
Land at Pear Tree Farm, Elstow, Bedfordshire

Heritage Impact Assessment



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

Assumptions and Limitations

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

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021) National Planning Practice Guidance (NPPG; (Ministry of Housing, Communities & Local Government, 2019) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

Executive summary

Project background

Savills Heritage and Townscape was appointed by Southill Estates to prepare a Heritage Impact Assessment to provide relevant and proportionate information with regard to the built heritage and archaeological remains that may be impacted by commercial development on land at Pear Tree Farm, Elstow, Bedfordshire.

This report has been produced within the context and requirements of relevant legislation, national and local planning policy and guidance, including the National Planning Policy Framework (NPPF), Historic England guidance on significance and setting, and guidance set out by the Chartered Institute for Archaeologists (CIFA).

Below ground heritage considerations

The results of research from data held at the Bedfordshire Historic Environment Record (HER), as well as cartographic and archive sources, suggests that there is a **moderate to high** potential for encountering archaeological remains of prehistoric and Romano-British activity. There is also a **high** potential for encountering archaeological remains of medieval and post-medieval date related to agricultural practices, but a **negligible** potential for activity related to settlement. There is a **negligible** potential for encountering remains of Anglo-Saxon date.

Previously unrecorded archaeological remains, if present, within the areas of the proposed development, are likely to be of no more than moderate to low local significance. However, the implementation of archaeological mitigation measures may be required to ensure that any hitherto-unknown archaeological remains are preserved and recorded appropriately in accordance with the NPPF.

Any archaeological fieldwork mitigation considered necessary could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent. Agreed archaeological mitigation works could then be undertaken prior to and/or during the construction phase.

The exact scope and extent of any mitigation will be agreed in discussions with the LPA archaeological advisor as necessary. Any mitigation fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

Built heritage considerations

There are no nationally designated built heritage assets within the area of proposed development and there will therefore be no physical impact on any designated heritage assets as a result.

Following the initial assessment one Scheduled Monument, one Conservation Area and four Listed Buildings were identified beyond the proposed development boundary. They were assessed in more detail due to the potential impact of the proposed development on their settings. The assessment concluded that the proposed development would have a **no adverse** impact on the wider rural setting of the Scheduled Monument, Conservation Area and Listed Buildings and that development within the Site would cause **no harm** to the significance of these heritage assets (in regards to the NPPF).

1.0 Introduction

1.1 Project background

- 1.1.1 Savills Heritage and Townscape was appointed by Southill Estates (hereafter ‘the client’ or ‘the applicant’) to prepare a Heritage Impact Assessment (HIA) to provide relevant and proportionate information with regard to the built heritage and archaeological remains that may be impacted by commercial development on land at Pear Tree Farm, Elstow, Bedfordshire, centred on NGR 504918 246403 (hereafter ‘the Site’) is shown outlined in red at **Figure 1**.



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

- 1.1.2 The Site is located on the southern edge of Bedford and to the south-west of the historic village of Elstow. It is situated to the south of the A421 Bedford bypass, to the north and west of Wilstead Road, and to the east of the A6. The site covers an area of approximately 20ha and is currently in agricultural use.

1.2 Proposed development

1.2.1 The proposals are at an early stage at present and this assessment has been based on the plan shown at **Figure 2** which comprises the construction of a commercial building of between 12 and 18 metres to ridge.

1.3 Scope

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

1.4 Aims and objectives

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

- Identify the presence of any known or potential heritage assets that may be affected by the proposals;
- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;
- Determine the contribution that setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- Assess the likely impacts upon the significance of the assets arising from the proposals,
- Assess the impact of the proposed development on how designated heritage assets are understood and experienced through changes to their setting; and
- Provide recommendations for further mitigation where required, aimed at reducing or removing completely any adverse effects.

1.4.2 Professional expert opinion has been used to assess heritage significance, based on historic,

archaeological, architectural or artistic interest, taking into account past ground disturbance which may have compromised survival.

- 1.4.3 In line with the National Planning Policy Framework (NPPF) the level of detail in this report is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

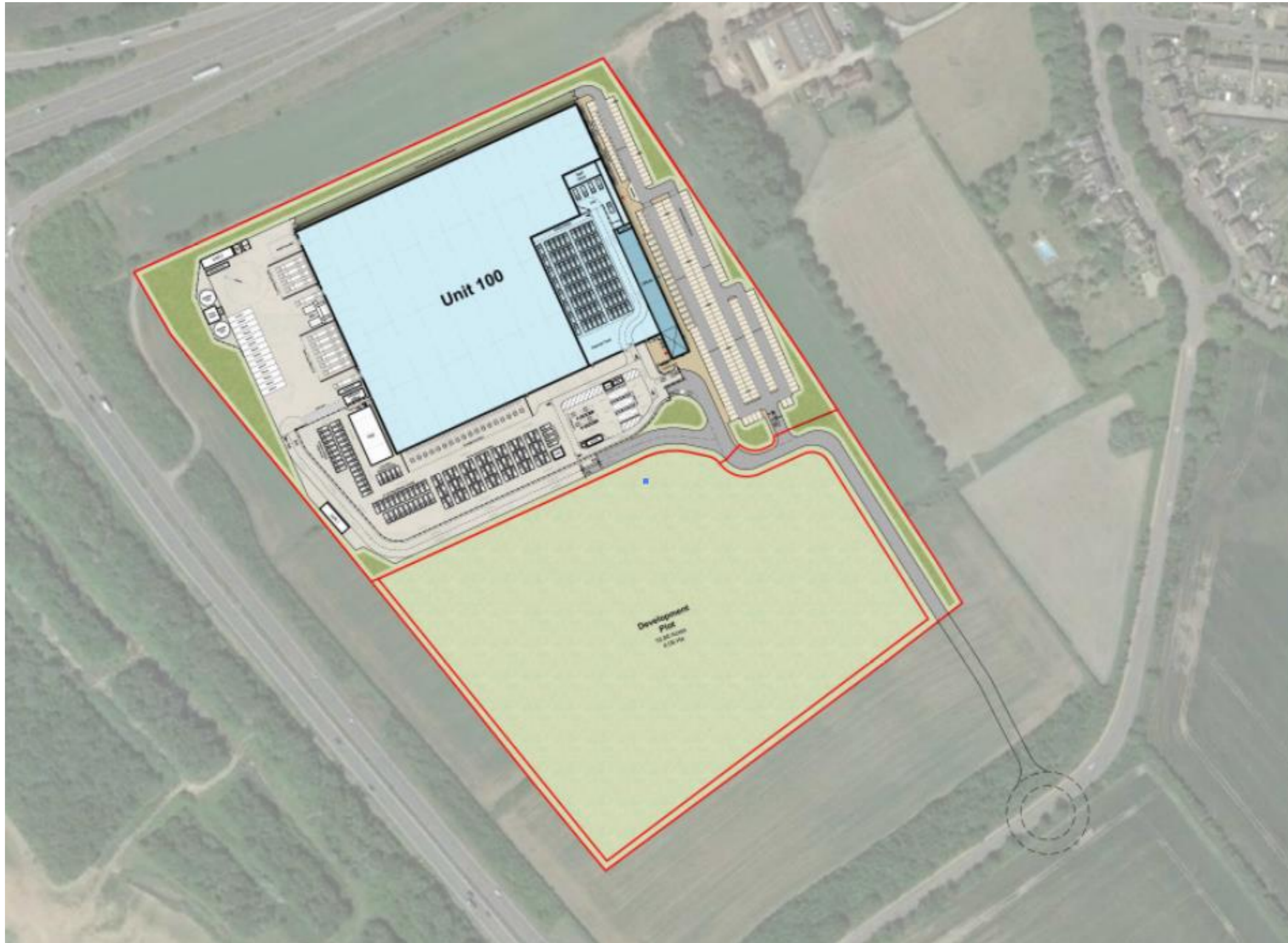


Figure 2 Indicative proposed development plan

2.0 Methodology and sources

2.1 Heritage Statement

2.1.1 The assessment has been carried out in accordance with the requirements of the NPPF (MHCLG 2021) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2020) and Historic England (HE 2016, HE 2017, HE 2019).

2.1.2 In order to determine the full historic environment potential of the proposed development, a broad range of standard documentary and cartographic sources, including results from any previous archaeological investigations within and/or adjacent to the proposed development areas, and a 1km wider study area were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the proposed development (**Figure 11**). In addition, designated heritage assets (such as scheduled monuments, listed buildings, and Conservation Areas) were also assessed for potential indirect impacts to their settings and significance (**Figure 12**).

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

Table 1: Sources Consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Bedfordshire Historic Environment Record	Historic Environment Record	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via Heritage Gateway website. This was consulted for the Site and its immediate vicinity only.
Local Planning Authority	Conservation area appraisals	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Source	Data	Comment
Local Planning Authority	Locally listed buildings	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Internet	Historic maps (eg tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment.

2.2 Site visit

2.2.1 To inform this report a site visit was carried out on 6th October 2021 (**Appendix 6**). A walkover of the proposed development area and immediate environs was completed, to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures, buildings and/or earthworks) and assess factors which may have affected the survival or condition of any known or potential assets.

2.2.2 The site visit also extended into an outer study area beyond the proposed development area for the purposes of understanding the inter-visibility and experience shared between the proposed development area and designated heritage assets. This allowed relevant designated heritage assets to be identified and scoped in for further assessment where likely to be impacted by the proposed development as per Historic England guidance, and for the settings assessment itself.

2.3 Assessing heritage significance

2.3.1 The NPPF defines significance (Annex 2 Glossary) as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.' The determination of the significance is based on statutory designation and/or professional judgement against these values. They are identified in Historic England Conservation Principles (Advice Note 12 Statements of Significance):

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

Archaeological interest: *the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.*

Architectural and artistic interest: *derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.*

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

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

2.4 Assessing harm

2.4.1 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'. The following levels of harm may be identified during this assessment:

Substantial harm: *The Planning Practice Guide discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed'.*

Less than substantial harm; and

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

2.5 Assessing the contribution of setting

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

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

2.5.3 Guidance produced by Historic England (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a) and has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:

Step 1: asset identification. *The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.*

Step 2: assess the contribution of setting. *This stage assesses how setting contributes to the overall significance of a designated asset.*

Step 3: assess change. *This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).*

Step 4: mitigation. *This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).*

Step 5: reporting. *Making and documenting decisions and outcomes. This reports the assessment of effects.*

2.5.4 In accordance with Historic England guidance (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which setting may have already been compromised.

2.6 Archaeological remains

2.6.1 The National Planning Policy Framework guidance identifies two categories of non-designated heritage assets of archaeological interest:

- **(1)** Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 68). They are of 3 types:
 - those that have yet to be formally assessed for designation.
 - those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.
 - those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

2.6.2 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments.

- **(2)** Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

2.6.3 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

2.6.4 The NPPF also notes that “*decision-making regarding such assets requires a proportionate response by local planning authorities*” and “*it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.*”

3.0 Historic environment baseline

3.1 Introduction

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

3.2 Topography, geology, and soils

3.2.1 The level site stands at an elevation of approximately 30mOD. The underlying geology at the northern end of the site consists of the Peterborough Member – Mudstone, with superficial deposits of Stoke Goldington Member - Sand and Gravel. At the southern end of the Site the underlying geology consists of Stoke Goldington Member - Sand and Gravel, with no superficial deposits recorded (BGS). The predominant soil type within the vicinity of the Site is recorded as lime-rich loamy and clayey soils with impeded drainage (magic.defra).

3.3 Overview of past archaeological investigations

3.3.1 Two archaeological investigations have been undertaken with the northern and eastern parts of the Site, and a further five immediately adjacent to the Site. These investigations are summarised below and shown at **Figure 11**.

3.3.2 Event EBD537: **The Bedford Southern Bypass; Archaeological Evaluation**: A widespread complex of droveways and field boundaries as well as a single ring ditch have been located across the landscape. A flexed inhumation with grave goods comprising five flint artefacts, probably Neolithic in date, was found associated with a pit containing a quantity of flint debitage.

3.3.3 Event EBD83: **The Wixams, Elstow; Archaeological field evaluation areas 1 & 2**: A detailed gradiometry survey was conducted over approximately 53 hectares of arable land. The survey at Wixams has identified an area of settlement, likely to be Iron Age or Roman in origin, along with a possibly related road or drove way. A small number of possible archaeological anomalies have been identified across the site, however these could equally be agricultural or natural in origin. The majority of the rest of the site is covered by anomalies relating to modern agricultural activity including former field boundaries, ploughing, land drains and the remains of Elstow Hardwick Farm buildings. The

remaining anomalies are natural or modern in origin, relating to underground services, made ground, ferrous objects and fencing.

3.3.4 Event EBB1236: **A428 SOUTHERN BYPASS; Archaeological Work:** An archaeological desk-based assessment was undertaken in October 1992 in order to assess the impact upon archaeology of the proposed route of the A428 Great Barford Bypass (BCAS: Archaeological Assessment). The DBA was followed by a trial trench evaluation carried out by Northamptonshire Archaeology along the proposed route (Northamptonshire Archaeology: A421 Great Barford Bypass, Bedfordshire: Trial Trench Evaluation). The route extended from the Black Cat Roundabout on the A1, running north and west of Great Bardford, linking up at its western end to the A421 Bedford Southern Bypass near Water End. The evaluation, combined with the results of the DBA, fieldwalking and geophysical surveys, identified 12 key areas of archaeological interest along the proposed route of the bypass. The sites represented were farming settlements and associated activity, and range in date from the early/ middle Iron Age to the medieval period. The stretches of road corridor between these areas contained a dispersed pattern of archaeological remains dating from the Bronze Age/ early Iron to the post-medieval period. The majority of these features were agricultural field boundaries, drainage ditches and plough furrows. During 2004-5 Oxford Archaeology carried out a series of archaeological excavations along the proposed route of the Great Barford Bypass (A421).

3.3.5 Event EBB660: **BEDFORD SOUTHERN BYPASS: Post Excavation:** Fieldwork has demonstrated settlement in the study area from the early prehistoric through to the present day, with evidence for almost continuous occupation. In addition, valuable data has been recovered on the development of the natural topography and the floral and faunal environment, and how these influenced, and in turn were affected by, human settlement. Flint scatters were recorded throughout the entire route of the Bypass and testify to activity from the Mesolithic and early Neolithic. Direct evidence for settlement during the later Neolithic/early Bronze Age was recovered at Pear Tree Farm, Manor Farm, Bumpy Lane and Eastcotts. The excavations at Octagon Farm of parts of the Cardington Cursus complex formed the focus for investigations into the contemporary ritual and ceremonial landscape, with seventeen of the individual monuments sampled and further examples excavated at Village Farm and Eastcotts. Limited evidence for Bronze Age settlement and enclosure was recorded at Bumpy Lane and Bunyan's Farm with further analysis holding out the prospect of identifying similar activity at Eastcotts and Octagon Farm. An intensification of settlement and activity is visible from the early Iron

Age with early to middle Iron Age material recovered from all the Bypass sites. The evidence from structural observations, artefacts and ecofacts combines to suggest a densely occupied landscape. A similar picture emerges for the Romano-British period, although as yet the nature of the late Iron Age/Romano-British transition is poorly understood. Roman period evidence constituted the largest single body of data with two major occupation sites excavated at Pea Tree Farm and Eastcotts. Both represent types of non-villa rural settlement common within the study area but little investigated. Evidence for Romano-British settlement was also recovered from Bumpy Lane and Harrowden. At Pear Tree Farm developments late in the Roman period hint at sub-Roman activity, and early Saxon material has been found here, and in more substantive form at Village Farm. Village Farm appears to demonstrate continuous activity from the early to late Saxon period, in contrast to the single period middle Saxon site at Manor Farm. Both sites demonstrate the shifting and episodic nature of Saxon settlement, and this pattern of complexity can be seen to continue into the later medieval period, again at Village farm, but also at Harrowden where the surviving earthworks mask a complex history of development.

- 3.3.6 Event EBD526 Event EBD233: **Elstow New Settlement; Elstow Storage Depot & The Wixams, Elstow, Areas 2, 5, 6, 8 and 9 Archaeological Investigation:** Prior to fieldwork taking place a desk-based assessment, non-intrusive and intrusive evaluation had revealed that: Area 2 contained archaeological features dated to the Roman period; Areas 5, 6 and 9 were covered by extant ridge and furrow earthworks and Area 8 was situated close to known remains of the late Iron Age and Roman periods. Remains observed during the course of the watching brief comprised: evidence of occupation dating to the Roman period (Area 2), remains of ridge and furrow earthworks in Areas 5, 6 and 9 and two undated pits in Area 5. The occupation evidence in Area 2 consisted of boundary ditches, small gullies and pits. The ditches had been significantly damaged by later medieval/post-medieval furrows. The surviving segments of ditch were aligned NW-SE and NE-SW, suggesting that they were the remains of enclosures for settlement or agriculture. The features contained a small, abraded assemblage of pottery dating from the 2nd to 4th century AD and small quantities of other occupation debris. This combined evidence suggests the presence of the heavily truncated remains of part of the periphery of an enclosed farmstead. Ridge and furrow earthworks, extant in Areas 5, 6 and 9 and ploughed out in Area 2, demonstrate that these areas formed part of the open fields of the township of Wilshamstead in the medieval/post-medieval period.

Event EBB922: **Land At Medbury Farm, Elstow; Archaeological Evaluation:** The evaluation identified archaeological remains dating from the late Bronze Age through to the post-medieval period. Prehistoric activity comprised two late Bronze Age pits and a small farmstead which dated from the middle Iron Age. Several pits and three parallel but widely spaced ditches also dated to the Iron Age. Two Roman rural settlement sites were identified, one of which superseded the Iron Age farmstead. Parts of a possible Romano-British field system were also present; a late medieval/ post-medieval trackway may follow the line of a former Romano-British land boundary. Other principal areas of interest comprised a medieval field system associated with the medieval moated manor house and deserted village of Medbury, and features relating to late medieval/ post-medieval quarrying.

3.4 Archaeological and historic background

3.4.1 The following is a description by period of the application site, with reference to the Historic Environment Record (HER) where appropriate. Known heritage assets are shown at **Figures 12 – 16**.

Prehistoric 900,000 BC – AD 43

3.4.2 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. No Archaeological finds or features of Palaeolithic date are recorded on the HER within the Site or the wider study area.

3.4.3 The Mesolithic hunter-gather communities of the post-glacial period (10,000–4000 BC) inhabited a largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. No heritage assets of Mesolithic date are recorded within the Site or the wider study area.

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

occurring on a largish scale. This clearance of woodland provided easy to cultivate land as well as pasture. It is likely that clearance was undertaken in the vicinity of settlements but these are elusive. A group of cropmarks showing ring ditches (MBD2421) and linear features were examined in advance of the construction of the Southern Bypass in 1994, c. 360m to the north-east of the Site. Excavations confirmed that the ring ditches seen as cropmarks were late Neolithic or early Bronze Age but did not locate any associated burials.

3.4.5 The Bronze Age (2000–600 BC) is traditionally seen as times of technological change, settled communities and the construction of communal moments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. In addition to the ring ditches above, a Bronze Age barrow (MBD22453) is visible on historic aerial photographs as a cropmark and was mapped as part of the Bedford Borough NMP project. It was located c. 570m to the north- east of the Site, 110m north of Village Farm. A possible ring ditch of Bronze Age date (MBD1361), was visible on 1968 aerial photographs in the south-west corner of the Site. However, archaeological investigations in 2005 (EBD83) did not reveal the ring ditch.

3.4.6 Iron Age (600 BC–AD 43) settlements are relatively common in the middle Ouse valley, often appearing as cropmarks, and there is a single distinct area of Iron Age activity recorded on the HER covering parts of the northern and western parts of the Site (MBD1625), and continuing for a further 200m to the north of the A421. Archaeological activity of Iron Age date within MBD1625 consists of field boundaries, a rectilinear enclosure, a sub-circular enclosure, pits, macula and other linear features (which may also possibly date to the Romano-British period) visible as cropmarks on historic aerial photographs, and mapped as part of the Bedford Borough NMP project. These features are located c. 250m west and west of Pear Tree Farm and centred at TL 04736 46647 (now the A421). The features were associated with a double ditched trackway, adjoining which is a rectilinear enclosure about 84m x 70m, with part of a further rectilinear enclosure on its eastern side about 39m x 71m. Whether these are field boundaries or part of settlement enclosures is unclear, but they include circular pits and other linear and curvilinear features that suggest a more extensive field system. At TL 04659 46808, c. 100m north of the A421, there is a 55.5m arc of a ditch that may be part of a sub circular enclosure. A rectangular cropmark of uncertain date and function measuring about 19m x 11m, was located to the south of the A421 (centred at TL 04808 46641) and aerial photographs taken in 2009 show that the A421 now

bisects these features, presumably having destroyed some, if not all, of the features.

- 3.4.7 On the northern side of the A421 lies a further area of concentrated Iron Age activity (MBD1624). The area covered by MBD1624 also includes other records of remains dating to the Iron Age period (MBD22067 – MBD22070). MBD1624 consists of an extensive area of cropmarks indicating trackways and other linear features which were part excavated in 1976. The excavations revealed evidence for activity dating from the Iron Age to the medieval period. The Iron Age evidence consisted of ditches, gully's including a possible palisade, and storage pits. The excavations also showed that the linear features continued in use into the Roman period.
- 3.4.8 Approximately 40m to the west of MBD1624; three possible rectilinear enclosures or field boundaries, a circular enclosure, pits, a pit cluster and other linear features of probable Iron Age or Roman date, are visible as cropmarks on historic aerial photographs (MBD22068). These features are located in fields c. 330m to the north-west Pear Tree Farm, and are associated with a north/south aligned parallel ditched trackway (MBD22070), a square ditch enclosure (MBD22069) and rectilinear enclosure (MBD22067) to the east. Whether the enclosures represent field boundaries or settlement enclosures is uncertain. A circular ring ditch is also present in this part of the Site, but it is currently of uncertain function and date.
- 3.4.9 Within the wider study area there is further evidence of Iron Age activity. Approximately 50m to the west of the Site, on the western side of the A5141, archaeological evaluation trenching prior to the construction of an industrial park revealed a variety of occupation features below a deposit of alluvium including pits, ditches, organic patches and areas of burning, dating from the later prehistoric/Romano-British period (MBD18212). An Iron Age boundary ditch (MBD18213) was also recorded a further 25m to the north of the occupation site, on the north side of Elstow Brook. Two ring ditches, & field boundaries producing Iron Age pottery (MBD2421) were partly excavated in 1994 in advance of Bedford Bypass c. 370m to the north-east of the Site.
- 3.4.10 Further archaeological remains of probable Iron Age date located in the wider study area include: a ring ditch of Iron Age or Romano-British date (MBD22452) visible as a cropmark on historic aerial photographs c. 240m to the south-east of the Site; two linear cropmarks of possible Iron Age date (MBD15747) c. 115m to the north-west of the Site; and a trackway and field system showing as cropmarks on aerial photographs c. 470m to the south-east of the Site.

Romano-British AD 43 – 410

- 3.4.11 A number of the Iron Age occupation areas identified above continued in use into the Romano-British period (MBD1624, MBD1625, MBD22068, MBD22069, MBD22070, MBD22452, MBD8356, MBD15747 and MBD18212), one of which lies within the site boundary (MBD1625), alongside further Romano-British activity (MBD263). In addition, the HER also records a further 3 heritage assets of Romano-British date with the wider study area (MBB18248, MBB22455, and MBD22066).
- 3.4.12 Within MBD1625 the Iron Age field system was replaced during the 2nd century AD by a Roman farmstead on a different alignment. The farmstead lay to the east of a track or driveway, and comprised two separate enclosures with internal subdivisions. No focus of domestic activity was identified and the farmstead appears to have gone out of use during the 4th century AD, although the driveway is thought to have remained in use.
- 3.4.13 Immediately to the south and east of MBD1625, largely to the south of the A421, Romano-British occupation remains (MBD263) were found in 1936 in the form of building materials and 3rd to 4th century pottery sherds. More recently a 2nd century coin was found nearby and vertical aerial photographs taken in 2006/7 show a number of discrete features alongside irregular and rectilinear features, some of which may form enclosures.
- 3.4.14 The remaining heritage assets of Romano-British date recorded within the wider study area consist of two parallel ditches from a possible Roman road visible on historic aerial photographs as cropmarks, c. 950m to the east of the Site (MBD22066); two sherds of Romano-British pottery and a thin scatter of tile collected during the construction of the A6, c. 300m to the south/south-west of the Site (MBB18248); and several sherds of pottery, including some Samian ware, were dug up in 1851 c. 270m to the east of the Site (MBB22455).

Anglo-Saxon (early medieval) AD 410 – 1066

- 3.4.15 The name Elstow is believed to be a Saxon name, probably derived from ÆEllen's Stow (central place), (Stenton and Mawer 1928) with ÆEllen being the name of an individual who settled in the area at one time. The name *Stowe* denotes a place of special significance or central place, a meeting place, which could explain the siting of the Abbey (MBD262) as well as the particularly dense pattern of Saxon settlement in the surrounding area.

3.4.16 No archaeological finds, features, or deposits of Anglo-Saxon date are recorded within the Site. Within the wider study area two Saxon cemeteries (early and Late Saxon cemeteries, the latter with 270 bodies) were excavated at Elstow Abbey (MBD262), to the north of the Elstow Brook, c. 600m to the north-east of the Site. Bedford Orbital Sewer excavations, c. 555m to the north of the Site, revealed evidence of a sunken floor building, a Grubenhause, of Saxon date and Saxon pits (MBD1624 & MBD22069). Evidence for Anglo-Saxon and medieval occupation (MBD3383), including the remains of two further sunken-featured buildings (Grubenhause) of early Saxon date, and post-built structures have also been recorded c. 390m to the north-east of the Site.

Medieval AD 1066 - 1540

3.4.17 The medieval village of Elstow lies c. 600m to the north of the Site (MBD16971) and it was already established prior to the founding of Elstow Abbey in c. AD 1078. The Domesday Survey of 1086 records that in the Anglo-Saxon period Elstow was held by four sokemen of the king but William I gave it to his niece, the Countess Judith, the widow of Waltheof Earl of Huntingdon and that a small settlement was in existence. The holding included 14 villagers, 11 smallholders and 4 slaves as well as a mill (valued at 24 shillings) and woodland for 60 pigs. The abbess and nuns held the manor in free alms of the honour of Huntingdon until the dissolution of the monasteries. It was confirmed to them by charters of Henry I and Henry II. Medieval Elstow was dominated by the Benedictine Nunnery which extended to the West and South of the present parish church. The abbey survives in part as the parish church of St Mary and St Helena. Much of the historical village is part of a Conservation Area and there are a few medieval and early post-medieval buildings standing which give the High Street a medieval character. In 2004 an archaeological evaluation occurred at 28-30 West End Lane; the evidence suggested that the site was part of an open field system of 11th to 15th century date. At this time the land was bisected by a boundary ditch and another broad shallow feature. This may suggest some form of late medieval land tenure reorganisation, such as the creation of a new farmstead.

3.4.18 Excavations by Woodward within the Site in the 1970s, to the west of Wilstead Road, revealed two phases of medieval occupation dating to the 11th to 12th centuries (MBD1624). The first phase was represented by a pair of parallel ditches, a droveway, running N-S with associated pairs of post holes. There were also pits. The second phase was represented by a large close boundary ditch which partly cut the droveway. A beam slot associated with a trampled clay floor was also found positioned outside the close boundary, probably a barn. There were also pits, possibly quarry pits and a number of post-

pits which could be part of a structure to the south, though this remained unexcavated.

- 3.4.19 Evidence of medieval farming activity denoting nearby settlement was only partially excavated by Woodward. The earlier period possibly represented small scale stock farming and industrial activities, which were presumably outlying to a domestic focus that was not identified. It was followed by a second phase of occupation consisting of the ditched enclosures, corresponding to the development of closes (Woodward 1977) in the early medieval period. This reorganisation of the landscape with close boundaries laid off what is now the Wilstead Road was suggested to represent the transition from independently located domestic units to planned areas within a nucleated medieval village (Woodward 1977).
- 3.4.20 In addition to Woodward's excavations, south of the Elstow Brook a geophysical survey and excavation were undertaken in connection with remedial works to the Brook by the internal Drainage Board. The investigation targeted an area where the geophysics survey had shown low potential for archaeological features, but the intrusive investigation identified stone lined leats and stone built bridge abutments. This evidence suggests the presence of a medieval trackway/access across the field east of Abbey Fields.
- 3.4.21 The settlement on the Wilstead Road, south of the Elstow Brook raises the question of whether Elstow had two loci of settlement or whether the area south of the Elstow Brook may be a satellite settlement. The settlement along Wilstead Road is linear (as opposed to the green type village of the Elstow core). It is separated from the core of Elstow by the Elstow Brook and a gap in settlement as well as presenting a different spatial organisation. The HER data indicates that a medieval linear hamlet of South End (MBD16989) was located along Wilstead Road south of Elstow. South End is known from historical documents and its location and extent are not established. It may be that the closes adjacent to Wilstead Road, south of the Elstow Brook, represent the village of South End.
- 3.4.22 Within the Site there are a two of areas of cropmark ridge and furrow dating to the medieval period (shown on **Figure 14** with green directional arrows).

Post-medieval and Modern AD1540 – present

- 3.4.23 The post-medieval period saw the desertion of South End and the continuation of settlement at Elstow albeit with the loss of the Abbey following Dissolution. The Manor of Elstow passed through several

hands including those of the Hillersden family. In 1625 Sir Thomas Hillersden built a mansion, known as Elstow Place, to the south side of the parish church. It was built using stones from the old Abbey complex and part of the 14th century inner cloisters formed the main body of the mansion. The mansion was partly demolished between 1767 and 1781; parts of the mansion are shown on the 1767 parish map of Elstow (not illustrated). In 1782 the Manor was sold to Mr Samuel Whitbread of Southill but the ruins of the Mansion remain.

- 3.4.24 John Bunyan, the famous preacher and Christian writer was born in 1628 in a cottage in the hamlet of Harrowden, just to the east of Elstow. He was christened in Elstow's abbey church and spent much of his early life in Elstow. A cottage where he lived was located on the west side of the north end of the High Street, just outside the current conservation area boundary; now demolished.
- 3.4.25 The first available historic map to show the area of the Pear Tree Farm Development Site is the Ordnance Survey map of 1882 (**Figure 3**). This map shows the Site covering parts of six individual fields prior to the construction of Pear Tree Farm towards the end of the 19th century. An east/west aligned footpath is shown at the northern end of the Site (as today) which forms the northern boundary of the proposed development area within the Site. Within the wider study area the village of Elstow is shown to the north of the Site and buildings (many now Listed) are shown fronting the east and west sides of Wilstead Road. The Midland (MBB22620) and London and Northwestern (MBD11594) railway lines are also shown to the north and west of the Site, and further agricultural fields are shown immediately surrounding the Site on all sides. A small pond, probably the result of sand extraction, is also shown in the south-east corner of the Site, some distance from the proposed development area.
- 3.4.26 Pear Tree Farm has been constructed to the immediate east of the Site by the time of the Ordnance Survey map of 1900 (**Figure 4**), but no further significant changes are shown within the wider study area or within the Site itself.

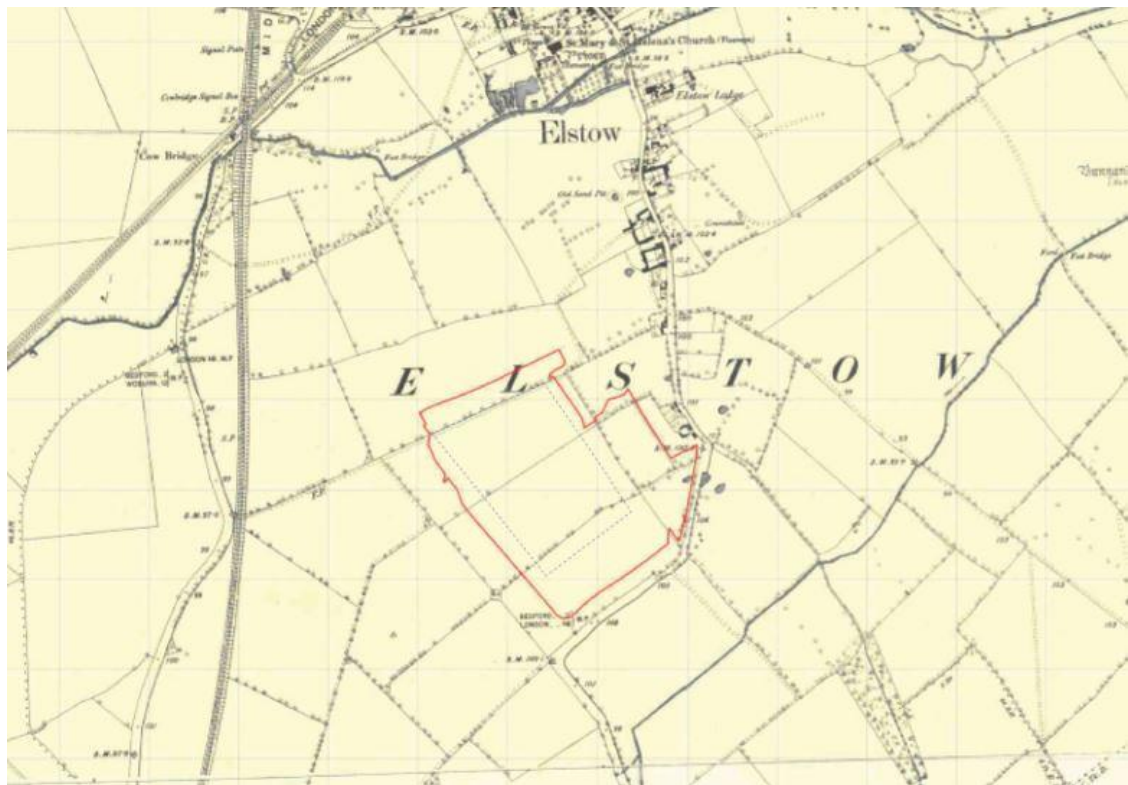


Figure 3 Ordnance Survey map of 1882 with the Site outlined in red and the proposed development area dotted blue

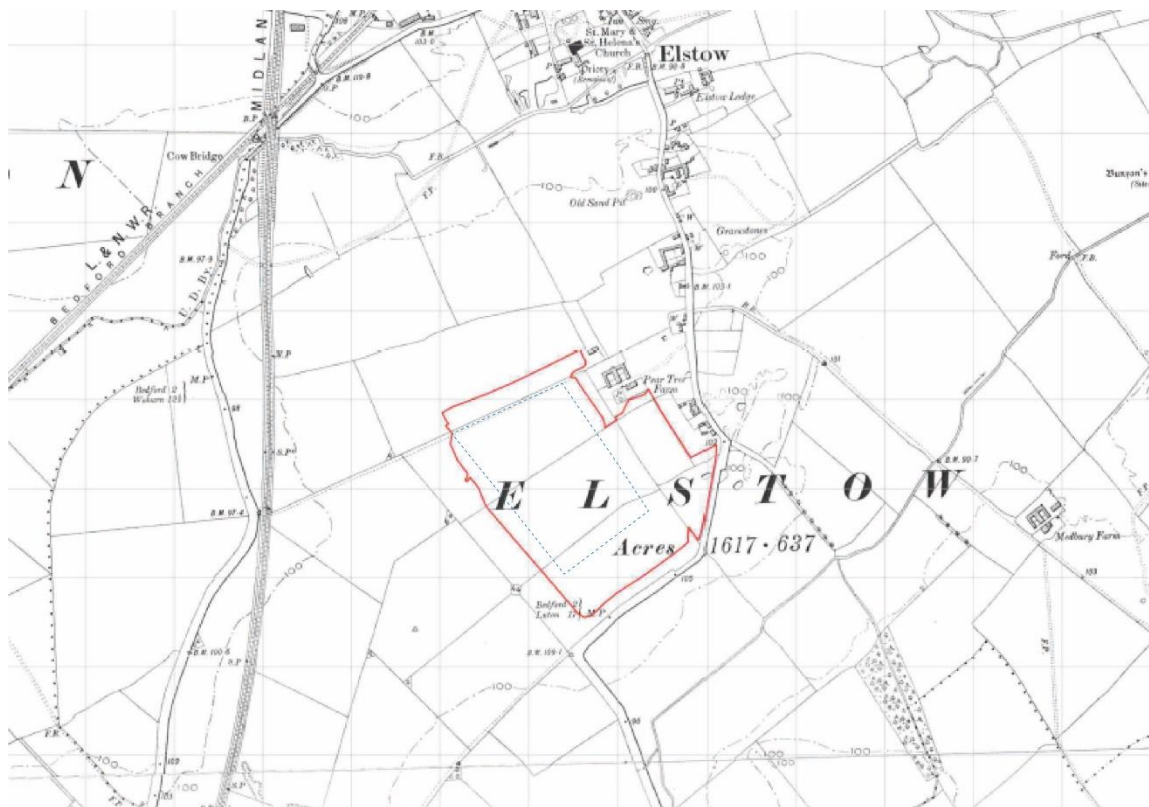


Figure 4 Ordnance Survey map of 1900 with the Site outlined in red and the proposed development area dotted blue

- 3.4.27 There are no changes shown within the Site on the Ordnance Survey map of 1924 (**Figure 5**) and the only notable change in the wider study area is the extension of clay extraction associated with the Elstow Brickworks (MBD6677) to the south-west of the Site. By 1948 (**Figure 6**) the clay extraction works extended to the immediate south-west of the Site. To the south-east of the Site new dwellings are shown to the south-east of Wilstead Road, at the southern end of what becomes the modern village of Elstow. No changes are shown within the Site itself on the map of 1948.
- 3.4.28 No changes are shown within the Site or the wider study area on the subsequent Ordnance Survey map of 1956 (not illustrated). By 1972 (**Figure 7**) there has been further development to the east of the Site, as the modern village of Elstow expanded and became the main residential area. No changes are shown within the Site but there is an annotation in the north-east corner of the proposed development area stating 'Roman remains found in 1936'.
- 3.4.29 The Ordnance Survey map of 1987 (**Figure 8**) shows that the A6 had been constructed and formed the western site boundary, removing the western ends of the three fields containing the proposed development area. By 2001 (**Figure 9**) the A421 had been constructed (mid to late 1990s) to the north of the Site, forming the northern site boundary, and the whole of the Site and its immediate environs largely appeared as they do today. The only significant change since 2001 has been the construction of Progress Park to the north-west of the Site by 2010 (**Figures 1 & 10**).



Figure 5 Ordnance Survey map of 1924 with the Site outlined in red and proposed development area dotted blue

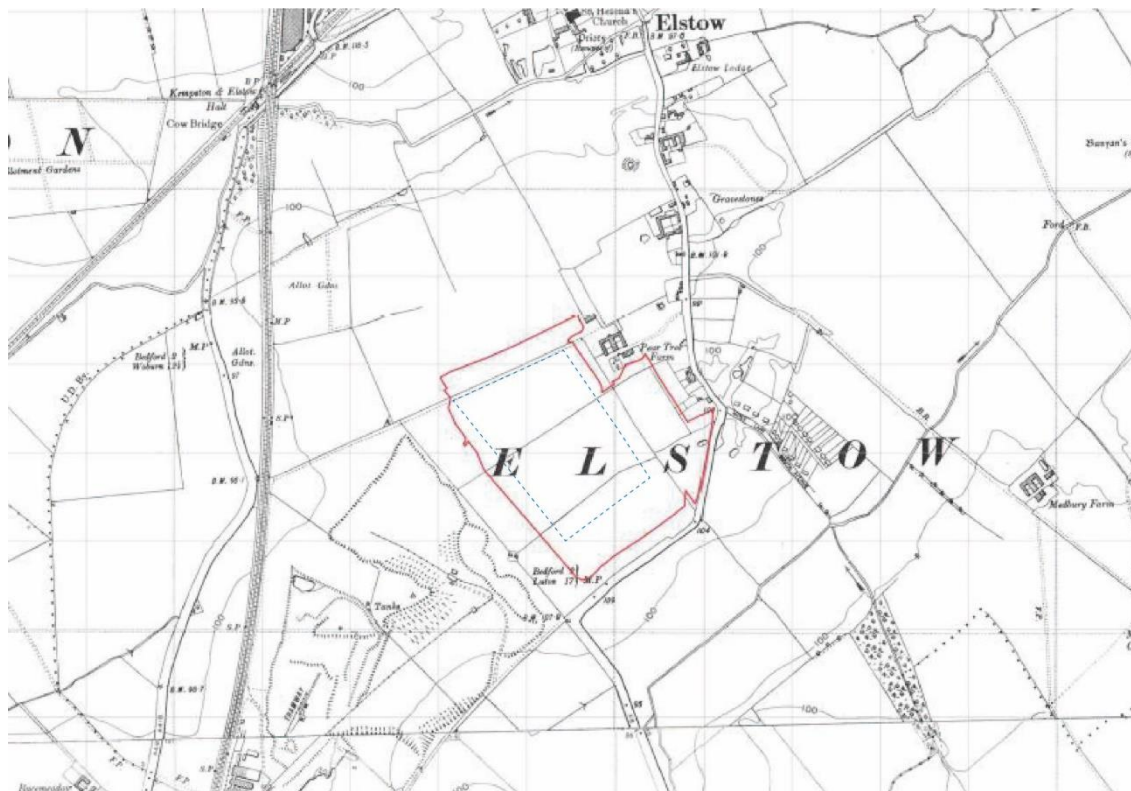


Figure 6 Ordnance Survey map of 1948 with the Site outlined in red and the proposed development area dotted blue

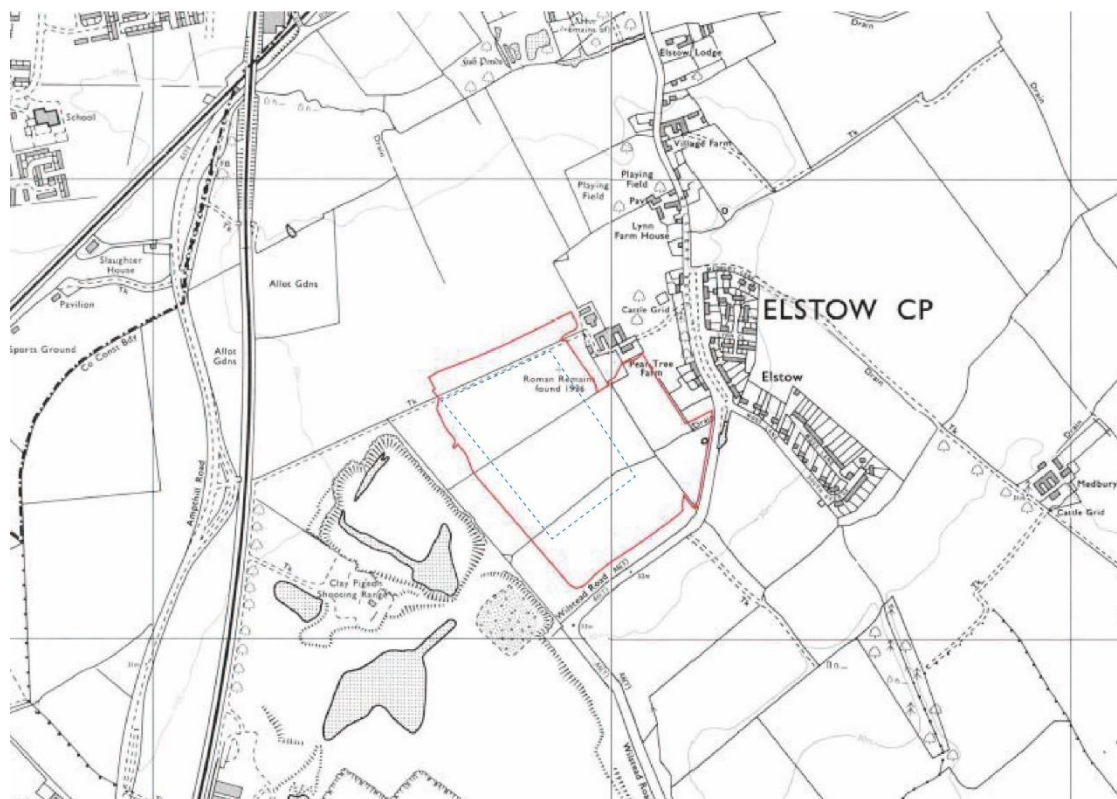


Figure 7 Ordnance Survey map of 1972 with the Site outlined in red and the proposed development area dotted blue

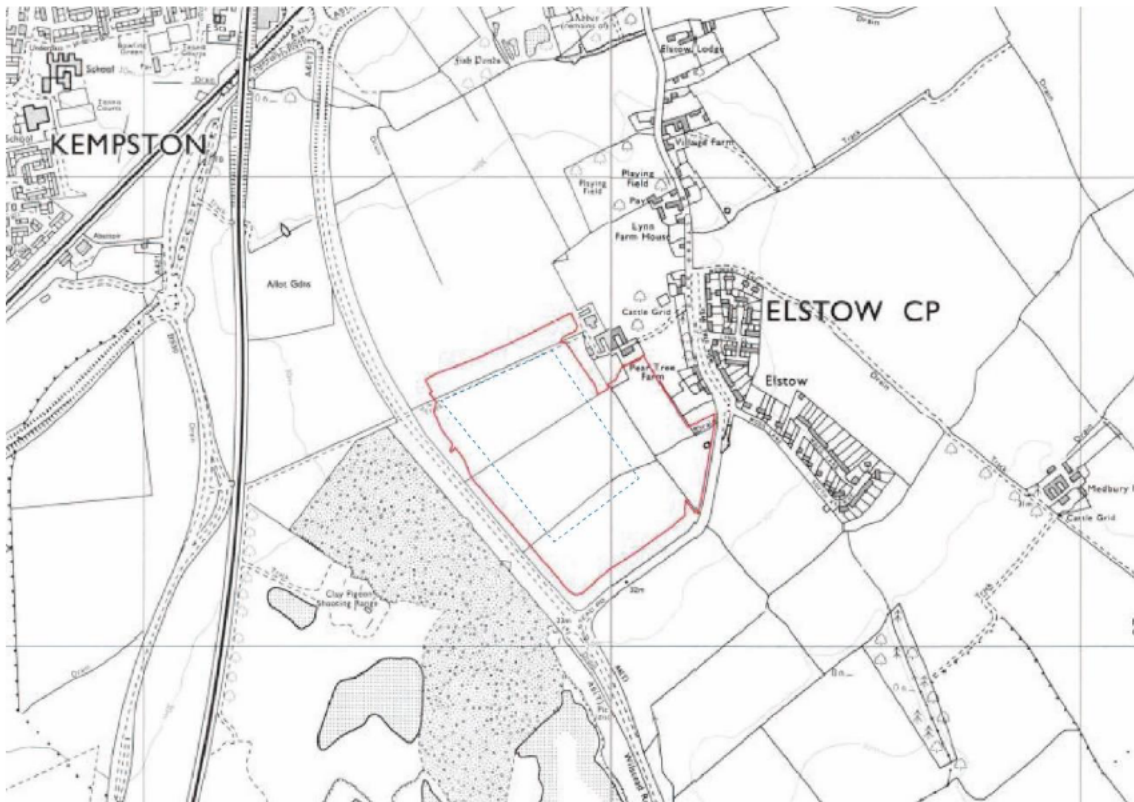


Figure 8 Ordnance Survey map of 1987 with the Site outlined in red and the proposed development area dotted blue



Figure 9 Ordnance Survey map of 2001 with the Site outlined in red and the proposed development area dotted blue



Figure 10 Ordnance Survey map of 2010 with the Site outlined in red and the proposed development area dotted blue

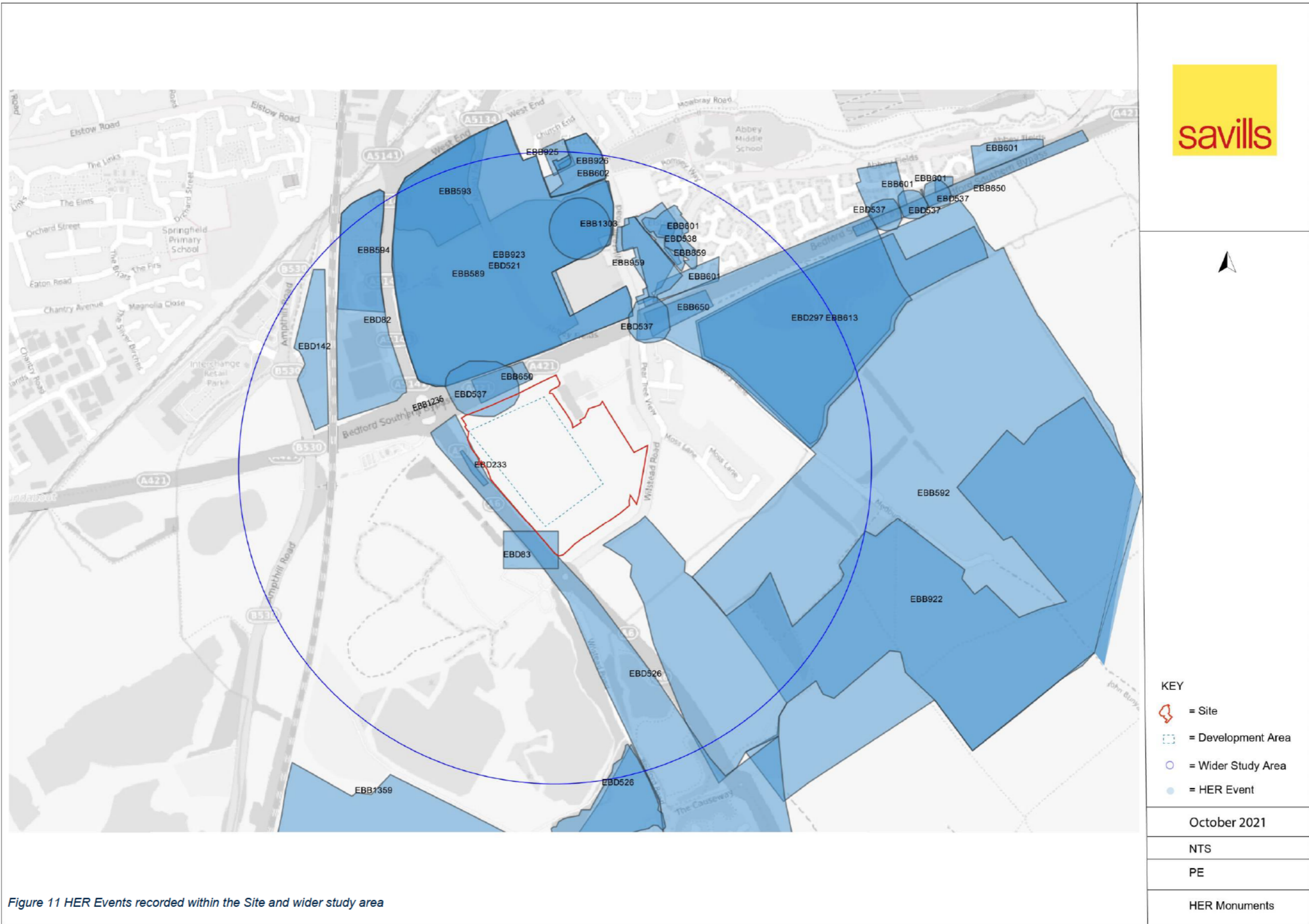


Figure 11 HER Events recorded within the Site and wider study area



KEY

- = Site
- = Development Area
- = Wider Study Area
- = Prehistoric
- = Roman
- = Anglo-Saxon
- = Medieval
- = Post-medieval
- = Modern
- = Undated

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Figure 12 Prehistoric Monuments recorded within the Site and wider study area

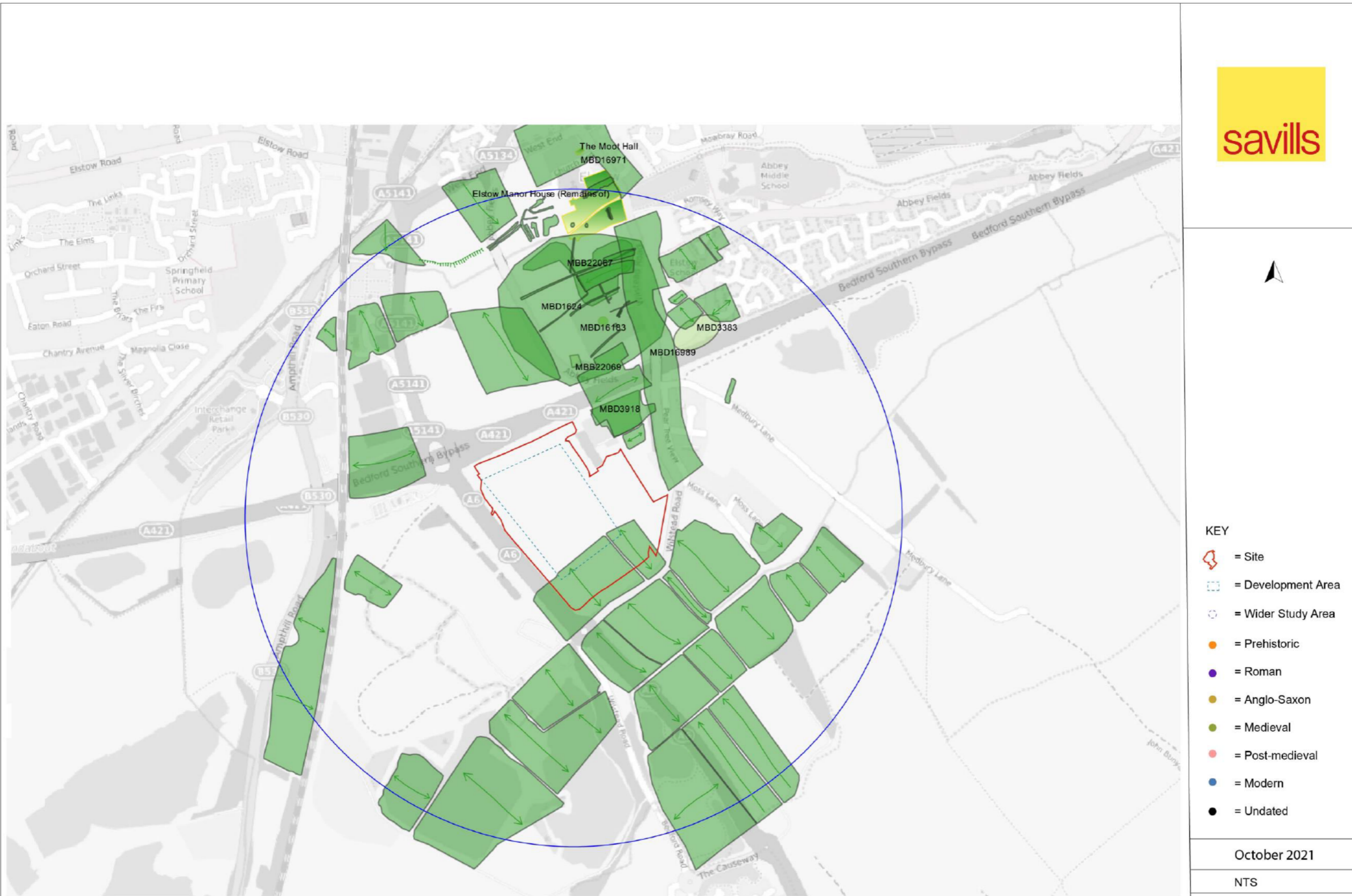


KEY

- = Site
- = Development Area
- = Wider Study Area
- = Prehistoric
- = Roman
- = Anglo-Saxon
- = Medieval
- = Post-medieval
- = Modern
- = Undated

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Figure 13 Roman monuments recorded within the Site and the wider study area



- KEY**
- = Site
 - = Development Area
 - = Wider Study Area
 - = Prehistoric
 - = Roman
 - = Anglo-Saxon
 - = Medieval
 - = Post-medieval
 - = Modern
 - = Undated

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Figure 14 Anglo-Saxon and medieval monuments recorded within the Site and wider study area



KEY

- = Site
- = Development Area
- = Wider Study Area
- = Prehistoric
- = Roman
- = Anglo-Saxon
- = Medieval
- = Post-medieval
- = Modern
- = Undated

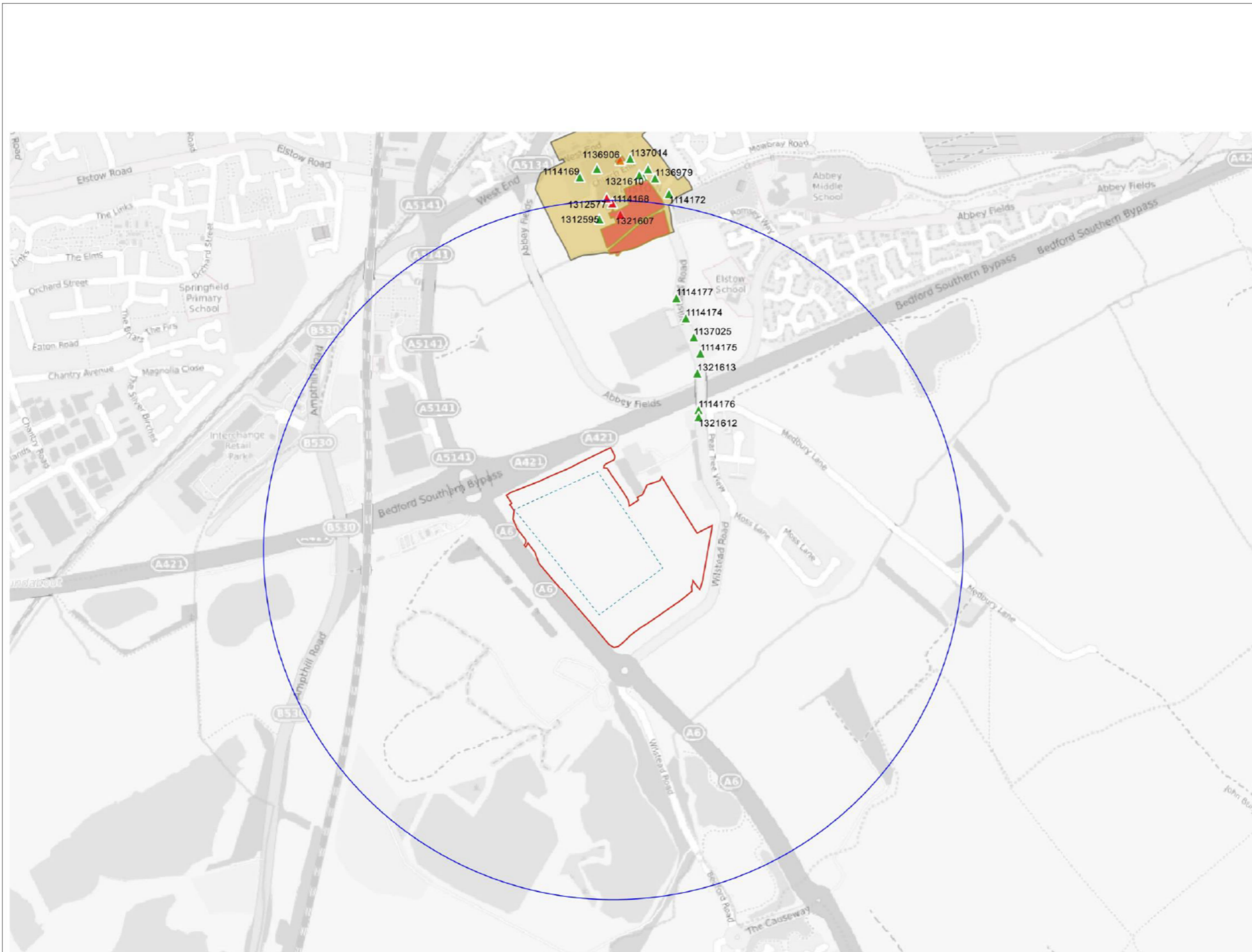
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HER Monuments

Figure 15 Post-medieval and Modern monuments within the wider study area



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

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Designated Heritage Assets

Figure 16 Designated Heritage Assets in the wider study area

4.0 Buried heritage assets: statement of significance

4.1 Introduction

4.1.1 This section discusses the potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival.

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

4.2 Past impacts and factors affecting archaeological survival

Archaeological survival across the proposed development area is anticipated to be moderate. The land across the proposed development area is currently in use for agricultural purposes and documentary sources, historic maps and aerial photographs suggest that this has been so since at least the medieval period. It is possible that medieval/post-medieval ridge and furrow ploughing and modern ploughing may have truncated earlier archaeological remains within the Site, if present. In addition construction works for the A6 and A421 will have had direct impacts on archaeological remains on the western and northern parts of the Site, though remains are likely to survive beyond the working corridors of these schemes.

4.3 Prehistoric

Archaeological remains of prehistoric date (Iron Age) have been recorded along the northern and western sides of the proposed development area, and cropmarks on aerial photographs suggest that these remains are likely to extend into the central part of the Site. The potential for encountering archaeological remains dating to the prehistoric period during groundworks associated with proposed development has been assessed as **moderate to high**. Where remains are present these are likely to be of **moderate** to low **local** significance, depending on their nature, preservation and extent.

4.4 Romano-British

4.5 The Iron Age remains identified within the Site are likely to have continued in use into the Romano-British period and the potential for encountering archaeological remains of Romano-British date during groundworks associated with proposed development has been assessed as **moderate** to **high**. Where remains are present these are likely to be of **moderate** to **low local** significance, depending on their nature, preservation and extent.

Anglo-Saxon (early medieval)

4.5.1 There are no known archaeological remains of Anglo-Saxon date recorded within the Site and those within the wider study area are located towards the Abbey, c. 600m to the north-east of the Site. The potential for encountering archaeological remains of Anglo-Saxon date during groundworks associated with the proposed development has been assessed as **negligible**.

4.6 Medieval

4.6.1 Two areas of ridge and furrow ploughing are recorded at the southern end of the proposed development area and the potential for encountering archaeological remains of medieval date associated with agricultural practices, such as plough furrows, during groundwork associated with the proposed development has been assessed as **high**. The potential for encountering archaeological remains of related to settlement activity has been assessed as **negligible**. If present, archaeological remains of medieval date would likely be of **low local** significance.

4.7 Post-medieval & modern

4.7.1 The area of the proposed development is likely to have been in agricultural use throughout much of the post-medieval and modern periods and historic maps suggest that the layout of the Site has remained unchanged since the late 19th century. There is a **high** potential for encountering post-medieval/modern farming activity, such as plough furrows, land drains, and former field boundaries, during groundworks associated with the proposed development. If present, these remains are likely to be of **low local** significance.

5.0 Above ground heritage assets: statement of significance

5.1 Introduction

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

5.1.2 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

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

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

5.2 Scoping

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

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

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

5.2.3 Following this initial assessment and the site visit, the following designated heritage assets have been scoped out of this report due to the topography, existing built form and vegetation which screen these heritage assets from the proposed development. In addition, no historical or functional connections have been identified between the proposed development areas and such assets. As such, it is considered that the land which constitutes the development does not form part of the setting of these assets and therefore does not contribute to their heritage significance.

Table 2: Designated built heritage assets scoped out

Designated built heritage assets	List Number	Grade	Significance	Reason For Scoping Out	Location
Acacia Cottage	1114177	II	High	Distance / no inter-visibility or historic or functional connections	TL 05090 47125
Village Farm	1114174	II	High	Distance / no inter-visibility or historic or functional connections	TL 05117 47067
193 Wilstead Road	1137025	II	High	Distance / no inter-visibility or historic or functional connections	TL 05140 47013
Merrick Cottage	114175	II	High	Distance / no inter-visibility or historic or functional connections	TL 05159 46967
Barn North of Number 200 Wilstead Road	1114176	II	High	o inter-visibility or historic or functional connections	TL 05153 46806
199 – 200 Wilstead Road	1321612	II	High	No inter-visibility or historic or functional connections	TL 05154 46785
Lynn Farmhouse	1321613	II	High	No inter-visibility or historic or functional connections	TL 05150 46910

5.2.4 As a result of this sifting process, there is one Scheduled Monument, one Conservation area and four Listed Buildings whose settings and significance could potentially be impacted by the development. These assets were further evaluated during the site visit and are assessed further below.

5.3 Heritage assets for assessment

5.3.1 The proposed development has the potential to impact upon the setting and therefore heritage significance of seven designated heritage assets. These assets are summarised in Table 3 below.

Table 3: Summary of designated built heritage assets for assessment

Designated built heritage assets	List Number	Grade	Significance
Elstow Manor House (Remains of)	1005405	Scheduled Monument	High
Elstow Conservation Area	N/A	Conservation Area	High
Hillersdon Mansion	1321607	I	High
Parish Church of St Mary and St Helena	1114168	I	High
Parish Church Tower	1312577	I	High
208 – 210 Church End	1312595	II	High

5.3.2 The following section will assess the significance of the Scheduled Monument, Conservation Area and Listed Buildings, including the contribution setting makes to their significance, in accordance with Step 2 of the methodology recommended by the Historic England guidance (The setting of heritage assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a).

5.4 Elstow Manor House (NHLE1005405)/Hillersdon Mansion (NHLE 1321607)

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

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

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

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

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

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

5.4.4 The current, and historic, immediate setting of the scheduled monument and mansion consists of its position between the northern bank of Elstow Brook, the Church, and church tower to the north, and it is from its immediate setting that it is best appreciated and experienced. An important part of the setting and significance of these ecclesiastical heritage assets is their relationship to, and views between, one another. The wider setting includes The Green, remnants of the village market cross, and Moot Hall a little to the north of the ecclesiastical complex; to the west 208 – 210 Church End; the High Street and historic village centre of Elstow to the east and north-east.; and the agricultural fields to the south, including the proposed development area, and the Wilstead Road approach to the village. To the south-east of Elstow there are extensive modern suburbs beyond the remaining agricultural fields to the east of Wilstead Road and west of the A6.

5.5 Elstow Conservation Area

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

of St Mary and St Helena, the associated Church Tower and the remains of the Hillersdon Mansion. The Conservation Area is regarded as an asset of **high** significance.

5.5.2 Other principle features of Elstow Conservation Area are:

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

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

5.5.4 As a whole, the Conservation Area has a rich layered history spanning several centuries, which is evident in its surviving buildings, and is therefore considered to have high historic and archaeological interest. The conservation area is rich in architecture of different periods, including a large number of statutory listed buildings, and is therefore considered to have high architectural interest.

5.5.5 The flat topography of the conservation area does not afford too many dramatic views and vistas however there are some views of the parish church, church tower and Hillersdon Mansion ruins from the High Street. The church and tower can also be glimpsed in distant views from various points throughout the conservation area, particularly The Green, West End and northern parts of the High

Street.

5.5.6 The open spaces outside Elstow Conservation Area also impact upon its character, in particular the fields to the west between the A6 / Abbeyfields and the village; these provide distant views of the church and its associated tower and the village. This area also provides the wider rural setting of the Conservation Area on the southern side of the village. This area consists largely of open fields bounded by hedges and trees. The longer distance views from this area are seen as crucial to the setting of Elstow village and their importance has been recognised by being identified in the Local Plan as 'Protected Views' (Policy BE34a).

5.5.7 Also to the south and south-west of the Elstow Conservation Area lie the more recently constructed A421, A6/A5141, Progress Park and the Park and Ride, to the south and south-east of which lies the Site. North of the Elstow Conservation Area the distinction between Bedford and Elstow is imperceptible. To the south-east of Elstow there are extensive modern suburbs beyond the remaining agricultural fields to the east of Wilstead Road and west of the A6.

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

5.6.1 The Parish Church is formerly part of the Abbey Church belonging to the Benedictine nunnery founded c 1078. The 12th century church consists of the nave and aisles of the former Abbey church, reduced in size for use as a parish church in 1580, and the detached tower, which stands to the north-west of the church also formed part of the Abbey, was constructed in the 13th century but rebuilt in the 15th century. These buildings lie c. 750m to the north of the Site. The buildings are considered to be of high significance due to their historical, archaeological, and architectural interests and were designated Grade I on 13 July 1964. The official Historic England listing descriptions are reproduced below:

Parish Church of St Mary and St Helena

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

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

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

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

Parish Church Tower

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

5.6.2 The contribution of setting to the significance of these listed buildings is primarily derived from their immediate setting which comprises of its graveyard/churchyard to the south and east, the remains Elstow Abbey earthworks (NHLE1005405), and part of the extant range for the Hillersdon Mansion (NHLE1321607). These areas lie in the immediate vicinity of the church, and the same inter-relationships applies to all the former elements of the Elstow abbey. Also part of their primary setting are the involving environs of the former abbey, the Green to the north, and the settlement of Elstow to the east. To the south-east there are extensive modern suburbs beyond the remaining agricultural fields to the east of Wilstead Road and the A6.

5.7 Nos. 208 – 210 Church End (NHLE 1312595)

5.7.1 Nos. 208 – 210 Church End lie c. 675m to the north of the northern boundary of the Site. This timber framed house was built in c.1600 and now divided into three. The buildings are considered to be of **high** significance due to their architectural and historical interests and were and was designated Grade II on 13 July 1964. The official Historic England listing descriptions are reproduced below:

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

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

6.0 Assessment of change

6.1 Introduction

6.1.1 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets and the likelihood for the project to have an impact (change) on the significance of above ground (built) heritage assets, in accordance with **Step 3** of the methodology recommended by the Historic England guidance (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a). Such impacts include anything that would cause harm to the significance of the asset (physical impacts which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the site or outside it) or better reveal its significance (material change, such as building restoration and conservation, removal of unoriginal fabric and positive change to the setting of the asset, for example restoration of key views).

6.2 Outline of the proposed scheme relevant to the assessment

6.2.1 The proposals are at an early stage at present and this assessment has been based on the plan shown at **Figure 2** which comprises the construction of a commercial building of between 12 and 18 metres to ridge.

6.3 Impact on buried heritage assets (archaeology)

6.3.1 The results of research from data held at the HER, as well as cartographic and archive sources, suggests that there is a **moderate to high** potential for encountering archaeological remains of prehistoric and Romano-British activity. There is also a **high** potential for medieval and post-medieval date related to agricultural practices, but a **negligible** potential for activity related to settlement. There is a **negligible** potential for encountering remains of Anglo-Saxon date. Previously unrecorded archaeological remains, if present within the Site, are likely to be of no more than **moderate to low local** significance.

6.3.2 Any impacts from groundworks associated with the proposed development could be mitigated through an agreed programme of archaeological works developed in conjunction with the Central Bedfordshire Archaeological Advisor and are not expected to preclude development at the Site, subject to an agreed

mitigation strategy.

6.4 Impact on above ground heritage assets (built heritage)

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

6.4.2 As part of this application there will be no direct physical impacts on any designated heritage assets, with only indirect impacts, through changes to the wider setting of the assets evident.

6.5 Elstow Manor House (NHLE1005405)/Hillersdon Mansion (NHLE 1321607)

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

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

6.5.3 The significance of Hillersdon Mansion comes from its architectural and historic interests and its immediate setting which consists of the views between, and relationship with, the Parish Church, Church Tower, Moot Hall, and The Green. Development within the Site would have no impact on these views and relationships.

6.5.4 It was noted during the Site Visit that there is no intervisibility between the Site and Hillersdon Mansion (**Appendix 6**). It is possible to see the top section of Parish Church of St Mary and St Helena from the Site, but the extant section of the Mansion facing the Site lies below this level and is screened by trees. These intervening trees also screen any views from the Mansion towards the Site.

6.5.5 There would be no material impact on the listed building and the proposed development would have

no adverse impact on the setting or significance of the listed building. It is thereby concluded the scheme would cause **no harm** to the significance of the Hillersdon Mansion (in regards to the NPPF).

6.6 Elstow Conservation Area

6.6.1 There are no views to or from the Conservation Area and the Site, other than of the top of the Church and Tower (**Appendix 6**). Views of the Site from within the Elstow Conservation Area are prevented by dense mature hedgerow and trees within the Conservation Area including trees and scrub. Key views and vistas indicated in the Elstow Conservation Appraisal (2010) have been reviewed and the Site would not be visible from the viewpoints indicated in the three character areas of The High Street; The Green, Church End and land to the south and west; and from West End.

6.6.2 There are views towards the Conservation Area from the proposed area (**Appendix 6**), however, these are of the top of the Parish Church and Church Tower only. As with Hillersdon Mansion, there is no intentional inter-visibility and views from the Site are not as significant as those from within the Conservation Area itself.

6.6.3 The Site lies in the much wider setting of the Conservation Area, at some distance from the Conservation Area, and within the area of the fairly recently constructed A421, A6/A5141, Progress Park and the Park and Ride. These developments result in a more modern feel to this part of the wider setting of the Conservation Area and the addition of the proposed commercial building within the Site would have **no adverse** impact on the setting or significance of the Conservation Area. The proposed development would thereby result in **no harm** to the Conservation Area (in regards to the NPPF).

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

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

6.7.2 There are views towards the Parish Church and Tower from the proposed development area (**Appendix 6**), however, these are of the top of the Parish Church and Church Tower only. As with Hillersdon Mansion and the Conservation Area, there is no intentional inter-visibility, and views of the

church and tower from the Site are not as significant as those from within the Conservation Area.

6.7.3 There will be no material impact on the listed buildings and the Site lies in the much wider setting of the Parish Church and Tower, at some distance from the buildings, within the area of the fairly recently constructed A421, A6/A5141, Progress Park and the Park and Ride. These developments result in a more modern feel to this part of the wider setting of the Parish Church and Tower and the addition of the proposed commercial building within the Site would have **no** adverse impact on the setting or significance of the Listed Buildings. The proposed development would thereby result in **no harm** to the Parish Church and Tower (in regards to the NPPF).

6.8 Nos. 208 – 210 Church End (NHLE 1312595)

6.8.1 There is no inter-visibility between the buildings and the proposed development area at eye level due to the deliberate screening of views to the south and west with mature trees, although it may be possible to view the Site from the southern gable window at first floor level (**Appendix 6**), although this is by no means certain.

6.8.2 There will be no material impact on the listed buildings, and the immediate setting of the buildings will also not be impacted by development within the Site. The Site lies in the much wider setting of the Listed Buildings, at some distance, and within the area of the fairly recently constructed A421, A6/A5141, Progress Park and the Park and Ride. These developments result in a more modern feel to this part of the wider setting of the Listed Buildings and the addition of the proposed commercial building within the Site would have **no adverse** impact on the setting of the Listed Buildings. The proposed development would thereby result in **no harm** to the significance 208 – 210 Church End (in regards to the NPPF).

7.0 Conclusion and recommendations

7.1 Conclusion

7.1.1 Savills Heritage and Townscape has been commissioned to produce a Heritage Statement to accompany a planning application for a proposed commercial development on land at Pear Tree Farm, Elstow, Bedfordshire.

7.1.2 This report has been produced within the context and requirements of relevant legislation, national and local planning policy and guidance, including the NPPF, Historic England guidance on significance and setting, and guidance set out by the Chartered Institute for Archaeologists.

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

7.2 Below ground heritage considerations

7.2.1 There are no designated heritage assets of importance, such as scheduled monuments, within the proposed development area.

7.2.2 The results of research from data held at the HER, as well as cartographic and archive sources, suggests that there is a **moderate** to **high** potential for encountering archaeological remains of prehistoric and Romano-British activity. There is also a **high** potential for encountering archaeological remains of medieval and post-medieval date related to agricultural practices, but a **negligible** potential for activity related to settlement. There is a **negligible** potential for encountering remains of Anglo-Saxon date.

7.2.3 It is unlikely that any archaeological remains (below ground non-designated heritage assets) on the Site would be equivalent to the significance of a scheduled monument (see **Section 2.4**) and therefore would be of lesser significance. However, the implementation of archaeological mitigation measures may be required in order to ensure that any hitherto-unknown archaeological remains are preserved and recorded appropriately.

- 7.2.4 Any archaeological fieldwork mitigation considered necessary could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent. Agreed archaeological mitigation works could then be undertaken prior to and/or during the construction phase.
- 7.2.5 The exact scope and extent of any mitigation will be agreed in discussions with the Central Bedfordshire archaeological advisor as necessary. Any mitigation fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).
- 7.2.6 All archaeological fieldwork would be monitored by the LPAs archaeological advisor to ensure that the works comply with the agreed WSI. The LPA archaeological advisor would also review all reporting on the archaeological fieldwork.

7.3 Built heritage considerations

- 7.3.1 There are no designated heritage assets within the area of proposed development and there will therefore be no material impact on any designated heritage assets as a result.
- 7.3.2 Following initial assessment, seven of the designated heritage assets in the wider study area were scoped out of further assessment due to the topography, distance, and existing vegetation and or built form which screen these heritage assets from the proposed development. In addition, no historical or functional connections were identified between the area of the proposed development and these assets. As a result it is considered that the land which constitutes the proposed development does not form part of the setting of these assets and therefore the development would have **no adverse impact** on the setting of these assets and would cause **no harm** to their significance.
- 7.3.3 Following the initial assessment one Scheduled Monument, one Conservation Area and four Listed Buildings were assessed in more detail. The assessment concluded that the proposed development would have a **no adverse** impact on the wider rural setting of the Scheduled Monument, Conservation Area and Listed Buildings and that development within the Site would cause **no harm** to the significance of these heritage assets (in regards to the NPPF).

8.0 References

8.1 Documentary sources

CIfA [Chartered Institute for Archaeologists] Dec 2014a, Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment, Reading.

CIfA [Chartered Institute for Archaeologists] Dec 2020, Standards and guidance for historic environment desk-based assessment, Reading

CIfA [Chartered Institute for Archaeologists] Dec 2014c 2020, Standards and guidance for the archaeological investigation and recording of standing buildings or structures, Reading

Historic England, 2017 The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.

Historic England, 2019, Advice note 12: Statements of significance, Swindon

MHCLG 2021 [Ministry of Housing, Communities and Local Government], July 2021 Conserving and Enhancing the Historic Environment: Planning Practice Guide

8.2 Cartographic sources

Ordnance Survey Maps of 1882, 1900, 1924, 1948, 1972, 2001 & 2010

9.0 Appendix 1: Gazetteer of known heritage assets

9.1.1 The tables below represents a gazetteer of known historic environment sites and finds along the pipeline route, wider study area, and immediate vicinity. The gazetteer should be read in conjunction with the historic environment features shown of **Figures 11 – 13**.

Table 4: Designated built heritage assets within the study area

Designated built heritage assets	List Number	Grade	Location
Elstow Manor House (Remains of)	1005405	Scheduled Monument	TL 04965 47385, TL 04984 47304
Elstow Conservation Area	N/A	Conservation Area	TL 04900 47460
Hillersdon Mansion	1321607	I	TL 04930 47363
Parish Church of St Mary and St Helena	1114168	I	TL 04907 47396
Parish Church Tower	1312577	I	TL 04891 47410
208 – 210 Church End	1312595	II	TL 04870 47350
Acacia Cottage	1114177	II	TL 05090 47125
Village Farm	1114174	II	TL 05117 47067
193 Wilstead Road	1137025	II	TL 05140 47013
Merrick Cottage	114175	II	TL0515946967
Barn North of Number 200 Wilstead Road	1114176	II	TL0515346806
199 – 200 Wilstead Road	1321612	II	TL0515446785
Lynn Farmhouse	1321613	II	TL 05150 46910

Table 5: Historic Environment data within the proposed development area and wider study area

HER Identifier	Name	Type
MBD1625	Cropmarks, North Of Peartree Farm	Enclosure; Earthwork; Post Hole; Field System; Ditch; Road; Pit; Inhumation; Linear Earthwork
MBD16971	Elstow Medieval Village	Gully; Boundary Ditch; Pit; Cruck House; Guest House; Hall House; House; Shop; Wall Painting; Workshop; Village; Ridge And Furrow; Post Hole
MBD16989	South End Medieval Settlement	Linear Settlement
MBD18212	Prehistoric & Roman Occupation, W Of A6	Gully?; Boundary Ditch; Hearth?; Pit; Ditch; Occupation Site; Pit; Ditch
MBD18213	Iron Age Ditch, West Of A6	Ditch
MBD2421	Ring Ditches, Field Boundaries And Anglo-Saxon Activity, E Of Village Farm, Elstow	Barrow; Ditch?; Gully?; Mound; Ring Ditch; Post Hole; Occupation Site; Pit; Pit; Building; Enclosure; Pit; Gully; Pit; Ditch; Trackway; Pit; Oven; Hearth; Well; Pit; Ditch
MBD2538	Sand Pit	Sand Pit
MBD263	Roman Occupation, South West Of Peartree Farm	Linear Feature; Trackway; Occupation Site
MBD3383	Anglo-Saxon Site And Medieval Earthworks; S Of Village Farm	Grubenhous; Pit; Building; Earthwork
MBD3918	Ridge And Furrow, Elstow Parish	Ridge And Furrow
MBD3918	Ridge And Furrow, Elstow Parish	Ridge And Furrow
MBD3918	Ridge And Furrow, Elstow Parish	Ridge And Furrow
MBB22453	Bronze Age/Romano-British Round Barrow, Elstow Lower School	Ring Ditch; Round Barrow
MBD3919	Earthworks	Building; Earthwork; Deserted Settlement

HER Identifier	Name	Type
MBB22635	Second World War Type 22 Pillbox; Elstow	Pillbox (Type Fw3/22)
MBD6677	Clay Pit	Clay Pit
MBD8356	Soilmarks & Roman Occupation, East Of Elstow Lodge	Ditch; Enclosure; Rectangular Enclosure; Pit; Wall
MBB22452	Iron Age/Romano-British Ring Ditch; Se Of Wilstead Road, Elstow	Ditch; Ring Ditch; Round Barrow; Settlement
MBB22063	Post Medieval Building Cropmarks; Wilstead Road, Elstow	Building; Portable Building
MBB22065	Post-Medieval Extractive Pit; E Of Medbury Lane, Elstow	Extractive Pit
MBB22066	Possible Roman Road Cropmark; N Of Medbury Farm, Elstow	Ditch; Road
MBB22067	Iron Age, Anglo-Saxon And Medieval Settlement; Elstow Abbey	Enclosed Settlement; Enclosure; Grubenhous; Settlement; Enclosure; Settlement; Trackway
MBB22068	Iron Age/Romano-British Enclosure Cropmarks; Nnw Of Pear Tree Farm, Elstow	Circular Enclosure; Field Boundary; Linear Feature; Pit; Pit Cluster; Rectangular Enclosure; Rectilinear Enclosure; Ring Ditch; Rectilinear Enclosure
MBB22069	Iron Age/Romano-British Trackway; Nnw Of Pear Tree Farm; Elstow	Ditched Enclosure; Square Enclosure; Trackway; Square Enclosure
MBB22070	Iron Age/Romano-British Ditched Trackway; Nnw Of Pear Tree Farm, Elstow	Linear Feature; Trackway; Trackway
MBB22071	First World War Practice Trench; W Of Acacia Cottage, Elstow	Practice Trench; Training Area
MBB22072	Second World War Defended Locality; St. Marys And Helens Church, Elstow	Barbed Wire Entanglement; Defended Locality; Slit Trench; Trench
MBD10145	Cropmarks, West Of Medbury Farm	Boundary Ditch; Ditch; Enclosure; Field Boundary; Field System; Linear Feature; Macula; Pit; Rectangular Enclosure; Road; Settlement; Trackway; Trackway; Settlement; Road; Rectangular Enclosure; Pit; Macula; Linear Feature; Field System; Field Boundary;
MBD13312	Bedford Racecourse	Racecourse
MBD1361	Ring Ditch	Ring Ditch; Ditch
MBD15747	Linear Cropmark Between A421 & B530	Trackway
MBD16036	Iron Age And Anglo-Saxon Occupation; Village Farm, Elstow	Ring Ditch; Cremation; Building; Hearth; Pit; Ditch; Grubenhous; Pit; Post Hole; Ditch; Building; Well; Oven; Furnace
MBD16109	Earthworks At West End Lane, Elstow	Earthwork
MBD1624	Multi-Period Cropmarks And Occupation Site; W Of Peartree Farm	Linear Feature; Enclosure; Pit; Ditch; Post Hole; Building; Gravel Pit; Rabbit Warren; Trackway; Lime Slaking Pit; Practice Trench

Table 6: Historic Environment Events within the proposed development are, and wider study area

HER Identifier	Name	Location
EBB589	Land West Of Elstow; Fieldwalking Survey, Geophysical Survey	Land West of Elstow
EBB592	Land At Medbury Farm, Elstow; Cultural Heritage Assessment	Land at Medbury Farm
EBB593	Elstow li; Geophysical Survey	
EBB594	Land To The West Of Elstow Progress Park (Site 4); Archaeological Watching Brief	Progress Park, Elstow
EBB601	Elstow-Harrowden Housing Development, Elstow; Archaeological Evaluation	Elstow-Harrowden Housing Development
EBB602	Elstow Abbey li; Geophysical Survey	Elstow Abbey
EBB613	Bedford Southern Bypass, Borrow Pit At Elstow:	
EBB650	Bedford Southern Bypass: Post Excavation Assessment Report	Route of Bedford Southern Bypass
EBD83	The Wixams, Elstow; Archaeological Field Evaluation Areas 1 & 2	The Wixams
EBB1282	Elstow Abbey; Excavation	Elstow Abbey
EBB1303	Pear Tree Farm, Elstow; Excavation	Pear Tree Farm, Elstow
EBB1359	Wixams Northern Expansion Area, Bedfordshire; Excavation	Wixams Northern Expansion Area, Elstow
EBD521	An Archaeological Desk Based Assessment Of Land At Elstow, Bedfordshire	
EBD526	Elstow New Settlement; Elstow Storage Depot	Elstow Storage Depot

HER Identifier	Name	Location
EBD537	The Bedford Southern Bypass; Archaeological Evaluation	Bedford Southern Bypass
EBD538	Land At Elstow; Archaeological Evaluation	Land at Elstow
EBD81	A Bronze Age Ring Ditch, Iron Age Pits And Saxo-Norman Ditch System At Elstow Lower School	Elstow Lower School, Bedfordshire
EBD82	Land To The West Of Elstow, Site 4; Archaeological Field Evaluation	To the West of Elstow
EBD83	The Wixams, Elstow; Archaeological Field Evaluation Areas 1 & 2	The Wixams
EBB650	Bedford Southern Bypass: Post Excavation Assessment Report	Route of Bedford Southern Bypass
EBB859	Elstow Lower School, Abbeyfields Road, Bedford: Archaeological Excavation	
EBB922	Land At Medbury Farm, Elstow; Archaeological Evaluation	Medbury Farm
EBB923	WEST OF ELSTOW; A Summary Report On The Archaeological Evaluation Of Land	Land West of Elstow
EBB925	ELSTOW ABBEY, BEDFORDSHIRE, Archaeological Deposits On Sites For A Proposed Church Hall	Land at Elstow Abbey, Elstow, Bedfordshire.
EBB926	Excavations At Elstow Abbey, 1995.	Land around Elstow Abbey, Elstow, Bedfordshire.
EBB959	Land At Village Farm, Wilstead Road, Elstow, Bedfordshire; Archaeological Geophysical Survey	
EBB960	VILLAGE SITE FOR ELSTOW CHURCH HALL, WILSTEAD ROAD, ELSTOW, BEDFORD; Desk Based Assessment	
EBD142	Land At Progress Park (Phase 2), Bedford; An Archaeological Evaluation	Progress Park, Elstow
EBD233	The Wixams, Elstow, Areas 2, 5, 6, 8 And 9; Archaeological Investigation	The Wixams, Areas 2, 5, 6, 8 and 9

10.0 Appendix 2: Definitions of heritage significance/importance

Heritage significance/importance	Criteria
Very High Of International Importance	<ul style="list-style-type: none"> World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.
High Of National Importance	<ul style="list-style-type: none"> Scheduled Monuments Listed Buildings (All Grades) Registered Historic Parks and Gardens (Grade I, II*). Conservation Areas Registered Battlefields. Non-designated sites and monuments of schedulable quality and/or importance discovered through the course of assessment, evaluation or mitigation. Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of listing at Grade II* or above. Designated and undesignated historic landscapes of outstanding interest, or high quality and importance and of demonstrable national value. Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium Of Regional Importance	<ul style="list-style-type: none"> Grade II Registered Historic Parks and Gardens Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s). Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of Grade II listing. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors. Archaeological features and deposits of regional importance.
Low Of Local Importance	<ul style="list-style-type: none"> Locally Listed Buildings Sites of Importance within a district level. Heritage Assets with importance to local interest groups or that contributes to local research objectives Robust undesignated assets compromised by poor preservation and/or poor contextual associations. Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	<ul style="list-style-type: none"> Assets with little or no archaeological, architectural or historical interest

11.0 Appendix 3: Factors for determining the importance of known and potential heritage assets

Interest		Factors determining the relative importance
Archaeological	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character.
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way: limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity).
Architectural and artistic	High	The architectural interest of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The architectural or artistic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic or artistic interest as they have been removed by inconsiderate later or modern development or interest was never held. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.
Historic	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of later/modern alterations to the historic buildings and landscapes. Heritage assets which provide a sense of togetherness for those who experience it. Assets that hold the ability for people to feel a sense of collective experience or memory, and in which a collective identity can be understood.

Interest		Factors determining the relative importance
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (e.g. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area. The process of time has lessened the meaning of the event or asset for the community or that meaning may be limited to specific groups or at a regional or local level.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings or any associations were of only of a low degree at local level. Any illustrative interest may have been eroded through alteration or loss of key elements. The ability of the asset to create or reinforce a sense of togetherness for a community may be limited by later development which has encroached upon the asset or its setting.
	None	There are no legible heritage assets and their associations are not understood. Heritage assets that do not bring people together by providing a shared experience, memory or place of commemoration.

12.0 Appendix 4: Criteria to determine the level of impact

Level of impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	<p>Changes to most or all key archaeological materials, such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on setting.</p>	<p>Change to key historic building elements such that the resource is totally altered.</p> <p>Comprehensive changes to setting and consequential impact on significance.</p>	<p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.</p>
Moderate	<p>Changes to many key archaeological materials, such that the resource is clearly modified.</p> <p>Considerable changes to setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Changes to many key historic building elements, such that the resource is significantly modified.</p> <p>Changes to the setting that affect the character of the asset and impact some aspects of the assets significance.</p>	<p>Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.</p>
Minor	<p>Changes to key archaeological materials, such that the resource is slightly altered but remains understandable.</p> <p>Slight changes to setting that are tangible but without impact on significance.</p>	<p>Change to key historic building elements, such that the asset is slightly different but remains appreciable.</p> <p>Change to setting of an historic building, such that it is noticeably changed but without impact on significance.</p>	<p>Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.</p>
Negligible	<p>Very minor changes to key archaeological materials, or setting without consequential effect on significance.</p>	<p>Slight changes to historic building elements or setting without consequential effect on significance.</p>	<p>Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.</p>
No change	No change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.

13.0 Appendix 5: Planning Policy and Guidance

13.1 Legislation

13.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

“s.16(2) In considering whether to grant Listed building consent for any works the local planning authority or 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”

“s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, 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.”

“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”

13.1.2 Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a scheduled monument.

13.2 National Planning Policy Framework

13.2.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy and includes the following policy text relevant to the proposals:

Proposals affecting heritage assets

Para 189. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value (footnote: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance). These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Footnote: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making).*

Para 1905. *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.*

Para 191. *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) *assess the significance of heritage assets and the contribution they make to their environment; and*
- b) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

Para 192. *Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*

Para 194. *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 195. 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 196. 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 197. In determining applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 199. 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 200. 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:

grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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

Para 201. 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:

the nature of the heritage asset prevents all reasonable uses of the site; and

no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 202. *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 203. *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 205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

13.3 Local Planning Policy

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

Bedford Borough Council – Local Plan 2030

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

Policy 41S - Historic environment and heritage assets

i. Where a proposal would affect a heritage asset the applicant will be required to describe:

The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and

The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.

ii. This description must be in the form of one or a combination of: a desk based assessment; heritage statement; heritage impact assessment; and/or archaeological field evaluation. Further information will be requested where applicants have failed to provide assessment proportionate to the significance of the assets affected and sufficient to inform the decision-making process.

iii. Proposals which would cause harm to the significance of a designated heritage asset or non-designated heritage asset of equivalent significance including through change within its setting, will only be granted permission/consent where the harm can be outweighed by demonstrable public benefits attributed to the development. Only in exceptional circumstances will a high level of loss or harm to such a heritage asset's significance be supported.

iv. In considering proposals affecting designated heritage assets involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:

The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape) scale, form, layout, density, design, quality and type of materials, and architectural detailing boundary treatments and means of enclosure implications of associated car parking, services and other environmental factors effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets impact on open space which contributes positively to the character and/or appearance of heritage assets

v. Where heritage assets are included on a Local List and are affected by development proposals the Council will afford weight proportionate to their heritage significance in the decision-making process to protect and conserve the significance which underpins their inclusion. Partial or total loss adversely impacting this significance will require clear and convincing justification.

vi. The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it.

vii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work must include archaeological fieldwork, post-excavation assessment, analysis, interpretation, archiving with the local depository, and presentation to the public of the results and finds in a form to be agreed with the Council. As a minimum, presentation of the results should be submitted to the Bedford Borough Historic Environment Record and where appropriate, will be required at the asset itself through on-site interpretation.

14.0 Appendix 6: Site Walkover Photographs



Looking north across the A421 from the north-east corner of the Site



Looking north-east from the north-east corner of the Site



Looking east across the northern end of Pear Tree Farm from the north-east corner of the Site



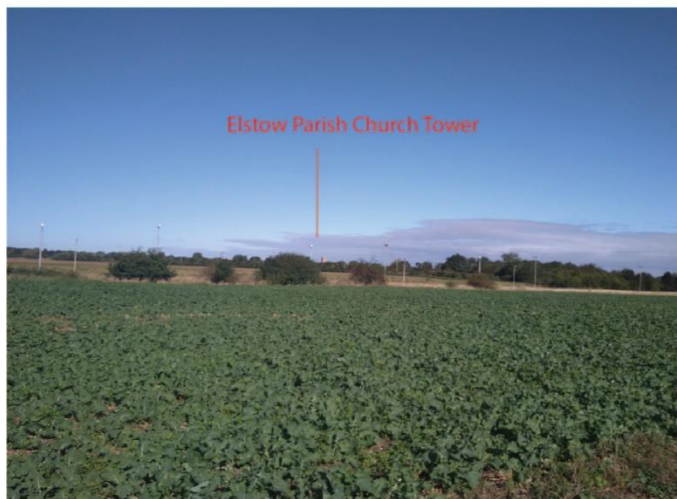
Looking south along the eastern side of the Site from the north-east corner



Looking south-west across the Site from the north-east corner



Looking west across the northern end of the Site towards the commercial buildings at the southern end of Progress Park



Looking north from the central part of the northern site boundary



Looking east from the central part of the northern site boundary



Looking north-west from the central part of the northern site boundary towards the commercial buildings at the southern end of Progress park



Looking north-east from the north-west corner of the Site



Looking east across the northern site boundary from the north-west corner of the Site



Looking south-east across the Site from the north-west corner



Looking north-east across the Site from the access point off the eastern side of the A6



Zoomed view to the north-east from the access point off the eastern side of the A6



Looking north along the western boundary from the southern corner of the northernmost field of the proposed development area



Looking south-east across the middle field of the proposed development area from the western site boundary



Looking north across the Site from the south-west corner of the middle field of the proposed development area



Looking south-east across the southernmost field of the proposed development area from the western site boundary

Land at Pear Tree Farm, Elstow
Heritage Statement



Looking south-east towards the Parish Church and Tower



Looking north across the eastern side of the churchyard



Looking south-east at the extant remains of Hillerdon Mansion



Looking south-west at the southern elevation of Hillerdon Mansion



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East Borough
Wimbome
BH21 1PB