



KDK ARCHAEOLOGY LTD

## Heritage Asset Impact Assessment

Land at Russell Farm

New Road

Maulden

Bedfordshire



## Site Data

KDK project code:	706MRF		
OASIS ref:	kdkarcha1-507854	Event/Accession no:	N/A
County:	Bedfordshire		
Village/Town:	Maulden		
Civil Parish:	Maulden		
NGR (to 8 figs):	TL 0578 3679		
Present use:	Brownfield		
Planning proposal:	Construction of a plant store and yard		
Local Planning Authority:	Central Bedfordshire Council		
Planning application ref/date:	Pre-application		
Date of fieldwork:	18.07.2022		
Client:	Ollie Doyle Blakeney Estates Limited Capability House Building 31 Wrest Park Silsoe Bedfordshire		

## Quality Check

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## Summary

In July 2022, KDK Archaeology Ltd prepared a Heritage Asset Assessment of Land at Russell Farm, New Road, Maulden, Bedfordshire. The project was carried out as part of the pre-planning application process for the construction of a plant store and yard within a parcel of brownfield land. A review of available cartographic evidence shows the application site was undeveloped (farmland) until the earlier 20<sup>th</sup> century when it was occupied by a small holding, and subsequently by a timber yard, with the associated buildings situated outside of the proposed development site.

Despite the proximity of the site to a series of rectilinear enclosure cropmarks (HER 578) in an area contiguous to, and potentially overlapping with, the northern edge of the proposed development site and a large Iron Age – Roman settlement to the south and west, archaeological fieldwork undertaken immediately to the south of the site as well as cartographic analysis and the site walkover survey suggest that the potential for encountering archaeological remains on the proposed development site is considered to be low.

The immediate setting of the site consists of a modest development of 20<sup>th</sup> and 21<sup>st</sup> century buildings within a wider rural landscape. The potential impact on this and the listed building located 500m way is likely to be neutral.

## 1 Introduction

1.1 In July 2022, KDK Archaeology Ltd prepared a Heritage Asset Assessment of Land at Russell Farm, New Road, Maulden, Bedfordshire. The project was commissioned by Ollie Doyle of Blakeney Estates Limited, and was carried out as part of the pre-planning application process.

### 1.2 *Planning Background*

This assessment has been required under the terms of the National Planning Policy Framework (NPPF) in order to inform development proposals.

### 1.3 *The Site*

#### *Location*

The proposed development is located in the village and civil parish of Maulden, and is within the administrative district of Central Bedfordshire Council at National Grid Reference (NGR) TL 0578 3679 (Fig. 1).

#### *Description*

The rectilinear application site is a parcel of brownfield land situated contiguous to the northwest of a plot of land that borders New Road, and is bounded to the north by an open field and farmland, to the southwest by Hiam Business Centre, and to the east by Russell Farm (Fig. 2).

#### *Geology & Topography*

The site is located in the low-lying ground c.200m north of the River Flit at a height of c.59m AOD. The bedrock geology is sandstone of the Woburn Sands Formation, formed approximately 101 to 126 million years ago in the Cretaceous Period, and overlain by superficial Head deposits of clay, silt, sand and gravel deposited up to 3 million years ago in the Quaternary Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).



*Proposed Development*

Pre-application advice is sought for the construction of a plant store and yard (Fig. 3).



**Figure 1:** General location (scale 1:25,000)

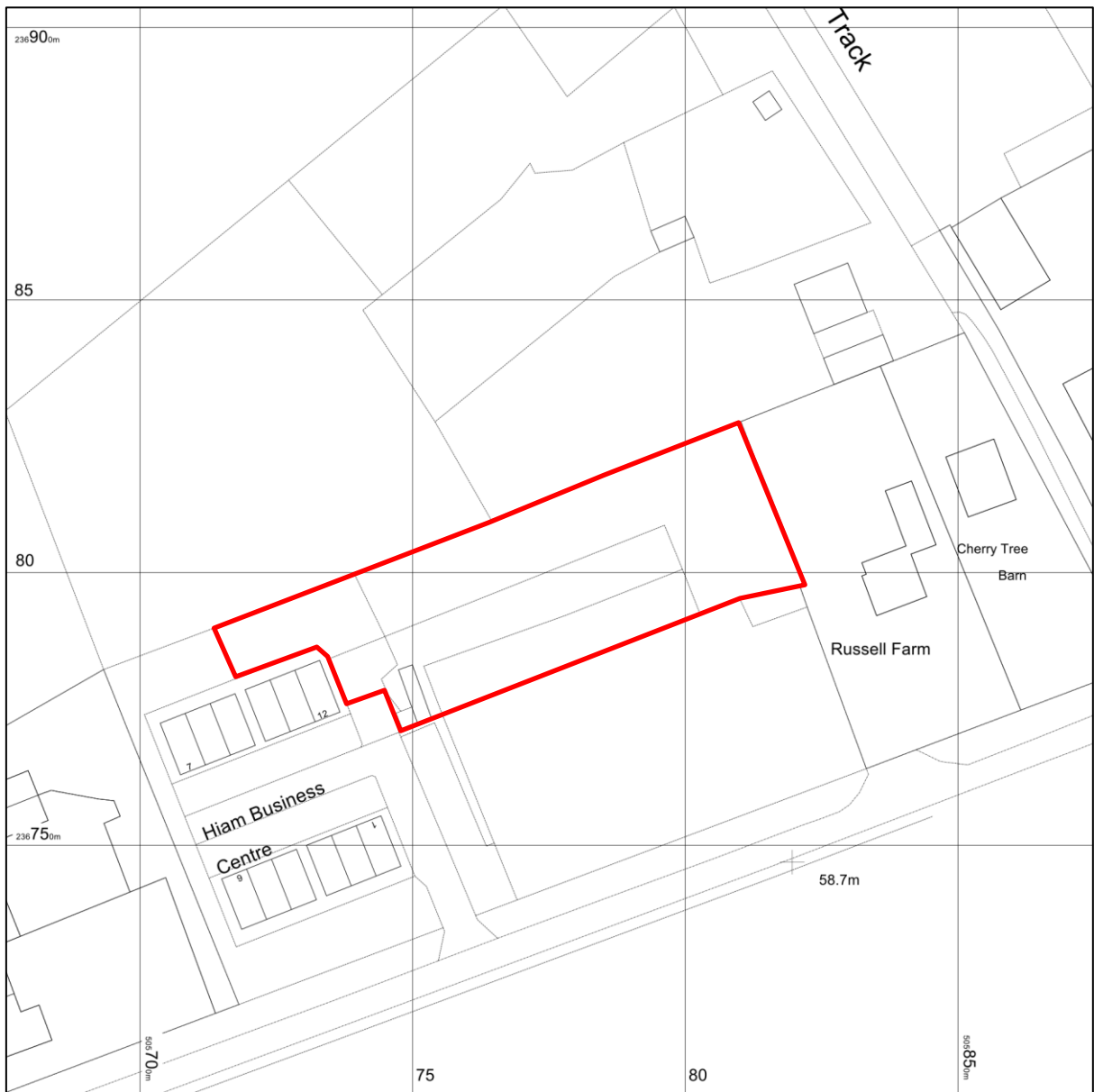


Figure 1: Site location (scale 1:1250)

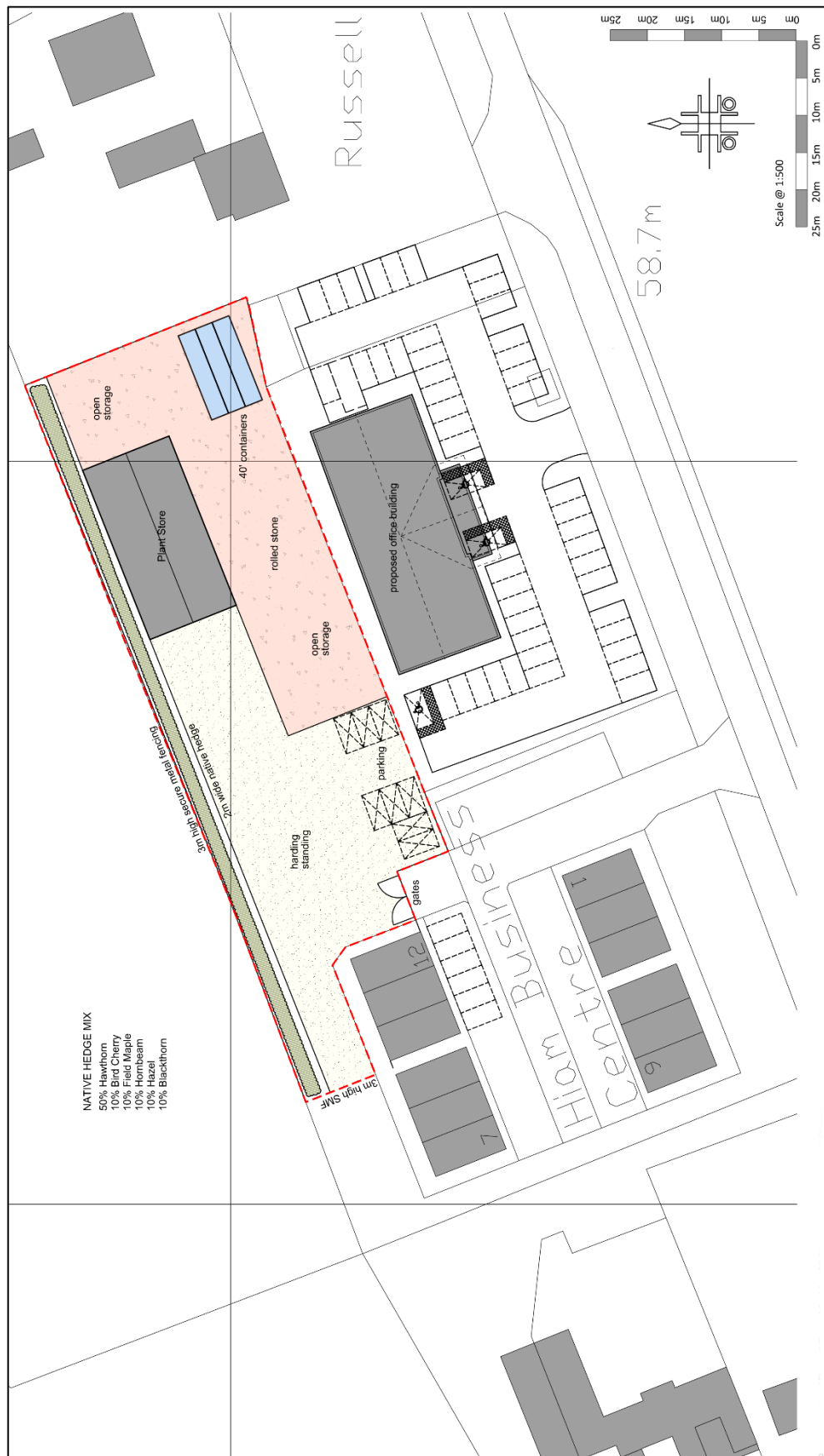


Figure 2: Proposed development (scale as shown)

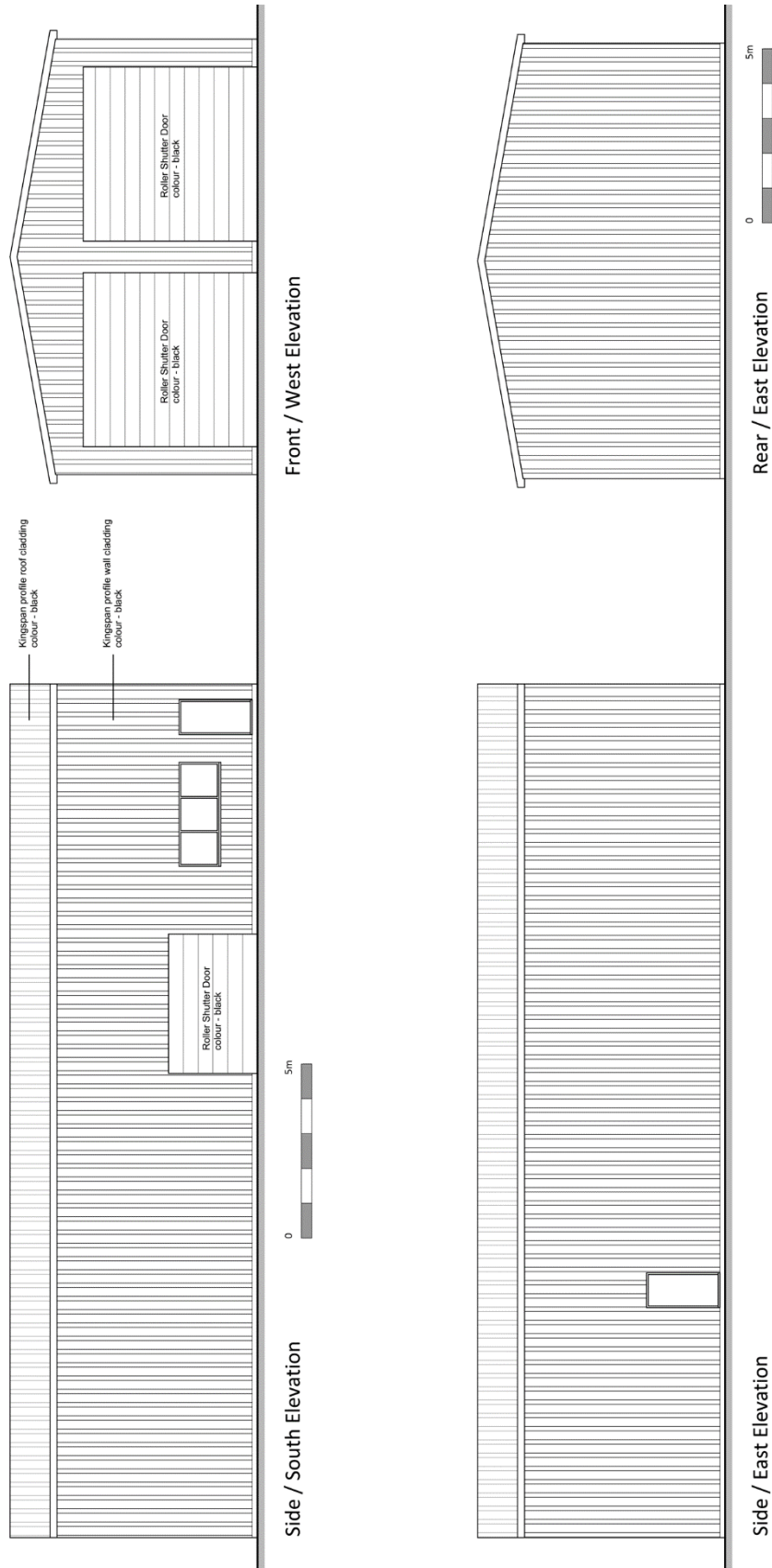


Figure 4: Proposed plant store (scale 1:200)





## 2 Aims & Methods

- 2.1 This Heritage Asset Assessment has been prepared in order to comply with Paragraph 205 of the National Planning Policy Framework (NPPF 2021), whereby the significance and setting of the heritage asset(s) and the potential impacts of the proposed development are set out in order to inform the Planning Application.

This requires the collation of existing information in order to identify the likely extent, character and quality of the known or potential heritage assets and/or archaeological resources, in order that appropriate measures for mitigating the impact of development might be considered (ClfA 2020).

- 2.2 The assessment was carried out according to the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (ClfA 2020) with additional reference to Historic England Advice Note 12, *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019b). As part of the assessment of significance, this report will evaluate the various interests associated with the site, including:

- Archaeological interest
- Architectural and artistic interest
- Historic interest

- 2.3 The following readily available sources of information were consulted for the assessment:

### *Archaeological Databases*

The principal archaeological database to the known archaeology of an area is the Historic Environment Record prepared largely on a county basis and available in limited form on the website Heritage Gateway. The data used in this report was sourced directly from the Historic Environment Record for Central Bedfordshire Council. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 500m radius.

### *Historic Documents*

Documentary research is essential to assess the history of a site, its context and significance. The principal source consulted was the Bedfordshire County Records Office (CRO).

### *Cartographic & Pictorial Documents*

Old maps and illustrations provide additional and often unique information to enhance the study of a site and its context. The principal source consulted was Bedfordshire County Records Office (CRO).

### *Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

### *Secondary & Statutory Sources*

The principal source consulted was Central Bedfordshire Local Plan 2015-2035 (CBC 2021).



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## 2.4 *Survey*

As part of the assessment a survey of the site was undertaken on 18.07.2022, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any heritage assets present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA.



### 3 Archaeological and Historical Background

- 3.1 The village of Maulden is situated in the Flit Vale, approximately 1km north of the River Flit and at the southern edge of the Greensand Ridge. The ground is gently rising from the low-lying riverbed to the village of Maulden and further up to the parish church of St. Mary the Virgin. Northeast of the church is, Maulden Wood (HER 13232), one of the largest and most important ancient woodlands of Bedfordshire, which stretches from Maulden to Clophill and is intersected by the A6.

Human activity in the Flit Vale and all across Bedfordshire dates back to the Palaeolithic, while evidence for Iron Age and Romano-British settlements has been found in the hinterland of Maulden. The modern town has its origins in the Anglo-Saxon period and the toponym is compounded from the Old English words *mael* (cross or a crucifix) and *dūn* (a hill), meaning 'Crucifix hill' (KEPN 2021).

This section has been compiled with information from the Central Bedfordshire Council Historic Environment Record (HER ref: 202122/048), Historic England's National Heritage List for England (NHLE), and reliable online resources. Heritage assets are summarised below. The location of heritage assets recorded in the HER, within a 500m radius of the proposed development site, are shown in Fig. 5, and details appear in Section 9.

#### 3.2 *Prehistoric (before 600BC)*

Only a few traces of early human activity are recorded within the HER search area. A series of rectilinear enclosure cropmarks, seen on aerial photographs, runs approximately parallel to the north of New Road Farm (HER 578) between Black Moor Business Park to the Retreat, and potentially overlaps with the northern edge of the development site. However, archaeological investigations in the east of the area did not reveal any archaeological features (Richards 2007).

Prehistoric flints were found at Ruxox Farm (HER 918; Historic England Research Records - Monument Number 360013) including microliths, a leaf-shaped arrowhead, a ground stone axe, various cores and a variety of other implements.

#### 3.3 *Iron Age (600BC - AD43) and Roman (AD43 - c.450)*

The valleys of the rivers Flit and Great Ouse were of considerable importance during the Iron Age and the Roman period and a number sites are present in and around Maulden (Dawson 2000). A Roman cremation cemetery was found c.1798 on Maulden Moor, an area of flat peat land to the north of Flitton. The finds included amphora and several urns of different forms and sizes containing bones and ashes, as well as fragments of embossed Samian ware (Historic England Research Records - Monument Number 360002).

An extensive settlement spanning these periods is situated to the south and west of the proposed development site (HER 918; Scheduled Monument 1007780). A large quantity of pottery, dating to the Iron Age, coins from the 1<sup>st</sup> to the 4<sup>th</sup> centuries AD, fragments of "Venus" pipe clay figures, and jewellery were found during investigations in the 1950s and 1960s. Further archaeological excavations in the 1990s uncovered evidence for metalworking and a cemetery with over 30 inhumations and cremations. The settlement of Ruxox Farm not only indicates a continuity of occupation and a high-status site, the "Venus" pipe clay figures might indicate religious activities and the presence of a temple.



A Roman enclosure was discovered at Black Moor Farm, c.450m west of the proposed development site. Some of the ditches were running parallel to each other and comprised multiple re-cuts, suggesting the boundaries were maintained over a considerable period of time. Relatively large quantities of pottery and other artefacts from the ditches imply a domestic occupation, although no remains of buildings were found in the area. It is likely that the finds and features are associated with the settlement found at Ruxox Farm (Albion Archaeology 2016).

Several Roman findspots within the vicinity of the development site are listed in the HER search area. A Roman quern-stone (HER 18773) and Roman coins (HER 19394) were found north of Brookside Farm, south-west of the proposed development site. At Blackmoor Farm and the Hiam Business Centre, a Roman lock-pin (HER 19396) and coins were found (HER 19629 & HER 19760). Moreover, a large number (c.100 items) of Iron Age and, principally, Roman finds, and later, have been found in the area between the Black Moor Business Park and the cropmarks (HER 578).

A possible former Roman Road (HER 5342), linking Watling Street and Ermine Street, was suggested by the Viatores group to run from Woburn to Dunton, passing Ruxox Farm and Maulden (Viatores no. 176). However, only a small section in Woburn Park might be of Roman origin and there is almost no evidence along the rest of this route for a Roman road.

#### 3.4 **Saxon** (c.450 - 1066) & **Medieval** (1066 - 1500)

There are no entries for the Saxon period in the HER search area, and the overall development of Maulden at this time is little understood. However, a mid-late Saxon settlement can be surmised as Maulden is referred to in the Domesday Book 1086 as *Meldone* and five manors are listed (Page 1912a, b; Powell-Smith 2022). The principal estate was Maulden Manor, held in 1086 by Countess Judith, with 7 villagers, 2 slaves, arable land, pastures, a mill and woodland for 100 pigs. Before the Conquest the manor was held by Alwold of Stevington, a Freeman of Edward the Confessor (1042-1066). A second manor later known as Ragons Manor and held in 1086 by Hugh Bolbec of Walter Giffard, Earl of Oxford had 5 villagers and 4 ploughlands as well as meadows and woodland although less than Maulden Manor. A reeve of King William had an estate of 2 villagers and half a ploughland and on the land of Hugh of Beauchamp only 1 villager was listed, together with 1 meadow and woodland for 20 pigs. The fifth entry belonged to Nigel of Aubigny who acquired 25 acres of land which had been taken (stolen) by John de Roches from the men of the town (*super homines qui villam tenent*) (Powell-Smith 2022).

The historic development of Maulden village is difficult to reconstruct and is largely based on a relatively late historic map, dating back to 1797. The map shows a complex polyfocal settlement with the church, the manor held by Elstow Priory (now called Burystead) and the Rectory (now Maulden Grange) on higher ground to the east (HER 16995). There is no evidence, that the medieval settlement once adjoined the church and manor house site of which may always been a separate church/manor complex.

The parish church of Maulden, St. Mary the Virgin, is a Grade II listed building with 14<sup>th</sup> – 16<sup>th</sup> century origins, but substantially rebuilt 1858-9 (Page 1912a, b; HER 1091). Outside of the church are the remains of a medieval churchyard cross with an octagonal base (HER 222). The exact date is unknown, but due to the location on the church hill, it could be the cross that gives the village its name. A mausoleum, containing the Bruce family remains was build 1656 on the grounds of the church and rebuilt in 1859 (HER 13778).



Medieval remains or activity in the vicinity of the development site are vague. Documentary evidence suggests that a medieval Augustinian cell or chapel (12<sup>th</sup> or 13<sup>th</sup> century) and a medieval moat (HER 918) re-used a large oval ditched enclosure of a possibly later prehistoric date that is situated to the east of Ruxox Farm. An irregular enclosure named “Town Knowl” west of Brookside Farm (HER 10125) is shown on the Enclosure Map of 1797 which was probably either unenclosed land or the site of a medieval mound.

### 3.5 *Post-Medieval (1500 - 1900) to Modern (1900 - present)*

Post-medieval development is still evident in the buildings such as the White Hart Inn, a 17<sup>th</sup> century public house (HER 3743). Nearby is the 16<sup>th</sup>/17<sup>th</sup> century Chestnut Tree Farmhouse (HER 38046), the 18<sup>th</sup> century Duck End Cottage (HER 38055) and the 16<sup>th</sup> century house at Moor Lane (HER 38066). All these Grade II listed buildings form a group of post-medieval houses in the western part of the village, while another group is located at the corner of Amphill Road and George Street, closer to St Mary’s Church. The George Inn on the east side of George Street has its origins in the 16<sup>th</sup> century (HER 350294) and is surrounded by 18<sup>th</sup> and 19<sup>th</sup> century cottages, such as White Gates Cottage, Willow End Cottage and several more cottages at The Knoll.

The village expanded in the 1940s, mostly at the western end, west of The Brache, around Snowhill and along Flitwick Road. But modern houses can also be found along Amphill Road between the White Hart Inn and the George Inn, giving the village a much more continuous linear emphasis than it probably had in medieval and post-medieval times.

There is only one Listed Building of post-medieval date in the HER study area, which is the 19<sup>th</sup> century Quinville House (formerly known as Great Farmhouse) at Hallets Great Farm (HER 3772; Grade II, NHLE: 1312081).

Other heritage assets of this period include: the site of an Onion Drying Shed, Brookside Farm (HER 13402); a field boundary (cropmark) south of Russell Farm (HER 3213) shown on an estate map of 1821; and the site of a sand pit (HER 2967) adjacent to Silsoe Road.

### 3.6 *The Known Archaeology & History of the Site*

There are no site-specific entries in the Bedfordshire HER. An archaeological evaluation by KDK Archaeology Ltd on land contiguous to the south of the site did not encounter any archaeological features or finds, and concluded that it is possible that the site was either situated between widely dispersed features or that no human occupation has taken place at any point in time on this land, prior to the modern period (Weber 2022).

### 3.7 *Cartographic Evidence*

The proposed development site is shown on the 1797 Enclosure Map as lying within open fields (Fig. 6). Similarly, Ordnance Survey Maps published between 1878 and 1913 also depict the study area as devoid of any structures (Figs 7-9). The apportionment book (A. T. 55) accompanying the 1911 Tithe map (M.A.T. 55; based on the 1901 OS Map; Fig. 7) shows that the parcel where the proposed development site is located (labelled 129B) was owned and occupied by Roland Percy Burton, with its ‘state of cultivation’ described as ‘grass’, and it formed part of Great Farm which was divided between numerous owner-occupiers. A thin strip of land labelled 131A-131D, probably a dirt road, running approximately west-east (Fig. 7) was owned by the Duke of Bedford, and later became ‘New Road’.



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The first cartographic evidence for the presence of structures near the study area, and the existence of New Road, is shown on the 1925 OS map (Fig. 11). A series of maps (Figs 12-13) concerning the 'Proposed change of use to timber yard for Mr A Stringer' of Russell Farm' dated 1966 (PL/P/AR66/62) indicate that these structures were small holding farms involved in market gardening. Indeed, the building(s) labelled as 'Russell Farm' (Fig. 2), situated outside of, and adjacent to, the proposed development site, probably formed the nucleus of the building forming part of the proposed timber yard, which are also shown on the 1968 National Grid Map (Fig. 14).

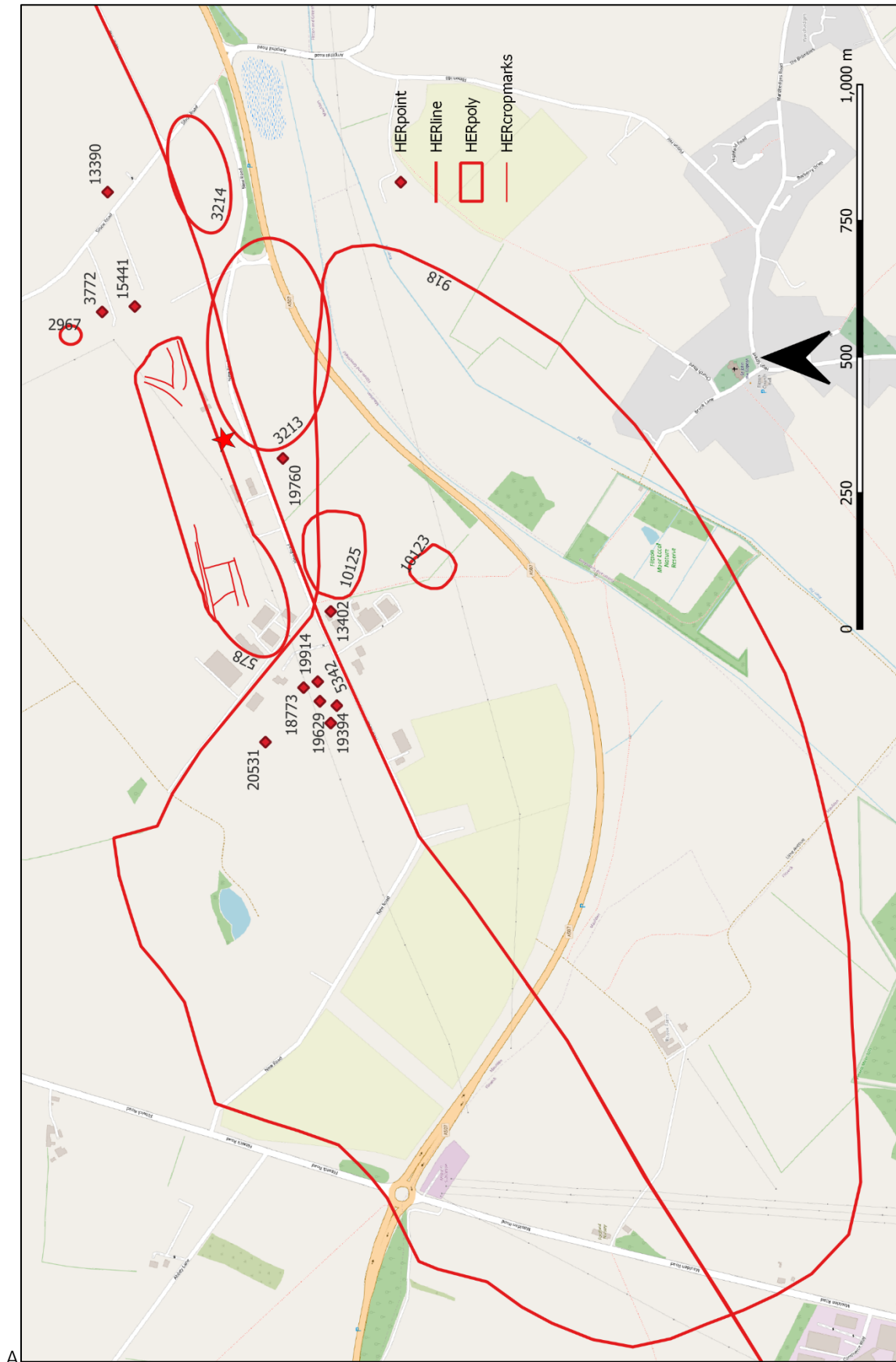


Figure 5: Heritage assets recorded in the Bedfordshire HER



Figure 6: Extract from Maulden Enclosure Map 1797 (TK = 'Town Knowl'; scale 1:10000)

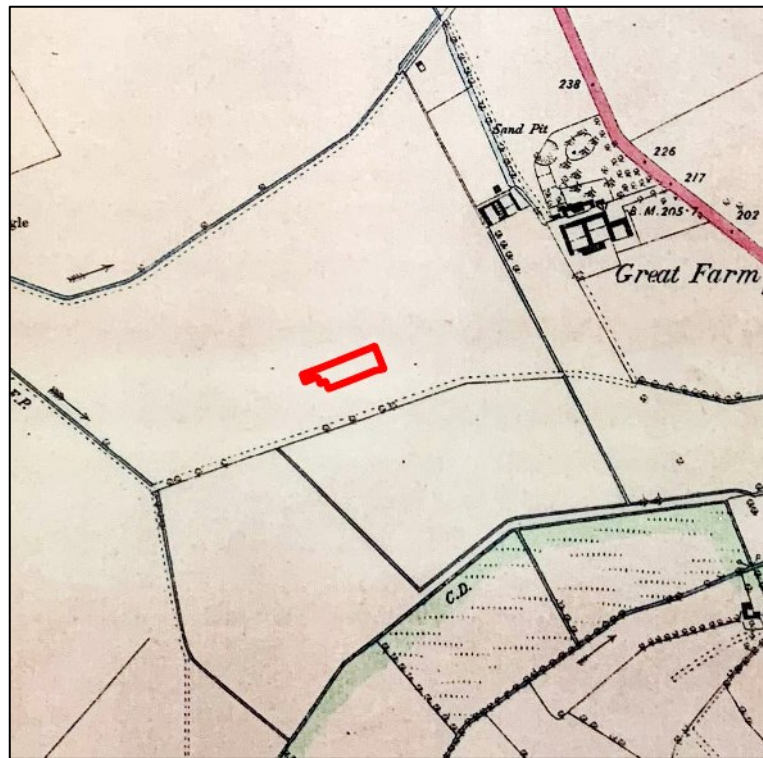


Figure 7: Extract from the 1878-1893 OS Map (scale 1:10000)



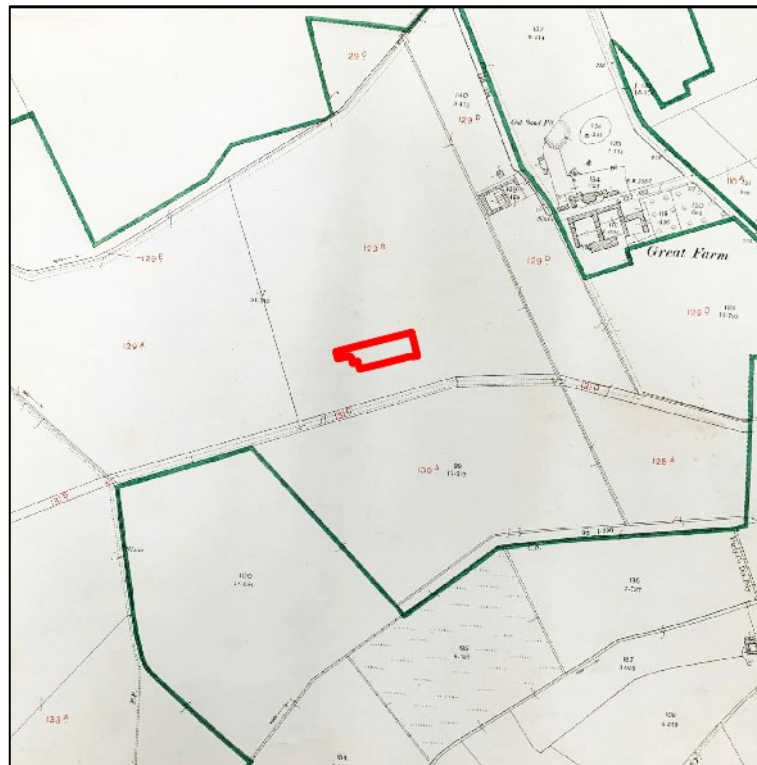


Figure 8: Extract from the 1911 Maunden Tithing Map (OS Map used was the 1901 edition; scale 1:10000)



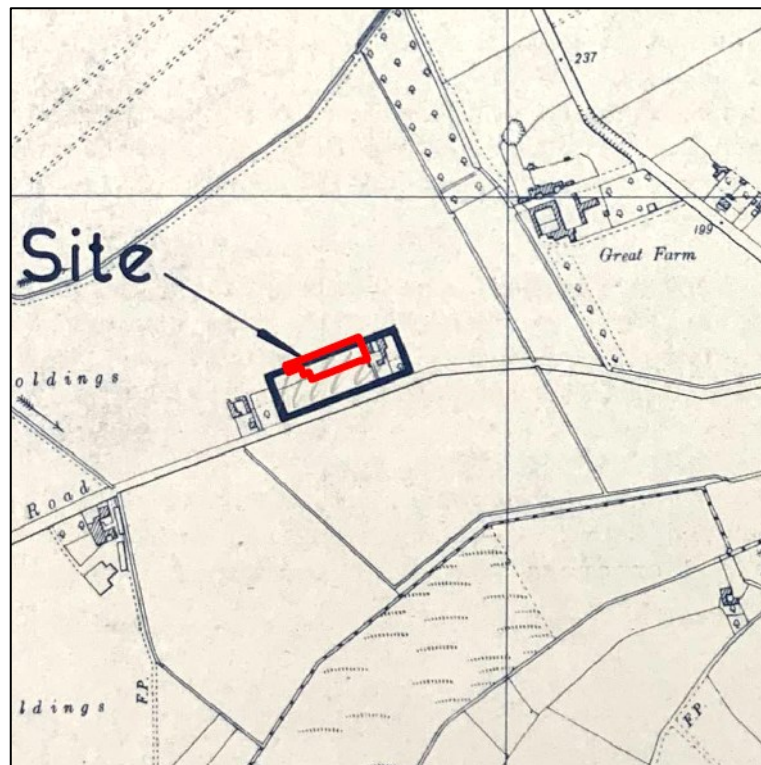
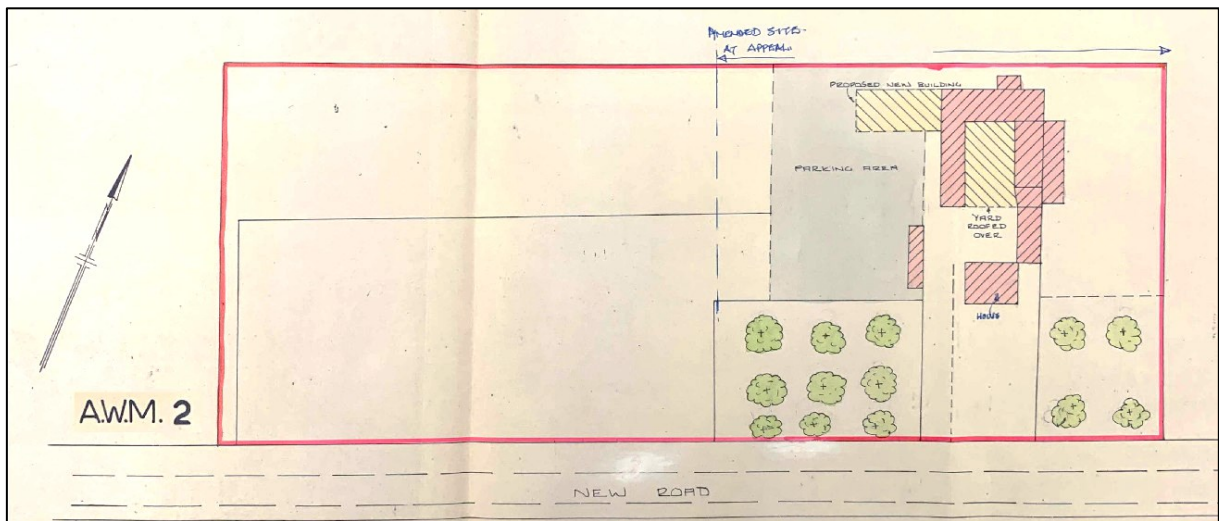
Figure 9: Extract from the 1904 OS Map (scale 1:10000)



Figure 10: Extract from the 1913 OS Map (scale 1:10000)



Figure 11: Extract from the 1925 OS Map (scale 1:10000)



**Figure 12:** Extract from map/illustration accompanying 'Proposed change of use to timber yard for Mr A Stringer' of Russell Farm, 1966 (top, shows arrangement of the proposed timber yard (scale 1:1000); bottom, location of (the then) proposed timber yard ('Site') and current proposed development site (scale 1:10000)



Figure 13: Extract from map accompanying ‘Proposed change of use to timber yard for Mr A Stringer’ of Russell Farm, 1966 (scale 1:10000)



Figure 14: Extract from the 1968 National Grid Map (scale 1:10000)



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## 4 Survey

4.1 A site walkover survey of the proposed development site was undertaken on 18<sup>th</sup> July 2022 in order to evaluate and record the present conditions and to better understand any potential impact of development on the site and its setting. The weather was dry and sunny, and there were no constraints on accessing the proposed development site. The photo plan is shown in Fig. 14.

### 4.2 *Extent, Access and Present Use*

The proposed development site covers an area of approximately 2680.23m<sup>2</sup>, and is presently brownfield, with overgrown scrub vegetation, areas of concrete and tarmac, and a still standing brick-built building (with a dismantled roof), and a trailer situated near the site entrance (Plates 1-10). Scattered detritus covers much of the open area as the site was used as a dumping ground for builder's waste. The site will be accessed by a driveway that connects with New Road to the southeast (Plate 11).

### 4.3 *Services*

The only obvious services in the area is an overhead transmission line that runs immediately northwest of the proposed development site (Plates 3 & 9).



Figure 14: Photo Plan (scale 1;1250)



**Plate 1:** Proposed development site, looking NE



**Plate 2:** Proposed development site, looking SW



**Plate 3:** Proposed development site, looking NE



**Plate 4:** Proposed development site, looking SE



**Plate 5:** Proposed development site, looking NE



**Plate 6:** Proposed development site, looking SE





**Plate 7:** Proposed development site, looking NE



**Plate 8:** Proposed development site, looking SW



**Plate 9:** Proposed development site, looking NW



**Plate 10:** Proposed development site, looking SW



**Plate 11:** Proposed development site, looking SE



## 5 Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

### 5.2 **Conservation Areas**

The proposed development site is not situated within a Conservation Area.

### 5.3 **Archaeological Notification Areas**

The development site is not situated within a specifically designated Archaeological Notification Area. However, it may lie within the area that covers the rectilinear enclosure cropmarks, north of New Road Farm (HER 578) that are situated immediately north of the proposed development site. The Central Bedfordshire Local Plan has adopted the following policy:

#### *Policy HE1: Archaeology and Scheduled Monuments*

*Development proposals that affect known heritage assets with archaeological interest (whether designated or non-designated) or areas which have the potential for heritage assets with archaeological interest must be accompanied by an Archaeological Heritage Statement.*

*Archaeological Heritage Statements must:*

- 1. Describe the significance of the heritage assets with archaeological interest that will be affected by the development and if appropriate, consider any contribution made by their setting to that significance; and*
- 2. Assess the level of impact that the development proposals will have on those assets including, where necessary, an assessment of the impact of the development proposals on their setting.*

*Exceptions will be made where advice from the Council's Archaeological specialists indicates that an Archaeological Heritage Statement is not necessary.*

*Where development proposals will impact upon heritage assets, with archaeological interest, where possible, the Council will seek the preservation of those remains in situ.*

*Where preservation in situ cannot be achieved, a scheme of archaeological investigation, recording, analysis and publication (i.e. preservation by record) will be required prior to the completion of the development. This scheme will be approved in writing by the Council in advance of development and include provision for the long-term curation of any resulting archive and appropriate publication. This is required in order to record and advance understanding of the significance of any heritage assets with archaeological interest that will be lost (wholly or in part) as a consequence of the development.*

*The Council will support proposals that include provision for the enhancement, conservation and enjoyment of the historic environment by the creation of appropriate management and interpretation schemes. Schemes that will result in a reduction of the number of heritage assets on the Heritage at Risk Register will be encouraged.*



*Development proposals that will result in the total loss of, or which would cause substantial harm to the significance of heritage assets with archaeological interest or their settings (whether designated or non-designated), will be refused unless the harm or loss of significance is necessary to achieve substantial public benefits that outweigh the loss of significance or the harm (CBC 2021).*

#### 5.4 **Scheduled Ancient Monuments**

Scheduled Ancient Monuments are regulated by the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monument Consent is granted by Historic England, acting on behalf of the Department of Culture, Media and Sport (DCMS).

No scheduled monuments lie within the study area.

#### 5.5 **Listed Buildings**

The Planning (Listed Buildings and Conservation Areas) Act 1990 regulates the process of listing buildings of special architectural or historical interest and the regulation of proposed changes to listed buildings. Any development that will impact a Listed Building requires Listed Building Consent.

The only listed building within the within the study area is the Grade II listed Halletts Great Farm, Quinville House (formerly Great Farmhouse) (HER 3772; NHLE: 1312081) that is located c.500m to the northeast of the proposed development site. The following policy is detailed in the CBC Local Plan:

##### *Policy HE3: Listed Buildings, Conservation Areas and Built Heritage*

*Development proposals affecting that could affect the significance of designated Listed Buildings, Conservations Areas and non-designated heritage assets of local importance and/or their setting will be granted provided they:*

- *Where possible, preserve, sustain and enhance the special character, significance, appearance and/or special architectural or historic interest of the asset/s in terms of scale, form, proportion, design, materials and the retention of features in accordance with national planning policy and legislation; and*
- *Preserve to the setting of the asset/s and its historic significance, and include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the heritage asset.*

*Development proposals that affect the significance of any heritage assets must be accompanied by a Built Heritage Statement. The Built Heritage Statement must:*

- *Describe the significance of the heritage assets that may be affected by the development*
- *Assess the level of impact that the development proposals will have on those assets, including where necessary an assessment of the impact of the development proposals on their setting; and*
- *Demonstrate that opportunities to avoid harmful impacts have been explored, and where this is not possible, set out necessary mitigation measures.*

*Where development proposals will lead to harm to designated or non-designated heritage assets they will be assessed against the relevant criteria in the National Planning Policy Framework, taking into account the scale of harm and the impact on the significance of the heritage asset (CBC 2021).*



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5.6 ***Heritage & Planning***

In addition to the policies cited above, the Central Bedfordshire Local Plan 2015-2035 (CBC 2021) contains the following clauses:

Policy EMP4: Rural and Visitor Economy

Proposals to expand existing employment generating uses within the rural area and those related to the visitor economy will be supported where:

1. They would have no adverse impact on the location, neighbouring land uses or residents;
2. The proposed use can be demonstrated to be viable;
3. There would be an increase in the number of jobs that can be delivered;
4. There would be no detrimental impact upon traffic generation, and where suitable accessibility and sustainable forms of transport can be demonstrated; and
5. Any identified adverse impacts on the historic and natural environment, including designated sites and landscapes, can be appropriately mitigated.

The framework for the management of heritage issues in the planning system is currently set out in the National Planning Policy Framework (NPPF) (MHC&LG 2021). Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the Central Bedfordshire Council Archaeology Team (CBCAT).



## 6 Assessment of Heritage Potential

### 6.1 *Heritage Assets, their Significance and Setting*

A Heritage Asset Assessment report evaluates the significance of a heritage asset and the impact that development might have on that asset. According to the National Planning Policy Framework (NPPF), in this context 'significance' can be defined as:

*..the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF 2021: 72).*

The NPPF glossary defines the setting of heritage assets as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>).*

The concept of 'value' is developed further by Historic England (2008), which notes that:

*The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it (HE 2008: 21).  
In addition, People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community' (HE 2008: 27).*

There are four broad categories of value that are evaluated for a Heritage Asset Assessment. These include **Evidential** value, which derives from the potential of a place to yield evidence about past human activity (HE 2008:28); **Historical** value, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*; **Aesthetic** value, which derives from the ways in which people draw sensory and intellectual stimulation from a place and **Communal** value, which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects (Historic England 2008: 28-31).

Another term used throughout a heritage assessment is **potential**. This can mean several things, depending on context. For instance, the evidential value of a heritage asset was said to derive from its 'potential' to yield evidence, in other words, the unrealized ability of the asset to contribute to future research. This use of the term can apply to archaeological sites as well as buildings and other above ground heritage assets.

'Potential' is also used to describe the probability of discovering as-yet-unknown archaeological resources at a proposed development site. This is determined by compiling a history of the site, examining the location and type of known archaeological sites in the



vicinity, and evaluating the current condition of the site. In both of these uses, a heritage asset can be said to have high, moderate or low potential.

A third use of the term 'potential' is to assess the possible impact of development at a site, as in Section 6.2, below. In this use, the impact is said to be positive, negative or neutral.

The proposed development is situated in the village of Maulden in an area of low-lying ground c.200m north of the River Flit. The rectilinear application site is a parcel of brownfield land situated contiguous to the northwest of a plot of land (under development) that borders New Road, and is bounded to the north by an open field and farmland, to the southwest by Hiam Business Centre, and to the southeast by Russell Farm.

It is located between two areas of archaeological significance; a large late Iron Age – Roman settlement (HER 918) to the south and west and a series of rectilinear enclosure cropmarks (HER 578) in an area contiguous to, and potentially overlapping with, the northern edge of the proposed development site. A medieval enclosure known as Town Knowl (HER 10125) is also located close by, to the southwest of the site on the opposite side of New Road. Despite the proximity of these features and the spot finds listed in the HER, no archaeological features or finds were discovered during the evaluation of the site immediately to the south of the proposed development site (Weber 2021) or during a Watching Brief on land to the east of it (EBD 791).

Available cartographic evidence demonstrates that the area was undeveloped (farmland) until the earlier 20<sup>th</sup> century when it was occupied by a small holding, with its buildings situated outside of the proposed development site, and subsequently by a timber yard. The Hiam Business Centre, which consists of two rows of modern offices, were constructed within the last 10 years. Given the site's history, and its relatively isolated setting within open farmland adjacent to other recent developments, it lacks aesthetic, communal or architectural value.

## 6.2 *Potential Impact of the Proposed Developments*

Having identified existing heritage assets and determined their significance, a heritage assessment must then go on to examine the possible impact of the proposed development on both the known and potential assets.

Despite the proximity of the late Iron Age-Roman settlement, archaeological fieldwork immediately to the south of the proposed development site suggests that this lies in the hinterland, in an area that was not developed until the 20<sup>th</sup> century. The possible rectilinear enclosures suggested by cropmarks to the north of the site (HER 578) may also be indicative of prehistoric land management, but they could not be identified during a Watching Brief to the east of the site. As a result the potential for encountering archaeological remains on the proposed development site can be considered to be low.

Resource	Potential	Significance	Impact of development
Prehistoric features	Low	High/Local	Negative
Roman features	Low	High/Local	Negative
Medieval features	Low	Low/local	Negative

**Table 1:** Assessment of development impact on archaeological resources



The setting of the site is rural with a small modern development on the neighbouring plot, 20<sup>th</sup> century buildings to the east and a listed building 500m to the northeast. The impact on the setting of the site is, therefore, likely to be neutral.

Heritage Asset	Period	Significance	Impact of development
Listed buildings	Industrial era	Moderate/ Local	Neutral

**Table 2:** Assessment of development impact on existing structures or Conservation Areas

### 6.3 *Minimising Possible Negative Impacts*

The possible negative impacts of proposed development are factors that will affect the survival of potential subsurface archaeological remains within the footprint of any structures that are to be built. It is therefore possible that archaeological mitigation in the form of a Watching Brief may be required in order to safeguard any below ground cultural remains.





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## 7 Conclusions

The proposed development is for the construction of a plant store and yard within a parcel of brownfield land. The site is situated contiguous to the northwest of a plot of land (under development) that borders New Road, and is bounded to the north by an open field and farmland, to the southeast by Hiam Business Centre, and to the east by Russell Farm.

It is located between two areas of archaeological significance; a large late Iron Age – Roman settlement (HER 918) to the south and west and a series of rectilinear enclosure cropmarks (HER 578) in an area contiguous to, and potentially overlapping with, the northern edge of the proposed development site. However, despite the proximity of these sites and the spot finds listed in the HER, no archaeological features or finds were discovered during an evaluation immediately to the south (Weber 2021) or during a Watching Brief on land to the east of the proposed development site (EBD 791).

A review of available cartographic evidence shows the application site was undeveloped farmland until the earlier 20<sup>th</sup> century when it was occupied by a small holding, and subsequently by a timber yard, with the associated buildings situated outside of the development. Thus, it appears that other than modern features documented in the walkover survey, no structures have previously been built within the area of the proposed development.

The archaeological fieldwork, cartographic analysis and site survey suggest that the potential for encountering archaeological remains on the proposed development site is likely to be low.

The immediate setting of the proposed development site is of 20<sup>th</sup> and 21<sup>st</sup> century structures within a wider rural landscape. The closest listed building lies 500m away, and is unlikely to be impacted by low key development proposed here.



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## 8 Acknowledgements

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The fieldwork was carried out by Florian Weber MA, PCIfA. The report was written by Derek Watson PhD, and edited by Karin Kaye MA MCIfA



## 9 Historic Environment Data

Heritage assets listed below are those within the study area, *i.e.*, within a 500m radius of the proposed development site

SMR no	NGR (TL)	Period	Type	Description	Proximity to site (m)
20531	05260 36719	13th Century	PAS	MEDIEVAL FINGER RING, Blackmoor Farm	524
19915	05327 36588	3rd Century	PAS	ROMAN COIN, north west of Brookfield Farm	495
19914	05370 36623	4th Century	PAS	ROMAN COIN, north west of Brookside Farm	442
19760	05781 36687	1st Century	PAS	ROMAN COIN, south of Hiam Business Centre	103
19629	05295 36600	4th Century	PAS	ROMAN COIN, Brookside Farm	520
19398	05335 36619	Roman/Romano-British	PAS	ROMAN NAIL, north of pumping station	476
19396	05335 36619	Unknown	PAS	ROMAN LOCK-PIN, west of Blackmoor Farm	476
19394	05295 36600	Roman/Romano-British	PAS	ROMAN FINDS, Brookside Farm	520
18773	05359 36649	1st Century	PAS	ROMAN QUERNSTONE, north of Brookside Farm	443
13402	05500 36600	Post Medieval	FBD	ONION DRYING SHED, Brookside Farm	338
13390	06269 37009	Post Medieval	BLD	ONION DRYING SHED, Hillside Farm	535
15441	06059 36960	19th Century	BLD	OUTBUILDINGS at QUINVILLE HOUSE (formerly GREAT FARM BUILDINGS)	326
3772	06049 37020	19th Century	LB	HALLETT'S GREAT FARM, QUINVILLE HOUSE (formerly Great Farmhouse) Flitton Road	353



## 10 References

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- CIfA 2020 *Standards & Guidance for Historic Environment Desk-Based Assessment* Reading: Chartered Institute for Archaeologists
- CIfA 2021 *Code of Conduct*. Reading: Chartered Institute for Archaeologists
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Weber, F 2022 *Archaeological Evaluation: Land at Russell Farm, New Road, Maulden, Central Bedfordshire*. Unpublished report for KDK Archaeology Ltd, 648/MNR/2.2



## 11 Documentary Sources

Date	Reference	Description
1911	A.T.55	Apportionment book accompanying the 1911 Tithe map (M.A.T. 55)

## 12 Cartographic Sources

*The following maps and plans were consulted in the course of this assessment:*

Date	Reference	Description
1797	MA 32	Maulden Enclosure Map
1878-1893	MC1/3/1, 4	1st Edition; 6 inch OS map
1911	M.A.T. 55	Maulden Tithe map, Conversion of corn rent; based on the 1901 OS Map 2nd Edition; 25 inch map
1904	M.C.W. 5/1. 1	OS Map New Series 1874-1920; Sheet 220; 1 inch
1913	M.C. 1/1/4	OS Map Popular Edition 1912-1923; Sheet 187; 1 inch
1925	Bedfordshire XXI.16	OS map; 25 inch
1966	PL/P/AR66/62	MAULDEN, Russell Farm proposed change of use to timber yard for Mr A Stringer
1968	X171/366B	Bedford and Luton - B Edition; Sheet 147 (7 <sup>th</sup> Series); 1 inch