006	LIONHEAD STANDPIPE
8587	LIONHEAD STANDPIPE, WITH PAIL REST, Great North Road, Wyboston
8589	STANDPIPE
8809	MILESTONE (site of)
12353	METHODIST CHAPEL, Chapel End
16109	19th CENTURY BRICK DRAIN, West of Little Straughton Road
17182	WALL FOUNDATIONS, South East of Chawston
8056	POUND
3414	POND AND DITCH; Goodwick Farm Originally mistaken for a moat
<i>Buildings</i>	
12348	OUTBUILDINGS, Moat House, Church End
12352	RESTAWHILE, City Lane (site of)
12354	GREEN ACRES (site of), City Lane
12356	CHANNEL'S END FARMHOUSE, Channel's End
12456	LITTLE THATCH, Nags Head Lane
12457	THATCH COTTAGE, Nags Head Lane

12460	COTTAGE, South of Scuttle Cottage, Nags Head Lane
12462	BARN NORTH OF HOUSE, Bell Farm, Colesden
12463	83 THE LANE, Rookery Farmhouse, Wyboston
12465	COLESDEN LODGE FARMHOUSE, Colesden
12469	COTTAGE, West of Holly Cottage, Chawston
12473	20 Great North Road, Wyboston
12489	COTTAGES, Mill End
12491	LODGE to Basmead Manor, Staploe
12499	LOWER HONEYDON FARM, Honeydon
12500	UPPER HONEYDON FARMHOUSE
15475	SHELTER SHED at MANOR FARMHOUSE
15562	FARM BUILDINGS, New Farm, Colesden
15614	MANOR FARMHOUSE, The Lane, Wyboston
15624	CHAWSTON MANOR FARM BUILDINGS
1714	OLD POST OFFICE, 40 Great North Road, Wyboston
1749	MEADOW COTTAGE, North West of Manor Farm, Wyboston Lane
18027	WW2 AIR RAID SHELTER
18225	FORMER METHODIST CHAPEL
3302	BUILDINGS (site of) in Farmyard at Netherstead
5404	CHAPEL FARMHOUSE, Chapel End
541	BUILDINGS (site of), Upper Staploe
5892	BUILDING (site of) CHAWSTON HOUSE, Chawston
5893	BUILDING (site of) CHAWSTON HOUSE STABLES, Chawston
5894	COLESDEN GRANGE FARMHOUSE Colesden
5958	WHITEHOUSE FARMHOUSE
5962	GOODWICK FARM
737	SITE OF BUILDING, West of Begwary
7726	BARN Lower Honeydon Farm Honeydon (site of)
8011	HOUSE PLATFORM, Duck's Cross
8022	BUILDING (site of)
8023	BUILDING (Site of)
8024	BUILDING, (site of) South West of Jewsfield
8026	BUILDING, (site of) Channels End
8027	BUILDING (site of)
8028	BUILDINGS (site of)
8030	DOVEHOUSE (site of)
8031	CHANNEL END FARM
8035	BUILDING (Site of)
8060	BUILDINGS (site of)
8582	BUILDING (site of) Honeydon
8591	BUILDING (site of) BEER HOUSE, West of Beggary
8606	BUILDING (site of), Cates Wood
8607	BUILDING (site of), South of Cates Wood
8612	BUILDING (site of,) Beggary
8615	BUILDINGS (site of) East of Heddings Farm
8616	BUILDINGS (site of) Wyboston
MBB18908	BARN ADJACENT TO 44 GREAT NORTH ROAD, Wyboston
10116	MANOR FARM, Wyboston
10117	BROOK FARM, Begwary
17867	PRISONER OF WAR CAMP 72; Dacca Farm
17967	WW2 SEARCHLIGHT BATTERY, North of Colesden Lodge Farm
17991	SECOND WORLD WAR FW3/22 PILLBOX; Staploe Road
17992	WW2 HEAVY ANTI-AIRCRAFT BATTERY; Staploe Road
7096	BUILDING (site of), West of Chawston
8025	BUILDING (site of) Channels End
8032	BUILDING (Site of)

8036	BUILDING (Site of)
8577	DOVEHOUSE CLOSE
8605	BUILDINGS (site of), Upper Staploe Green
8613	BUILDINGS (site of), West of Dovehouse Farm
8614	BUILDINGS (site of), East of Dovehouse Farm
8618	BUILDINGS (site of), opposite Dovehouse Farm
544	JAMES GRASSINEAU'S HOMESTEAD (site of); Honeydon

Appendix B

Legislation, Policy and Guidance

The Ancient Monuments and Archaeological Areas Act (1979) forms the principle legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

National Planning Policy Framework (2019) (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that **heritage assets** *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 184).

A heritage asset is defined as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"* (NPPF Annex 2). Heritage significance is defined as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* Setting is defined as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

With regards to the level of information to be provided, paragraph 189 of the NPPF states that *"In determining planning 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"*.

With regards to considering impacts the NPPF states that *“great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”* (paragraph 193).

With regards to impacts to designated heritage assets, *“Any harm to, or loss of...should require clear and convincing justification”*, substantial harm to or loss of designated heritage assets of the highest significance should be *“wholly exceptional”*, and for grade II designated heritage assets should be *“exceptional”* (paragraph 194). Less than substantial harm to a designated heritage asset *“should be weighed against the public benefits of the proposal”* (paragraph 196). Footnote 63 clarifies that *“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”*.

With regards to 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”* (paragraph 197).

Where heritage assets will be lost as a result of development *“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”* (paragraph 199).

Advice on enhancing and conserving the historic environment is also published in the Planning Practice Guidance (2018) (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This recognises that *“the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural and economic and environmental benefits”*.

Local Planning Policy is contained within Bedford Borough Local Plan including the Local Plan 2030 (adopted January 2020). Local planning policies relevant to heritage and the Site have been set out in Table B.1 below.

Table B.1. Local planning policy relating to heritage

Policy Ref.	Policy Text
Bedford Borough Local Plan 2030	
Policy 41S – Historic environment and heritage assets	<p>i. Where a proposal would affect a heritage asset the applicant will be required to describe : a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.</p> <p>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.</p> <p>iii. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset or nondesignated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument,</p>

	<p>consent will be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p> <p>iv. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>v. In considering proposals affecting designated heritage assets or a nondesignated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:</p> <p>a. The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape)</p> <p>b. scale, form, layout, density, design, quality and type of materials, and architectural detailing</p> <p>c. boundary treatments and means of enclosure</p> <p>d. implications of associated car parking, services and other environmental factors</p> <p>e. effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets</p> <p>f. impact on open space which contributes positively to the character and/or appearance of heritage assets</p> <p>g. the positive benefits of the proposal in addressing heritage at risk.</p> <p>vi. Where heritage assets are included on a Local List and are affected by development proposals the Council will afford weight proportionate to their heritage significance in the decision-making process to protect and conserve the significance which underpins their inclusion. Partial or total loss adversely impacting this significance will require clear and convincing justification.</p> <p>vii. The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it.</p> <p>viii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work might include:</p> <ul style="list-style-type: none"> - archaeological and/or historic building fieldwork, - post-excavation/recording assessment, analysis, interpretation, - archiving with the local depository, and
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	<p>- presentation to the public of the results and finds in a form to be agreed with the Council.</p> <p>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.</p>
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The Historic England document Conservation Principles, Policies and Guidance (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as *"the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations"* (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean *"any part of the historic environment that can be perceived as having a distinct identity"*. Evidential value *"derives from the potential of a place to yield evidence about past human activity"*, *derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"*. Historical value *"derives from the ways in which past people, events and aspects of life can be connected through a place to the present"*. Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associate with a notable family, person, event or movement. Aesthetic value *"derives from the ways in which people draw sensory and intellectual stimulation from place"* and may be associated with conscious design or 'fortuitous' development. **Communal value** *"derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*. Communal value is closely related to historical associative value and aesthetic value but tends to have additional aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. **Setting** being *"the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape"*, with the clarification that *"definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance"*. Context relates to the *"relationship between a place and other places"*. In the context of managing change to significant places Conservation Principles highlights that *"Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded"*.

Historic England have prepared a series of advice notes including Good Practice Advice notes (GPAs) and Historic England Advice Notes (HEANs). The GPAs included Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2 (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance.

The Historic England guidance The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017)

(GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that "*setting is not itself a heritage asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*". Historic England recommends that assessment of setting covers five broad steps:

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

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

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

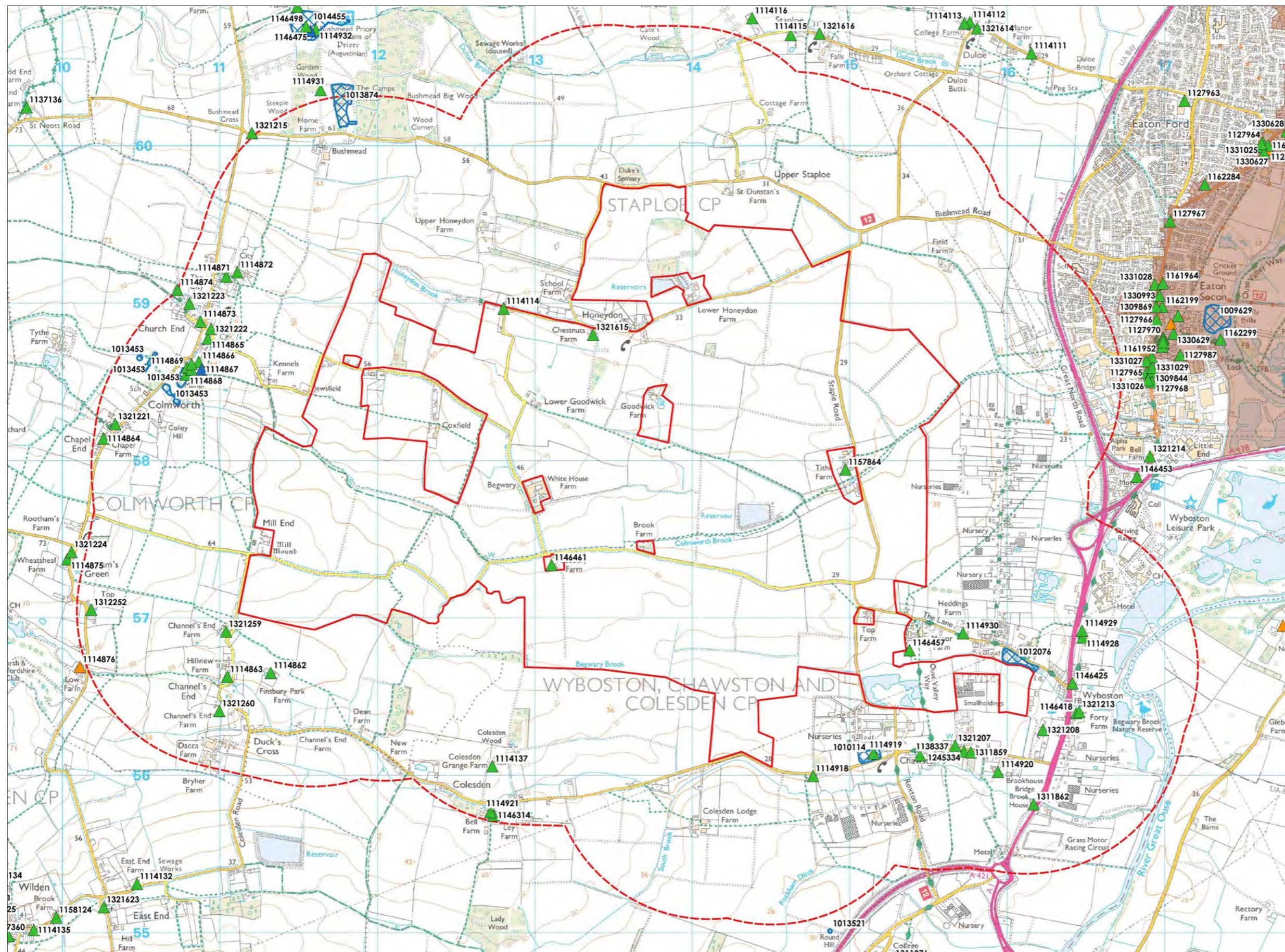
Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

Step 1 should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a 'search area' and 'Zone of Theoretical Visibility', as well as the nature of proposals. Step 2 should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3, including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions. Step 3 is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence. Minimising harm in Step 4 may include design alterations or the implementation of mitigating factors such as screening. Step 5 includes documenting steps 1-4, but also reviewing a scheme following its implementation.

Appendix C

Figures



- Indicative Site Boundary
- 1km Buffer
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Listed Building



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Project Dennybrook Garden Village, Wyboston

Drawing Title Figure 1: Designated Heritage Assets

Client Taylor Wimpey

Date March 2021

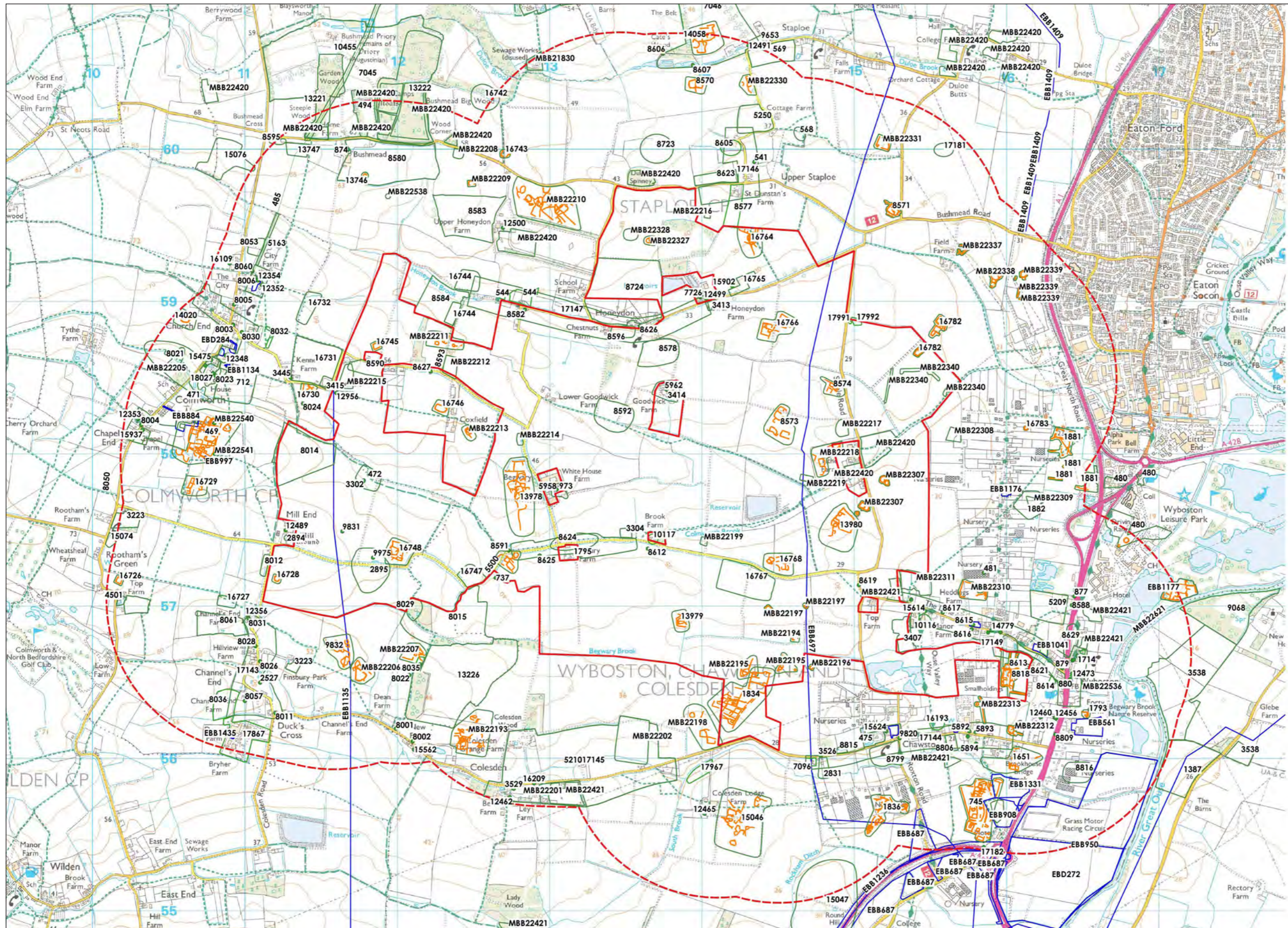
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Drawing No. CSA/5041/103

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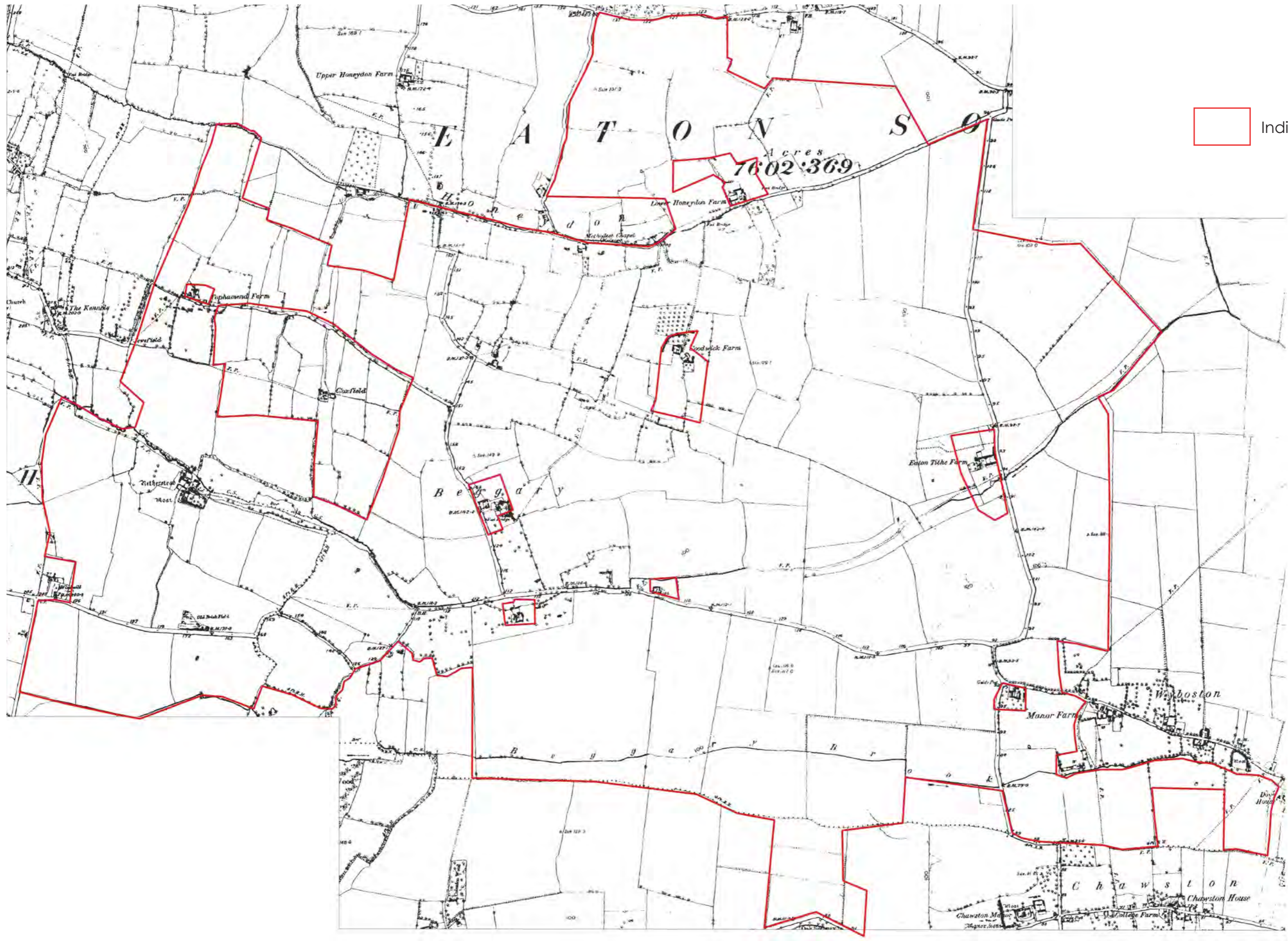
- Site
- 1km Buffer
- HER 'event'
- HER 'monument/
find/building'
- NMP Cropmark
(selected)



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Project	Dennybrook Garden Village, Wyboston	Date	March 2021	Drawing No.	CSA/5041/104
Drawing Title	Figure 2: Bedford Borough Historic Environment Record Sites	Scale @ A3	1:25000	Rev.	-
Client	Taylor Wimpey	Drawn	KK	Checked	RM

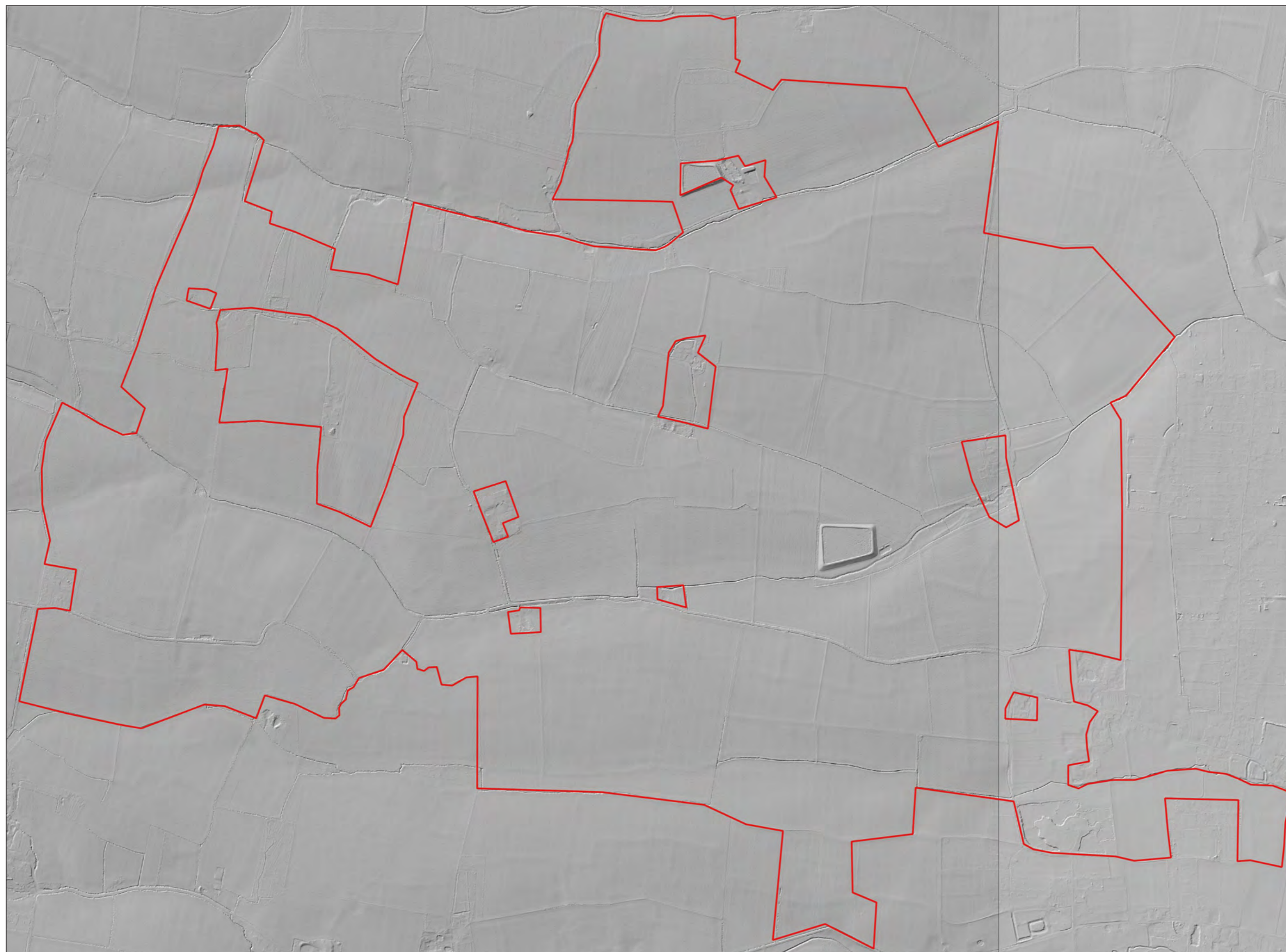


Indicative Site Boundary

Project	Dennybrook Garden Village, Wyboston	Date	March 2021	Drawing No.	CSA/5041/105
Drawing Title	Figure 3: First Edition Ordnance Survey	Scale @ A3	1:15000	Rev	-
Client	Taylor Wimpey	Drawn	KK	Checked	RM



Indicative Site Boundary



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Project	Dennybrook Garden Village, Wyboston	Date	March 2021	Drawing No.	CSA/5041/106
Drawing Title	Figure 4: Environment Agency LIDAR data	Scale @ A3	1:15000	Rev	-
Client	Taylor Wimpey	Drawn	KK	Checked	RM



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