



**Allocation Site: 761
Land East of Water Lane
North of A421
Renhold**

Heritage Appraisal

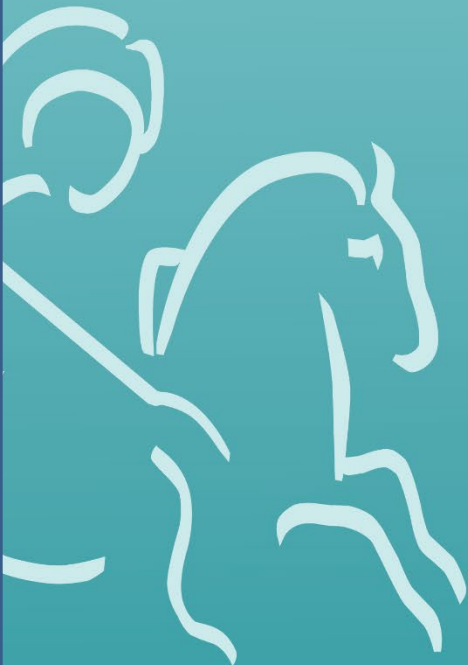


Report prepared for:
Bedford Borough Council

CA Project: MK0614

CA Report: MK0614_761

January 2022



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1. INTRODUCTION

- 1.1. In December 2021, Cotswold Archaeology was commissioned by Bedford Borough Council to undertake a Heritage Appraisal in respect of land east of Water Lane, Renhold (hereafter referred to as 'the Site'). The Site comprises a subrectangular plot occupied by three parcels of agricultural land, measuring c. 22.3ha (NGR: 510549 251956; Fig. 1). The Site is located within the eastern fringes of Renhold and it is bounded to the east, north and west by agricultural fields and to the south by the A421.
- 1.2. This appraisal has been commissioned to provide information on potential heritage and archaeology constraints with respect to consideration of the Site for development allocation.

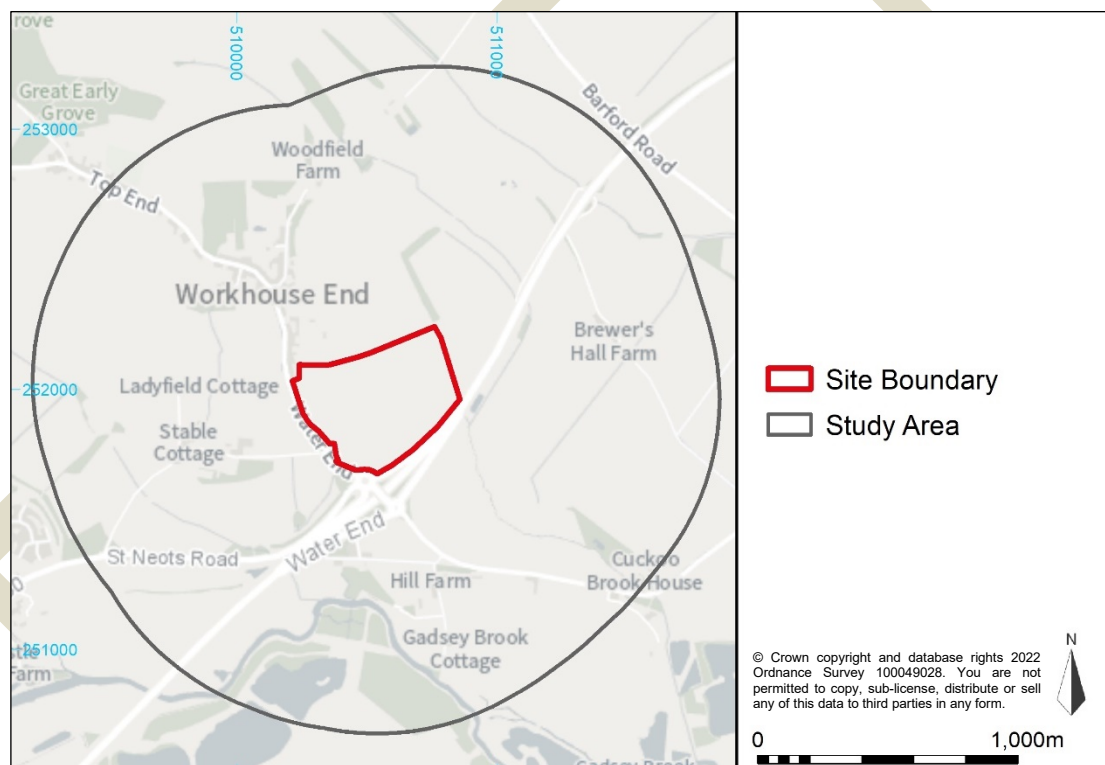


Fig. 1 Site location plan

Aims

- 1.3. The primary aim of this appraisal is to identify any potential archaeological and heritage constraints which may need to be taken into consideration as part of the decision to allocate this Site for future redevelopment. This appraisal focusses upon the heritage resource within the Site itself, although the resource within the wider landscape is considered where appropriate (within a 1km study area) to more fully

understand the archaeological potential and possible constraints within the Site in response to the brief provided by Bedford Borough Council as part of the invitation to tender.

1.4. Designated heritage assets within the environs of the Site were also considered, and an assessment of the extent to which their significance may potentially be affected by development within their settings was undertaken in accordance with Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2017) (see Appendix One).

1.5. The objectives of the appraisal are:

- To summarise recorded heritage assets within the Site and in its environs;
- To summarise the potential significance of known or potential buried archaeological remains within the Site boundary;
- To summarise potential built heritage assets within the Site; and
- To identify any designated heritage assets that may be considered as sensitive receptors to development within the Site, including Conservation Areas and nearby Listed Buildings.

Methodology

1.6. The main repositories of information consulted in the preparation of this appraisal comprised:

- Historic England's National Heritage List (NHLE) for information about designated heritage assets, including Listed Buildings and Scheduled Monuments;
- Bedford Historic Environment Record for known heritage assets and previous archaeological works;
- Bedfordshire Archives for historic maps and estate plans;
- Previous archaeological reports and assessments;
- Other online sources, including British Geological Survey (BGS) Geology of Britain Viewer, aerial imagery and historic mapping; and
- A site visit, which took place in January 2022 to undertake an appraisal of the buildings within the Site and designated heritage assets in the vicinity.

1.7. Known and potential heritage assets within the Site and its surroundings (based on a 1km study area) are discussed in Section 2 (for archaeological remains) and

Section 3 (for built heritage assets within the Site and in its environs). Heritage assets are referred to in the text by a unique reference number (1, 2, etc.) keyed to the figures. A gazetteer of all assets has been compiled and is presented as Appendix 2. A bibliography of sources consulted has been included in the References section of this appraisal.

Limitations

- 1.8. This appraisal is a desk-based study and has utilised information derived from a variety of online sources, and informed by a site visit. While the level of detail included within the appraisal provides an overview of the heritage resource and constraints within the Site, any planning applications would need to be accompanied by a full desk-based heritage assessment, in line with the relevant guidance (CIfA 2020).
- 1.9. A walkover survey was conducted within the Site by Rose Karpinski on 18th January 2022, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

2. SUMMARY OF ARCHAEOLOGICAL RESOURCE

Landscape context

- 2.1. The Site is located to the north of the A421 in the eastern extent of the village of Renhold, Bedfordshire. Currently the three parcels of land which make up the Site are in use as agricultural land. The Site lies on a slope with the north of the Site siting at c. 45m aOD (above Ordnance Datum) and the south-eastern end of the Site siting at c. 35m aOD. A tributary of the River Great Ouse lies c. 100m east of the Site with the River Great Ouse located c. 500m south of the Site.



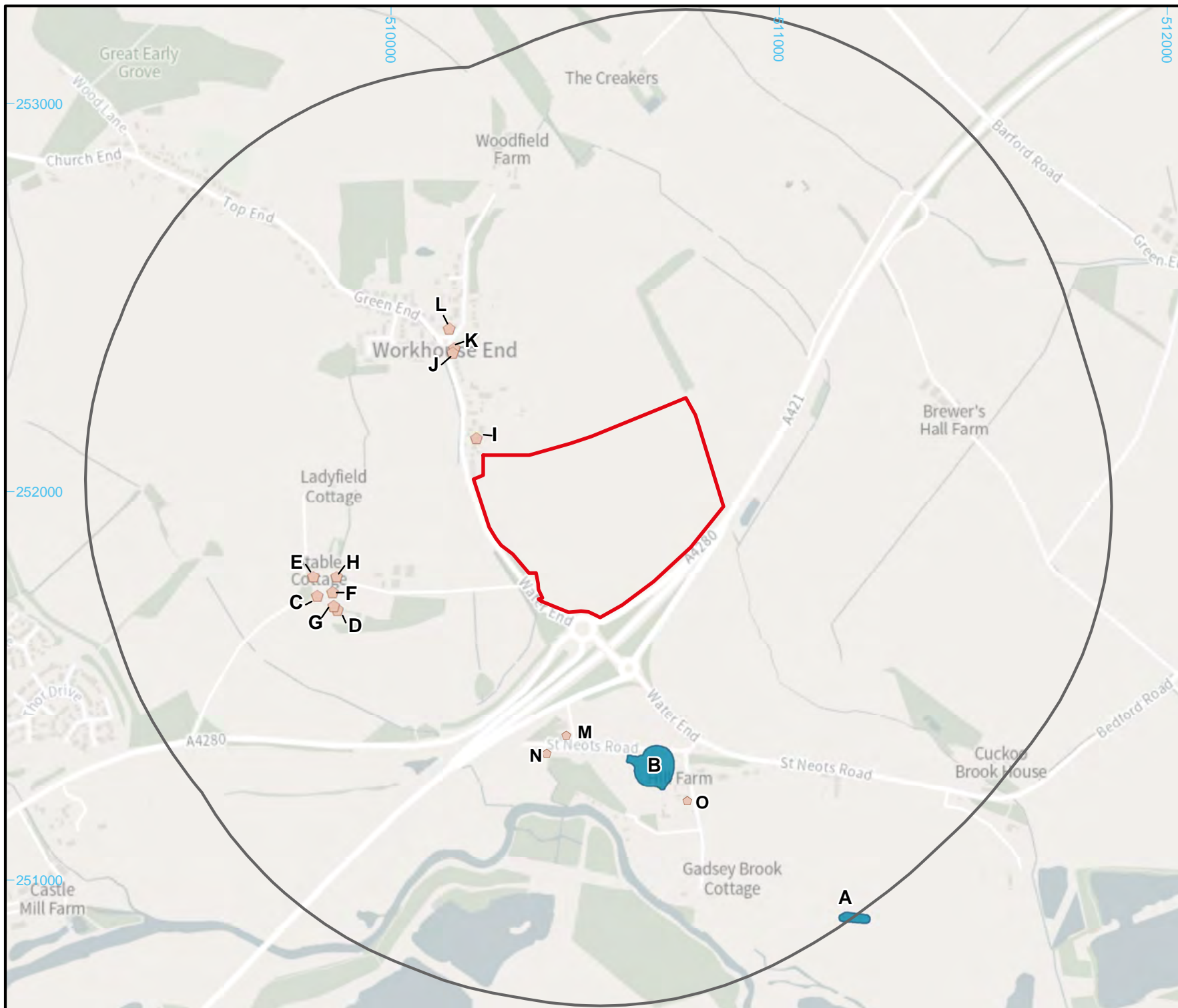
Photo 1 View of the Site

- 2.2. The bedrock geology is recorded within the Site as Peterborough Member Mudstone, a sedimentary bedrock which formed between 164 and 166 million year ago during the Jurassic Period when the local environment was dominated with shallow seas (British Geological Survey 2022). The superficial geology within the Site is recorded as Oadby Member Diamicton, a superficial deposit which formed up to 2 million years ago in the Quaternary Period when the local environment was dominated by ice age conditions (British Geological Survey 2022).
- 2.3. A borehole was driven in the southern extent of the Site in 1991, this revealed 30cm of topsoil overlying 11.10m of stiff orange brown grey slightly sandy clay with some rock inclusions (British Geological Survey 2022, BGS ID:529572, 510,684 251,838).

Designated heritage assets

- 2.4. There are no designated heritage assets recorded within the Site.

-
- 2.5. Two scheduled monuments lie within the study area. 'Two Bowl Barrows 330m south of Dairy Farm' (NHLE: 1015589) is located c. 980m south-east of the Site (Fig. 2, A). Howbury ringwork and medieval trackway (NHLE: 1009627) lies c. 360m south of the Site (Fig. 2, B).
- 2.6. A number of Listed Buildings are also within the study area; a selected number of these are listed below.
- 2.7. Grade II Listed Howbury Hall (NHLE: 1138189) is located c. 480m west of the Site (Fig. 2, C). A number of auxiliary buildings associated with the Hall are also Listed such as the Grade II Listed Stable Block (NHLE: 1321202) located c. 480m west of the Site (Fig. 2, E). The Grade II Listed Dower Cottage (NHLE: 1114907) is located c. 420m west of the Site (Fig. 2, H). The Grade II Listed Dairy and Laundry to Howbury Hall (NHLE: 1311948) located c. 480m west of the Site (Fig. 2, F). Grade II Listed Ice House to Howbury Hall (NHLE: 1138221) located c. 500m west of the Site (Fig. 2, D). The Grade II Listed Garden Wall to Howbury Hall (NHLE: 1321203) is located c. 530m west of the Site (Fig. 2, G).
- 2.8. Beyond the buildings associated with Howbury Hall a number of further Grade II Listed Buildings are located within a close proximity to the Site, such as Grade II Listed 52 Green End (NHLE: 1311969), located c. 40m north of the Site (Fig. 2, I).
- 2.9. Grade II Listed 1 Woodfield Lane (NHLE: 1311976) is located c. 280m north of the Site (Fig. 2, J). Grade II Listed 24 Green End (NHLE: 1321201) is also located c. 280m north of the Site (Fig. 2, K). Grade II Listed The White House (NHLE: 1114905) is located c. 330m north of the Site (Fig. 2, L).



- Site Boundary
- Study Area
- Scheduled Monument
- Grade II Listed Building



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PROJECT TITLE
 Site 761: Land East of Water Lane, North of the A421

FIGURE TITLE
 Selected Designated Heritage Assets

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Prehistoric

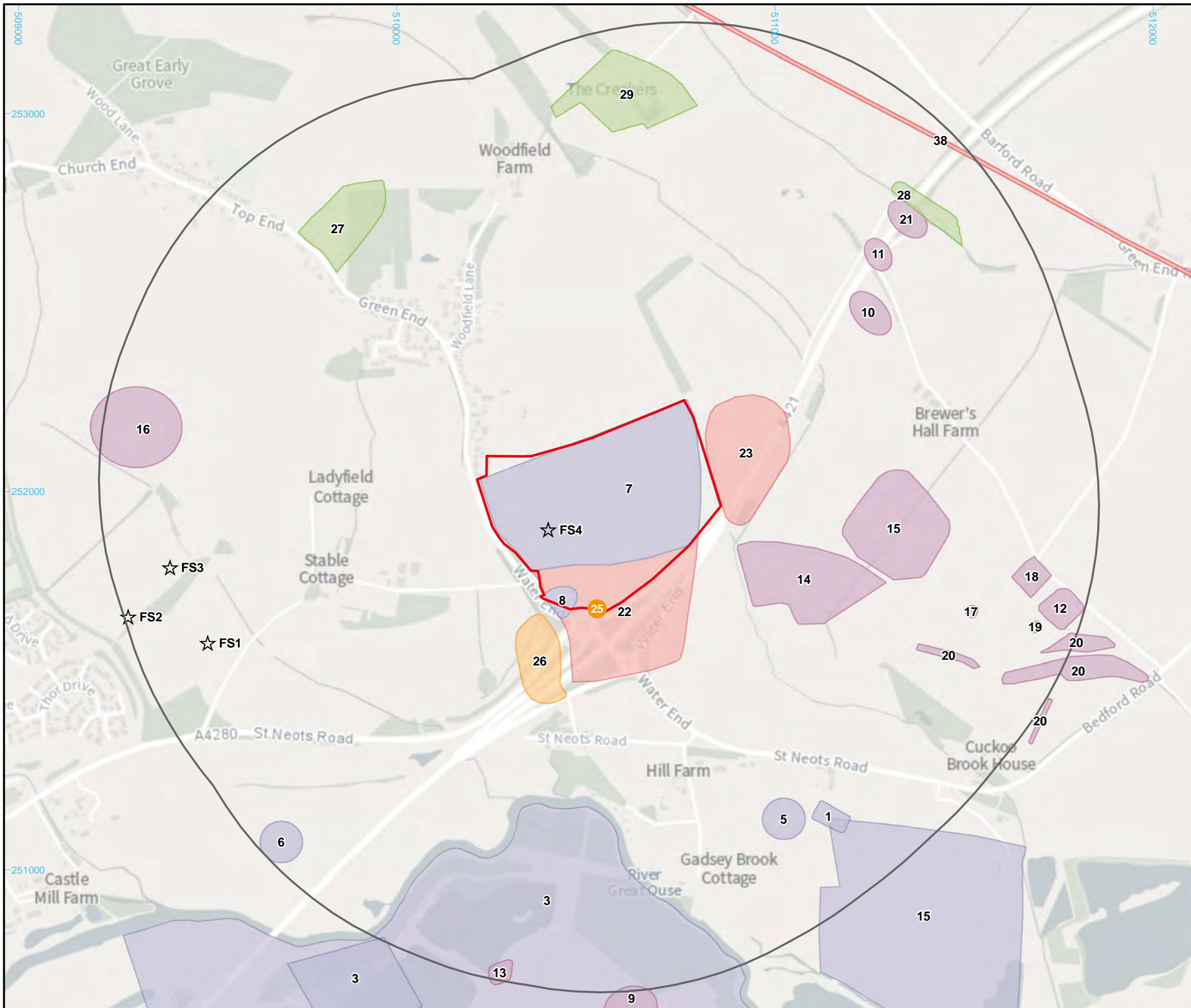
- 2.10. A Palaeolithic hand axe was found by chance c. 860m south-west of the Site (Fig. 3, **FS1**). This indicates the potential for palaeolithic activity in the study area, however it does not serve as proof that this area was occupied during that time, as the flint may have been washed in or moved into the area through natural processes.
- 2.11. No Mesolithic finds have been made within the study area but it is likely that the river valley to the south would have been attractive during the Mesolithic period.
- 2.12. A find of a Neolithic to Bronze Age flints were made c. 1km west of the Site (Fig. 3, **FS2**) during fieldwalking at Howbury Hall.
- 2.13. Cropmark features have been identified through appraisals of aerial photographs, mostly undertaken as part of the national mapping programme. Within the Site cropmarks indicating possible settlement activity have been identified (Fig. 3, **7**). These show a possible Bronze Age to Roman settlement complex, in the form of an agglomeration of curvilinear enclosure with a further two smaller enclosures located to the east. These cropmark features have not been investigated, as such their date could be later, and these may instead represent a Late Iron Age to Roman settlement. Also within the Site is a curvilinear enclosure (Fig. 3, **8**), this also has not been investigated but its form appears to suggest Bronze Age to Roman period date.
- 2.14. Cropmarks indicating a Late Neolithic to Early Bronze Age funerary enclosure was identified c. 750m south-east of the Site (Fig. 3, **1**). The features identified have not been investigated, but have been dated due to their form and the proximity to identified Bronze Age material and similarly formed Neolithic to Bronze Age features which have been identified and investigated elsewhere in the study area. Such as an area of cropmarks, consisting of ring ditches, and small enclosures which was identified c. 520m south of the Site (Fig. 3, **2**). When excavated these revealed remains of late Neolithic to Bronze Age date (South Midlands Archaeology 1991). Further evidence of early prehistoric funerary activity has been excavated c. 1km south-west of the Site (Fig. 3, **3**) here a scatter of enclosures were investigated revealing a Neolithic burial, as were Bronze Age ring ditches which were overlain by later Iron Age enclosures (Bedfordshire Archaeology 1996).
- 2.15. Cropmarks indicating the presence of henge monument, ring ditches representing a landscape of early prehistoric funerary activity has been identified c. 800m south-east of the Site (NHLE: 1015586, 1015587, 1015589 and 1015590, Fig. 3, **4**). These

features lie on the northern side of the River Great Ouse and are concentrated on the river terrace gravels.

- 2.16. Cropmarks indicating the presence of Bronze Age ring ditches, which likely represent the ploughed out remains of funerary monuments, have been identified c. 670m south-east (Fig. 3, **5**) and c. 880m south-west of the Site (Fig. 3, **6**). One of these has been excavated (Fig. 3, **5**) revealing late Bronze age pottery in the ditch fills (Murrell 2009).
- 2.17. A Bronze Age flint was found c. 870m west of the Site (Fig. 3, **FS3**). This likely represents a chance loss and in itself is not indicative of settlement.

Iron Age and Roman

- 2.18. Evidence of Iron Age settlement has been identified c. 500m north-east of the Site (Fig. 3, **10**) here excavations undertaken revealed roundhouses, ditches, pits and postholes indicative of a farmstead settlement. A further Iron Age settlement comprising two ditched enclosures was identified c. 600m north-east of the Site (Fig. 4, **11**). A single round house was round which contained a hearth in the centre, a single unurned cremation was also found however this is thought to be of Roman date. A large Iron Age sub rectangular enclosure was excavated revealing Iron Age pottery c. 880m east of the Site (Fig. 4, **12**). Iron Age farmsteads have also been identified c. 950m south of the Site (Dawson 1996, Fig. 4, **13**) and c. 1km south of the Site (Fig. 3, **9**).
- 2.19. Overall the number of Iron Age farmsteads identified within the study area illustrates the widespread utilisation of this landscape during the prehistoric period. It is likely that the River Great Ouse was a significant pull factor in the settlement of this region, with the terrace gravels to the south of the Site proving to have been particularly popular. However, the stream which runs to the east of the Site also appears to have been a pull for prehistoric settlement as a large amount of prehistoric settlement within the study area is focused either along the river terrace gravels and close to the River Great Ouse or, to the east of the Site where the stream would have been the closest water source.
- 2.20. A number of sites have been identified within the study area which demonstrate continuity of use between the Iron Age and Roman periods.



- Site Boundary
- Study Area
- Early Prehistoric
- Later Prehistoric
- Roman
- Early Medieval
- Medieval
- ☆ Find Spot



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PROJECT TITLE
Site 761: Land East of Water Lane, North of the A421

FIGURE TITLE
Prehistoric to Medieval non-designated heritage assets

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- 2.21. Cropmarks indicating the presence of a complex of possible Iron Age to Roman enclosures and ditches have been mapped c. 100m east of the Site (Fig. 3, **14**), near the stream which runs to the east of the Site. Iron Age to Roman period settlement activity was also identified during a trial trench evaluation c. 340m east of the Site (Fig. 3, **15**).
- 2.22. A further cropmark enclosures thought to date from the Iron Age to Roman periods have been identified c. 790m west and c. 710m east of the Site (Fig. 3, **16**, **17**). A possible rectilinear enclosure cropmark feature was mapped c. 810m east of the Site (Fig. 3, **18**), this comprised a rectilinear enclosure cropmark with a visible discontinuous ditch either side of a trackway.
- 2.23. A further possible Iron Age to Roman sub rectangular enclosure features was mapped as a cropmark feature c. 920m east of the Site (Fig. 4, **19**). A rectilinear enclosure and trackway was identified c. 900m east of the Site (Fig. 4, **20**) this had an adjoining linear feature which possibly formed part of a trackway or boundary ditch as well as another possible enclosure feature.
- 2.24. A crouched inhumation grave was identified c. 725m north-east of the Site (Fig. 3, **21**), this was the only burial identified during a trial trench evaluation (Northamptonshire Archaeology 2004) and has been provisionally dated to the Late Iron Age or Early Roman period, however no dating evidence was recovered. The presence of this grave suggests that settlement was nearby.
- 2.25. In the south of the Site and extending south of the Site boundary, a Romano-British settlement has been identified (Fig. 3, **22**). A curvilinear enclosure system, 2 cremations and 2 four post structures were revealed dating to the early Roman Period, following this a 2nd to 3rd century settlement which consisted of a series of enclosures located along a pair of trackways was identified. Associated with these were a number of roundhouses, a probable rectilinear building, a number of pottery kilns, corn dryer, a cremation cemetery and 7 inhumation burials. This indicates a substantial settlement in the region, which may have spread northwards, beyond the scope of the investigation, across the whole Site. Investigations identified a Roman period enclosure as well as a network of field boundaries directly to the north-east of the Site (Fig. 3, **23**), probably associated with this settlement.

2.26. The former Roman Road (Viatores No. 225) is projected to run c. 915m north of the Site (Fig. 3, **24**). This route connected Sandy with Sharnbrook. During this period, the Site lay in the hinterland to integral routes of movement.

Early medieval

2.27. The Site lies within the historic parish of Renhold, the name Renhold is thought to derive from the Old English for 'roe-deer nook of land' (University of Nottingham 2022).

2.28. Evidence of early medieval settlement of the parish comprise an Anglo-Saxon pit in the south of the Site (Fig. 3, **25**), the exact location is unclear, however this may have been within or to the south of the Site. A small quantity of Saxon pottery was recovered from the pit, indicating that this was likely a waste pit associated with some form of settlement activity.

2.29. That pit may have represented peripheral activity associated with settlement identified c. 30m south-west of the Site (Fig. 3, **26**). Here short lived early medieval occupational evidence was identified (Northamptonshire Archaeology 2004). Beam slot and post built structures along with pits and fence lines were associated, the buildings were near the boundary ditch for the settlement, within the settlement, there appear to have been subdivisions between land associated with each building.

2.30. The first documentary source relating to Bedford is the late 9th century treaty between King Alfred and King Guthrum which established the Danelaw, an area under the jurisdiction of Danish rulers, in England (preserved in 11th century Cambridge Corpus Christi MS 383¹). In the treaty, the boundary between Alfred's England and Guthrum's Danelaw ran along the River Lea to its source, then up to Bedford and finally along the River Great Ouse to Watling Street. It was during the late Anglo-Saxon period that Howbury ringwork and medieval trackway (Fig. 2, **B**) was constructed, this will have had a sphere of influence over the surrounding areas and it is likely that there was a certain amount of settlement associated with this, which has either been lost to modern development, or is yet to be identified in the archaeological record. Whilst some early interpretations of this castle was that it was a Roman amphitheatre, there is also the theory that it may have been built by the Danes in their defence of the Danelaw.

¹ <https://parker.stanford.edu/parker/catalog/mv340ty8592>

2.31. The settlement of Renhold is not recorded within the Domesday Book of 1086.

Medieval

2.32. During the medieval period the settlement of Renhold grew out in a linear pattern, with lots of separate hamlets eventually, becoming one established village. A medieval lead seal die with a petalled flower design was recovered from within the Site (Fig. 3, **FS4**), and has been dated to the 13th century.

2.33. Evidence of medieval occupation has been identified c. 800m north-east of the Site (Fig. 3, **28**). Here a number of ditches, pits and postholes have been identified (Northamptonshire Archaeology 2004) containing pottery of a medieval date. Further occupational evidence has been identified in the form of a moat which was thought to surround a manor located c. 770m north of the Site (Fig. 3, **29**). A curvilinear medieval trackway has been identified as a cropmark feature c. 615m north-west of the Site (Fig. 3, **27**). This may have had some association with the moated manor house, possibly leading to or from the manor into the settlement. Ridge and furrow cultivation remains survive within the study area (Fig. 7) within Howbury Park and buried traces of ridge and furrow have been identified throughout the study area suggesting that the area was primarily an agricultural landscape during this period.

Post-medieval and modern

2.34. Into the post-medieval period the village of Renhold continued to grow, and a turnpike road was introduced to the south of the village.

2.35. The Tithe Map of 1838 (Fig. 4) shows the Site to be made up of five portions of land, each owned by Frederick Polhill Esquire and occupied by Thomas Street, the land is associated with Great Dairy Farm. Portion 240 in the north-west of the Site is described as Hither New Field and is in use as grass. Portion 241a and b in the north of the Site is described as part of a further new field and are described as arable, these portions are divided on a north south alignment by a stream or ditch which cuts through the Site. The south-western portion of the Site is in the north of portion 242 described as Holland Lane New Field and was in use as grass, as was portion 243 in the south-east of the Site which was called little new field.

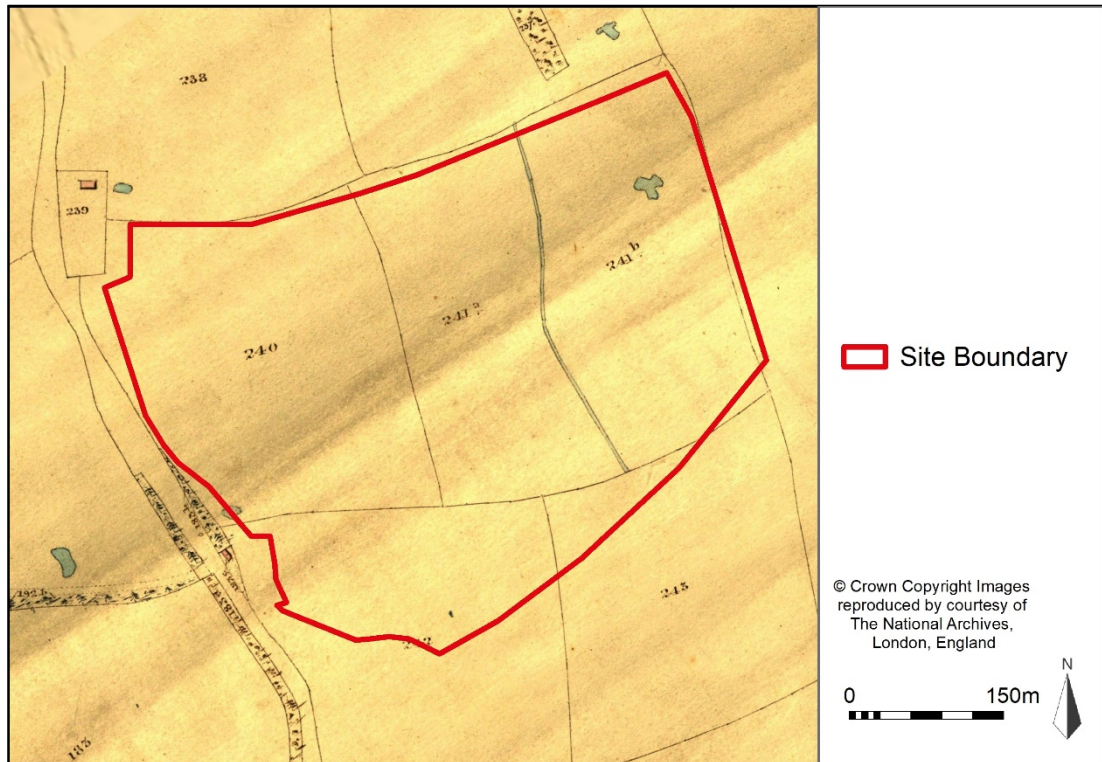


Fig. 4 Extract of the 1838 Tithe Map of Renhold

- 2.36. The use of the land suggest that the Site formed pasture of grazing land during the 19th century. The first edition ordnance survey map of 1891 (Fig. 5) shows there to have been no significant changes within the Site, the division between two land parcels in the north-east of the Site has been removed. In the south-west of the Site trees are depicted within the Site which mirrors the parkland seen to the south-west of the Site. This further indicates that the Site was not under arable cultivation during the early 20th century.
- 2.37. The second edition ordnance survey map of 1902 (Fig. 6) shows no change in boundaries within the Site. The trees depicted in the first edition map are no longer shown, possibly hinting that this land is at this point under arable cultivation. No development is known to have taken place within the Site.
- 2.38. The introduction of the A421 to the south of the Site in 2006 resulted in the southern portion of the Site being transacted by the A421. This caused the two fields seen in the south of the Site to become one irregularly shaped field, directly to the north of the A421.



Fig. 5 Extract of the First Edition Ordnance Survey Map of 1891

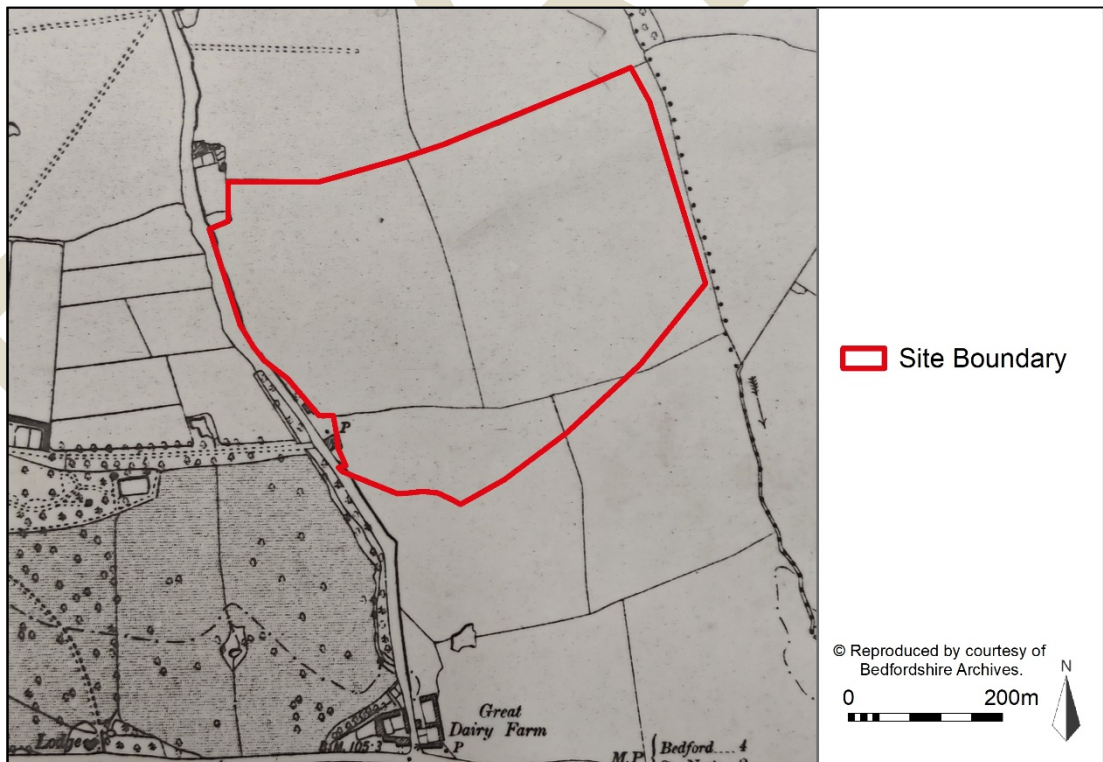


Fig. 6 Extract of the Second Edition Ordnance Survey Map of 1902

3. BUILT HERITAGE SUMMARY

- 3.1. This section considers receptors that might be affected by development within the Site through the alteration of their setting. At this initial stage, the settings appraisal has been prepared with reference Steps 1 and 2 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3; see Appendix 1). All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, and shown on Figure 7.
- 3.2. As part of Step 1, two nearby Listed Buildings have been identified as sensitive to development within their settings, with the potential to impact on their significance as designated heritage assets. These include:
- Howbury Hall (NHLE: 1138189, Grade II)
 - 52 Green End (NHLE: 1321201, Grade II)
- 3.3. The initial appraisal has identified that there would be no non-physical impact upon the significance of any other Listed Buildings within the study area, as a result of the proposed changes to the use and/or appearance of the Site. The following paragraphs provide rationale for this position.
- 3.4. Grade II Listed 1 Woodfield Lane (NHLE: 1311976) and Grade II Listed 24 Green End (NHLE: 1321201) have been dismissed from further assessment due to the fact that their setting is principally domestic, they derives no heritage significance from the land within the Site, and their significance is derived principally from the historic fabric and character. There is no direct intervisibility between these houses and the Site due to intervening modern built form, vegetation and topography.
- 3.5. Howbury Ringwork and medieval trackway (NHLE: 1009627) has been dismissed from further assessment due to a lack of historic association between the Site and the monument; and specifically, the intervening A421 roadway which has created a distinct boundary in the landscape separating the two places. Furthermore although the trees shielding Howbury Ringwork are visible from the Site, the earthwork remains are not discernible, thus no experience of the monument can be had from the Site; and from the Ringwork, the character of the Site cannot be discerned.
- 3.6. Grade II Listed Great Dairy Farmhouse (NHLE: 1114908, Fig. 2, **M**) located 320m south of the Site. Grade II Listed Fairfield Cottage (NHLE: 1138234, Fig. 2, **N**) located c. 380m south of the Site and Grade II Listed Hill Farmhouse (NHLE: 1321205, Fig.

2, O) located c. 515m south of the Site have all been dismissed from further assessment. The agricultural character of the Site sits within a setting comprising a mixed tapestry of 21st century land-uses. While the agricultural land-use has an association with the former and current use of the farmsteads, the relationship is tenuous. There is no location within the landscape where the key significances of the building(s) can be experienced, while one is also (at the same time) able experience the existing character / land-use of the Site. Thus, the character of the Site (agricultural) is a very minor component of heritage significance, lying on the periphery of special architectural and historic interest. The development would bring a perceptible change in character to the Site; however, this would result in no harm to the significance of the heritage assets (and the experience thereof).

3.7. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are Grade II Listed Howbury Hall. The buildings associated with Howbury Hall the Ice House to Howbury Hall, Stable Block to Howbury Hall, Dairy and Laundry to Howbury Hall, Garden Wall to Howbury Hall and Dower Cottage, are not thought susceptible to harm due to changes within the Site, but have been discussed, where relevant to the setting of Howbury Hall. These assets are thought to not be susceptible as their significance derives principally from their association with Howbury Hall and their setting within the Hall estate. Whilst these buildings are historic and of value in their own right the key elements of their setting from which they derive significance would not be impacted upon.

3.8. The heritage assets, that have the potential to be affected by future development on the Site, are discussed below.

Howbury Hall

3.9. Howbury Hall is a small country house with 18th century origins, which has been substantially rebuilt due to a fire in the 19th century. The Hall presides over unregistered parkland which slopes to the south away from the hall, a woodland area lies to the south-west of the Hall with mature trees located throughout the parkland, which is predominantly used for grazing.

3.10. Howbury Hall's listing description is as follows:

Small country house. C18 origins, substantially rebuilt 1849 after fire, by James Horsford, for Polhill family (Bedfordshire Times, 28 July 1849). Mainly rendered, but brick visible to part of rear. Slate roof. Symmetrical facade, 2 storeys, with 2 storey

wings projecting from rear. 1:2:1:2:1 bays, end bays projecting, with 2 storey canted bay windows, central bay also projecting slightly. Rusticated quoins to side and centre bays, string course, modillion cornice surmounted by balustraded parapet with urns. All windows sashes with glazing bars, in moulded architraves, those to 3 centre bays with brackets to sills, those to ground floor centre of canted bays being full height. Cast iron balconies with scroll brackets to first floor of canted bays. Central 6 panel double door with rectangular fanlight, in porch with panelled pilasters, architrave, frieze, dentilled and bracketed cornice, urns and stepped gable end with armorial bearings. Interior: fine C18 panelling to E wing staircase.

(Historic England 1983)

- 3.11. Several auxiliary buildings associated with the Hall are also Listed (Fig. 7). These include the Grade II Listed Stable Block, an 18th century timber framed building with red brick infill. The Grade II Listed Ice House to Howbury Hall was built in the early 19th century and is small and circular in plan, set into an earth bank, the interior of the Ice House has a vaulted tunnel leading to a brick lined chamber. The Grade II Listed Diary and Laundry to Howbury Hall is an 18th century timber framed building with red brick infill and a hipped old clay tile roof. The 18th century Grade II Listed Garden Wall to Howbury Hall is built in red brick and encloses a large rectangular area. The Grade II Listed Dower Cottage was formerly a pair of gardeners' cottages built in the 18th century, with later 20th century repairs and alterations. Its situation within the parkland and historic association with the Hall estate contribute to its significance.

Characteristics and Built Form

- 3.12. Howbury Hall² is an attractive house which is located in the eastern extent of the village of Renhold. The Hall is set within unregistered parkland, to the south of which lies the A421, to the north and east of this lies the residential development associated with the historic core of Renhold, and to the west there is modern housing development (Fig. 7).
- 3.13. The southern elevation of the Hall is the key elevation, which overlooks the parkland to the south. A formal approach way leads to the front of the house from the east. Whilst a further approach leads to the front of the house from the south-west.

²https://www.parishmouse.co.uk/bedfordshire/wp-content/uploads/2021/06/5037370666_615cf15d97_o_d-768x471.jpg

Formerly the house was also accessed from the north, however this approach is no longer in use.

- 3.14. The landscape surrounding the Hall has changed noticeably over time, a key aspect of the change was the introduction of the A421 dual carriageway to the south of the Hall. This has increased noise and activity as well as severing the Hall's connection with the land to the south and installing a visual barrier between the Hall and the land. The road directly to the south of the parkland is also busy, and its nature has changed, from being a turnpike road, to being a major routeway from the A421 towards Bedford.

Experience

- 3.15. Howbury Hall is best experienced from the south, from here an appreciation of the southern elevation can be made and a view southward across the parkland which drops to the south, allowing for long landscape views. The parkland is a key aspect of the experience of the Hall, it is stippled with mature trees (Photo 2) which establishes a historic feel and sets the Hall in a rural landscape, making a positive contribution to the setting of the Hall.



Photo 2 View towards Howbury Hall from the south overlooking the parkland



- Site Boundary
- Grade II Listed Building
- Dower Cottage
- Howbury Hall
- Stable Block
- Ice House
- Dairy and Laundry
- Walled Garden
- Direction of photograph

- Howbury Hall Park boundary
- Maintained Parkland
- Surviving Woodland
- Thick Tree Cover
- Agricultural Land
- Residential Development
- Ridge and Furrow
- A421
- Approaches
- Stream



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PROJECT TITLE
 Site 761: Land East of Water Lane, North of the A421

FIGURE TITLE
 The setting of Howbury Hall and associated buildings and grounds

DRAWN BY HMM **PROJECT NO.** MK0614 **FIGURE NO.**
CHECKED BY DJB **DATE** 20/01/2022 **7**
APPROVED BY RK **SCALE @A3** 1:5000 & 1:500



-
- 3.16. Howbury Hall is well masked by mature trees from the south, west and east (Photo 3). This results in the Hall receiving a great deal of privacy from members of the public who are utilising the public footpaths which run through the parkland and from the main road (Photo 2). This provides the Hall with a sense of enclosure. The Walled Garden and Ice House is to the east and the Dairy and Laundry is to the north-east of the Hall, all of which are shielded and enclosed by thick coniferous tree cover.



Photo 3. View of tree cover surrounding Howbury Hall

- 3.17. The Hall's association with the Grade II Listed Buildings which surround it contribute a key element of the setting of the Hall. The Stable Block (Photo 4 and 5) lies to the north of the Hall. The presence of the Dairy and Laundry were built to serve the Hall. The walled garden to the east of the Hall has a functional relationship with the Hall, as the garden is still maintained and utilised and its presence and continued use contributes positively to the setting of the Hall. The Hall also has an associated Ice House to the east. The presence of these buildings in close proximity to the Hall positively contribute to the setting of the Hall and increases their heritage value due to their historical functional relationship which is easily visualised in its current guise.



Photo 4 View of the rear of the Stable Block



Photo 5. View of the side of the Stable Block

- 3.18. Elements of surviving ridge and furrow cultivation terraces survive within the park (Photo 6; Fig. 7). This adds to the historic setting of the Hall, and displays evidence of the former cultivation practices utilised by the workers associated with the Hall.



Photo 6 View of surviving of ridge and furrow

The Contribution of the Site to Howbury Hall and potential impacts

- 3.19. The Site is located c. 480m east of Howbury Hall. There is no intervisibility between the Site and Howbury Hall which is masked by trees and distance.
- 3.20. There is a historic association between the Site and the Hall. The land within the Site is recorded as having been owned by the owners of Howbury Hall on the 1838 Tithe Map of Goldington. This showed the owner for both the land within the Site and the Hall to be Frederick Polhill Esquire. However, the Tithe Map records the land within the Site to have been associated with Great Dairy Farm, which was also under the ownership of Frederick Polhill Esquire.
- 3.21. By 1919 the land within the Site was still under the ownership of the Howbury Estate, sales particulars from 1919 (Bedford Records office P32/28/3; Fig. 8) shows the Site to be under the same ownership as Howbury Hall and its associated Lands, showing a continuation of land ownership and management and longevity of the Site's association with the Howbury Estate.

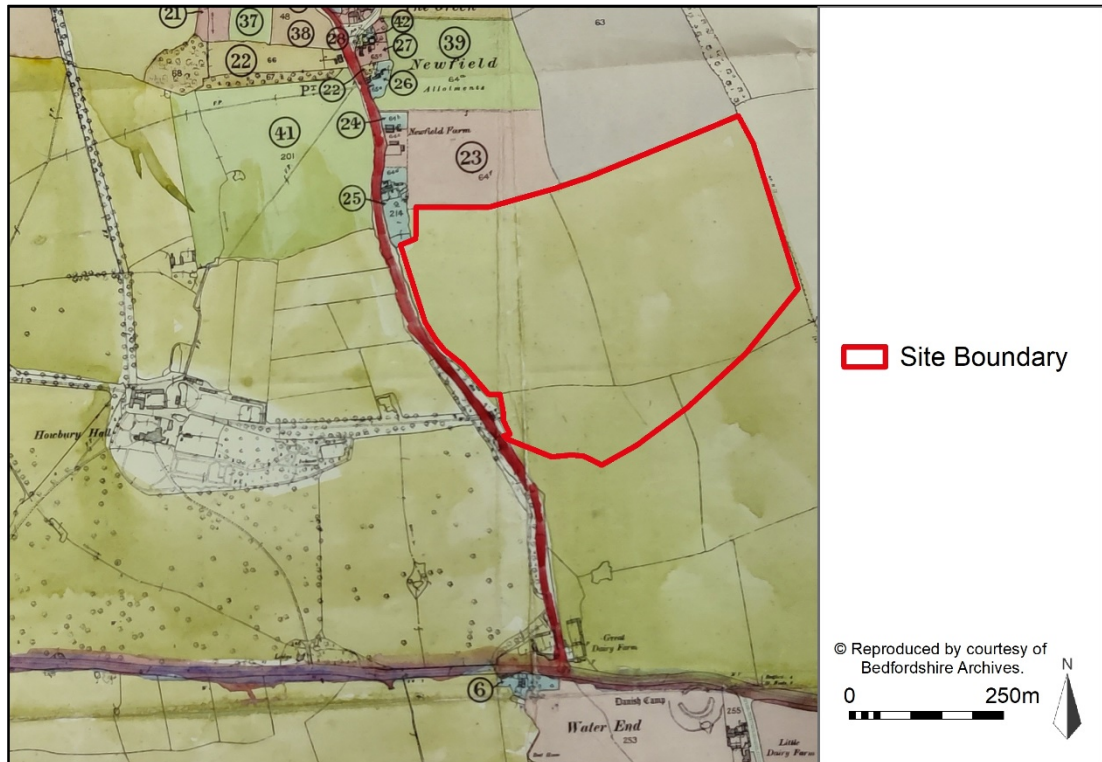


Fig. 8. Extract of sales particulars from 1919 showing the Site (Bedfordshire Records Office P32/28/3)

3.22. Howbury Hall derives its significance principally from its architectural design, its association with the parkland to the south and its association and functional relationships with the auxiliary Grade II Listed Buildings within the estate. The Site is currently in agricultural use, and this displays a longevity of land use from at least the 19th century, likely earlier. While, there was an historic association with the land within the Site and Howbury Hall, the change of character from agricultural to residential would not affect this component part of its heritage significance (the historical association will remain).

3.23. The

3.24. Key views to and from Howbury Hall are from (or to) the south, no element of these views would be altered by changes within the Site. This is no location within the wider landscape where the significances of Howbury Hall and the character of Site can be experienced (together). Therefore, a potential change in character within the Site from agricultural to residential will have no impact (cause no harm) to the significance and experience of significance of Howbury Hall.

52 Green End

- 3.25. 52 Green End is a Grade II Listed building constructed in the 18th Century, the official listing entry is as follows:

Cottage. C18. Timber framed, with weather boarding to W, and colour washed infill, some plaster, some brick, elsewhere. Thatched roof. 2-room plan to E with 3 bays to W outhouse. One storey and attics. S elevation: one 3-light and one 2-light casement flanking plank door. One dormer with casement. Red brick stack to E gable end.

Historic England 1983

- 3.26. 52 Green End (Photo 7) principally derives its significance from its architectural style and the historic nature of its fabric. The cottage is set back from the road and surrounded by modern development (Photo 8) which shield it from view. The house derives little of its significance from this setting. The property is a cottage, which is set within a domestic setting, surrounded by other residential properties which marks a positive aspect of the setting.



Photo 7 View of the roof of 52 Green End



Photo 8 View of modern development surrounding 52 Green End

- 3.27. The building is a cottage not a farmhouse, it has no association with farming as such does not derive any specific heritage significance from proximity to farmland. The Site lies c. 40m to the south of the cottage. The cottage has no association with the Site and is largely screened by both modern development and vegetation. There is the potential for the new built form to be visible from the eastern extent of the cottage. However, this view is mostly screened, and the potential view is likely to be of rooftops visible beyond the modern development which sits between the Site and the cottage. This change in the wider landscape would not impact upon the significance of the building.

4. SUMMARY FINDINGS

4.1. This heritage appraisal has been prepared to provide a high-level assessment of the heritage sensitivities with regard to the historic environment resource within and in the vicinity of the Site, including potential archaeological remains and built heritage.

Archaeological remains

4.2. This report has found that the Site has proven potential to contain Prehistoric to Roman period features within the Site. These have been identified as cropmark features within the Site, such features throughout the study area have been found to be of a prehistoric to Roman period date.

4.3. The Site also has the potential to contain early medieval remains, nearby excavations have identified Saxon settlement, as such there is the potential that this may have spilled into the Site. Alternatively the Site may have been utilised during the Saxon period for agricultural activity and evidence of this may be present within the Site.

4.4. There are no known previous impacts within the Site in the form of built development. As such archaeological survival is thought to be good across the Site. Further field evaluation to support a planning application would accord with the requirements of Local Plan policy 41S (part ii) and also paragraph 194 of the NPPF.

4.5. The effect of development on the significance of these buried archaeological remains (potential non-designated heritage assets) should be taken into account in determining any planning 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. This will ensure concordance with policy 41S of the Local Plan and paragraph 203 of the NPPF.

4.6.

Built Heritage

4.7. Howbury Hall derives its significance principally from its architectural design, its association with the parkland to the south and its association and functional relationships with the auxiliary Grade II Listed Buildings within the estate. The Site is currently in agricultural use, and this displays a longevity of land use from at least the 19th century, likely earlier. While there was an historic association with the land within

the Site and Howbury Hall, the change of character from agricultural to residential would not affect this component part of its heritage significance. This is no location within the wider landscape where the significances of Howbury Hall and the character of Site can be experienced (together). Therefore, a potential change in character within the Site from agricultural to residential will have no impact (cause no harm) to the significance and experience of significance of Howbury Hall.

- 4.8. 52 Green End does not derive its significance from the land within the Site or its modern surrounds. The Site and is largely screened from the building by modern development and vegetation. There is the potential for the new built form to be visible from the eastern extent of the building. However, this view is mostly screened, and the potential view is likely to be of rooftops visible beyond the modern development which sits between the Site and the building. This change in the wider landscape would not impact upon the significance (or experience of the building).
- 4.9. The historic environment resource within and in the vicinity of the Site will require consideration as part of the planning process if there are proposals in the future for any redevelopment, guided by relevant legislation, planning policy and guidance documents (Appendix 1). It is recommended that such proposals are informed and guided in the first instance by a desk-based assessment, discussing the archaeological resource and Listed Buildings.

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act '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 feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2021) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the

building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainly for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact.

They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2021), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 194 of the NPPF (2021) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 189 of the NPPF (2021) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 199 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 200 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 202 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against

the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

Bedford Borough Local Plan

Bedford Borough Council Local Plan 2030 was adopted in January 2020. It contains the following policy relevant to the Site.

Policy 41S - Historic environment and heritage assets

- i. Where a proposal would affect a heritage asset the applicant will be required to describe:
 - a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and
 - b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.
- 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. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset or nondesignated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, consent will be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.

iv. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

v. In considering proposals affecting designated heritage assets or a nondesignated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:

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

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

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

viii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work might include: - archaeological and/or historic building fieldwork, - post-excavation/recording 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.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for

the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2021) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.

Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.

Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.

Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.

Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2021) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2021) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2021) paragraph 203 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

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APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
A	Two bowl barrows 330m south of Dairy Farm	Scheduled Monument Bronze Age	511190 250900	1015589
B	Howbury ringwork and medieval trackway	Scheduled Monument Medieval	510680 251290	1009627
C	Howbury Hall	Grade II 18th century	509810 251730	1138189
D	Ice House to Howbury Hall	Grade II 19th century	509860 251700	1138221
E	Stable Block to Howbury Hall	Grade II 18th century	509790 251780	1321202
F	Dairy and Laundry to Howbury Hall	Grade II 18th century	509850 251740	1311948
G	Garden Wall to Howbury Hall	Grade II 18th century	509920 251690	1321203
H	Dower Cottage	Grade II 18th century	509860 251785	1114907
I	52 Green End	Grade II 18th century	510220 252140	1311969
J	1 Woodfield Lane	Grade II 18th century	510170 252370	1311976
K	24 Green End	Grade II 17th century	510160 252360	1321201
L	The White House	Grade II 17th century	510450 252410	1114905
M	Great Dairy Farmhouse	Grade II 18th century	510450 251370	1114908
N	Fairfield Cottage	Grade II 17th and 18th century	510400 251320	1138234
O	Hill Farmhouse	Grade II 18th and 19th century	510764 251200	1321205
1	Cropmarks indicating possible funerary activity	Neolithic to Bronze Age	511140 251130	MBB21997
2	Group of cropmarks indicating prehistoric funerary activity	Neolithic to Iron Age	510100 250500	MBD1478
3	Early Prehistoric enclosure and occupational evidence	Neolithic to Iron Age	509800 250600	MBD337
4	Cropmarks indicating ring ditches and possible henge monuments	Prehistoric	511400 250800	MBD594
5	Cropmark indicated a ring ditch	Bronze Age	511020 251130	MBD15480
6	Cropmark indicated a ring ditch	Bronze Age	509690 251070	MBD15548
7	Cropmarks indicating possible settlement	Bronze Age to Roman	510540 251990	MBB21995
8	Cropmarks indicating possible settlement	Bronze Age to Roman	510430 251710	MBB21996
9	Iron Age Farmstead - large double enclosure	Iron Age	510640 250630	MBD14451
10	Iron Age Farm Settlement comprising domestic round houses within an enclosure	Iron Age	511250 252470	MBD18203
11	Iron Age settlement containing two enclosures a round house and a single cremation	Iron Age	511272 252627	MBD18688
12	Subrectangular enclosure feature	Iron Age	511750 251690	MBD9834

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
13	Cropmarks indicating the presence of Iron Age settlement enclosures	Iron Age	510270 250720	MBB22165
14	Cropmarks indicating a possible later prehistoric settlement	Iron Age to Roman	511000 251700	MBD1800
15	Network of enclosure features	Iron Age to Roman	511300 251900	MBD15549
16	Cropmark indicating a probable rectangular enclosure	Iron Age to Roman	509300 252100	MBD16654
17	Cropmark indicating an enclosure feature	Iron Age to Roman	511510 251680	MBB22006
18	Cropmark indicating a possible enclosure	Iron Age to Roman	511670 251770	MBB22007
19	Cropmark indicating a small Iron Age to Roman enclosure	Iron Age to Roman	511680 251640	MBB22008
20	Cropmarks indicating possible enclosure features	Iron Age to Roman	511680 251470	MBB22009
21	Inhumation grave of single adult in crouched position	Iron Age to Roman	511350 252722	MBD18689
22	Romano-British settlement site	Roman	510600 251600	MBD16675
23	Roman period enclosure feature	Roman	510900 252100	MBD15401
24	Roman Road (Viatores no. 225)	Roman	511200 253050	MBD728
25	Saxon pit revealed	Saxon	510600 251600	MBD16675
26	Early Medieval Occupation site	Early Medieval	511000 252800	MBD18687
27	Cropmarks indicating a curvilinear medieval trackway	Medieval	509860 252710	MBD17158
28	Medieval Settlement Evidence	Medieval	511408 252744	MBD18690
29	Site of moated manor house	Medieval	510600 253000	MBD818

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