



**Heritage Impact Assessment
on land at CP Farm
Kempston Hardwick, Bedfordshire
March 2021**

Report No. 21/026



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Quality control and sign off:

Issue No.	Date approved:	Checked by:	Verified by:	Approved by:	Reason for Issue:
1	29/03/21				Final version

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OASIS REPORT FORM

Project: Kempston Hardwick, CP Farm		OASIS No: molanort1-501533	
ACTIVITY TYPE			
Project/ Activity type	Heritage Impact Assessment		
Reason for investigation	Pre-planning		
Development type	Unknown		
Planning reference ID	None		
PROJECT LOCATION			
National grid ref	TL 02124 44670		
Site name	CP Farm, Kempston Hardwick		
REVIEWERS/ ADMIN			
HER for project	Bedfordshire		
National organisation	Historic England		
WORK UNDERTAKEN			
Methodological summary	MOLA (Museum of London Archaeology) was commissioned by Varsity Town Planning, on behalf of the O&H Land, to undertake a heritage impact assessment at CP Farm, Kempston Hardwick. This was required by Bedford Borough Council (BBC) to allow them to consider the site for possible allocation within their emerging Local Plan. The report was written in line with their guidance on such projects.		
Previous works?	None	Future works?	None
Dates - Start date:	05.03.21	End date:	19.03.21
Scientific dating done?	n/a	Type:	n/a
Enviro sampling done?	n/a		
BIBLIOGRAPHY			
Title	Heritage Impact Assessment on land at CP Farm, Kempston Hardwick, Bedfordshire, March 2021		
Author(s)			
Date of publication	29 March 2021		
Publisher	MOLA		
Place of publication	Northampton		
Report number	21/026		
Report release delay?	12 months		
PEOPLE			
Organisation	MOLA		
Project manager			
Project officer/ supervisor			
Funding body	Varsity Town Planning		
KEYWORDS			
Monuments found/ date	n/a		
Finds types found/ date	n/a		
RESULTS			
Description of outcomes/ summary of research framework contribution	The nearby scheduled monument of Kempston moated site has moderate potential to be affected and is at greater risk because of its high level of sensitivity. The same applies to the Stewartby Chimneys and kilns to the south of the site, their listed building status puts their sensitivity at medium. Several low risk assets by their close proximity to the site or inclusion within the site's boundary may present a high impact by development. Particularly Hardwick bridge, Kempston Hardwick Station, Wootton Broadmead Halt, The Elms, the Bedford-Bletchley railway line and CP Cottage. Others may represent less risk, and less likely impact.		
ARCHIVES			
Accession ID			
Finds Archive repository	None	Expected date of submission:	-
Paper Archive repository	None	Expected date of submission:	-
Digital Archive repository	ADS	Expected date of submission:	TBC

Contents

1	INTRODUCTION	1
1.1	National Planning Policy	2
1.1.1	<i>Conserving and enhancing the historic environment</i>	<i>2</i>
1.1.2	<i>Proposals affecting heritage assets</i>	<i>2</i>
1.1.3	<i>Considering potential impacts</i>	<i>3</i>
2	AIMS AND OBJECTIVES	5
3	HERITAGE ASSETS.....	8
3.1	Designated heritage assets (Fig 2).....	8
3.1.1	<i>Scheduled monuments.....</i>	<i>8</i>
3.1.2	<i>Listed buildings.....</i>	<i>8</i>
3.1.3	<i>Conservation areas</i>	<i>10</i>
3.1.4	<i>Registered parks and gardens</i>	<i>12</i>
3.2	Non-designated heritage assets (Fig 12)	14
3.2.1	<i>Buildings of local interest.....</i>	<i>14</i>
3.2.2	<i>Archaeological sites on the HER.....</i>	<i>16</i>
3.2.3	<i>Historic hedgerows.....</i>	<i>23</i>
4	ASSESSMENT OF SIGNIFICANCE	24
4.1	Scheduled monuments.....	24
4.1.1	<i>Kempston Hardwick moated site (List UID: 1012312, DBD468) 24</i>	
4.2	Listed buildings.....	25
4.2.1	<i>72 and 74, Bedford Road (List UID:1373949).....</i>	<i>25</i>
4.2.2	<i>3 and 5, Cranfield Road (List UID:1277541)</i>	<i>26</i>
4.2.3	<i>Two Kilns and four chimneys at Stewartby Brickworks (List UID:1392357)</i>	<i>27</i>
4.2.4	<i>Hoo Farmhouse (List UID:1249329)</i>	<i>28</i>
4.3	Conservation areas	29
4.3.1	<i>Stewartby conservation area.....</i>	<i>29</i>
4.3.2	<i>Wootton conservation area</i>	<i>30</i>
4.4	Buildings of local interest.....	31
4.4.1	<i>Hardwick Bridge</i>	<i>31</i>
4.4.2	<i>The Elms (formerly Vicarage Farm)</i>	<i>32</i>

4.4.3	<i>15-19 Cranfield Road</i>	33
4.4.4	<i>Kempston Hardwick railway station</i>	34
4.4.5	<i>Wootton Broadmead Halt (site of)</i>	35
4.4.6	<i>CP Cottage</i>	36
4.5	Archaeological sites on the HER	38
4.5.1	<i>Circular cropmarks, Stewartby</i>	38
4.5.2	<i>Berry Farm</i>	39
4.5.3	<i>Roman settlement activity, north of CP Cottage</i>	39
4.5.4	<i>Biddenham Loop</i>	40
4.5.5	<i>Marsh Leys Farm</i>	41
4.5.6	<i>Wootton Broadmead settlement</i>	42
4.5.7	<i>Church End and Causeway medieval settlements</i>	42
4.5.8	<i>Medieval road</i>	44
4.5.9	<i>Shrunken settlement of Kempston Hardwick</i>	44
4.5.9	<i>Bedford-Bletchley Railway line</i>	45
5.5.10	<i>Bedford brickworks and clay pit, Kempston Hardwick brickworks, and Coronation brickworks</i>	46
5	IMPACT ASSESSMENT	48
5.1	Scheduled monuments	48
5.1.1	<i>Kempston Hardwick moated site (DBD468)</i>	48
5.2	Listed buildings	48
5.2.1	<i>72 and 74, Bedford Road (List UID:1373949)</i>	48
5.2.2	<i>3 and 5, Cranfield Road (List UID:1277541)</i>	48
5.2.3	<i>Two Kilns and four chimneys at Stewartby Brickworks (List UID:1392357)</i>	48
5.2.4	<i>Hoo Farmhouse (List UID:1249329)</i>	48
5.3	Conservation areas	48
5.3.1	<i>Stewartby conservation area</i>	48
5.3.2	<i>Wootton conservation area</i>	48
5.4	Buildings of local interest	49
5.4.1	<i>Hardwick Bridge (MBD4442)</i>	49
5.4.2	<i>The Elms (formerly Vicarage Farm) (MBD5665)</i>	49
5.4.3	<i>15-19 Cranfield Road (MBD8533)</i>	49
5.4.4	<i>Kempston Hardwick railway station (MBD7314)</i>	49
5.4.5	<i>Wootton Broadmead Halt (site of) (MBB22057)</i>	49
5.4.6	<i>CP Cottage</i>	49
5.5	Archaeological sites in the HER	49

5.5.1	<i>Circular cropmarks, Stewartby</i>	49
5.5.2	<i>Berry Farm</i>	49
5.5.3	<i>Roman settlement activity, north of CP Cottage</i>	50
5.5.4	<i>Biddenham Loop</i>	50
5.5.5	<i>Marsh Leys Farm</i>	50
5.5.6	<i>Wootton Broadmead settlement.....</i>	50
5.5.7	<i>Church End and Causeway medieval settlement.....</i>	50
5.5.8	<i>Medieval road.....</i>	50
5.5.9	<i>Shrunken settlement of Kempston Hardwick</i>	50
5.5.10	<i>Bedford-Bletchley Railway line.....</i>	50
5.5.11	<i>Bedford brickworks and clay pit, Kempston Hardwick brickworks, and Coronation brickworks</i>	51
6	CONCLUSION.....	52
	BIBLIOGRAPHY	53

Figures

Front cover: View across the site, looking east

Fig 1: Site location plan

Fig 2: Designated heritage assets

Fig 3: Kempston Hardwick moated site, looking north-west from Manor Road

Fig 4: Listed building 72 and 74 Bedford Road, looking north

Fig 5: Listed building 3 and 5 Cranfield Road, looking south-east

Fig 6: Two of the chimneys and a kiln at Stewartby brickworks, looking north

Fig 7: Listed building Hoo Farmhouse, looking south-east

Fig 8: Wootton conservation area

Fig 9: General view of Wootton conservation area from it's eastern boundary looking westwards towards the church

Fig 10: Stewartby conservation area

Fig 11: General view of Stewartby conservation area, looking towards Stewartby brickworks in the west

Fig 12: Non-designated heritage assets

Fig 13: Non-designated heritage asset Hardwick bridge, looking south-west

Fig 14: Non-designated heritage asset The Elms, looking south-west

Fig 15: Non-designated heritage asset 15-19 Cranfield Road, looking north-east

Fig 16: Non-designated heritage asset of Kempston Hardwick station, looking north-east

Fig 17: Non-designated heritage asset of Wootton Broadmead Halt, looking east

Fig 18: Non-designated heritage asset of CP Cottage, looking north-east

Fig 19: Area marked on HER as a possible POW camp, looking west

Fig 20: Area identified as having cropmarks according to the HER, looking north-west

Fig 21: The area of Berry Farm as identified in the HER, looking north-east

Fig 22: Area identified in the HER as an area of settlement activity, looking north

Fig 23: Area of the Biddenham Loop as identified in the HER, looking north

Fig 24: The area of Marsh Leys as viewed from public footpath running along the southern boundary, looking north-west

Fig 25: The area identified in the HER as an area of settlement, looking south

Fig 26: Area identified in the HER as the medieval Church End settlement, looking west

Fig 27: Area identified in the HER as being a shrunken settlement, looking north

Fig 28: The railway line, looking south

Fig 29: View from the Scheduled Monument towards the site, looking south-west

Fig 30: View across the site towards the Scheduled Monument, looking north-east with estimated position of the SM indicated

Fig 31: View of the Listed Building towards the site, looking south-east

Fig 32: View across the site towards Wootton, looking west

- Fig 33: View from the Listed Building towards the site, looking south-east
- Fig 34: View across the site towards Wootton, looking west
- Fig 35: View across the site towards the Listed Building, looking south-west
- Fig 36: View from the Listed Building towards the site, looking north-east
- Fig 37: View across the site towards the area of the Listed Building, looking south-west
- Fig 38: View within the Conservation Area looking towards the brickworks
- Fig 39: View within the Conservation Area in the general direction of the site, looking north-west
- Fig 40: View across the site towards Stewartby Conservation Area, looking south-west
- Fig 41: View from Wootton Conservation Area towards the site, looking east
- Fig 42: View across the site towards Wootton, looking west
- Fig 43: View from the bridge across towards the site, looking south-west. The area to the left of the bridge is within the site boundary
- Fig 44: View across the site from the southern boundary towards the bridge, looking north-east
- Fig 45: View across The Elms towards the site, taken from the bridge over the A421, looking south
- Fig 46: View across the site towards The Elms, looking north-west
- Fig 47: View of the cottages looking towards the site, looking east
- Fig 48: View across the site towards Wootton, looking west
- Fig 49: View from Kempston Hardwick Station across to the site, looking south-west
- Fig 50: View from the site towards Kempston Hardwick station from further within the site boundary, looking north-east
- Fig 51: View from Wootton Broadmead Halt towards the site, looking west
- Fig 52: View from the site towards Wootton Broadmead Halt from further within the site boundary, looking east
- Fig 53: View of the compound where CP Cottage is located, looking south-west
- Fig 54: View across the site towards CP Cottage, looking north-east
- Fig 55: View from CP Cottage through the boundary across the site, looking south-east
- Fig 56: The western part of the site from the general area the cropmarks are marked on the HER, looking south-west
- Fig 57: View from the site boundary towards the area of recorded cropmarks, and towards the northern part of the site, looking north-east
- Fig 58: View across the site towards Berry Farm, looking south-west
- Fig 59: View from the edge of the Biddenham Loop looking south towards the site
- Fig 60: View from the site looking north-west towards the Biddenham Loop area
- Fig 61: Soft boundary treatment along the southern boundary of the Marsh Leys site
- Fig 62: View across the site towards the Marsh Leys industrial centre
- Fig 63: View of the site from the area of Wootton Broadmead, looking west
- Fig 64: View from the area of the Church End settlement towards the site, looking east

Fig 65: View from the area of the Causeway settlement towards the site, looking east

Fig 66: View across the site towards Wootton and the medieval settlements of Church End and Causeway, looking west

Fig 67: Area of disused medieval road that would have continued across this area towards Keeley Green, looking west

Fig 68: View towards the site from the area of shrunken settlement, looking west

Fig 69: View across the site towards the area of Kempston Hardwick, looking north-east

Fig 70: View across the railway towards the site, looking west

Fig 71: View from the general area of the brickworks towards the site, looking west

Fig 72: View from the site looking towards the area of former brickworks, looking east

Tables

Table 1: Criteria for assessing the relative importance of cultural heritage sites

Table 2: Summary of results

Heritage Impact Assessment on land at CP Farm Kempston Hardwick, Bedfordshire March 2021

ABSTRACT

MOLA (Museum of London Archaeology) was commissioned by Varsity Town Planning, on behalf of the O&H Land, to undertake a heritage impact assessment at CP Farm, Kempston Hardwick. This was required by Bedford Borough Council (BBC) to allow them to consider the site for possible allocation within their emerging Local Plan. The report was written in line with their guidance on such projects.

The site lies in close proximity to several designated, and non-designated, heritage assets, and is considered on the periphery of several more. Once these had been identified, the significance of these was assessed individually on their own merit. Once this was established the likely impact of development on the assets was discussed. Although without proposals as to what this development may be, it is difficult to fully determine a likely impact.

The nearby scheduled monument of Kempston moated site has moderate potential to be affected, and is at greater risk because of its high level of sensitivity. The same applies to the Stewartby Chimneys and kilns to the south of the site, their listed building status puts their sensitivity at medium. Several low risk assets by their close proximity to the site or inclusion within the site's boundary may present a high impact by development. Particularly Hardwick bridge, Kempston Hardwick Station, Wootton Broadmead Halt, The Elms, the railway and CP Cottage. Others may represent less risk, and less likely impact.

In addition, some of these sites represent archaeological evidence for potential archaeological remains on the site, particularly of the later Iron Age–early Roman period.

1 INTRODUCTION

MOLA (Museum of London Archaeology) was commissioned by Varsity Town Planning, on behalf of the O&H Land, to undertake a heritage impact assessment at CP Farm, Kempston Hardwick (NGR TL 02124 44670, Fig 1). This was required by Bedford Borough Council (BBC) to allow them to consider the site for possible allocation within their emerging Local Plan. The report was written in line with their guidance on such projects (BBC 2020). MOLA is a ClfA registered organisation, and all works were undertaken in line with guidance from ClfA (ClfA 2019) and Historic England (HE 2015), as well as MOLA's own internal procedural guidance (MOLA 2014).

The site comprises an area of agricultural land to the east of the A421. A distribution centre known as CP Farm lies on the western boundary and the site wraps around this compound. To the north the site is partially bordered by Manor Road and to the east

by the Bedford to Bletchley railway line. Several field boundaries cut through the site, a public footpath runs across it from east-west and the Elstow Brook flows from north-south.

MOLA would like to thank Pippa Cheetham for commissioning the project, on behalf of their client O&H Land. In addition MOLA acknowledges the input of Chris Thomas of Hawk Heritage.

1.1 National Planning Policy

The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 and supporting *Planning Practice Guidance* in 2014. The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February 2019 (MHCLG 2019).

1.1.1 Conserving and enhancing the historic environment

The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

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. 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.

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:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

1.1.2 Proposals affecting heritage assets

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.

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.

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.

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

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

1.1.3 Considering potential impacts

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.

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:

- a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

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:

- 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.

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.

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.

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.

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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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.

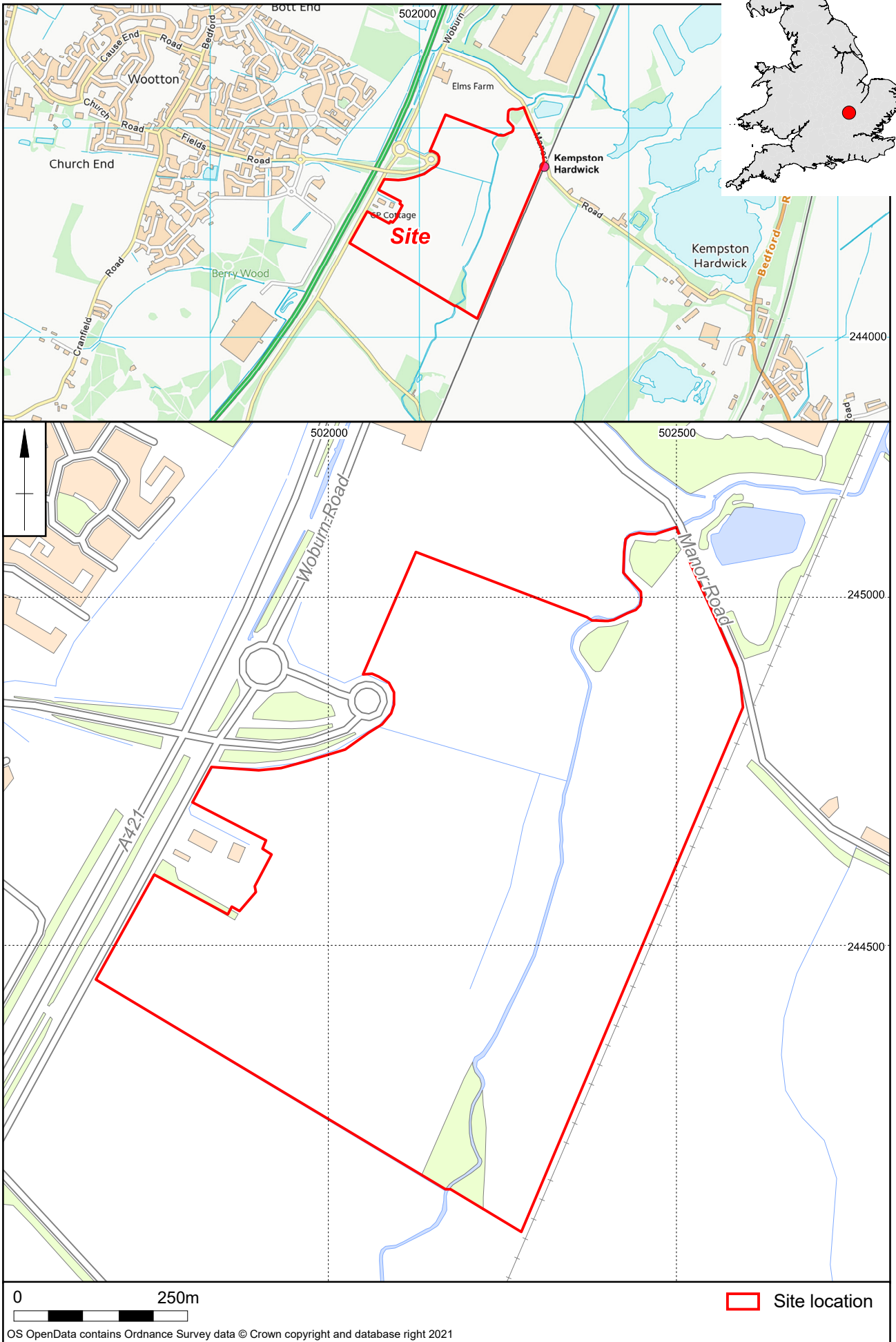
Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial 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.

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.

2 AIMS AND OBJECTIVES

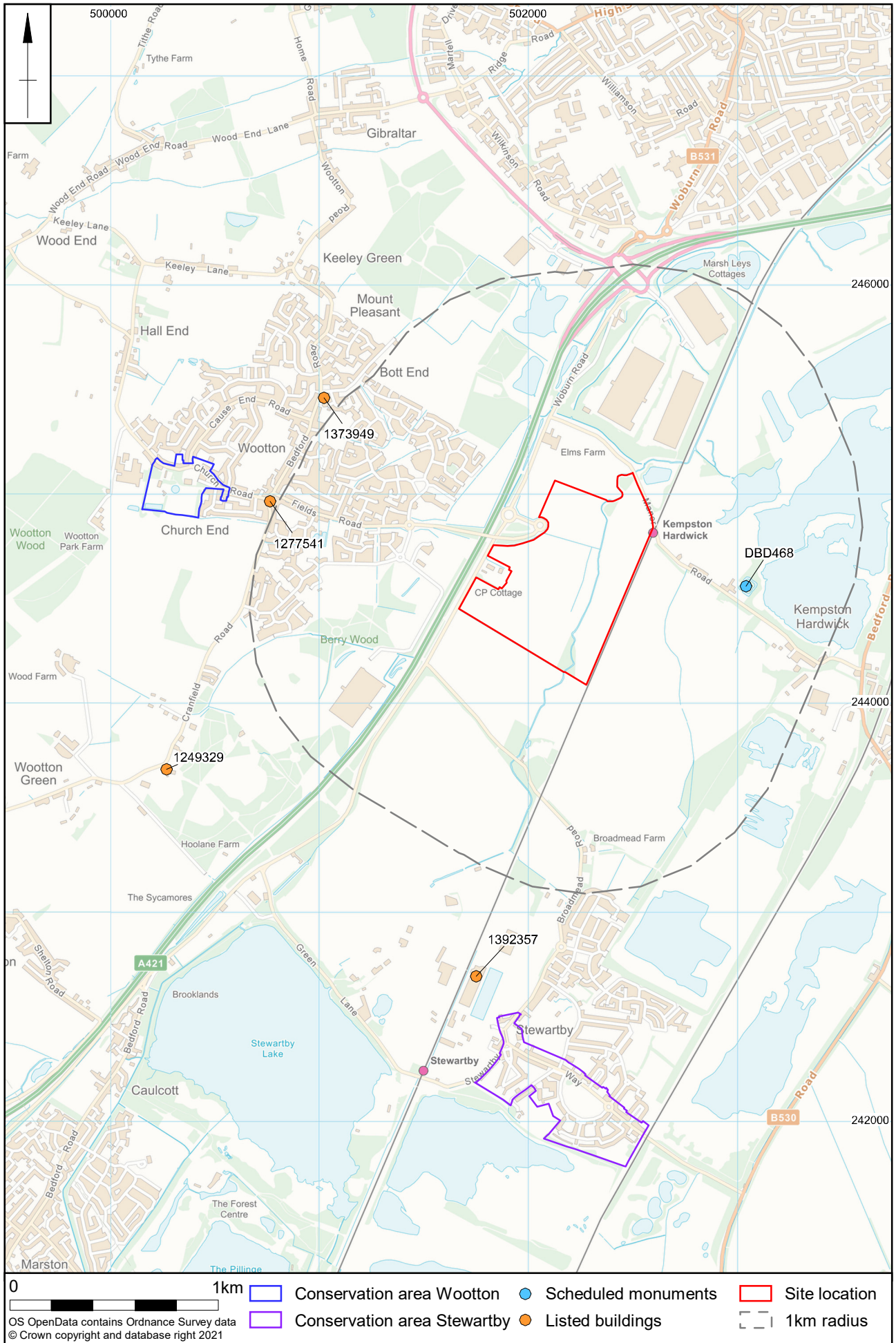
The objective of the Heritage Impact Assessment was to set-out that where heritage assets might be affected by the development, describe the significance of any heritage assets affected, including any contribution made by their setting. In accordance Bedford Borough Council's advice (2020) the assessment had the following components:

- Identify all designated and undesignated heritage assets likely to be affected by the proposal through changes to their physical fabric and/or setting. To include: scheduled monuments, listed buildings, registered historic parks and gardens, conservation areas, buildings of local interest, historically "important" hedgerows, archaeological sites recorded on the Historic Environment Record and previously unknown ('potential') sites;
- Once all known heritage assets have been identified and where appropriate, also look to identify the potential for previously unidentified archaeological remains that might be affected by the proposal;
- Identify the archaeological, architectural, artistic and historic interest of all known or 'potential' heritage assets likely to be affected by the proposal and describe their significance, including any contribution made by their setting, to meet the requirements of paragraph 189 of the NPPF and Local Plan policy 41s. 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. and;
- Assess the potential effects of the proposal upon the significance of all heritage assets likely to be affected so to inform options to avoid, minimise or mitigate harm to this significance and to enhance or better reveal it where possible, and to aid the informed application of relevant legislation (Planning (Listed Buildings and Conservation Areas) Act (1990) and the Ancient Monuments and Archaeological Areas Act (1979)), national policy (NPPF paragraphs 190 to 202) and local plan policy (41s) in planning or listed building consent decisions.



Scale 1:7500

Site location Fig 1



Scale 1: 25000

Designated heritage assets Fig 2

3 HERITAGE ASSETS

The first component sets out to identify all designated and undesignated heritage assets likely to be affected by the proposal through changes to their physical fabric and/or setting. Once all known heritage assets have been identified and where appropriate, also look to identify the potential for previously unidentified archaeological remains that might be affected by the proposal. These have been identified and illustrated on Figs 2 & 12.

3.1 Designated heritage assets (Fig 2)

3.1.1 *Scheduled monuments*

There is one scheduled monument within a 1km search radius of the site.

Kempston Hardwick moated site (DBD468, MBD303)

This is Kempston Hardwick moated site (NHLE ID: 1012312). This has been identified as a fine example of a moated site, the interior being undisturbed and with conditions that would be suitable for surviving organic remains. The enclosure measures 80m by 70m and to the south there are the remains of a faced-stone entrance causeway; a post-medieval landscape feature. The interior of the moat contains a Second World War air raid shelter (excluded from the scheduling).



Kempston Hardwick moated site, looking north-west from Manor Road Fig 3

3.1.2 *Listed buildings*

There were no listed buildings within a 1km search radius of the site. There were several Grade II examples that lay just outside this radius and were checked during the site visit.

72 and 74, Bedford Road (List UID:1373949)

A cottage, sub-divided into two houses and identified as late 18th century or early 19th century, altered in the 20th century. Timber-framed with pebbledash cladding, a thatch roof with eyebrow dormers.



Listed building 72 and 74 Bedford Road, looking north Fig 4

3 and 5, Cranfield Road (List UID:1277541)

A pair of mid 19th-century houses were constructed in red brick with a fishscale tile roof.



Listed building 3 and 5 Cranfield Road, looking south-east Fig 5

Two Kilns and four chimneys at Stewartby Brickworks (List UID:1392357) (MBD8473)

Two Hoffman kilns with four chimneys at Stewartby Brickworks. Possibly the largest brickworks in the world, evolved in the 1920s and still in operation as of 2008. As of 2018 an application was approved for demolition of the chimneys and kilns (17/01196/LBC).



Two of the chimneys and a kiln at Stewartby brickworks, looking north Fig 6

Hoo Farmhouse (List UID:1249329)

An L-plan farmhouse, timber-framed with red brick nogging and a clay tile roof.



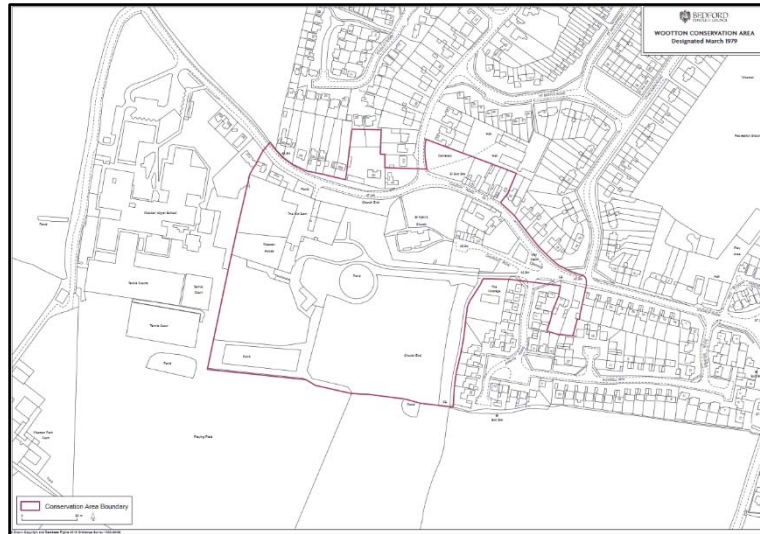
Listed building Hoo Farmhouse, looking south-east Fig 7

3.1.3 Conservation areas

Wootton and Stewartby conservation areas lie within proximity of the site. Stewartby conservation area lies 2.4km to the south and Wootton conservation areas eastern limit lies 1.3km to the west of the site boundary.

Wootton conservation area

Wootton does not yet have a conservation area appraisal.



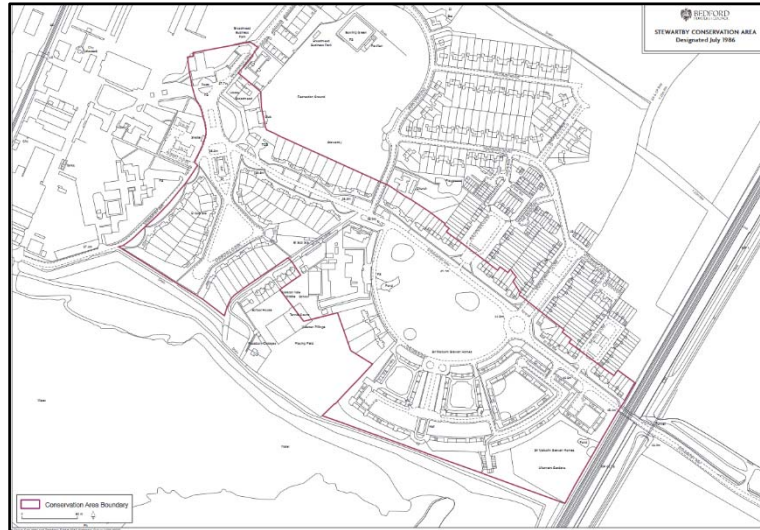
Wootton conservation area Fig 8



General view of Wootton conservation area from it's eastern boundary looking westwards towards the church Fig 9

Stewartby conservation area

Stewartby conservation area focuses on the planned model village built by the London Brick Company between 1927 and 1978 for their workers.



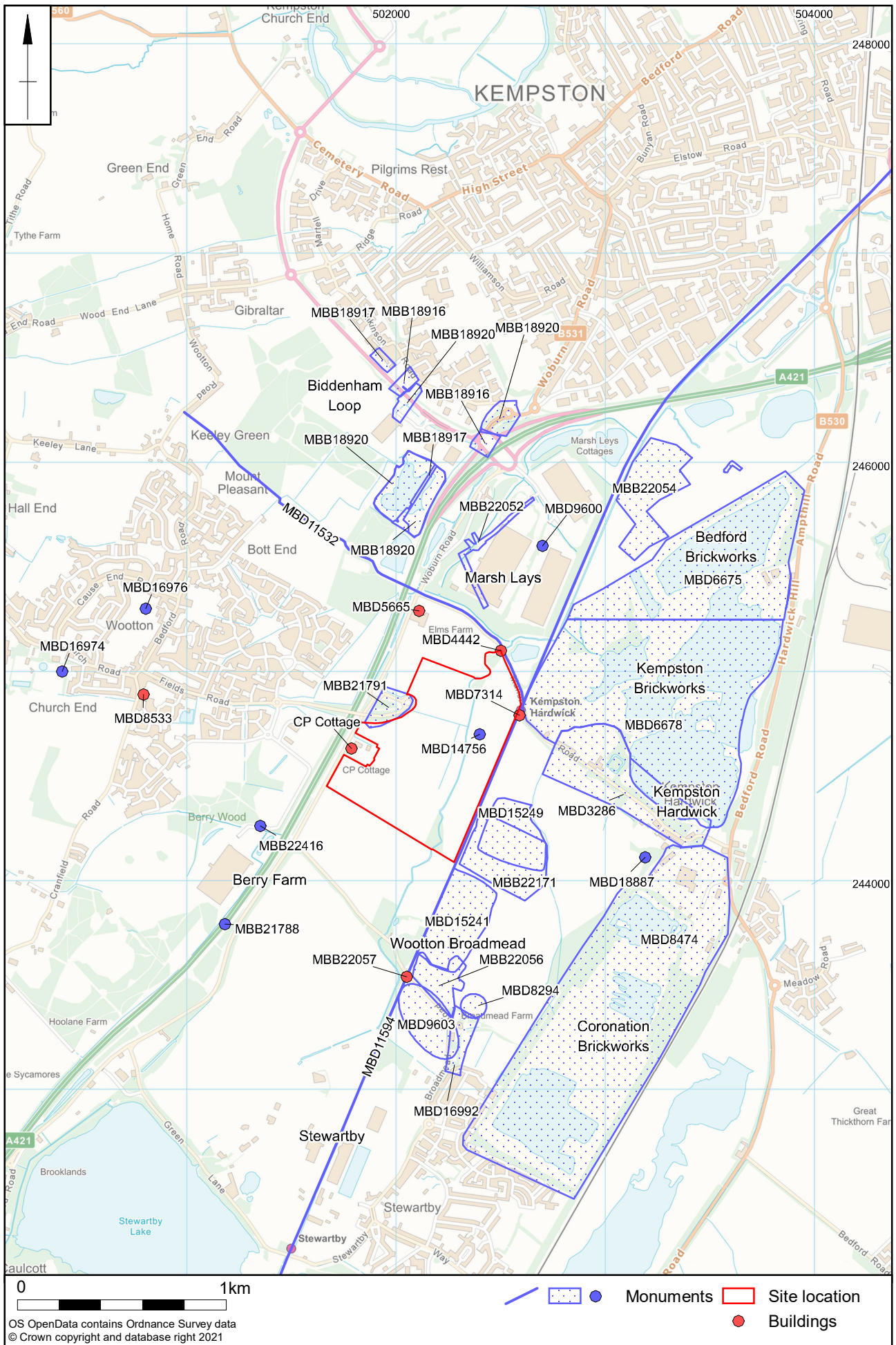
Stewartby conservation area Fig 10



General view of Stewartby conservation area, looking towards Stewartby brickworks in the west Fig 11

3.1.4 Registered parks and gardens

There are no registered historic parks and gardens identified within a 1km radius that would have potential to be affected by development on the site.



Scale 1: 25000

Non-designated heritage assets Fig 12

OS OpenData contains Ordnance Survey data
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3.2 Non-designated heritage assets (Fig 12)

3.2.1 Buildings of local interest

Bedford Borough Council has no local list in which buildings of local interest have been identified. The Historic Environment Record combined with a site visit identified these assets within a 1km search radius.

Hardwick Bridge (MBD4442)

A post-medieval bridge with potential medieval origins located along the site's boundary.



Non-designated heritage asset Hardwick bridge, looking south-west Fig 13

The Elms (formerly Vicarage Farm) (MBD5665)

A farmhouse in buff brick and slate roof to the north-west of the site.



Non-designated heritage asset The Elms, looking south-west Fig 14

15-19 Cranfield Road (MBD8533)

A terrace of mid 19th-century cottages.



Non-designated heritage asset 15-19 Cranfield Road, looking north-east Fig 15

Kempston Hardwick railway station (MBD7314)

Former halt, now station, all historic buildings have been removed. Opened in 1905 it lies along the site's boundary to the east.



Non-designated heritage asset of Kempston Hardwick station, looking north-east Fig 16

Wootton Broadmead Halt (site of) (MBB22057)

Opened in 1905.



Non-designated heritage asset of Wootton Broadmead Halt, looking east Fig 17

CP Cottage

A brick single-storey building with modern roof present on the first edition map dated late 19th century, but does not appear on the HER. The apertures all have alternate colour brickwork.



Non-designated heritage asset of CP Cottage, looking north-east Fig 18

3.2.2 Archaeological sites on the HER

The Historic Environment Record was searched with a 1km search radius and the following combines these results of known archaeology with an analysis of potential site within this radius.

Prisoner of War (POW) Camp, site of (MBD18887)

A possible POW camp at Coronation Brickworks is recorded on the HER. It records the presence of buildings on aerial photographs. However, it is noted the site also has

the potential to be accommodation for workers of the nearby Coronation brickworks. The area is currently heavily wooded. A public footpath runs through the area, but nothing appears to remain of the buildings or any other site features. This site is not considered further.



Area marked on HER as a possible POW camp, looking west Fig 19

Circular cropmarks, Stewartby (MBD14756)

Undated cropmarks are visible at this site according to the HER. During the site visit nothing could be identified but this does not preclude the possibility of the site having archaeological potential.



Area identified as having cropmarks according to the HER, looking north-west Fig 20

Settlement cropmarks, south of Kempston (MBB22054)

Cropmarks of probable Iron Age and Roman settlement have been recorded from aerial photographs. This area is now covered by the Marsh Leys industrial centre and will be covered within that assessment below.

Berry Farm

The area around Berry Farm lies to the south-west of the site and has undergone previous archaeological investigations. A trial trench evaluation recorded two small isolated Iron Age pits and a small concentration of Roman features including a ditch and three gullies (MBB22416-7). This is located in close proximity to the south-west of the site boundary. In the same area three pits of late Iron Age/Roman date are recorded (MBB21788). In addition, undated features like pits and ditches are also recorded which suggests the potential for activity of unknown archaeological origin to extend across the site.



The area of Berry Farm as identified in the HER, looking north-east Fig 21

Roman settlement activity, north of CP Cottage (MBB21791)

There has been previous archaeological work along the site's western boundary. A series of ditches, dating to the later Roman period, were revealed during an evaluation concurrent with improvements to the A421 (Simmonds 2009). Geophysical survey had previously identified a series of enclosures, which when combined with the artefact evidence, is likely to represent continual settlement activity through into the later Roman period. The area known as Area 7 lies centred on the junction with Fields Road is of some interest. Other areas of activity were not in use during the late Roman period.



Area identified in the HER as an area of settlement activity, looking north Fig 22

Biddenham Loop (MBB18916, MBB18917, MBB18920)

A series of works associated with the development to the south of Kempston is recorded in the HER. Extensive middle Bronze Age activity field systems were identified that contained evidence of dispersed activity. Late Bronze Age/early Iron Age activity settlement activity was unenclosed, extensive and contained several activity foci, including post-built structures and water pits. It has been suggested the settlement was permanent and that mixed agriculture was practised. Late Iron Age/ early Roman activity was recorded within the Biddenham Loop and in the vicinity of land west of Kempston to the south-west. A series of farmsteads were occupied until the late 1st century AD, although augmented by extensive rectilinear systems of ditched enclosures.



Area of the Biddenham Loop as identified in the HER, looking north Fig 23

Marsh Leys Farm

In an extensive area of rectilinear enclosures, running SW-NE parallel with the direction of the valley (MBD9600) and associated Romano-British farmsteads were revealed during excavation in 2001 prior to the construction of the Marsh Ley Industrial centre (MBB22052). The earliest settlement comprised an unenclosed settlement during the late Iron Age or early Roman period, which during the 2nd century had incorporated an extensive system of enclosures. Three farmsteads were almost completely excavated and their contemporary landscapes investigated. They appear to have been part of a string of settlements lying to the north and south of the Elstow Brook. There is the potential for further dispersed periphery activity, field systems, trackways, and others (Luke & Preece 2011).



The area of Marsh Leys as viewed from public footpath running along the southern boundary, looking north-west Fig 24

Wootton Broadmead settlement

Cropmarks on aerial photographs have identified this possible multiphase settlement site from the Iron Age to Roman periods (MBD15241). They form a linear arrangement of rectangular enclosures overlain with later medieval and post-medieval field boundaries. This lies to the east of the site's boundary. In addition, cropmarks to the north suggest an extension of this settlement with possible Iron Age or Roman activity visible on aerial photographs south-west of Kempston Hardwick (MBD15249).

The medieval settlement of Wootton Broadmead is recorded in this area to the south (MBD16992). A rectangular medieval moat with possible associated ponds has now been ploughed out in the same location (MBD8294). In addition, field boundaries of medieval and post-medieval date are visible by aerial photography (MBD9603), as well as ridge and furrow to the north (MBD22171). Some cropmarks and earthworks (MBB22056) suggest settlement shrinkage at a later date.



The area identified in the HER as an area of settlement, looking south Fig 25

Church End and Causeway medieval settlement (MBD16974, MBD16976)

There are two medieval settlements located in the current Wootton village in the HER; to the south of the village of Wootton is Church End, and to the north of the recreation ground is Causeway. The village of Wootton is also surrounded by areas of ridge and furrow which are visible earthworks in the landscape (MBD5135).



Area identified in the HER as the medieval Church End settlement, looking west Fig 26

Medieval road (MBD11532)

A disused medieval road extends from Kempston Hardwick to Wootton.

Shrunken settlement of Kempston Hardwick (MBD3286)

This is an area of probable shrunken settlement, suggested by settlement earthworks visible on aerial photographs. The earthworks seem to correspond to moat-like ditches shown on the Enclosure Map of 1804. They were destroyed by clay extraction for the adjacent Eastwood Flettons' brickworks and nothing is now visible.



Area identified in the HER as being a shrunken settlement, looking north Fig 27

Bedford-Bletchley Railway line (MBD11594)

The Bedford to Bletchley line was opened in 1846. It was the brainchild of Bedford businesses who realise they were losing out on massive reductions in time and cost, and was supported by George Stephenson.



The railway line, looking south Fig 28

Bedford brickworks and clay pit (MBD6675)

Brickworks here operated c1888-1927.

Brickworks and clay pit, Kempston Hardwick (Works) (MBD6678)

Kempston Hardwick brickworks, also known as Eastwood's, opened in 1928. Owned by Eastwood Fletton Ltd it closed in 1999. The works, kilns and buildings have almost completely been demolished.

Coronation brickworks and clay pit (MBD8474)

Coronation brickworks opened in 1935 by Bedford Brick Company and was later owned by London Brick Company. It closed in 1980 and the whole site was demolished.

3.2.3 Historic hedgerows

No historic hedgerows were identified during a search of these assets.

4 ASSESSMENT OF SIGNIFICANCE

The next step is to identify the archaeological, architectural, artistic and historic interest of all known or 'potential' heritage assets likely to be affected by the proposal and describe their significance, including any contribution made by their setting, to meet the requirements of paragraph 189 of the NPPF and Local Plan policy 41s, and Historic England's guidance on setting (HE 2017). 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.

Table 1: Criteria for assessing the relative importance of cultural heritage sites

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

4.1 Scheduled monuments

4.1.1 Kempston Hardwick moated site (List UID: 1012312, DBD468)

The significance of the moated site is archaeological and lies in its potential for understanding its former use. It is visible on cartographic sources from the 19th century, and is still visible into the present day as earthworks according to the list description. However, during the site visit it was noted how heavily overgrown the site is and its earthworks are in no way easily appreciable.

To a certain extent the moated site's original historical setting is unknown. Its historical setting has been largely removed by the encroachment of development. However, there is some significance in the development of that setting over time to include the 19th-century railway, clay pits to the north and route from Kempston Hardwick. Despite this culminating affect the site is largely still in a rural location with open landscape between it, and the site. But this does not include a strong case for significant views, as heavy hedgerows surround the moat, and any view across to the west.

Level of sensitivity: High



View from the Scheduled Monument towards the site, looking south-west Fig 29



View across the site towards the Scheduled Monument, looking north-east with estimated position of the SM indicated Fig 30

4.2 Listed buildings

4.2.1 72 and 74, Bedford Road (List UID:1373949)

The significance of this asset lies in its architectural value in its evolution from a cottage to two houses and as such displays an interesting re-orientation of one façade. Archaeological value can also be attributed to its layout and potential for to increase our understanding of the vernacular of the area.

The setting of the asset has been encroached upon by modern development and retains limited value. It has no significant historical relationship with the site.

Level of sensitivity: Medium



View of the Listed Building towards the site, looking south-east Fig 31



View across the site towards Wootton, looking west Fig 32

4.2.2 3 and 5, Cranfield Road (List UID:1277541)

The significance of this asset lies in its architectural value as a pair of picturesque red brick cottages with unusual fishscale tile roof. Archaeological value can also be attributed to its layout and potential for to increase our understanding of the vernacular. The setting of the asset has altered over a period of time but the general form of the surroundings has remained. However, its location within Wootton dictates it has no significant relationship with the site.

Level of sensitivity: Medium



View from the Listed Building towards the site, looking south-east Fig 33



View across the site towards Wootton, looking west Fig 34

4.2.3 Two Kilns and four chimneys at Stewartby Brickworks (List UID:1392357)

The significance of this asset lies in the archaeological value inherently present in the brickmaking process. This also reveals an architectural value in the design of the site and values of efficiency. In addition there is some historic value associated with the local communities that worked this site.

Within the landscape brickworks are common to this area and several are recorded within this report. Together they have collective significance as part of the brickmaking industry of Kempston.

Level of sensitivity: Medium



View across the site towards the Listed Building, looking south-west Fig 35

4.2.4 Hoo Farmhouse (List UID:1249329)

The significance of this asset is architectural and archaeological, and lies in its design and purpose as a 17th-century farmhouse. The timber-framed and red brick construction is an interesting mixture of construction for the area that may yield more information by further study.

The setting of the asset is one of a working farm and there is significance preserved in this arrangement. As a result the setting significance is with its immediate surroundings and there is no historic relationship with the site.

Level of sensitivity: Medium



View from the Listed Building towards the site, looking north-east Fig 36



View across the site towards the area of the Listed Building, looking south-west Fig 37

4.3 Conservation areas

4.3.1 *Stewartby conservation area*

“The special interest of Stewartby Conservation Area lies in its history as a planned model village. It was built between 1927 and 1978 for the brick workers of the London Brick Company” (BEAMS 2016, 7). The planned design and communal associations give Stewartby architectural and historic significance.

Its setting is overall insular and preserved importance can be assigned to the views within the conservation area, and its relationship with the adjacent brickworks. There is no historic relationship with the site itself.

Level of sensitivity: Medium



View within the Conservation Area looking towards the brickworks Fig 38



View within the Conservation Area in the general direction of the site, looking north-west Fig 39



View across the site towards Stewartby Conservation Area, looking south-west Fig 40

4.3.2 Wootton conservation area

Wootton conservation area has architectural and archaeological value in its development as a rural settlement. Its historic connection can be defined as local.

The conservation area lies to the west of modern Wootton and its significant setting lies in its rural nature still preserved to the south, and south-west. However, any historic relationship between it and the site has been largely degraded by modern housing developments and the development of the A421.

Level of sensitivity: Medium



View from Wootton Conservation Area towards the site, looking east Fig 41



View across the site towards Wootton, looking west Fig 42

4.4 Buildings of local interest

4.4.1 *Hardwick Bridge*

The asset has archaeological and architectural value. These associations are minor as the asset lacks the complicated design that might attribute higher architectural significance, and the age for greater archaeological value. This is redeemed slightly with the continued documentation of a bridge in this location since the 14th century.

The assets setting is rural and isolated. Reports that the bridge has stretched to three times its original width, resulting in structural issues, suggests the landscape has evolved since the bridge's construction. There are good associations with the site as this forms part of the assets immediate landscape, which has been delineated to the north with warehouses, and to the south-east with industrial activity.

Level of sensitivity: Low



View from the bridge across towards the site, looking south-west. The area to the left of the bridge is within the site boundary Fig 43



View across the site from the southern boundary towards the bridge, looking north-east Fig 44

4.4.2 The Elms (formerly Vicarage Farm)

The Elms has archaeological value as a continual working farm since the late 19th century. Architecturally the design is fairly high status for a farmhouse and may suggest this was originally a wealthy farm at this time.

The significance of its setting lies in its rural and isolated location. This has been somewhat reduced by Marsh Leys Industrial Centre to the north and the encroachment of Wootton's residential housing from the west. The construction of the A421 immediately to the west supersedes Manor Road as the main route from Kempston and further reduces the assets setting. The site lies immediately to the south and has strong relationships with the asset, once forming part of The Elms' farmland.

Level of sensitivity: Low



View across The Elms towards the site, taken from the bridge over the A421, looking south Fig 45



View across the site towards The Elms, looking north-west Fig 46

4.4.3 15-19 Cranfield Road

The significance of this asset lies in its architectural value as a terrace of rendered cottages with gabled dormers and unusual fishscale tile roof. Archaeological value can also be attributed to its layout and potential for to increase our understanding of the vernacular buildings of Wootton. The setting of the asset has altered over a period of time but the general form of the surroundings has remained, in particular the fenced front gardens. However, its location within Wootton dictates it has no significant relationship with the site.

Level of sensitivity: Low



View of the cottages looking towards the site, looking east Fig 47



View across the site towards Wootton, looking west Fig 48

4.4.4 Kempston Hardwick railway station

This asset has archaeological value with its potential to glean information about the processes of the Bedford-Bletchley railway line in the early 20th century. However, this is not a strong connection as there doesn't appear to be anything on the site of historic value remaining.

The significance of the stations setting lies in its connection to the Bedford-Bletchley railway line. This is an insular relationship and there is no strong historic connection to the site. There is some connection as this station is immediately within the boundary of the site.

Level of sensitivity: Low



View from Kempston Hardwick Station across to the site, looking south-west Fig 49



View from the site towards Kempston Hardwick station from further within the site boundary, looking north-east Fig 50

4.4.5 Wootton Broadmead Halt (site of)

This asset has archaeological value with its potential to glean information about the processes of the Bedford-Bletchley railway line in the early 20th century. However, this is not a strong connection as there doesn't appear to be anything on the site of historic value remaining.

The significance of the halts setting lies in its connection to the Bedford-Bletchley railway line. This is an insular relationship however there is some connection to the site as it lies in its immediate locale.

Level of sensitivity: Low



View from Wootton Broadmead Halt towards the site, looking west Fig 51



View from the site towards Wootton Broadmead Halt from further within the site boundary, looking east Fig 52

4.4.6 CP Cottage

The Cottage has some architectural value with its designed appearance. It is still located within a wider rural setting but this has seen some reduction with the nature of the compound in which it sits and the construction of the A421 to the west. The soft boundary created by tall trees to the east further removes the building from its setting.

Level of sensitivity: Low



View of the compound where CP Cottage is located, looking south-west Fig 53



View across the site towards CP Cottage, looking north-east Fig 54



View from CP Cottage through the boundary across the site,
looking south-east Fig 55

4.5 Archaeological sites on the HER

4.5.1 Circular cropmarks, Stewartby

According to the HER circular cropmarks are recorded within the site boundary. There is potential for these cropmarks to have archaeological significance but their extent and location remains unclear.

Level of sensitivity: Low



The western part of the site from the general area the cropmarks are marked on the
HER, looking south-west Fig 56



View from the site boundary towards the area of recorded cropmarks, and towards the northern part of the site, looking north-east Fig 57

4.5.2 Berry Farm

The settlement evidence evident during archaeological interventions in this area and the continued settlement through multiple periods gives this asset clear archaeological value. With larger settlement evidence to the north at Marsh Leys and the Biddenham Loop, sites on the periphery with evidence of activity are significant as they add to the understanding of the landscape as a whole.

Level of sensitivity: Negligible



View across the site towards Berry Farm, looking south-west Fig 58

4.5.3 Roman settlement activity, north of CP Cottage

Late Roman settlement activity recorded in close proximity to the site boundary has archaeological significance in further understanding the landscape during this period. With nearby larger sites like Biddenham Loop and Marsh Leys Farm there is strong

potential for these smaller sites to yield a better understanding of how the landscape functioned at this time. Especially around research questions regarding the pattern of settlement during this period. The site referred to as Area 7 in that evaluation was the only example of continuing activity into the later Roman period and raises research questions regarding the pattern of settlement during this period. Its proximity to the site (see Fig 22) also has the potential for surviving archaeological remains in this area of the site.

Level of sensitivity: Low

4.5.4 Biddenham Loop

The settlement evidence evident during archaeological interventions in this area and the continued settlement through multiple periods gives this asset clear archaeological value. There is no clear historical relationship between the site and this area, and none could be established during the site visit.

Level of sensitivity: Negligible



View from the edge of the Biddenham Loop looking south towards the site Fig 59



View from the site looking north-west towards the Biddenham Loop area Fig 60

4.5.5 Marsh Leys Farm

The settlement evidence evident during archaeological interventions in this area and the continued settlement through multiple periods gives this asset clear archaeological value. Extensive investigation in this area revealed a pattern of farmsteads around the Elstow Brook. There is potential for this activity to continue south onto the site however the area of Marsh Leys has been extensively excavated and is now an industrial centre. Soft boundary treatment to the south of the area make establishing a relationship between the two sites difficult.

Level of sensitivity: Negligible



Soft boundary treatment along the southern boundary of the Marsh Leys site Fig 61



View across the site towards the Marsh Leys industrial centre Fig 62

4.5.6 Wootton Broadmead settlement

This area of continued settlement, and further activity evidence, has clear archaeological value and has the potential for a historical relationship with the site. However, its extent is largely undefined, and this was not clear during the site visit. Its potential has already been reduced by the Bedford-Bletchley railway line which runs along its western extent (as defined in the HER data) reducing visibility of the site and altering the landscape.

Level of sensitivity: Low



View of the site from the area of Wootton Broadmead, looking west Fig 63

4.5.7 Church End and Causeway medieval settlements

These areas of recorded medieval settlement have the potential to further our understanding of the settlement pattern of the area during this period. The historic relationship with the site could be defined as of their wider archaeological landscape.

Level of sensitivity: Low



View from the area of the Church End settlement towards the site, looking east Fig 64



View from the area of the Causeway settlement towards the site, looking east Fig 65



View across the site towards Wootton and the medieval settlements of Church End and Causeway, looking west Fig 66

4.5.8 Medieval road

This road has archaeological value in being the connection between Wootton and Kempston Hardwick. Its partial disuse reduces this value, and although it is in close proximity to the site, its historical connection with the site is only in its rural wider setting.

Level of sensitivity: Low



Area of disused medieval road that would have continued across this area towards Keeley Green, looking west Fig 67

4.5.9 Shrunken settlement of Kempston Hardwick

The shrunken settlement has clear archaeological value in its ability to reveal the form and pattern of Kempston Hardwick during this period. This setting is insular and the

strongest relationship is with the current settlement. In its current relationship is largely influenced by the Bedford-Bletchley railway line that cuts across any views.

Level of sensitivity: Low



View towards the site from the area of shrunken settlement, looking west Fig 68



View across the site towards the area of Kempston Hardwick, looking north-east Fig 69

4.5.9 Bedford-Bletchley Railway line

The significance of the Bedford-Bletchley railway line lies in its connection to local businessmen and George Stephenson, who engineered its development. This gives it a strong historical significance. In addition, there is some archaeological significance in understanding the network of railway lines in this area that serviced the many brickworks.

The Bedford-Bletchley railway line's setting varies along its length, but for the majority is still rural in location. However, the setting does not have a strong connection to the asset's significance and as such any change would have little impact.

Level of sensitivity: Low



View across the railway towards the site, looking west Fig 70

4.5.10 Bedford brickworks and clay pit, Kempston Hardwick brickworks, and Coronation brickworks

The collection of brickwork sites including Bedford brickworks, Kempston brickworks and Coronation brickworks will be considered together. All have a strong historical connection for local communities as a landmark in the landscape since the late 19th century. Two of these sites also operated within living memory, with the exception of Bedford brickworks which closed in 1927. There is no significant historical relationship between the site and the brickworks and none could be established during the stie visit.

Level of sensitivity: Low



View from the general area of the brickworks towards the site, looking west Fig 71



View from the site looking towards the area of former brickworks,
looking east Fig 72

5 IMPACT ASSESSMENT

Finally assessment must be made of the potential effects of the proposal upon the significance of all heritage assets likely to be affected so to inform options to avoid, minimise or mitigate harm to this significance and to enhance or better reveal it where possible, and to aid the informed application of relevant legislation (Planning (Listed Buildings and Conservation Areas) Act (1990) and the Ancient Monuments and Archaeological Areas Act (1979)), National Planning Policy (NPPF paragraphs 190 to 202) and local plan policy (41s) in planning or listed building consent decisions.

5.1 Scheduled monuments

5.1.1 *Kempston Hardwick moated site (DBD468)*

The moated site's archaeological value will be unaffected by any proposed development. However, development on the site has the potential to affect this heritage assets setting. Any development has the potential of further reducing its rural setting which has been affected by large developments in the area already, but it should be considered this would still be preserved to the south. Overall this affect is considered moderate, and would largely be determined by the extent of the proposal. Opportunities to offset and/or mitigate this impact will be available as more detailed proposals come forward as part of the planning process.

5.2 Listed buildings

5.2.1 *72 and 74, Bedford Road (List UID:1373949)*

The potential proposed development will have no impact on this heritage asset.

5.2.2 *3 and 5, Cranfield Road (List UID:1277541)*

The potential proposed development will have no impact on this heritage asset.

5.2.3 *Two Kilns and four chimneys at Stewartby Brickworks (List UID:1392357)*

Any potential proposed development is likely to have a moderate impact on this heritage asset. The magnitude of this is unknown without a proposed development but the sites sensitivity level makes some impact clear. Although there is an approved Listed Building Consent application to demolish these structures, this is yet to be implemented and as a result this has not been taken into consideration.

5.2.4 *Hoo Farmhouse (List UID:1249329)*

The potential proposed development will have no impact on this heritage asset.

5.3 Conservation areas

5.3.1 *Stewartby conservation area*

Any potential proposed development is unlikely to have any impact on this heritage asset.

5.3.2 *Wootton conservation area*

Any potential proposed development is unlikely to have any significant impact on this heritage asset.

5.4 Buildings of local interest

5.4.1 *Hardwick Bridge (MBD4442)*

Any proposed development on the site has high potential to affect the setting of this heritage asset. The scale of that affect will be determined by the scale of development.

5.4.2 *The Elms (formerly Vicarage Farm) (MBD5665)*

Any potential proposed development has high potential to affect the setting of this asset as the site forms part of its farmland. The scale of that affect will be determined by the scale of development proposed.

5.4.3 *15-19 Cranfield Road (MBD8533)*

The potential proposed development will have no impact on this heritage asset.

5.4.4 *Kempston Hardwick railway station (MBD7314)*

Any potential proposed development has high potential to affect the setting of this asset. The scale of that affect will be determined by the scale of development proposed.

5.4.5 *Wootton Broadmead Halt (site of) (MBB22057)*

Any potential proposed development has high potential to affect the setting of this asset as the site forms part of its immediate setting. The scale of that affect will be determined by the scale of development proposed.

5.4.6 *CP Cottage*

This asset will be affected by the development given its close proximity to the site. Any impact is likely to be high impact, but will be determined by the magnitude of the development proposed.

5.5 Archaeological sites in the HER

5.5.1 *Circular cropmarks, Stewartby*

Any potential proposed development has high potential to affect this asset. The scale of that affect will be determined by the scale of development proposed but with the significance of the asset largely unknown this will be difficult to fully determine.

This asset also presents the potential for archaeological evidence to be revealed should development proceed.

5.5.2 *Berry Farm*

The undefined nature of this asset makes an assertion as to the affect any proposed development would have difficult to define. However the proximity of this asset to the

site makes some impact likely. There is certainly potential here that these activity centres are linked, and so raises the possibility of surviving archaeological remains on the site. The scale of that affect will be determined by the scale of development proposed.

5.5.3 Roman settlement activity, north of CP Cottage

Any potential proposed development has moderate potential to affect this asset given its proximity. The scale of that affect will be determined by the scale of development proposed but will most likely be high impact. There is also strong potential for this to reveal surviving archaeological remains linked to the known later Roman settlement activity.

5.5.4 Biddenham Loop

Any potential proposed development has some potential to affect this asset, although no clear relationship was established there is potential for the site to yield archaeological evidence which may further our understanding of the landscape.

5.5.5 Marsh Leys Farm

Any potential proposed development has moderate potential to affect this asset, although no clear relationship was established there is potential for the site to yield archaeological evidence which may further our understanding of the landscape. The potential for this evidence was made clear during the excavations on the Marsh Leys area.

5.5.6 Wootton Broadmead settlement

The undefined nature of this asset makes an assertion as to the affect any proposed development would have difficult to define. However, the proximity of this asset to the site makes some impact likely. The scale of that affect will be determined by the scale of development proposed.

5.5.7 Church End and Causeway medieval settlement

The potential proposed development will have no impact on this heritage asset.

5.5.8 Medieval road

Any potential proposed development has the potential for some impact on this heritage asset given its proximity.

5.5.9 Shrunken settlement of Kempston Hardwick

Any potential proposed development is unlikely to have any impact on this heritage asset.

5.5.10 Bedford-Bletchley Railway line

Any potential proposed development has high potential to affect the setting of this asset. The scale of that affect will be determined by the scale of development proposed

but as the asset's significance is mostly historically important this impact would be minimal.

5.5.11 Bedford brickworks and clay pit, Kempston Hardwick brickworks, and Coronation brickworks

Any proposed development would have no impact on the assessed significance of these assets. The associate connection to other brickworks in the area will be preserved and no significant visual relationship has been established between them to suggest any impact by development.

6 CONCLUSION

To conclude, the table below summarises the assets that will be materially affected by any potential proposed development. The scale of that impact will be determined by the proposal itself and mitigation can then be determined if appropriate. In addition, some of these sites represent archaeological evidence which may suggest the site itself has potential for surviving archaeological remains, this should also have appropriate mitigation. These are:

- Hardwick Bridge
- Kempston Hardwick railway station
- Wootton Broadmead Halt
- Circular cropmarks, Stewartby
- Roman settlement activity, north of CP Cottage
- Medieval road
- Bedford-Bletchley railway line

Table 2: Summary of results

	Level of likely impact			
Level of sensitivity	High	Moderate	Some	None
Very high	/			
High	/			
Medium	/			
		Kempston moated site		
		Stewartby chimneys and kilns		3 and 5 Cranfield Road
				72 and 74 Bedford Road
				Hoo Farmhouse
				Stewartby CA
				Wootton CA
Low	Hardwick Bridge	Marsh Leys	Biddenham Loop	15-19 Cranfield Road
	The Elms	Roman settlement, north of CP Cottage	Berry Farm	Shrunken settlement of Kempston Hardwick
	Kempston Hardwick station		Wootton Broadmead	Medieval road
	Wootton Broadmead Halt			Bedford, Kempston Hardwick and Coronation brickworks
	CP Cottage			Church End and Causeway settlements
	Circular cropmarks			
	Bedford-Bletchley railway			
Negligible	/			

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March 2021



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