



Land to the East of High Street, Henlow, Bedfordshire

Author: Sam Driscoll, BA (Hons), MA, MCIfA

Client: William Willoughby (Estates) Ltd

Project: Heritage Statement



Agent: William Willoughby (Estates) Ltd
Project Site: Land to the East of High Street, Henlow
NGR: TL 17841 39099
Document Type: Heritage Statement
Issue ID: V1.0
Date of Preparation: 24 February 2017
Local Planning Authority: Central Bedfordshire Council
Application Reference: -
HPS Site Code: HPS-161/17
Oasis ID: heritage10-277352 (1)
OS Licence: 100048201

Disclaimer

Whereas Heritage Planning Services Ltd (HPS) have taken all care to produce a comprehensive summary of the known and recorded archaeological and historical evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

Copyright

The copyright to the following text, drawings, graphics and photographs is, unless otherwise credited, the property of Heritage Planning Services Ltd. HPS hereby grants a licence to the client and their agent(s), to use this report for the purpose for which it was issued, after receipt of full payment.

Reproduction of maps

Plans and maps based on Ordnance Survey Sheets are reproduced by permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Reserved.

Heritage Planning Services Ltd

53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS

Sam Driscoll (m) 07825 550271 (e) sam@heritageplan.co.uk



Contents

1. Introduction	1
2. Planning and Policy	2
3. Summary of Archaeological Investigation	4
4. Summary	5
5. Conclusion	6
6. Bibliography	7

List of Figures

Figure 1: General location of the Project Site (circled)	2
Figure 2 Detailed location of Project Site (in purple).	2



Non-Technical Summary

In February 2017, Heritage Planning Services Ltd was commissioned by William Willoughby (Estates) Ltd to compile a Heritage Statement focussed on land to the east of High Street / Langford Road, Henlow, Bedfordshire (hereafter referred to as the Project Site), which is being considered for development.

This statement is required due to the archaeological potential of the Project Site, which is located close to the northern limit of the Medieval settlement core. Furthermore, recent excavations in Henlow revealed late Prehistoric to early Medieval and Saxo-Norman settlement traces (Phillips 2014; 8). From a wider perspective, the site is located within a significant archaeological landscape with evidence of human occupation from the Neolithic period onwards (Oake 2014; 21).

In May 2014 outline planning permission was sought for the demolition of numbers 14 and 16 Langford Road to allow access to land to the east to accommodate 93 new dwellings (Central Bedfordshire Council Application Number CB/14/01728/OUT). Permission was refused in August 2014, but not on the grounds of archaeology.

It is considered that the results of the previous investigations have adequately assessed the archaeological potential of the Project Site and that those results have been considered by Mr Martin Oake Archaeologist, who has recommended that whilst a further programme of investigation, recording and publication will be required in line with plans to develop the site, that this will not preclude development and can be dealt with by condition.

Future plans to develop the Project Site will have a negative impact on archaeological features and deposits which will be irreversibly damaged. However, due to the absence of designated heritage assets and nationally significant archaeology on the Project Site it is reasonable that a similar conditioned approach may be applied, where future plans propose a similar scale project confined to the previously assessed Project Site boundary as detailed in this report.



1. Introduction

- 1.1. In February 2017, Heritage Planning Services Ltd was commissioned by William Willoughby (Estates) Ltd to compile a Heritage Statement focussed on land to the east of High Street / Langford Road, Henlow, Bedfordshire (hereafter referred to as the Project Site), which is being considered for development.
- 1.2. This statement is required due to the archaeological potential of the Project Site, which is located close to the northern limit of the Medieval settlement core. Furthermore, recent excavations in Henlow revealed late Prehistoric to early Medieval and Saxo-Norman settlement traces (Phillips 2014; 8). From a wider perspective, the site is located within a significant archaeological landscape with evidence of human occupation from the Neolithic period onwards (Oake 2014; 21).
- 1.3. In May 2014 outline planning permission was sought for the demolition of numbers 14 and 16 Langford Road to allow access to land to the east to accommodate 93 new dwellings (Central Bedfordshire Council Application Number CB/14/01728/OUT). Permission was refused in August 2014, but not on the grounds of archaeology.
- 1.4. A thorough programme of predetermination archaeological investigation was carried out in conjunction with the previous outline planning application. The results are summarised in this report.
- 1.5. This document has been compiled by Sam Driscoll BA (Hons), MA, MCI/A and is completed under HPS project reference HPS-161/17.



Figure 1: General location of the Project Site (circled)

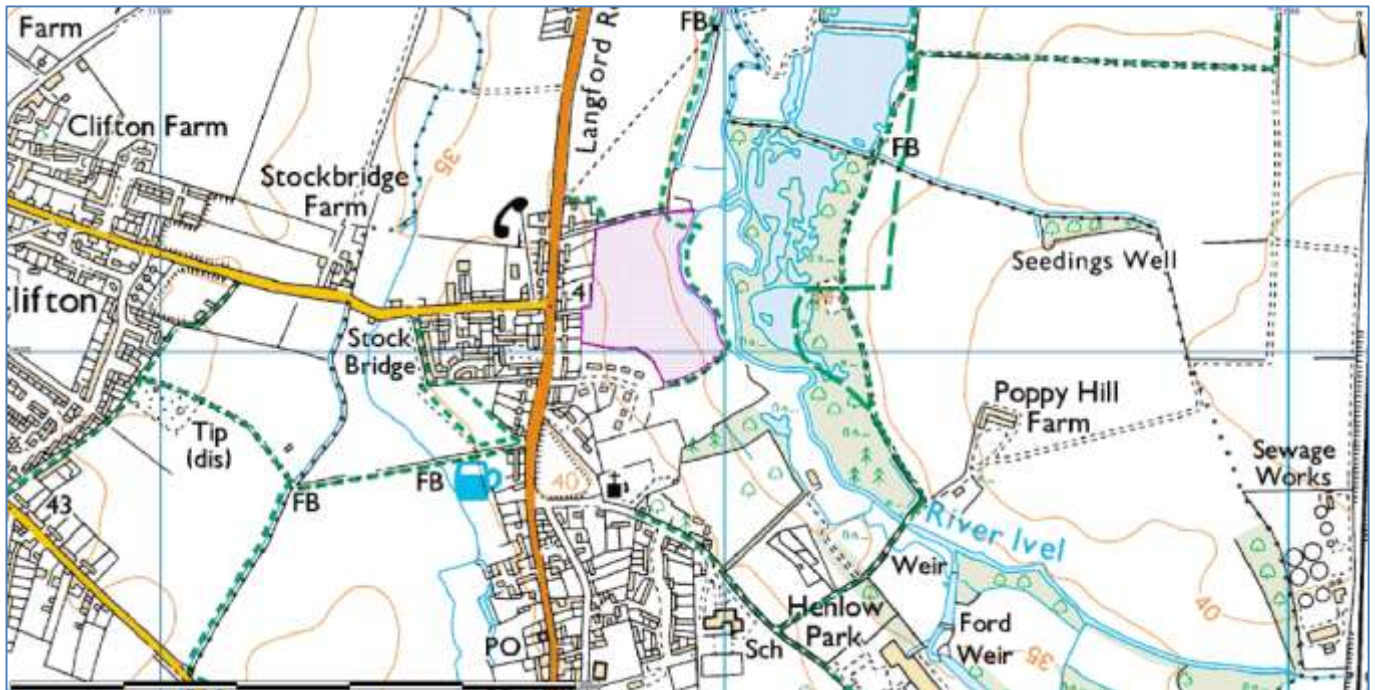


Figure 2 Detailed location of Project Site (in purple).

2. Planning and Policy

2.1. This document has been compiled in accordance with the Government policy for archaeology and planning (Section 12 National Planning Policy Framework, NPPF) and Central Bedfordshire Council's Core Strategy and Development Management Policies (2009) and the development Strategy for Central Bedfordshire (Revised Pre-Submission Version 2014).



2.1.1. National Planning Policy Framework (2012). Paragraph 128: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.1.2. Central Bedfordshire Core Strategy and Development Policies (November 2009). Section 8.3.1: *The council is committed to protecting the historic assets that the district already has and recognises the need to ensure new development respects their special interest and value. The historic environment is central to the identity of the district. Reconciling its protection with the economic and social needs and aspirations of the local community is essential for the benefit of present and future generations.*

2.1.3. Development Strategy for Central Bedfordshire (Revised Per Submission Version 2014). Policy 45, The Historic Environment. *The Council will conserve, enhance, protect and promote the enjoyment of the historic environment: This will be achieved by:*

- *requiring developers (where applicable) to describe the significance of any heritage assets affected by development, including any contribution made by their setting, and the role they play in defining local character and distinctiveness.*
- *requiring the highest quality of design in all new development, alterations and extensions and the public realm in the context of heritage assets and the historic environment. Design which positively contributes to local character and distinctiveness, and sustains and enhances the character or appearance of heritage assets and their settings will be encouraged and supported.*
- *safeguarding and promoting improvements to Central Bedfordshire's historic environment including securing appropriate viable and sustainable uses and improvements to heritage assets and reducing the number of heritage assets "at risk".*
- *requiring applications that affect heritage assets with archaeological interest or which affect potential heritage assets with archaeological interest to give due consideration to*



the significance of those assets, and ensure that any impact on archaeological remains, which occur as a result of a development are appropriately mitigated.

- *encouraging the conservation, enhancement and enjoyment of the historic environment by supporting appropriate management and interpretation of heritage assets.*
- *refusing development proposals that will lead to harm to or loss of significance of a heritage asset or its setting whether designated or non-designated, unless the public benefits outweigh the harm or loss.*

3. Summary of Archaeological Investigation

3.1. The Project Site is located to the north of the centre of Henlow and east of High Street / Langford Road. The western boundary of the proposed development area is defined by a 20th century roadside housing development, whilst the eastern limit is defined by a watercourse, draining into the adjacent River Ivel. The Project Site comprises c. 5 hectares of agricultural land, and is currently in arable cultivation.

3.2. A thorough programme of predetermination archaeological assessment was carried out to support the previous application and the results are summarised below. The documents consulted comprised the following¹–

- Land to the East of Henlow High Street, Henlow, Bedfordshire Archaeological Desk Based Assessment (CgMs Consulting).
- Henlow, Bedfordshire Geophysical Survey Report (Stratascan).
- Land East of High Street, Henlow, Bedfordshire, Archaeological Trench Evaluation (Albion Archaeology).
- Archaeological Statement Land to the East of High Street, Henlow, Bedfordshire (CgMs Consulting).

3.2.2. A desk based assessment (May 2013) was completed by CgMs to support the initial outline planning application. The study concluded that there are no designated archaeological assets on the Project Site or in the immediate vicinity.

¹ Planning documents referred to in this document can be viewed online
<http://www.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/AcolNetCGI.gov>



3.2.3. A gradiometry survey was carried out by Stratascan in April 2014. The results revealed weak linear and curvilinear anomalies across the centre of the Project Site, which indicated the location of potential cut features. The features were seen to roughly correlate to field boundaries and linears recorded on the 1901 1st revision Ordnance Survey map (Prestidge 2014; 6).

3.2.4. A trench evaluation was carried out by Albion Archaeology in May 2014 in order to further assess the nature of the linear anomalies and the overall potential of the Project Site to preserve archaeological activity. In total 16 trenches were excavated, 13 of which were positive, containing archaeological features truncated by plough damage. Three large pits potentially dating to the late Prehistoric period were identified to the centre west of the Project Site. The remaining features were recorded as Medieval and Post Medieval and were associated with a small collection of artefacts including early Medieval pottery sherds, iron objects and animal bone. These include a potential hollow way to the west of the site, a dense concentration of quarry pits, other pits and ditches and a potential enclosure to the northeast, with cut features to the southeast (Phillips 2014; 17).

3.2.5. The results suggest a low level of Prehistoric activity with the potential to contribute to the regional research objective relating to the characterisation of Prehistoric rural settlement patterns. Medieval activity was more widespread with finds suggesting a period dating from AD 1150 – 1250. However, it is considered that the majority of features related to mineral extraction and boundary definition (Phillips 2014; 17).

3.2.6. In his Archaeological Statement in support of the previous application Chadwick concluded that the assets, although of archaeological interest and local significance, are not of significant importance to require preservation in situ. He agreed with Phillips' assertion that only the Prehistoric activity is likely to contribute useful information to regional research objectives (Chadwick 2014; 7).

4. Summary

4.1. The results of the above investigations were appraised by Mr Martin Oake, Archaeologist, Central Bedfordshire Council (consultation June 2014). Whilst the comments related specifically to the refused application CB/14/01728/ OUT, they are considered relevant to any future plans to develop the Project Site and are summarised here. The statement concludes that-

4.1.1. *"Development of the site will have a negative and irreversible impact upon any archaeological deposits present on the site, and therefore upon the significance of the*



heritage assets with archaeological interest. This does not present and over-riding constraint on the development providing that the applicant takes the appropriate measures to record and advance the understanding of the heritage assets. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development, the post excavation analysis of any archive material generated and the publication of a report on the works” (Oake 2014; 21).

4.1.2. It is further noted that any continuation of investigation of the Project Site could be carried out by the application of an appropriate condition in line with Chapter 12 of the NPPF and policy 45 of the Development Strategy for Central Bedfordshire (Revised Pre-Submission Version 2014).

5. Conclusion

5.1. It is considered that the results of the previous investigations have adequately assessed the archaeological potential of the Project Site and that those results have been considered by Mr Martin Oake, Archaeologist, who has recommended that whilst a further programme of investigation, recording and publication will be required in line with plans to develop the site, that this will not preclude development and can be dealt with by condition.

5.2. Plans to develop the Project Site will have a negative impact on archaeological features and deposits which will be irreversibly damaged. However, due to the absence of designated heritage assets and nationally significant archaeology on the Project Site it is reasonable that a similar conditioned approach may be applied, if future plans propose a similar scale project confined to the previously assessed Project Site boundary as detailed in Figure 2.



6. Bibliography

Central Bedfordshire Council. 2014. Development Strategy for Central Bedfordshire, Revised Pre-Submission Version 2014.

Central Bedfordshire Council. 2009. *Core Strategy and Development Management Policies*.

Chadwick, P. 2014. *Land to the East of High Street, Henlow, Bedfordshire*. Archaeological Statement. CgMs Consulting.

Oake, M. 2014. *Internal Consultee Response*. Central Bedfordshire Council.

Phillips, M. 2014. *Land East of High Street, Henlow, Bedfordshire, Archaeological Trial Trench Evaluation*. Albion Archaeology, Bedford.

Prestidge, O. 2013. *Henlow, Bedfordshire. Geophysical Survey Report. Ref J5899*. Stratascan.



Heritage Planning Services Ltd
53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS
T: 07825 550271 E: info@heritageplan.co.uk www.heritageplan.co.uk

Registered in England No: 09583997 VAT Registration No: 216388107