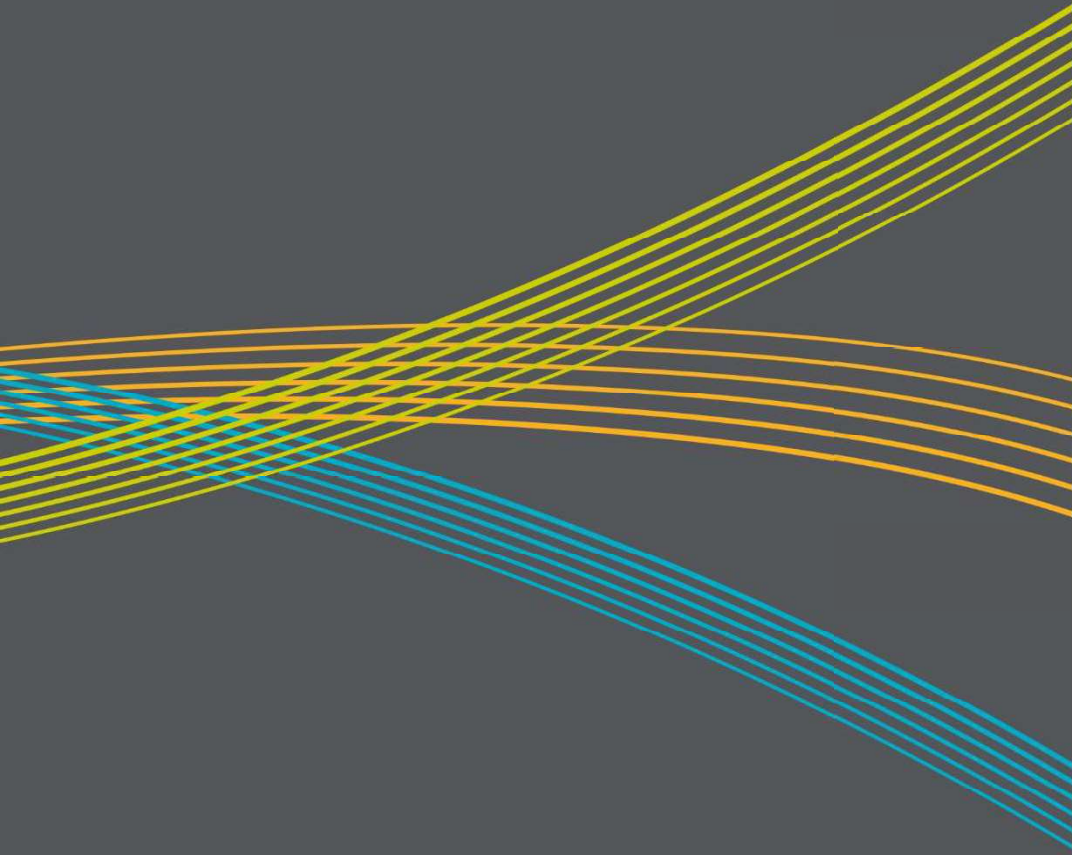


**Archaeological and
Heritage Assessment**



November 2019
Report Reference
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(edp5721_d001a 14 November 2019 GY/LB)

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Non-technical Summary

- S1 This Archaeological and Heritage assessment has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of [REDACTED] [REDACTED] inform planning proposals for a residential development on Land North of Barford Road, Willington, Bedfordshire.
- S2 The report has confirmed that the application site does not contain any designated heritage assets such as world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical preservation *in situ* and preclude development within the site.
- S3 The historic and modern settings of each of the designated assets within the application site's wider study area have been assessed, and it is determined that the significance of the surrounding designated assets would in no way be adversely affected by the form of development proposed within the site, either in terms of an effect on their physical form/fabric or through change to the contribution made by their setting.
- S4 It is considered that whilst there is a historic link between the site and the Grade II listed The Timbers to the south, the degree of separation due to modern development and mature vegetation screening between The Timbers and the site, along with the change in use of the land, the site no longer forms any part of the setting of this asset.
- S5 During the site visit it was observed that glimpsed views of the Grade II listed Clumbercote were visible from within the site. As such whilst the site is considered to form part of the setting of the asset, in terms of how the asset is appreciated, there is no reason to suggest that the site makes any contribution to its significance. There is potential for the introduction of glimpsed built form into the backdrop of the asset when viewed from the road. However, such change is not considered to constitute harm to the asset or the appreciation of the significance of the asset.
- S6 No evidence of prehistoric or Roman activity was recorded within the site. Geophysical survey within the site recorded a potential semi-circle feature within the western parcel of the site, though the date and origin of this is uncertain. The site is located on the edge of the projected medieval settlement of Willington, though there is no suggestion that the site was anything other than agricultural land during this period. The geophysical survey recorded evidence of ridge and furrow within the site, suggestive of post-medieval or later agricultural practices.
- S7 During the 20th century the site was in use as a plant nursery. Within the site there are partially extant remains of the buildings associated with the former nursery, and further remains were also partially recorded on the geophysical survey.
- S8 There is no reason to believe or expect that the site will contain archaeology of such significance that it would require preservation *in situ*. If any below-ground deposits are

present, they are likely to be poorly preserved due to modern agricultural activity, thereby reducing their significance.

- S9 It is considered that the current level of assessment, including the findings of the geophysical survey, is adequate to inform a planning application for development within the site, and that the proposed development accords with current legislation, the planning policies contained within the National Planning Policy Framework (NPPF) and the policies of the Local Plan.

Section 1

Introduction

- 1.1 This Archaeological and Heritage assessment has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of [REDACTED] [REDACTED] to inform an outline planning application for up to 33 dwellings, new planting and landscaping, vehicular access point from Barford Road and associated ancillary works at Land North of Barford Road, Willington. All matters reserved with the exception of the main vehicular access.
- 1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the application site and to establish its likely potential in accordance with the requirements of the National Planning Policy Framework (NPPF, DCLG, 2019) and local planning policy.
- 1.3 In accordance good practice and guidance, desktop sources have been augmented through the completion of a walkover survey, which in this case was undertaken in July 2019. Following this a geophysical survey was undertaken in September 2019.
- 1.4 The second aim of this assessment is to identify and assess possible changes to the setting of surrounding designated heritage assets as a result of the proposed development, and to determine whether, and to what extent, those changes will affect their heritage significance.

Location, Boundaries, Topography and Geology

- 1.5 The site is located on the eastern edge of the settlement of Willington. The site measures c.2 hectares (ha) in area and is centred on National Grid Reference (NGR) 511537 249876 (**Plan EDP 1**).
- 1.6 The site boundaries comprise residential garden edges to the west, north-west and south. To the north and east the site opens into a larger field with no defined boundary.
- 1.7 The land reaches a height of approximately 24m above Ordnance Datum (aOD) and is generally flat.
- 1.8 The British Geological Survey records the underlying solid geology at the site as being Peterborough Member mudstone. Superficial deposits are recorded across the site as being river terrace deposits of sand and gravel (BGS 2019). The River Great Ouse runs east to west c.390m north of the site at its closest extent.

Current Land Use

- 1.9 The site comprises grassland with groups of trees in the west of the site and agricultural land in the east. A footpath leads from Barford Road to the south, leading north-west then curving to the west into the grassland area in the west.

Proposed Development

- 1.10 The proposed development comprises up to 33 dwellings with associated landscaping, access, services and utilities.

Section 2 Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

Current Legislation

- 2.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the duties of Local Planning Authorities in respect of the treatment of listed buildings through the planning process. It sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting, stating:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the 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.”

- 2.3 The “*special regard*” duty of the 1990 Act has been tested in the Courts and confirmed to require that “*considerable importance and weight*” is afforded by the decision maker to the desirability of preserving a listed building along with its setting.
- 2.4 Paragraph 194 of NPPF (see MHCLG 2019) transposes s66(1) of the 1990 Act into national planning policy.
- 2.5 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in paragraphs 195 and 196 of the NPPF.

National Planning Policy

- 2.6 The revised NPPF was published in July 2018, and further revised in June 2019. Section 16 of the NPPF sets out the government’s approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process. The opening paragraph, 184 recognises that heritage 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.
- 2.7 Paragraph 189 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made

by their setting. The level of detail should be proportionate to the 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."

- 2.8 Paragraph 193 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (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."

- 2.9 Paragraph 194 considers the level of harmful effects on designated heritage assets and states that:

"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; and*
- 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."*

- 2.10 With regard to the decision-making process, paragraphs 195 and 196 are of relevance. Paragraph 195 states that:

"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;*
- b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*

- 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.*

2.11 Paragraph 196 states that:

“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.”

2.12 The threshold between substantial and less than substantial harm has been clarified in the courts. Whilst the judgement relates specifically to the impact of development proposals on a listed building, paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847* remain of relevance here in the way they outline the assessment of ‘harm’ for heritage assets:

“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.”

2.13 In other words, for the ‘harm’ to be ‘substantial’ – and therefore require consideration against the more stringent requirements of paragraph 195 of the NPPF compared with paragraph 196; the proposal would need to result in the asset’s significance either being “*vitiated altogether or very much reduced*”. Quite evidently, this represents a very high threshold to be reached.

2.14 With regard to non-designated heritage assets, paragraph 197 states that:

“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.”

Local Planning Policy

Bedford Borough Council Local Plan 2002

2.15 The Bedford Borough Local Plan 2002 was the main planning policy document before the 2008 Core Strategy and Rural Issues Plan was adopted. Bedford Borough Council is preparing an updated Local Plan, which has finished consultation and awaiting adoption. The saved policies within the current Local Plan (2002) are as follows.

2.16 With regard to the setting of listed building Policy BE 21 outlines:

“The Borough Council will seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.”

2.17 Policies BE 23, BE 24 and BE 25 focus on ancient monuments and archaeology:

Policy BE23

“Proposals which would have an adverse effect on scheduled ancient monuments and other important archaeological sites and monuments, and their settings, will not be permitted except in circumstances where the adverse impact of a proposal can be overcome and the site or monument physically preserved in situ.”

Policy BE24

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

Policy BE25

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

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

Core Strategy and Rural Issues Plan 2008

2.18 The Core Strategy and Rural Issues Plan Development Plan Document sets out the long-term spatial vision for Bedford Borough to 2021. It was adopted by the Council on the 16 April 2008.

2.19 Policy CP23 focuses on heritage stating:

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

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

2.20 Policy CP21 – Designing in Quality, deals with how heritage assets can influence design:

“All new development should:

- i) be of the highest design quality in terms of both architecture and landscape; and,*
- ii) have regard to good practice in urban design; and,*
- iii) fully consider the context within which it will sit and the opportunities to enhance the character and quality of an area and local distinctiveness; and,*
- iv) preserve and, where appropriate, enhance conservation areas, scheduled ancient monuments and other important archaeological remains, and listed buildings and their settings; and,*
- v) be fully accessible by all members of the community; and,*
- vi) incorporate measures to promote crime prevention and community safety; and,*
- vii) address sustainable design principles including renewable energy resources, energy efficiency, recycling, and sustainable construction practices and*
 - mitigate against the effects of any pollution including air quality, noise, water, light and land contamination;*
 - improve the character and quality of the area.”*

2.21 The plans and policies listed above have all been considered in the preparation of this assessment.

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Section 3

Methodology

Archaeological Assessment Methodology

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 This report provides a synthesis of relevant information for the site derived from a search area extending up to 1km from its boundary, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest or potential to be gathered.
- 3.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information held by the Bedford Historic Environment Record (HER) on known archaeological sites, monuments and findspots, within approximately 1km of the site;
 - Maps and documents held by the Bedfordshire Archives and freely available online resources;
 - The National Heritage List for England curated by Historic England;
 - Aerial photographs held by the Historic England Archive (HEA); and
 - Records made during a site visit in July 2019.
- 3.4 As part of this assessment a geophysical survey was undertaken, in consultation with Bedford Borough Council's archaeological advisor, within the site in September 2019, the results of which are included in this report and provided at **Appendix EDP 1**.
- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.

Setting Assessment Methodology

- 3.6 In addition, the report also considers the nature and significance of any effects arising beyond the boundary of the application site, i.e. through potential changes to the settings of designated heritage assets, as defined in Annex 2 of the NPPF (see below).
- 3.7 The assessment process has given due consideration to Historic England guidance on setting as set out in *Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets* (HE 2017).
- 3.8 Setting is defined as “*the surroundings in which a heritage asset is experienced*”. It must be recognised from the outset that ‘setting’ is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.
- 3.9 In that regard, ‘significance’ is defined in Annex 2 of the NPPF as “*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*”
- 3.10 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset’s ‘setting’ would lead to a loss of ‘significance’ based on the above ‘heritage interest’ as defined in the NPPF. The guidance identifies that change within a heritage asset’s setting need not necessarily cause harm to that asset – it can be positive, negative or neutral.
- 3.11 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance (HE 2017) observes that: “*The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve.*”
- 3.12 And that: “*Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral.*”
- 3.13 The guidance states that the importance of setting “*lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*”
- 3.14 It goes on to note:
- “*All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.*”

- 3.15 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that: "*Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated*". It continues by adding that: "*Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...*".
- 3.16 On a practical level, the Historic England guidance (2017) identifies an approach to assessing setting in relation to development management which is based on a five-step procedure, i.e.:
1. Identify which heritage assets and their settings are affected;
 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;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.
- 3.17 As far as Step 2 is concerned, the guidance makes the following observations:
- "The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*
- *The physical surroundings of the asset, including its relationship with other heritage assets;*
 - *The asset's intangible associations with its surroundings, and patterns of use*
 - *The contribution made by noises, smells, etc to significance, and*
 - *The way views allow the significance of the asset to be appreciated"*
- 3.18 Thereafter, the guidance notes that "*This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below*".
- 3.19 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting', i.e.:

“In general...the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.20 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of site surveys, which were undertaken in July 2019 and concentrated on the following three main areas:

1. Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected;
2. Defining the contribution made to their *significance* by their setting; and
3. Assessing the likely impact upon their *significance* as a result of the form of development proposed being implemented.

3.21 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, this was determined in the first instance through desk-assessment; then verified during the subsequent field visits.

3.22 In light of the above, the heritage setting assessment at **Section 5** of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

3.23 The report concludes with an assessment of the site’s likely archaeological potential, made with regard to current best practice guidelines, and an assessment of the likely effects of the proposed development upon designated assets, whether direct or indirect.

Section 4 Existing Information

Introduction

- 4.1 The site does not contain any scheduled monuments, listed buildings, registered parks and gardens, registered battlefields or world heritage sites where there would be a presumption in favour of preservation *in situ* or would potentially constrain development within the site.
- 4.2 There are seven scheduled monuments and 20 Listed Buildings within the defined search area. These consist of 2 Grade I and 18 Grade II Listed Buildings, the locations of which are shown on **Plan EDP 1**.
- 4.3 Bedford Borough Council has not compiled a list of Locally Listed Buildings.
- 4.4 Within the study area the Bedford HER returned 87 monument records. These records were refined in order to narrow the research focus to those of relevance to the present assessment. As such not all HER records are therefore referred to, discussed or illustrated within the body of this report. Those discussed are shown on **Plan EDP 2**.

Designated Heritage Assets

- 4.5 There are 7 Scheduled Monuments and 20 Listed Buildings, and no registered parks and gardens, registered battlefields or world heritage sites within the defined search area. Those subject to detailed assessment are considered in relation to the potential of the site in relation to their setting and contribution to significance are discussed in **Section 5**.

Scheduled Monuments

- 4.6 There are no scheduled monuments within the site. Within the wider area there are seven recorded scheduled monuments (see **Plan EDP 1**). These comprise:
- Hengi-form monument 480m south of Dairy Farm (**1015586**) c.910m north of the site;
 - Henge type monument and bowl barrow 500m south-east of Dairy Farm (**1015587**) c.850m north of the site;
 - Two bowl barrows 330m south of Dairy Farm (**1015589**) c.1km north of the site;
 - Bowl Barrow 550m south-east of Dairy Farm (**1015590**) c.830m north of the site;
 - ‘The Docks’ moated site and dock, Willington (**1012079**) c.320m north of the site;

- Willington Stables (**1004502**) c.855m west of the site; and
 - Willington Dovecote (**1004503**) c.813m west of the site.
- 4.7 The hengi-form monuments (**1015586**, **1015587**) and barrows (**1015589**, **1015590**) are grouped c.830m–1km to the north of the site. These are located on the low lying gravel terrace on the northern side of the Gadsey Brook, a tributary of the Great Ouse River which flows into the main river some 400m further east. The barrows have been reduced by ploughing, and the earthwork remains are now barely perceptible on the ground though can be observed as crop marks. The significance of these assets is derived primarily from the high archaeological interest of their buried remains, along with their group value.
- 4.8 While they are now ostensibly experienced as components of a modern farmed and settled landscape, their setting still makes a limited contribution to their significance, principally through their placement on the river terraces, from where they form a loose group and it is possible to appreciate their historic inter-relationships.
- 4.9 Within the wider area there are recorded cropmarks suggestive of further areas of activity (discussed below in the non-designated assets session), although none are scheduled, and there is no evidence that any such activity in the wider area was related to the scheduled monuments.
- 4.10 In relation to the site, the scheduled monuments lie some distance to the north, on the northern side of the River Ouse. With such spatial separation and the lack of any intervisibility, due to the natural topography, built form and intervening vegetation, or evidence for any historical relationships, means that there is not likely to be any association with the scheduled monuments which contributes to their significance. As such, the land within the site is not considered to make any contribution to the significance of these assets or the appreciation of the significance.
- 4.11 In each case it is considered that there is no potential for these scheduled monuments to experience any form of change to their significance as a result of the implementation of the proposed development within the site.
- 4.12 ‘The Docks’ moated site and dock, Willington (**1012079**) is located c.310 north-west of the site. The listing citation states that: “*the monument includes the remains of a double island moated site and associated dock next to the River Great Ouse*”. The embanked railway line and station are excluded from the scheduling, and the northern part of the site was destroyed by the railway, although the remains below the railway's low embankment are included. The significance of the asset is primarily drawn from the high archaeological and historical interest inherent in its buried and earthwork remains.
- 4.13 It was originally one of three interconnected medieval docks at the site. It survives as a rectangular waterfilled pond, measuring some 50m by 35m. The dock was originally connected to the River Great Ouse by a channel, which has since been backfilled. The date of construction of the dock is unknown, though recent excavations within the enclosures

uncovered the well-preserved remains of buildings dating to between the 11th and 14th centuries AD.

- 4.14 The setting of the monument is predominantly characterised by the river side placement and surrounding early medieval settlement which it would have served. During the modern period, housing was constructed to the south and east of the monument altering its setting. However, despite the surrounding development, the setting still makes a contribution to the heritage interest of the monument, principally through the appreciation of its placement alongside the river to the north.
- 4.15 The site, located c310m to the south, has no historic association with the designated monument, nor is there any intervisibility between the site and the designation, due to intervening topography, built form and vegetation. It is considered that the site forms no part of the setting of this asset, nor does it contribute to the significance, or appreciation of the asset. As such development within the site will not result in any adverse effects on the scheduled monument of 'The Docks' moated site and dock, Willington.
- 4.16 The scheduled monument of Willington Dovecote (**1004503**) (also a Grade I listed building **1321578**) is a 16th century dovecote located c.810m west of the site. The dovecote formed part of a 16th century manorial estate, built on the site of an earlier medieval manor house. Only the Grade II listed St Lawrence's Church (**1312387**), the Grade II listed Manor House (**1312403**) (now known as Manor Farmhouse), the Grade II listed garden wall at Manor Farm (**1114190**), the stables (discussed below) and the dovecote survive of this manorial estate built in the early 1540's by Sir John Gostwick. Sir John Gostwick was Master of the Horse to Cardinal Wolsey and later in service of Henry VIII as Treasurer and Receiver-General of the First Fruits and Tenths at the Dissolution. The dovecote is built from coursed limestone and ashlar dressing, possibly reused from Newnham priory, located 3.5km west of the dovecote, which was dissolved during the reformation. The dovecote and stables are now owned by the National Trust.
- 4.17 The significance of this building is its historic and architectural interest and is considered to be one of the largest well preserved examples of a sixteenth century dovecote. Alongside this, the dovecote's association with the 16th century manorial site and the links to Newnham priory, add to its significance.
- 4.18 Willington Stables (**1004502**) (also a Grade I listed building **1114191**) are located c.850m west of the site. As with the dovecote, the stables date to the mid 1540s and form part of the manorial complex built by Sir John Gostwick. The significance of this building derives from its historic and architectural interest, along its group value with the dovecote.
- 4.19 With regard to the setting of these assets, they form part of a 16th century manorial complex and are located close to St Lawrence's Church and Manor Farmhouse, at the western end of the settlement within large paddock areas, with undeveloped land to the north, west and south. Historic maps show several buildings within the manorial site, adjacent to the dovecote and stables. This grouping, and the visual association with the church and manor house would have been the main experience of the assets.

- 4.20 As mentioned above only the dovecote, stables, church and manor house survive of the former complex, with the manor house now in private ownership. Despite the loss of more than half of the former buildings the surviving buildings still form a recognisable group. This is primarily due to their proximity to one another and the lack of modern development infill around them, allowing for appreciation of their relationship with one another and their individual significance, although the manor house is visually screened by surrounding vegetation and is located c.150m west of the group, separating it slightly. It is this relationship and the placement within the undeveloped paddocks of land on the edge of the settlement which is considered to form the key experience of the asset and has a positive effect on the appreciation of their significance.
- 4.21 These assets are grouped towards the western end of the village and their wider setting, and indeed the intervening area with the site, is defined by extensive later 20th century settlement. As such, the site does not form part of the setting of these assets, nor does it contribute to the appreciation of the significance of these buildings either individually or as a group. As such, development of the site in the manner proposed is not considered to be able to impact upon their significance.
- 4.22 This position was verified during the course of the field surveys of the site and study area.

Listed Buildings

- 4.23 There are no listed buildings within the site. Within the wider area there are 20 recorded listed buildings. These comprise a mix of domestic buildings, farmhouses, a vicarage and the parish Church of St Lawrence, and are located within the historic core of the settlement.
- 4.24 Having visited these buildings and considered their historic background, it has been determined that the majority of these buildings will not be adversely affected by development within the site. The listed buildings are all located within the settlement of Willington, with their settings largely comprising their placement along the main roads within the settlement, the private garden areas and their relationship with the surrounding buildings. In this case, the character of the settlement is largely derived from later 20th century dwellings. These assets do not possess any historical association with the land within the site. Furthermore, the site is not experienced from or in combination with any of these assets due to their form and their topographic and geographic locations such that the site does not form part of their setting.
- 4.25 As such it is considered that there is no potential for the majority of these listed buildings to experience any form of change to their settings as a result development within the site, nor will it physically impact the assets. Therefore there is no potential for adverse effects on their significance, or the ability to appreciate that significance.
- 4.26 Nonetheless, following desk-based work and the site visit, it is considered that the following assets could *potentially* be affected by development within the site, through change to their setting, due to their relative proximity to the site:

- The Timbers (**1114187**), Grade II, located c.70m south of the site; and
- Clumbercote (**1114195**), Grade II, located c.40m west of the site.

4.27 As such these will be assessed further in **Section 5**.

Non-designated Heritage Assets

4.28 Within the study area the Bedford HER returned 87 monument records, and none within the site. The records provided by Bedford Borough Council were refined in order to narrow the research focus to those of relevance to the present assessment, these are shown on **Plan EDP 2**. As such not all HER records are therefore referred to, discussed or illustrated within the body of this report.

Palaeolithic–Iron Age (c.500,000 BC–AD 43)

- 4.29 There are no prehistoric period heritage assets recorded on the HER within the application site, although a large number of records have been recorded within the wider 1km study area. The Great Ouse valley is considered to be a focus for activity largely during the Bronze and Iron Ages, and this is reflected in the high number of features of this date recorded in the area, these are largely made up of cropmarks visible on aerial imagery and archaeological excavation mainly in advance of gravel extraction.
- 4.30 The closest recorded feature of this nature is recorded c.40m north-east of the site (**MBD985**). This comprises a triple linear boundary, identified on aerial imagery and mapped as part of the Bedford Borough National Mapping Programme (NMP), running north to south between the river and the main road through Willington. The central line is a continuous ditch, the eastern part of which is a ditch to the north and a pit alignment to the south, and the western part is a pit alignment. The boundary appears to have been truncated to the north by a disused railway line which cuts it off from the river, and to the south by the road. This has been interpreted as being Iron Age in date, and a trench was cut across it during the construction of the Huntingdon to Willington pipeline.
- 4.31 The lengthy nature of the feature, being a long boundary crossing a wider landscape, more than likely forms part of larger scale boundary division rather than closely relating to settlement. Indeed, the HER notes that it is likely to be a symbolic boundary enclosing an area between two watercourses. Its course was identified on historic aerial photographs (see below) as running to the east of the site and it, or any potentially associated features, was not identified within it.
- 4.32 A ring ditch is also visible to the south east of the boundary feature (**MBB22161**), c.220m east of the site. The ring ditch measures approximately 18m in diameter and was observed on modern aerial imagery and is also of possible Iron Age date, although untested archaeologically.

- 4.33 Located c.100 to the east of the site (**MBB22158**) is a further series of possible Iron Age boundary ditches, also observed on aerial imagery. Adjacent to this feature, c.260m east of the site (**MBB22159**) is a possible Bronze Age round barrow.
- 4.34 Located 100m to the south of the site at its closest extent the HER records an extensive area of prehistoric to Roman activity (**MDB1861**). This area encompasses a general area of cropmarks identified on aerial imagery, and during some limited geophysical survey and excavations. These observations identified features dating from the Neolithic period through to the Roman including a possible Neolithic cursus, ring ditch enclosures, multiple pits and linear features, rectilinear and oval enclosures, and trackways. The focus of activity within this area is not defined, though the HER records areas of cropmarks as observed on aerial photographs and mapped by the Bedford Borough NMP project.
- 4.35 Area **MBD22155** comprises a possible settlement area containing hut circles, ditched enclosures, trackways and field boundaries of probably Iron Age to Roman date. Within area **MBB22144**, the NMP recorded cropmark features comprising enclosures, pits and trackways, interpreted as a possible settlement dating from the Iron Age to the Roman, with potential remains of a Roman villa.
- 4.36 Within area **MBB22153** an extensive complex of curvilinear and subcircular enclosures, trackways and field systems of probable Iron Age or Roman date have been recorded. Area **MBB22156** comprises further evidence of trackways, field boundaries and enclosures and area **MBB22145** contains cropmark evidence of linear boundaries and an enclosure.
- 4.37 Located c.995m north-west of the site a double ring ditch was observed by the NMP and excavated in 1984 in advance of gravel extraction (**MBD14455**). The feature was interpreted as late Neolithic to early Bronze Age in date. Located c.590m north of the site, two linear features observed as cropmarks were excavated in 2009 (**MBB21998**). The excavation identified the northernmost ditch along with Bronze Age pottery and Neolithic flint. The linear ditches were interpreted as being part of an early prehistoric field system. An excavation in 1957 c.650m north-west of the site (**MBD10807**) recorded evidence of an Iron Age occupation site.
- 4.38 Cremation burials and inhumations have also been recorded within the study area. Located c.450m north-west of the site, an area of cropmarks suggestive of ring ditches were excavated in advance of gravel extraction (**MBD1478**; see **Plan EDP 2** and **EBB671**; see **Plan EDP 3**). These works found evidence for a secondary cremation burial in one of the ring ditches and a crouched Neolithic burial enclosure containing a young female with a single red deer antler was excavated. A further partial skeleton was found, though this was not within its original context and has been disturbed by flooding. Other enclosures examined were interpreted as late Iron Age stock enclosures, one possibly with internal divisions or stalls.
- 4.39 Three further sites were investigated in the quarry area, including two Bronze Age ring ditches, a second Iron Age enclosure and two penannular ditches crossed by a post alignment, alongside the remains of an Iron Age complex comprising a double enclosure. Within this area a further crouched inhumation was recorded (**EBD250**; see **Plan EDP 3**).

- 4.40 To the south of this quarry area, located c.970m west of the site, within an extensive area of cropmarks a Bronze Age ring ditch was excavated in advance of gravel extraction in 1962 (**MBD1618**). Within the feature was the remains of a cremation urn, and two later possible Saxon inhumation burials.
- 4.41 Located c800m north-east of the site, a human skull was recovered from a gravel extraction pit (**MBD10700**) along with a Neolithic mace head, and Bronze Age beads. The human remains were dated to the late Bronze Age. Located c.630m north of the site the HER records the area encompassing the prehistoric scheduled monuments (**MBD594**), which are discussed above.
- 4.42 Within the wider area the Bedford Borough NMP project has recorded cropmark evidence of prehistoric activity across the study area including enclosures, trackways, ring ditches and field systems (**MBD770**, **MBD7204**, **MBD16674**, **MBD11392**, **MBB22160** and **MBB22157**). Further features observed on aerial images, though not through the NMP project are also recorded within the HER (**MBD7810** and **MBD13973**). Whilst the majority of these features have not been archaeologically tested, archaeological works focused on cropmark features identified on aerial imagery within the wider area have confirmed the presence of prehistoric to Roman activity.
- 4.43 Whilst the cropmarks identified by the Bedford Borough NMP project and excavated features from the wider area would suggest extensive exploitation of the landscape during this period, no evidence has been recorded from within the site and there is no evidence to suggest that associated activity from these areas extended within the site itself. Furthermore, historic aerial photograph evidence (see below) and the geophysical survey undertaken to inform this report within the site recorded no evidence of prehistoric features.
- 4.44 As such, based on the current evidence it is considered that the site has a low potential to contain significant archaeological remains from this period.

Roman–British (AD43–410)

- 4.45 There are no heritage assets dated to the Roman period recorded on the HER within the application site, although evidence for Roman activity has been recorded in the wider study area.
- 4.46 Features suggesting Roman settlement have been recorded within the wider area. Located c100m south of the site the HER records a large area containing evidence of Roman activity (**MDB1861**) and a possible villa, identified through cropmarks observed during the Bedford Borough NMP project, suggesting continued occupation of an Iron Age site.
- 4.47 A further possible Roman settlement complex is recorded c.630m south-east of the site (**MBD1860**). This comprises a complex of linear ditches, trackways, rectilinear enclosures, sub circular enclosures, maculae and pits of probable Iron Age or Roman date visible as cropmarks on historic aerial photographs and recorded by the NMP. A series of small adjoining rectilinear enclosures to the south appears to represent the focus of settlement

with a predominance of linear ditches and larger rectangular enclosures to the north-west and south-east, possibly representing the adjacent field system and trackways.

- 4.48 Excavations at Willington Quarry c.965m north-west of the site produced further evidence of Roman occupation of the area. The evidence suggested general occupation and farming in form of enclosures and ditches (**MBB22525**), along with a cremation burial (**MBD14456**) and pottery.
- 4.49 The site is located within a landscape utilised during the Roman period, likely in the form of small rural settlement sites and wider field systems. Features relating to Roman activity have been recorded c.100m south of the site, though there is no evidence that such activity extends into the site on aerial imagery or the geophysical survey of the site. There is a low possibility that unrecorded features associated with Roman activity and utilisation of the landscape may extend into the site. Though these would likely be of low archaeological significance and may have been truncated by modern uses of the site, which would further reduce their significance.

Early Medieval to Medieval (AD 410–1485)

- 4.50 No evidence of early medieval activity has been recorded by the HER within the site. Within the wider study area located c.970m west of the site, within an extensive area of cropmarks a Bronze Age ring ditch was excavated in advance of gravel extraction in 1962 (**MBD1618**). Within the feature was the remains of a cremation urn, and two later possible Saxon inhumation burials.
- 4.51 There are no medieval heritage assets identified on the HER or recorded by the geophysical survey within the site. Features recorded within the wider area are limited to the medieval settlement of Willington (**MBD17076**) and the agricultural use of the surrounding land. The settlement of Willington is recorded within the Domesday Book as having 13 villagers, 1 mill, 9 ploughlands and areas of woodland and meadow, this suggests that a small settlement was established here by the 11th century, although its exact location is unclear.
- 4.52 The site is located on the eastern edge of the proposed extents of the medieval settlement, though the area mapped by the HER appears to be based on the layout of the village in the late 18th century. It is possible that the medieval settlement was focused towards the western edge of the current village. Located c.950m west of the site, the HER records the site of the historic manor house (**MBD434**), now occupied by the Grade II listed Manor Farm (**1312403**) which dates to the 16th century. Located c.1.1km north-west of the site the HER records a moated site (**MBD768**), which is also visible on historic maps, though is no longer extant. This may have been associated with the former manor house.
- 4.53 A review of historic maps, aerial images and geophysical survey suggests little evidence that the site was anything other than agricultural land during this period.
- 4.54 Within the wider area the HER also records areas of ridge and furrow, which is presumed to be of medieval date (**MBD3365**, and **MBD3305**). The geophysical survey within the site recorded a series of roughly parallel responses within the eastern parcel of the site, which

were interpreted as ridge and furrow features. Whilst the exact date of the features is not clear it is possible that these features relate to the agricultural use of the site during the medieval period.

- 4.55 A further moated site, The Docks (**1012079**; see **Plan EDP 1** and **MBD769**; see **Plan EDP 3**) is located c.320m north of the site. This comprises the scheduled remains of a double island moated site and associated dock next to the River Great Ouse. It was originally one of three interconnected docks at the site. It survives as a rectangular waterfilled pond, measuring approx. 50m by 35m. Its north side is defined by the outer moated enclosure. Excavations within the enclosure uncovered the well-preserved remains of buildings dating to between the 11th and the 14th centuries AD. The dock was originally connected to the River Great Ouse by a channel which has since been backfilled. It is possible that this area around the 'dock' also formed a foci of settlement activity within the earlier medieval period, potentially separate from the moated site to the west and north-west of the village.
- 4.56 Within the site the geophysical survey recorded linear features, which may represent medieval ridge and furrow plough remains, though there are no further recorded features associated with the medieval period within the site on the HER or historic aerial photos.
- 4.57 The site is located on the edge of the projected medieval settlement, which appears to be based on the layout of the village in the late 18th century. It is more likely that settlement activity was located to the north and west of the settlement as evidenced by the recorded moated sites and associated structures. It is likely that the site formed part of the agricultural land surrounding the settlement. Any unrecorded features relating to this agricultural use, such as boundary features, below-ground remains of ridge and furrow or plough soils, may be present within the site, although there is no evidence to suggest archaeology of anything greater than low significance survives in the site.

Post-Medieval and Georgian (AD 1485–1837)

- 4.58 There are no previously identified heritage assets from this period recorded on the HER within the application site. The geophysical survey recorded a series of roughly parallel responses within the eastern parcel of the site, which were interpreted as ridge and furrow features. A small number of assets have been recorded within the wider area, including the majority of the listed buildings within the settlement, and largely relate to the post-medieval growth of the settlement.
- 4.59 The closest recorded feature on the HER is an area of an osier bed (**MBD18225**) located c.460m north-east of the site, which the HER has dated to the post-medieval period. No other features of this nature have been recorded in within the area.
- 4.60 Located c.810m to the west of the site are the scheduled monuments and listed buildings of the Dovecote (**1321578**) and the stables (**1114191**). These date to the 16th century and were part of a larger manorial estate which includes St Lawrence's Church and Manor Farmhouse, along with other buildings which are no longer extant (discussed in designated assets section above).

- 4.61 Within the site the geophysical survey identified ridge and furrow features in the eastern parcel. Historic mapping (see below) further suggests that the site formed part of the agricultural land surrounding the settlement. There is low potential for further unrecorded features relating to this use of the site, though there is no evidence to suggest that it was subject to any agricultural practice that would result in remains of any greater than low significance surviving in the site.

Victorian and Modern (AD 1837–present)

- 4.62 There are no previously identified heritage assets from this period recorded on the HER within the application site. Within the wider study area, the HER records relate to the growth of the settlement, the railway and quarrying within the wider landscape. The recorded modern buildings within the settlement comprise small agricultural buildings, the pub, a Methodist church, a memorial hall and domestic buildings. Located c.350m north of the site is the route of the Bedford – Sandy Railway (**MBD11833**).
- 4.63 Historic maps suggest that during the 19th century the site formed part of the agricultural land surrounding the village (see cartographic sources below). Following this, during the mid to late 20th century the site was in use as a plant nursery. During the site visit it was observed that built structures remained within the site associated this use, though they are largely now ruinous.
- 4.64 Those assets recorded in the wider area outside of the settlement comprise two wind pumps (**MBD1425**, and **MBD1754**), one of which is located c.90m south of the site and is still extant, though not operational. The HER also records several areas of gravel extraction within the wider area (**MBD3098**, **MBD794**, **MBD685**, **MBD488**, **MBB22162**, **MBB22136** and **MBB22003**), although the site itself and its immediate surrounds, have not been subject to quarrying.
- 4.65 Within the site there are partially extant remains of the buildings associated with the former nursery comprising foundations of the greenhouses, an outhouse and an extant boiler, and further remains were also partially recorded on the geophysical survey relating to the buildings and a former trackway. There is a high potential for further remains relating to the use of the site as nursery, and some potential for evidence of the former agricultural use of the site. It is considered that these features and any further associated features would be of low heritage significance.

Previous Archaeological Investigation

- 4.66 In September 2019 a geophysical survey of the site was undertaken to inform this report. The full results of this are discussed in **Geophysical Survey** below.
- 4.67 Within the study area the Bedford HER returned 32 event records. The records provided by Bedford Borough Council were refined in order to narrow the research focus to those of relevance to the present assessment, these are shown on **Plan EDP 3**. As such not all HER event records are therefore referred to, discussed or illustrated within the body of this.

- 4.68 Located c.70m east of the site archaeological investigations, including evaluations, excavations and a watching brief, took place during the construction of the Huntingdon to Willington gas pipeline (**EBB720**). These recorded evidence of prehistoric and Roman activity within the area including a triple linear ditch and ring ditch feature, as discussed above.
- 4.69 Located c.260m north of the site archaeological monitoring (**EBB836**) recorded an undated field boundary, along with numerous modern intrusions likely associated with the disposal of domestic refuse from the houses to the south of the development area. An archaeological watching brief (**EBB725**) located c.280m north-west of the site recorded an undated pit feature. This was interpreted as being prehistoric in date.
- 4.70 Rescue excavations at Danish Camp (**EBB833**) along with a small-scale excavation of the footings of a new visitor centre (**EBB834**), c.325m north of the site, recorded evidence of two early medieval buildings and sections of the moat earthworks. Postholes, possible beam slots and stone wall footings were also recorded, as mentioned above.
- 4.71 In a large area located c.390m north of the site a number of archaeological investigations including a desk based assessment, geophysical survey, and archaeological evaluations (**EBB680**, **EBD133**, **EBD147**, **EBB559**, **EBB779** and **EBD491**) identified evidence for prehistoric, Roman and post-medieval activity. This area includes the four scheduled monuments. Evidence of enclosures, pits, ditches and postholes, along with artefact scatters was recorded, suggestive of wider use of the area surrounding the scheduled monuments during the prehistoric period.
- 4.72 Located c.830m north-west of the site, during gravel extraction, a double ring ditch was recorded (**EBB614**), though no associated burial was found and the monument was heavily truncated. Also in this area an Iron Age enclosure and a small Roman enclosure and ditches were recorded during a rescue excavation undertaken by Bedfordshire County Council (**EBB615**).
- 4.73 Also within the quarrying area a crouched Neolithic burial enclosure containing a young female with a single red deer antler was excavated (**EBB671**). Further quarrying led to the salvage excavation of a truncated late Iron Age/Romano British enclosure. Three further sites were investigated in the quarry area including two Bronze Age ring ditches, a second Iron Age enclosure and two penannular ditches crossed by a post alignment, alongside the remains of an Iron Age complex comprising a double enclosure. A square barrow containing the remains of a crouched inhumation is also recorded in this area (**EBD250**).
- 4.74 Located c.800m south of the site, a geophysical survey undertaken during the construction of the Willington to Steppingly pipeline (**EBB568**) recorded evidence of a large Romano-British settlement complex. This is located within a larger prehistoric to Roman settlement area.
- 4.75 There have been a high number of archaeological investigations within the surrounding area, largely focused on the areas of quarrying and surrounding the scheduled monument to the north, with many comprising rescue excavations. No archaeological investigations

have been undertaken within the site aside from the geophysical survey undertaken as part of this assessment. The investigations show that the area was occupied from the prehistoric period onwards, with extensive evidence of said occupation and activity recorded.

Cartographic Sources

- 4.76 The 1779 Russel Estate map of the village of Willington (**Plan EDP 4**) shows the site as being formed of two or three larger parcels of land. Little detail is given on this map in terms of features within the site though it can be assumed that the land was in agricultural use during this period and appears to be associated with the buildings to the south. Within the wider area the map shows that the settlement within the village was spaced out with no clear centre. It appears to be a series of loosely grouped farm complexes with some smaller buildings along Station Road and Church Road.
- 4.77 The 1839 Willington tithe map (**Plan EDP 4**) again shows the site as forming part of four larger fields. The tithe apportionment lists the field parcels as being owned by the Duke of Bedford. Plot 99 is recorded as 'house, homestead and house close', associated with White Hart Farm (now known as the Grade II listed 'The Timbers') and as being in use as pasture. Plot 79 is recorded as 'Mill Piece' and as being in use as arable. It is likely that the site formed part of the agricultural land associated with White Hart Farm on the outskirts of the settlement. Within the wider area the map shows the settlement is still sparsely laid out with limited built form.
- 4.78 The 1901 Ordnance Survey map (not reproduced) shows some elements of further enclosure of the wider area, and the boundaries of the site have been formalised. Though no detail is given regarding the land use at this time it can be assumed that the area was still in agricultural use. Within the settlement there has been very limited development with the main addition being the school.
- 4.79 A sales brochure dating to 1903 (**Plan EDP 4**) lists the land holdings of the Willington and Cople Estate belonging to the Duke of Bedford, which were to be sold off in parcels. The sales brochure describes the estate holdings as "*highly attractive freehold, country residences, building sites, market garden land and small holdings*". The site is shown on the sales plan as partially comprising Lot 29/plot 89 and Lot 30/plot 89. Lot 29 comprises 'a brick and tiled house/hovel' along with a parcel of pasture land. Lot 30 comprises two thatched cottages along with a parcel of pasture. It can be seen on this plan that the land has been divided up and is no longer wholly associated with White Hart Farm, nor are the buildings recorded as farmhouses.
- 4.80 The 1926 Ordnance Survey map (not reproduced) shows the two plots illustrated on the 1903 map as one field, though some of the plot divisions within the wider area have been retained. In terms of growth of the settlement there has been some small-scale development, notably directly to the south of the site and along Church Road.

- 4.81 The 1973-74 Ordnance Survey map (**Plan EDP 4**) illustrates the later 20th century use of the site as a plant nursery. The site now comprises part of one large field surrounded on the north-west, west and south-west by modern development. Within the site the large building can be seen, along with some smaller associated structures and an access track from Barford Road.
- 4.82 The historic maps have demonstrated that the site was in agricultural use throughout the 18th to 19th centuries. During the mid 20th century the site was used for commercial nurseries. The later 20th century maps show a large building within the south-western part of the site, which likely comprised greenhouses and associated buildings.

Aerial Photographs

- 4.83 A total of 71 vertical and 199 oblique aerial photographs, covering the application site and a 1km study area, were identified within the collection maintained by the Historic England Archive in Swindon. These were viewed in July 2019.
- 4.84 The available images span the period from March 1947 to May 2010 and add detail to the land use and development sequence shown on those historic maps. These images were viewed in July 2019 and identified the cropmarks recorded by the NMP within the wider area (see reference section for list of images viewed).
- 4.85 The photographs demonstrate that the site was in use as a nursery from the mid 1940s onwards, with images showing the planting areas and agricultural buildings within the western area of the site.
- 4.86 To the east, the land within the site is shown as forming part of a larger agricultural area, possibly also associated with the nursery.
- 4.87 No cropmark or earthwork features, suggesting the presence of any form of archaeological activity, were identified on aerial photographs within the application site such as those observed within the wider area.

Site Walkover

- 4.88 The site was visited in July 2019 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains of significance. At the time of the visit the western part of the site comprised mown grass with clumps of mature trees, with the eastern part of the site comprising tall waist high grass.
- 4.89 The vegetation on the eastern part of the site obscured any potential earthworks or features. Within the western part of the site the mown grass allowed for good visibility of the natural topography and the identification of potential earthworks. It was observed that in the south-western area one of the boiler towers (**Image EDP 1**) and foundations of the

former greenhouses survived (**Image EDP 2**), along with a former outhouse and other building remains (**Image EDP 3**). These remains are relatively substantial and would have likely required some level of previous below ground works for foundations and utilities.

- 4.90 No evidence for further archaeological remains was noted within the site, and as detailed in **Section 5**, no potential adverse effects were identified in respect of designated heritage assets in the surrounding landscape.

Geophysical Survey

- 4.91 In September 2019 a geophysical survey was undertaken within the site, as part of this application (**Appendix 1**). The large majority of the site was surveyable with the exception of those areas which were densely treed, and where extant buildings and building foundations survived.
- 4.92 Within the western parcel of land an uncertain response, which formed a semi-circular shape, potentially indicated a feature of archaeological origin, however, the response was too weak to fully define and interpret what the feature was. A few weak pit-like anomalies were also detected, though these were not defined and formed no obvious pattern, so have also been classified as uncertain features.
- 4.93 A series of roughly parallel responses were detected in the eastern parcel, which reflect former ridge and furrow practices.
- 4.94 A magnetic disturbance in the western area correlated with the location of a former building recorded on Ordnance Survey (OS) mapping from 1974. Alongside this a band of magnetic disturbance in the eastern area marks the route of a trackway also located on the 1974 OS map.
- 4.95 Smaller scale ferrous anomalies were present across the site. These were characteristic of small pieces of ferrous debris (such as brick or tile) interpreted to be of modern origin.
- 4.96 Overall the survey recorded *no anomalies of archaeological interest*. Based on this it is considered that there is low potential for significant archaeology to survive within the site.

Section 5 Assessment

- 5.1 This section sets out any potential direct or indirect impacts on designated heritage assets arising from the development of the site, along with assessing the archaeological potential of the site based on the evidence presented in **Section 4**.
- 5.2 The proposed development is for 33 dwellings with associated landscaping and access.

Designated Heritage Assets

- 5.3 This section assesses the likely impact of the implementation of the proposed development upon the significance of those heritage assets whose settings it is determined are capable of being affected, specifically addressing Steps 3 and 4 of the five-step approach to setting assessment described in the guidance (HE 2017). The locations of all designated heritage assets identified in this section are detailed on **Plan EDP 1**.
- 5.4 There will be no direct effects on any designated heritage assets as a result of the proposed development proceeding. However, **Section 4** has identified those heritage assets which could *potentially* receive an effect in terms development within their setting. These comprise:
- The Timbers (**1114187**), Grade II, located c.70m south of the site; and
 - Clumbercote (**1114195**), Grade II, located c.40m west of the site

The Timbers

- 5.5 The Timbers (**1114187**) is located c.70m south-west of the site. The Historic England listing records the asset as:

“House. C17. Timber framed construction with red brick infill. Old clay tile roof. 3-room plan, 2 storeys, with 2-storeyed porch (rebuilt, or a C20 addition) to front elevation. Front: 3 hipped dormers with windows above and below wall plate. Windows in similar positions to ground floor. All windows are C20 casements with diamond leading. Porch wing, in line with red brick double ridge stack, has door to E side, and brick inscribed “T.C. 1692” set into front. E elevation: gable rebuilt, with pebbledash render and mock timber framing. Lean-to C20 extension to RH. Rear elevation: C20 projecting 2 storeyed double-gabled block, with mock timber framing and colourwashed plaster infill.”

- 5.6 The house is currently in use as a dwelling with an associated garage. Historic maps suggest the house was formally known as White Hart farm, though it likely was no longer in use as a farmhouse by the 20th century. The 1903 sales brochure records the building as a ‘brick and tiled hovel’ with associated garden and pasture. Given the building’s current

appearance and usage this suggests that the building has been subject to some level of re-building or alteration to make it habitable. The significance of this asset is primarily its historic and architectural interest, derived from the historic form and fabric of the building.

- 5.7 The tithe map (**Plan EDP 4**) shows that the site formally formed part of the land associated with The Timbers when it was White Hart Farm. By the mid-20th century, however, the site was no longer associated with The Timbers. Modern development to the north and east of the building has further disassociated it with the land within the site. It was observed during the site visit that there is no intervisibility between the site and the asset (**Image EDP 4**).
- 5.8 In terms of the current setting of the asset, the building is located within a private garden area, which is bounded by mature trees to the west, north and east, and a low fence to the south. The house is slightly set back from the road within this garden area. The house is placed on the junction of five roads going to and from Willington. The roads are relatively busy, with Barford Road and Sandy Road being the main roads through the village,
- 5.9 The main façade faces south towards the road, and it is from the road that one can experience the built form of the asset, particularly the black timber frames. The placement alongside these roads, and the private garden area forms an element which makes a positive contribution to the significance of the building, being the main experience of the asset.
- 5.10 Although there is a historic link between land within the site and the listed building there is no longer any tangible manifestation of this. As such, it is considered given the lack of experience due to modern development and mature vegetation screening, along with the change in use of the land, that the site no longer forms any part of the setting of The Timbers and development of the nature proposed would cause no harm to its significance.

Clumbercote

- 5.11 Clumbercote (**1114195**) is located c.40m west of the site. The Historic England list entry for the asset records the asset as:

“House. C17. Colourwashed roughcast render over timber framed construction. Thatched roof, hipped to S. 3-room plan, one storey and attics. 2 3-light and one 2-light casements to ground floor, 2 dormer windows with 3-light casements. All windows C20. C20 gabled thatched porch between 2 RH bays. Rebuilt red brick stack to S end. Slightly later single-storeyed extension to N gable end with hipped thatched roof”

- 5.12 The 1779 Map (**Plan EDP 4**) shows the building as two semi-detached dwellings, though on the 1839 tithe map (**Plan EDP 4**) it is shown as one building, though the apportionment records it as two cottages with associated garden. It is again shown as two dwellings on the early 20th century maps and the 1903 sales brochure records the building and two separate plots, as two stud and thatched cottages with gardens. The significance of this asset is primarily the historic and architectural interest of the building, derived from the historic form and fabric of the building.

- 5.13 With regard to the current setting of the asset, it sits within its own garden areas which lie to the east and west of the property and the road side placement. The main façade of the cottage faces west towards Station Road, which is the main experience of the asset (**Image EDP 5**). The asset is experienced entirely within the context of surrounding 20th century residential developments, which now spread along Station Road both to the north and south of the building, and line the opposite side of the road.
- 5.14 During the site visit it was observed that there are glimpsed views from within the site, mainly of parts the roof, of the asset. (**Image EDP 6**). However, this is within the context of the surrounding modern development, with partial screening from vegetation and does not form the key appreciation of the building's significance. The site is not perceptible in views of the asset from the west, which are limited to the trees within and bounding the site, and the area itself is not discernible (**Image EDP 7**). Furthermore, it is not considered that any of the views of the asset from the site or the site from the asset convey any heritage interest or contribute to its significance.
- 5.15 Whilst the site is considered to form part of the setting of Clumbercote, in terms of the limited experience of the asset and site, based on the current evidence there is no reason to suggest that the site makes any contribution to its significance. The proposals have the potential to change the views from within the site towards the asset, and there is potential for the introduction of glimpsed built form into the backdrop of the asset when viewed from the road. However, such change is not considered to constitute harm to the asset or the appreciation of the significance of the asset.
- 5.16 Retention and strengthening of the vegetation boundaries along the western side of the site would help to minimise changes arising from the proposed development.

Non-designated Heritage Assets

- 5.17 Within the site the geophysical survey recorded evidence of ridge and furrow within the eastern part of the site. The survey also recorded a couple of uncertain anomalies, comprising a semi-circular feature and isolated pit features. The survey report concluded that no features of archaeological interest were recorded within the area, with those features recorded either uncertain in origin or of low archaeological significance.
- 5.18 From the mid 20th century to the early 21st the site was used as a plant nursery. During the site visit it was observed that built structures remained within the site associated with the former nursery, though they are largely now ruinous. The geophysical survey of the site recorded further evidence of these buildings along with part of a former trackway recorded on historic maps.
- 5.19 Despite the relatively rich archaeological resource dating to the prehistoric and Roman period within the wider area, there is no evidence to suggest that features relating to this extend into the site, or that any features of high archaeological significance would be present. Any features predating the modern period which do survive within the site would

likely have been truncated by the modern agricultural use of the site, which would further reduce their significance.

- 5.20 There is a high potential for further remains relating to the use of the site as nursery, and some potential for evidence of the former agricultural use of the site. It is considered that these features and any further associated features would be of low heritage significance.

Section 6 Conclusions

- 6.1 This Archaeological and Heritage Assessment concludes that the application site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical preservation *in situ* and preclude development within the site.
- 6.2 Potential impacts upon the settings of the designated heritage assets in the wider study area have been considered. Although there is a historic link between land within the site and The Timbers to the south, it is considered that given the degree of separation due to modern development and mature vegetation screening, along with the change in use of the land, that the site no longer forms any part of the setting of these assets.
- 6.3 In relation to the Grade II listed Clumbercote to the west, it was observed that the asset was partially visible from within the site, with the site discernible by its tree lined boundary from the asset. As such the site currently forms a part of the setting. However, based on the current evidence, it is considered that such limited experience does not contribute to the significance of the asset. Introduction of built form within the site would result in a change to wider setting, however this is not considered to constitute harm. Retention and strengthening of the existing vegetation within the site will help to minimise this change.
- 6.4 With regard to those listed buildings within the wider area, it has been determined that these buildings do not possess any historical association with the land within the site and, furthermore, the site is not experienced from or in combination with any of these assets due to their form and their topographic and geographic locations such that the site does not form part of their setting
- 6.5 As such, this assessment concludes that the implementation of the proposed development will not result in an adverse impact on, harm to, or loss of significance from any of the identified designated heritage assets, either in terms of an effect on their physical fabric or through changes to their wider setting.
- 6.6 With regard to non-designated heritage assets, the site is located within the Great Ouse valley which has a high number of recorded archaeological sites dating from the prehistoric period onwards. Despite this, no evidence of prehistoric or Roman activity was recorded within the site. The geophysical survey within the site recorded a potential semi-circle feature within the western parcel of the site, though the date and origin of this is uncertain.
- 6.7 The site is located on the edge of the projected medieval settlement of Willington, though there is no suggestion that the site was anything other than agricultural land during this period. The geophysical survey recorded evidence of ridge and furrow within the site suggestive of post-medieval or later agricultural practices.
- 6.8 A review of the HER data, aerial images and historic maps show that during the 20th century the site was in use as a plant nursery. Within the site there are partially extant remains of

the buildings associated with the former nursery, and further remains were also partially recorded on the geophysical survey. Any such features which do survive would likely be of low archaeological significance.

- 6.9 It is considered that there is a low potential for further unrecorded features relating to the prehistoric to Roman period within the site.
- 6.10 However, there is a high potential for further remains relating to the use of the site as nursery, and some potential for evidence of the former agricultural use of the site. It is considered that these features and any further associated features would be of low heritage significance.
- 6.11 As such, there is no reason to believe or expect that the site will contain archaeology of such significance that it would require preservation *in situ* and preclude development of the site. Any below-ground deposits that are present are likely to be poorly preserved due to modern uses of the site, thereby reducing their significance.
- 6.12 It is considered that the current level of assessment, including the findings of the geophysical survey, is adequate to inform a planning application for development within the site, and that the proposed development accords with current legislation, the planning policies contained within the NPPF and the policies of the Local Plan.

Section 7

References

Chartered Institute for Archaeologists (CIfA) 2017 *Standard and Guidance for Historic Environment Desk-based Assessment* (Reading)

Department for Communities and Local Government (DCLG) 2019 *The National Planning Policy Framework* London

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

Historic England (HE), 2016, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1*, London

Ahern, K., et al, *Bedford Borough Landscape Character Assessment*, 2014, LUC

List of Consulted Maps

1779 – Russel Estate Map Showing the Village

1839 – Willington Tithe Map

1901 – Ordnance Survey Map

1903 – The Willington and Cople Estate near Sandy Bedfordshire

1973-4 Ordnance Survey Map

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Images EDP 1–7



Image EDP 1: View of a surviving boiler tower within the site. This is associated with the 20th century nursery on site.



Image EDP 2: View of the remains of the 20th century nursery buildings within the south-western part of the site.



Image EDP 3: View of extant outhouse and partially extant structure within the south-western part of the site.



Image EDP 4: View from within the site, facing south towards The Timbers, illustrating the lack of intervisibility between the listed building and site.



Image EDP 5: View of the Grade II listed Clumbercote house, facing east, illustrating the road side placement and front garden area.



Image EDP 6: View from within the site, along the western boundary facing west, towards the Grade II listed Clumbercote house, illustrating the intervisibility between the site and the asset.

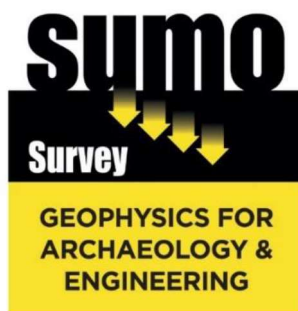


Image EDP 7: View from Station Road, facing east towards the Grade II listed Clumbercote house and the site, illustrating the lack of visibility of the site area from the asset and the placement of the outbuilding within the garden area of Clumbercote.

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Appendix EDP 1
SUMO – Geophysical Survey Report 15832, September 2019

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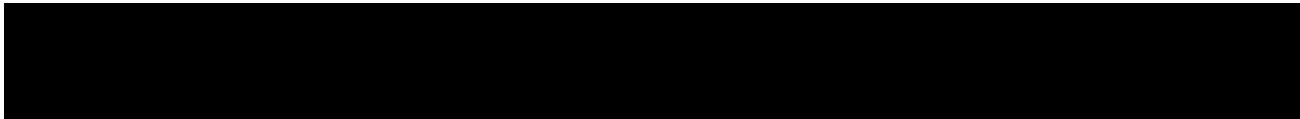
GEOPHYSICAL SURVEY REPORT

Land North of Barford Road, Willington, Bedfordshire

Client

The Environmental Dimension Partnership

For



Survey Report

15832

Date

September 2019



Survey Report 15832: Land North of Barford Road, Willington, Bedfordshire

Survey dates 3 September 2019

Field co-ordinator

Field Team



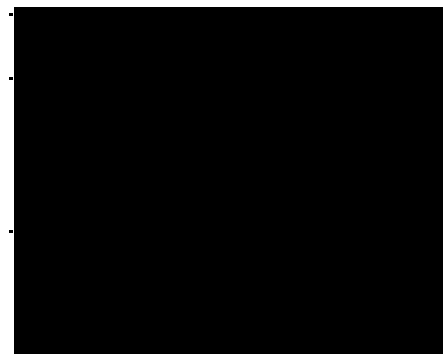
Report Date 17 September 2019

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Appendix A Technical Information: Magnetometer Survey Methods, Processing and Presentation

Appendix B Technical Information: Magnetic Theory

1. LIST OF FIGURES

Figure 01	NTS	Site Location
Figure 02	1:1000	Magnetometer Survey Greyscale Plots
Figure 03	1:1000	Magnetometer Survey Interpretation
Figure 04	1:1000	Magnetometer Survey [Minimally Processed] Greyscale Plots

2. SURVEY TECHNIQUE

Detailed magnetic survey (magnetometry) was chosen as the most efficient and effective method of locating the type of archaeological anomalies which might be expected at this site.

Bartington Grad 601-2 Traverse Interval 1.0m Sample Interval 0.25m

3 SUMMARY OF RESULTS

- 3.1 A magnetometer survey of 2ha at Willington, Bedford revealed no anomalies of archaeological interest. A couple of uncertain responses have been detected along with anomalies reflecting former ridge and furrow cultivation. Magnetic disturbance within the dataset correlates with the locations of a former building and trackway.

4 INTRODUCTION

- 4.1 **SUMO Geophysics Ltd** were commissioned to undertake a geophysical survey of an area outlined for development. This survey forms part of an archaeological investigation being undertaken by **The Environment Dimension Partnership** on behalf of [REDACTED]

4.2 Site details

NGR / Postcode	TL 11582 49874 / MK44 3QT
Location	The survey area is located 5km east of Bedford in Willington. The site is bound to the west by houses off Station Road, to the south by Barford Road and houses off Barford road.
HER	Bedford Borough Council
District	Bedford
Parish	Willington Civil Parish
Topography	Flat
Current Land Use	Arable in Area 1 and short grass in Area 2.
Geology (BGS 2019)	Bedrock: Peterborough Member - mudstone Superficial: River Terrace Deposits, 1 to 2 - sand and gravel
Soils (CU 2019)	Soilscape 6: freely draining slightly acid loamy soils.
Archaeology (EDP 2019)	<p>The closest recorded prehistoric feature is located c.40m east of the site (MBD985) which comprises of a triple linear boundary running north to south between the river and the main road through Willington. This has been interpreted as being Iron Age in date, though this has not been archaeologically tested. A ring ditch is also visible to the south east of the boundary feature (MBB22161), c.220m east of the site. Located c.100m to the east of the site (MBB22158) is a further series of possible Iron Age boundary ditches. Adjacent to this feature, c.260m east of the site (MBB22159) is a further possible round barrow.</p> <p>Located c.100m south of the site is an area of extensive cropmarks, located along an eastward flowing stream course (MDB1861, 22155, 22144, 22153, 22156, 22145). Features within this area suggest extensive occupation from the prehistoric/Romano-British period. Located c.100m south of the site (MDB1861) the HER records evidence of a Roman village and associated villa suggesting continued occupation of an Iron Age site. A further Roman settlement complex is recorded c.630m south east of the site (MBD1860). A complex of linear ditches, trackways, rectilinear enclosures, sub circular enclosures, maculae and pits of probable Iron Age or Roman date are visible as cropmarks. A medieval moated site is located c.300m north of the site and is located on the edge of the projected medieval settlement, which appears to be based on the layout of the village in the late 18th century.</p>
Survey Methods	Magnetometer survey (fluxgate gradiometer)
Study Area	2ha

4.3 **Aims and Objectives**

To locate and characterise any anomalies of possible archaeological interest within the study area.

5 **RESULTS**

The survey has been divided into two survey areas (Areas 1-2). Areas of dense trees in Area 2 rendered some of the area unsurveyable.

5.1 **Probable / Possible Archaeology**

5.1.1 No magnetic responses have been recorded that could be interpreted as being of archaeological interest.

5.2 **Uncertain**

5.2.1 An Uncertain response in Area 2 appears to form a semi-circular shape which could indicate an archaeological origin; however, the response is too weak to fully define and interpret with any degree of confidence. A few weak pit-like anomalies have been detected which are ill-defined and form no obvious pattern; therefore, they have been classified as *Uncertain*.

5.3 **Agricultural – Ploughing**

5.3.1 A series of roughly parallel responses have been detected in Area 1 which reflect former ridge and furrow agricultural schemes.

5.4 **Ferrous / Magnetic Disturbance**

5.4.1 Magnetic disturbance in Area 2 correlates with the location of a former building seen on old OS mapping from 1974. A band of magnetic disturbance in Area 1 marks the route of a former trackway also located on former OS mapping.

5.4.2 Ferrous responses close to boundaries are due to adjacent fences and gates. Smaller scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin. Only the most prominent of these are highlighted on the interpretation diagram.

6 **DATA APPRAISAL & CONFIDENCE ASSESSMENT**

6.1 Historic England guidelines (EH 2008) Table 4 states that the typical magnetic response on the local soils / geology is variable to poor. The results from this survey indicate the presence of pit-like responses and ridge and furrow ploughing; as a consequence, there is no *a priori* reason why archaeological features would not have been detected, if present.

7 **CONCLUSION**

7.1 No magnetic responses have been recorded that could be interpreted as being of archaeological interest. A few weak pit-like responses and a trend have been detected and have been classified as uncertain. Anomalies reflecting former ridge and furrow ploughing has been detected along with areas of magnetic disturbance which correlate to the locations of a former building and trackway seen on old OS mapping.

8 REFERENCES

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Site Location



Magnetometer Survey



Title:

Site Location

Client:

Environmental Dimension Partnership

Project:

15832 Land North of Barford Road, Willington, Bedfordshire

Fig No:

01

not to scale

