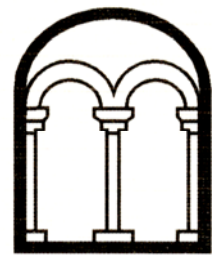


**LAND OFF WHADDON ROAD  
NEWTON LONGVILLE  
BUCKINGHAMSHIRE**

**HERITAGE STATEMENT**

**Albion**  
archaeology



**LAND OFF WHADDON ROAD  
NEWTON LONGVILLE  
BUCKINGHAMSHIRE**

**HERITAGE STATEMENT**

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On behalf of:  
Taylor Wimpey

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## **Preface**

*All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.*

*This document was researched and written by Wiebke Starke (Archaeological Supervisor) and Christiane Meckseper (Project Officer). The figures were prepared by Joan Lightning (CAD Technician) and Wiebke Starke. Albion Archaeology projects are under the overall management of Drew Shotliff (Operations Manager) and Hester Cooper-Reade (Business Manager).*

*Albion Archaeology is grateful to Russell Gray of Woods Hardwick Planning Ltd for commissioning the project on behalf of Taylor Wimpey. We would also like to acknowledge the assistance of Buckinghamshire County Archaeological Service and the staff at the Centre for Buckinghamshire Studies.*

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## **Structure of this Document**

Section 1 provides the planning and geographical background to the proposed development. Section 2 lists the relevant planning policies and research frameworks and also states the aims and methodology of the heritage asset assessment. Section 3 contains the assessment of all heritage assets within the study area while Section 4 focuses on the impact of the proposed development on the potential assets within the development area. It also suggests possible ways of off-setting those impacts. Section 5 is the bibliography. The appendices in Section 6 list in detail the HER records and cartographic sources used in this study.



## **Key Terms**

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
BCAS	Buckinghamshire County Archaeological Service
CBS	Centre for Buckinghamshire Studies (County Archives and Local Studies Library)
Client	Woods Hardwick Planning Ltd on behalf of Taylor Wimpey
EH	English Heritage
HER	Buckinghamshire Historic Environment Record, Buckinghamshire County Council
HLC	Historic Landscape Characterisation
HLZ	Historic Landscape Zone
IFA	Institute for Archaeologists
LPA	Local Planning Authority
NHLE	National Heritage List for England
NMR	National Monuments Record
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Proposed development area



## **Non-technical Summary**

*Taylor Wimpey are preparing a planning application for the residential development of a site off Whaddon Road, Newton Longville, Buckinghamshire.*

*As an initial step in characterising the likely archaeological potential of the site, Albion Archaeology has been commissioned to prepare this desk-based heritage statement. Its purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the proposed development area (PDA) and within a 500m-radius study area around it, and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting. The study has been carried out in accordance with government policy as set out in the National Planning Policy Framework.*

*The significance of any potential remains has been assessed with reference to the local and regional research frameworks: Solent-Thames: Research Framework for the Historic Environment: Resource Assessments and Research Agendas (2014) and Archaeology Revisited: a revised framework for the East of England (2011).*

*The PDA is located on the north-west periphery of Newton Longville. It is bordered in the north by Whaddon Road, in the west and south by hedged field boundaries, agricultural fields and pasture. In the east it is bordered by 20th-century housing development at Lower End.*

*There are no recorded heritage assets, predating the medieval period, within the PDA or the study area. Medieval heritage assets are known from the medieval settlement at Westbrook End, south of the PDA and from the north-west margins of the study area. The remains of ridge and furrow cultivation earthworks have been recorded within the PDA and on fields surrounding the settlement. Since at least the medieval period the PDA has been part of strip fields and furlongs associated with the settlement along the west side of Westbrook End. There is less potential for other significant medieval (or later) heritage assets, given that the PDA appears to have historically been used for agriculture.*

*The precise nature of the proposed development is uncertain at the time of writing. However, developments of this type can typically have variable potential impact on sub-surface archaeological remains, ranging from low to high, depending on the configuration of the development.*

*The significance of this potential impact varies in relation to the significance of the heritage assets (see table below). However, any direct impact of the proposed development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets. This could be achieved by a programme of archaeological works prior to or during development.*

*The character and setting of Westbrook End as a roadside settlement with properties set in elongated plots surviving from the medieval period is highlighted in the Newton Longville Conservation Area description. Westbrook End lies outside the*



conservation area but the western boundary of the village, which coincides with the medieval strip field boundaries, is highlighted as a significant feature.

On the PDA itself, none of the medieval property boundaries survive and the creation of Lower End has altered its connection with the listed buildings along Westbrook End and their setting. The proposed development does not extend beyond the western boundary identified in the conservation area statement. However, it would have an impact on the character of the area, extending the built-up edge of Newton Longville westwards. This, and the removal of the surviving ridge and furrow earthworks on the PDA, would have a moderate impact on the setting of Westbrook End and its surviving heritage assets. The significance of this impact is assessed as low.

The potential for heritage assets within the PDA, their significance, and the potential impact of the proposed development on that significance are summarised in the table below.

Period	Potential of finding heritage asset on PDA	Significance	Potential impact	Significance of potential impact
<b>Prehistoric to (before 43 BC)</b>	Low	Low to moderate	Low to high	Slight to moderate
<b>Roman (43 BC – AD 450)</b>	Low	Low to moderate	Low to high	Slight to moderate
<b>Anglo Saxon (450–1066)</b>	Negligible to low	Low	Low to high	Neutral to moderate
<b>Medieval (1066–1550)</b>	High – agricultural features Low – other features	Low	Low to high	Moderate Slight to moderate
<b>Post-medieval (1550–1900)</b>	Low	Negligible to low	Low to high	Neutral to slight
<b>Modern (1900–present)</b>	Negligible	Negligible to low	Low to high	Neutral to slight
<b>Setting</b>	n/a	Moderate	Moderate	Low





## 1. INTRODUCTION

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### 1.1 *Planning Background*

Taylor Wimpey are preparing a planning application for the residential development of a site off Whaddon Road, Newton Longville, Buckinghamshire.

As an initial step in characterising the likely archaeological potential of the site, Albion Archaeology has been commissioned to prepare this desk-based heritage assessment. Its purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the proposed development area (PDA) and to assess their significance. It also assesses the likely impact of the development on those heritage assets and on the setting of other heritage assets in the vicinity.

In March 2012 the government issued the *National Planning Policy Framework* (NPPF), in accordance with which this assessment has been prepared.

### 1.2 *Site Location and Description*

Newton Longville lies to the immediate south-west of Milton Keynes, *c.* 4.8km south-west of Bletchley, in the northern part of the Vale of Aylesbury. The River Ouzel is located *c.* 3km east of the village, which lies at the bottom of the NE-facing slope of the river valley. The site lies on broadly level ground at *c.* 100–105m OD<sup>1</sup>. On the whole, the surrounding landscape is characterised by undulating semi-rural farmland.

The 2.27ha proposed development area (PDA) lies to the west of Newton Longville. It is bounded to the north by the Whaddon Road; to the east by houses along Westbrook End and Lower End, the western margin of Newton Longville; and to the south and west by open fields (Figure 1). The site itself consists of several fields of pasture bordered by low hedges. It is centred on grid reference SP 84210 31439.

The underlying geology consists of Till, Mid Pleistocene Diamicton over Oxford Clay Formation Mudstone.

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<sup>1</sup> Contains British Geological Survey materials © NERC [2014].



## 2. OBJECTIVES OF THE HERITAGE ASSESSMENT

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### 2.1 *National Policy Framework*

This assessment aims to implement the vision for the historic environment as set out in the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment* (NPPF) that was published on 27 March 2012 (DCLG 2012).

Annex 2 of the NPPF defines heritage assets as: “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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF, Annex 2).

Designated assets comprise, amongst others, scheduled monuments, listed buildings, registered parks and gardens and conservation areas. Undesignated assets are any heritage assets that may formally be identified by the local planning authority to be important for the area, for example through local listing or as part of the plan-making process. These undesignated assets are still material in planning decisions and evidence of local listing and information on these heritage assets is held in the local Historic Environment Record (HER).

According to the NPPF the significance of heritage assets is demonstrated by their value to this and future generations because of their archaeological, architectural, artistic or historic interest and their setting.

National and regional planning policy and research frameworks (see Sections 2.2 to 2.2 below) provide the setting within which the heritage assets affected by the proposed development can be characterised and their significance assessed. The potential impact of the proposals on them can then be evaluated and, as necessary, appropriate mitigation measures proposed. This will include potential impacts on the setting of heritage assets within and close to the PDA.

### 2.2 *Heritage Strategies and Research Frameworks*

National heritage strategy for the period up to March 2015 is embodied in the National Heritage Protection Plan Framework (English Heritage 2013).

The NHPP seeks to ensure that England’s historic environment:

- is not needlessly at risk of damage, erosion or loss;
- is experienced, understood and enjoyed by local communities;
- contributes to sustainable and distinctive places to live and work;
- helps deliver positive and sustainable economic growth.

English Heritage recognises the importance of cooperation between all heritage sector bodies and those with an interest in heritage. It is hoped that



the NHPP will provide these interested parties with a common framework that they can adopt and, over time, adapt in order to:

- develop and express agreed priorities in terms of protecting our heritage;
- promote sector-wide collaboration and the coordination of scarce resources to address those priorities.

English Heritage has also produced an extensive library of national guides covering a wide range of topics, and most of these are available for free download from the HELM website<sup>2</sup>.

Research frameworks that have been devised for the region are *Research and Archaeology Revisited: a revised framework for the East of England* (Medlycott 2011) and specifically for Buckinghamshire and Milton Keynes the *Solent-Thames: Research Framework for the Historic Environment: Resource Assessments and Research Agendas* (Hey 2014).

These documents provide a comprehensive chronological review of the historic environment as investigated so far within Bedfordshire and the eastern counties as well as establishing a research agenda and strategy for future investigations and for consolidating and integrating current knowledge. They are therefore vital tools for the assessment of any heritage asset within its local, regional and national historic environment setting.

The relevance of the research framework for the heritage assets of any given period is discussed in more detail in Section 3.1.

### **2.3 Methodology**

This desk-based assessment was carried out according to the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (2011).

The study identifies any known heritage assets within the PDA and within a 500m buffer of its boundary (Figure 1). This is referred to as the *study area*. It also considers the likely impact of development on hitherto unidentified heritage assets that may potentially be affected by development within the PDA. The criteria for assessing significance and impact are listed in Appendix 7.

During the preparation of this document, the sources of information listed below were consulted.

#### **2.3.1 Buckinghamshire County Archaeological Service (HER)**

This is a database of archaeological information containing written and pictorial records of known archaeological monuments, previous archaeological investigations, find spots and buildings of historical and archaeological significance.

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<sup>2</sup> Historic Environment Local Management (HELM) <http://www.helm.org.uk>.



The HER contains information specific to Buckinghamshire. This is maintained by Buckinghamshire county council, Aylesbury.

### **2.3.2 Historic Landscape Characterisation**

English Heritage in partnership with local government's Sites and Monuments Records (now HERs) established a program of Historic Landscape Characterisation (HLC), to offer a tool that provides a framework for broadening understanding of the whole landscape and to contribute to decisions affecting tomorrow's landscape.

In conjunction with national planning guidance HLC should form part of the environmental assessment procedure for major development schemes and should also be consulted for all archaeological "desk-based assessments" (BCC 2006, 20).

Both Milton Keynes and Buckinghamshire County Council (MKC and BCC 2004; BCC 2004 and 2006) completed a project on Historic Landscape Characterisation, utilising information from aerial photographs and historic and modern maps to create a countywide character map of the historic landscape.

The project assessed the various components of the landscape, such as fields, woodland and settlement and several overall Historic Landscape Types (HLT) were defined (BCC 2004 and 2006). Once these had been allocated, a "stratigraphic" analysis of modern and historic maps was undertaken in order to characterise changes within the landscape over time. Based on the dominant attributes, a polygon type was then mapped into a Geographical Information System, resulting in HBC polygons. For the study area these are shown on Figure 3.

Using more localised information Milton Keynes Council also identified 15 Historic Landscape Zones (HLZ) where the landscape has a broadly common visible history and heritage (MKC 2004).

### **2.3.3 Heritage Gateway database**

The Heritage Gateway is an online database that provides integrated access to local and national heritage information resources and collates entries of all Historic Environment Records throughout England, including the National Heritage List for England.

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites.

It is noted, however, that the results provided by the Heritage Gateway do not provide as thorough coverage of a given area as a search of the relevant Historic Environment Record itself and can therefore only ever provide a general background to a specific study area.



### **2.3.4 Portable Antiquities Scheme data**

The Portable Antiquities Scheme (PAS) is a DCMS-funded project for the voluntary recording of objects found by the members of the public in England and Wales. The majority of these are objects found by metal detector. They usually represent stray finds which are not in a secure archaeological context but can give a useful indication of the potential presence of archaeological or historical sites or assets nearby. PAS data is held and distributed by the relevant HER.

### **2.3.5 Cartographic data**

Early maps and other illustrations of an area can be a very productive area of research. Often they indicate dramatic changes in land use during the post-medieval and modern periods. This can be very helpful in appreciating how the archaeological resource may have been affected by the changes in farming practices and expansion of settlements that took place during the 19th and 20th centuries in particular.

### **2.3.6 Walk-over survey**

As part of the heritage asset assessment a preliminary walk-over survey of the site was undertaken on 2nd June 2014. It was undertaken with the following aims:

- To verify, where appropriate, the results of the desk-based survey.
- 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 remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.



### 3. HERITAGE ASSET ASSESSMENT

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#### 3.1 *Previous Archaeological Work*

A limited number of archaeological investigations have been undertaken within the study area. These comprise a watching brief, a metal detector rally, and a geophysical survey (ECB17198). The latter was located on land to the north of the Winslow to Bletchley historic railway. The watching brief (not entered in the HER yet) was undertaken in the churchyard of the parish church and produced post-medieval burials. The metal-detector rally (EBC16980) took place on an area outside the settlement boundaries. It produced medieval and post-medieval artefacts.

#### 3.2 *Historic Landscape Characterisations – HLC*

The HLC polygons for Newton Longville are mapped on Figure 3.

Even though Newton Longville lies in Buckinghamshire, it is part of Heritage Landscape Zone HLZ 7 – Newton Longville Parish, developed for Milton Keynes.

*“HLZ 7: Newton Longville Parish:  
A landscape dominated by well preserved parliamentary enclosure.  
The village has experienced significant modern growth. This  
landscape has significant historic landscape value.”* (Milton Keynes  
Council 2004, 13).

Within the Buckinghamshire Historic Landscape Characterisation the PDA is largely part of HBC1076, which is classed as an area of enclosed furlongs and strips. Characteristic features of this group of enclosures are long thin enclosures with curving boundaries. These enclosures are indicators of former open field farming where the shape represents the cultivation strip. They are generally adjacent to settlements. These types of enclosures are roughly dated from the medieval period to the 17th century (Buckinghamshire County Council 2006, 19).

The 1779 parish map depicts long field strips extending westward from the properties and forming the western boundary of the settlement (AVDC 2006, 8).

A small section of the PDA is assigned to HBC1095 which comprises parliamentary enclosures dating to the 18th–19th century. These enclosures are generally fairly regular and rectangular. HBC1095 is a subtype of the parliamentary enclosure as it is noted in the HER record that it consists of divided allotments, which describes the fact the through the enclosure act enclosed areas were subdivided to allow framers to manage their holdings (Buckinghamshire County council 2006, 21).



### **3.3 Archaeological and Historical Assets and their Significance**

#### **3.3.1 Introduction**

Figure 2 should be viewed in conjunction with this text, which describes the significance and potential of heritage assets within the PDA and within a 500m-wide buffer around it radius of its centre. For the purposes of this document, the remains listed below are presented in chronological order from prehistoric to modern.

#### **3.3.2 Prehistoric to Roman (before AD 43 to c. AD 400)**

No evidence for human activity dating to the prehistoric or Roman period has been recovered thus far within the study area or the PDA. This may reflect an absence of investigation, rather than a genuine absence of evidence. In the wider area a stray Roman artefact was recovered from a field next to Salden Wood, west of the PDA (MBC662, not on Figure 2).

#### **3.3.3 Anglo-Saxon (400–1066)**

There are no Anglo-Saxon heritage assets recorded in the HER data for the study area. However, Newton Longville is recorded in the 1086 Domesday Survey with 39 households, which equates to a fairly large settlement. Therefore, it is likely that the settlement has at least late Saxon origins.

#### **3.3.4 Medieval (1066–1550)**

Newton Longville is a medieval settlement that grew up around at least three settlement foci, most likely the original locations of several farmsteads and the church (AVCD 2006, 7). This is reflected in the place names within the village: Church End in the centre; Moor End to the south; London End to the north; and Westbrook End to the west. The area around Church End, c. 500m to the east of the PDA, is a designated conservation area.

Westbrook End developed in a linear form along the line of the road. Historic maps show a number of properties along the road with long and narrow properties extending westwards. These are most likely the remains of the elongated strips cultivated as part of the medieval “open field” system and were allocated to each property. This indicates that Westbrook End was most likely a planned settlement that post-dated the creation of the open field system which occurred around the 10th century (AVDC 2006, 8).

Parts of this division of land, and in particular its collective western boundary, survive to the present day. This is reflected in its characterisation within the HLC. The PDA and land to its south lie within HBC1076, which is described as “Furlongs and strips, medieval to 18th century”.

Ridge and furrow earthworks, which are the remnants of the medieval field system, survive on the PDA, and in the wider landscape to the south-west and north of the village.

The majority of medieval heritage assets are concentrated in the southern part of the study area, c. 350m south of the PDA centre point around the area of



Yewtree Farm (MBC2379), to the east and west of Westbrook End. They comprise pottery findspots (MBC2358, MBC2382, MBC2388 and MBC5606), trackways and enclosures (MBC2381 and MBC2387) and evidence for medieval buildings, which were recorded during excavations (MBC2389 and MBC5605).

Two findspots are located to the north of the PDA. They comprise a medieval buckle (MCB29469) and a harness pendant (MCB29548). Both were recovered during a metal detector rally on fields north of Whaddon Road (EBC16980).

Three properties within Westbrook End — Beverly Cottage (DBC2872), Ivy Lodge Farmhouse (DBC2995) and Jasmine Cottage (DBC2993) — date back to the 15th century. They are located south-east of the PDA on the west side of Westbrook End, in the middle of the historic settlement nucleus.

### **3.3.5 Post-medieval (1550–1900)**

Six designated heritage assets (listed buildings) within the study area date to the post-medieval period. They have mainly 17th-century origins with later additions and alterations. All the listed buildings are timber framed either with brick or plaster infill and mainly whitewashed.

Four of the listed buildings lie close to the east of the PDA and front narrow elongated strips of land that may be survivors of the medieval open fields and were most likely allocated to each property during enclosure (Figure 4). Building DCB3647 on the corner of Westbrook End and Whaddon Road is a 17th-century public house.

Other post-medieval heritage assets within the study area are scarce. Some 250m to the south of the PDA are two findspots of 17th-century pottery (MBC2358 and MBC2379), a post-medieval trackway (MBC2357) and a well or cistern (MBC2356) dated to the 17th century.

Two objects dating to the post-medieval period were recovered during the metal-detector rally to the north of the PDA (EBC16980). They comprise two post-medieval buckles (MBC29549 and MBC29551).

Other post-medieval assets are characterised by their historic landscape. Next to the pre-1885 settlement (HBC1081) these are mainly open fields surrounding the settlement which were enclosed by Act of Parliament in 1841 (see Appendix 5).

### **3.3.6 Modern (1900 to present)**

No modern heritage assets are recorded in the HER for the study area. Two HLCs are dated to the modern period: the post-1885 settlement of Newton Longville (HBC1082) and 20th-century prairie fields at the southern margins of the study area (HBC1022). The modern settlement (HBC1082) developed between the two settlement foci of Westbrook End and Church End. During





this process the strip fields to the east of Westbrook End were lost to the modern development in the late 1960s and early 1970s.

### **3.4 Cartographic Evidence**

This section contains a discussion of selected historical maps, illustrating the changes occurring on the PDA and in its general vicinity from the 18th century onwards. The cartographic sources are listed in Appendix 6.

#### **3.4.1 Jefferys' map 1770 (no Figure)**

Jefferys' map is one of the older cartographic sources for Buckinghamshire, published in 1770. It portrays Newton Longville as a bi-focal settlement. The eastern settlement core focussed around the parish church and along Drayton and Bletchley Road. The western settlement core focussed along Westbrook End. The houses are located adjacent to the road. No development is shown within the PDA itself.

#### **3.4.2 Newton Longville parish map 1779 (no Figure)**

The 1779 parish map of Newton Longville provides more detailed information on the Westbrook End settlement (AVDC 2006, 8, 15). The houses are lined up along the road mainly on the western side and have long thin properties that extend westwards. These are thought to be the remnants of the medieval "open field" system and were strips of land cultivated on a rotational basis. It is possible that each property along Westbrook End was allocated a former agricultural strip as property.

#### **3.4.3 1842 Newton Longville Enclosure map (Figure 4)**

After enclosure the elongated plots of land shown on the earlier parish map have been retained. One or two of the strips have been amalgamated to form a slightly wider piece of land, particularly in the northern area along Whaddon Road. Here, the land to the west of the public house is a bigger field — this is part of the current PDA. In general, the landscape to the west of the village still retains its pre-enclosure character.

#### **3.4.4 1884/85 to 1952 6-inch OS maps**

The 6-inch Ordnance Survey map from 1884/85 (Figure 5) depicts the village as similar in size and shape to how it is shown on earlier maps. The areas to the west and east of Westbrook End are still largely divided into strip fields, with houses situated along the road. In the north-west of Westbrook End, along Whaddon Road and within the area of the PDA some changes in field boundaries have taken place. The field behind the public house has been divided into two square fields while the two narrow strips to its immediate south are amalgamated to form one wider piece of land.

This situation stayed the same until the mid-20th century. Minor development took place north of Whaddon Road in the early 20th century. Similarly, towards the middle of the century minor development also took place east of Westbrook End.



### 3.4.5 20th-century and current OS maps (no figure)

The most significant changes in Newton Longville occur in the late 1960s and early 1970s when the area between the two settlement foci is developed for housing. This development also extends in a thin strip north of Whaddon Road.

Since then, the elongated strip fields have been increasingly shortened. The development of the “Lower End” road and housing immediately to the east of the PDA in the late 20th century has changed the nature of the property plots in this part of Westbrook End and led to their subdivision and shortening.

### 3.5 Setting

The NPPF defines setting 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, and may affect the ability to appreciate that significance or may be neutral*’.

The PDA lies on the north-west periphery of Newton Longville, c. 500m east of the conservation area that has been defined around the settlement focus at Church End. The present-day village grew up around several small medieval settlement foci but today is characterised primarily by modern development.

The conservation area character statement says:

*“[...] development has taken a suburban form with modern housing laid out along cul-de-sacs or alternatively forming infill development between historic properties. The two historic areas of development, Westbrook End to the west and Moor End, Church End and London End to the east have, as a result of modern development, lost any sense of their former physical separation and much of their visual cohesion. Development during the 20th century has also resulted in the loss of the agricultural land originally situated between and within the hamlets. This has to a large extent resulted in the loss of the original open and rural character of the village and severed its formerly strong connection with the surrounding agricultural landscape.” (AVDC 2006, 6).*

While not within the conservation area, the historic core and development of Westbrook End is nevertheless highlighted within the character statement. The development of the hamlet along Westbrook End road, incorporating the medieval elongated fields as part of its properties and the survival of those properties until the present day, is well illustrated by the parish plan of 1779 and a modern map (AVDC 2006, 8).

The setting of the Grade II listed buildings along Westbrook End within their elongated property plots is, therefore, important and adds to their significance.



As stated above, modern development has already altered some of the characteristics of those strip fields and has subdivided and shortened some of them. However, the character statement notes that the western rear boundaries of the plots along Westbrook End remain well defined and that this clear western boundary to the village is very important (AVDC 2006, 8).

### **3.6 Current Land Use**

The PDA lies on slightly northwards sloping ground between 100m and 105m OD. It is currently under pasture and subdivided into several areas by modern wooden fencing (Figure 7). It is bordered in the north by Whaddon Road; in the west and south by hedgerows and field boundaries; and in the east by property boundaries to housing along Whaddon Road and Lower End.

### **3.7 Assessment of Potential and Significance**

#### **3.7.1 Introduction**

The assessment of potential and significance is based on the known heritage assets within the 500m study area, together with the wider heritage environment and cartographic evidence.

In the following sections the potential for and significance of archaeological remains on the site are summarised by period.

#### **3.7.2 Prehistoric and Roman (before 43 BC to c. AD 400)**

No heritage assets dating to the prehistoric or Roman period are recorded within the study area or the PDA.

Very little archaeological work has been undertaken in this part of the village, which may account for the lack of evidence. However, on the basis of current evidence the potential for prehistoric and Roman sub-surface features to be located on the PDA is *low*.

For all prehistoric periods landscape development and settlement patterns are areas where considerable further research is needed (Kidd 2008; Lambrick 2010; Medlycott 2011). The research frameworks for the area (Fulford 2010; Medlycott 2011; Zeepvat and Radford 2007) also suggest that more work needs to be undertaken with regards to rural settlement characters and typologies during Roman period.

If any prehistoric and/or Roman remains were found on the PDA, they would probably be of *low* to *moderate* significance depending on their exact nature.

#### **3.7.3 Anglo-Saxon to medieval (AD 400–1550)**

There are no Anglo-Saxon heritage assets recorded within the 500m study area or the PDA. The medieval settlement developed around two foci, one comprising Church End with London End and Moor End and the other along Westbrook End.



Early maps do not indicate that any previous development within the PDA. They rather suggest that the PDA has been in agricultural use since at least the medieval period and was part of a consolidated area of strip fields and furlongs to the rear of the houses lining the west side of Westbrook End.

Data provided by the HER shows that medieval ridge and furrow earthworks survived on the PDA in 1995 and a recent site visit has confirmed that they are still in existence.

The predominance of medieval pottery finds and excavated evidence for medieval buildings in the southern part of Westbrook End suggest that any potential medieval or earlier settlement may be located closer to its southern end.

The potential for Anglo-Saxon heritage assets to be present on the PDA is *negligible to low*. For the medieval period there is *low* potential for the survival of heritage assets, other than agricultural features and/or stray finds, for which there is *high* potential. The significance of any such assets would probably be *low*, depending on their exact nature.

#### **3.7.4 Post-medieval (1550–1900)**

The PDA was divided into strip fields/furlongs and used for agriculture from at least the medieval period onwards. Historical maps show that this use continued throughout the post-medieval period into the 20th century. Historical maps show no buildings on the PDA at any given time. Small changes did occur in the layout of the strip fields, though their general character did not change. The area on the eastern boundary of the PDA has recently been developed for domestic housing.

Other than the agricultural features noted for the medieval period (see above), the potential for post-medieval heritage assets to survive within the PDA is *low*. If any did survive, they would probably consist of stray artefacts relating to agricultural land use or to road traffic. They would be of *negligible to low* significance.

#### **3.7.5 Modern (1900 to present)**

The only modern heritage assets recorded in the HER within the study area are: the post-1885 settlement (HBC1082), which is located in the eastern half of the study area; and HBC1022, which represents 20th-century prairie fields, and is located at the southern margins of the study area.

Historical map analysis shows that the PDA has been under agricultural use since at least the post-medieval period. Minimal changes to the internal boundaries occurred in the 20th century.

The potential for modern heritage assets within the PDA is *negligible*. If any were found, they would probably consist of stray artefacts relating to the cottages to the south of the PDA; they would be of *negligible to low* significance.



## 4. IMPACT ASSESSMENT

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### 4.1 *The Proposed Development*

Baseline information is being collected in preparation for a planning application for residential development of land off Whaddon Road, Newton Longville, Buckinghamshire. The details of the development are yet to be finalised.

Any groundworks associated with residential development, associated infrastructure and landscaping would typically comprise foundation and service trenches, roadworks for access and infrastructure as well as individual landscaping. Developments of this type can typically have variable potential impact on sub-surface archaeological remains, ranging from *low* to *high*, depending on the configuration of the development.

### 4.2 *Direct Impacts on Heritage Assets*

Heritage assets within the PDA could be directly affected by the proposed development. The likelihood for potential heritage assets to be located on the site has been assessed as *low* for the prehistoric, Roman and Anglo-Saxon periods. It is similarly *low* for the medieval period, with the exception of agricultural features, for which there is *high* potential. The potential for post-medieval and modern heritage assets is assessed as *low* and *negligible* respectively.

Works associated with the proposed development of the PDA could have a *low* to *high* impact on any surviving sub-surface heritage assets, depending on where they are located within the proposed development. The significance of this impact varies in relation to the significance of the heritage assets. It would potentially be *slight* to *moderate* for the prehistoric, Roman and medieval periods; *neutral* to *moderate* for the Anglo-Saxon period and *neutral* to *slight* for the post-medieval and modern periods.

Any direct impact of the new development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets. This could be achieved by a programme of archaeological works prior to or during development.

### 4.3 *Impacts on the Setting of Heritage Assets*

The PDA lies at the western edge of Newton Longville and straddles an area that historically consisted of elongated medieval property boundaries along Westbrook End adjacent to larger open fields created during Enclosure in the early 19th century.

Remains of medieval ridge and furrow cultivation survive as earthworks within the PDA. These earthworks directly contribute to the setting of the village of Newton Longville within its agricultural landscape and add to its significance and understanding.



While located some distance west of the conservation area, the western edge of the village, which coincides with the historical location of the medieval strip fields (HBC1076) is noted in the conservation area statement (AVDC 2006, 8). The proposed development would not extend beyond this western edge; however, it would have an impact on its character by extending the built-up area of the village and removing part of its historical, agricultural setting.

However, on the PDA, none of the medieval strip field boundaries survive. Furthermore, the construction of the Lower End housing development, immediately to the east of the PDA, has created an additional barrier between the PDA and the medieval / post-medieval setting of assets along Westbrook End. It has also changed the setting of those assets.

Overall, the impact of the proposed development on the setting of Westbrook End and its heritage assets is classed as *moderate*. Due to the already highly modernised setting of the surviving heritage assets the significance of this impact is *low*.

#### 4.4 Summary

The following table summarises the potential for archaeological remains being found **within the PDA**. It covers the prehistoric to the modern periods and also gives an indication of the relative significance of those remains when considered on a local/national/regional basis and the development impact in the light of the nature of the development.

Period	Potential of finding heritage asset on PDA	Significance	Potential impact	Significance of potential impact
<b>Prehistoric to (before 43 BC)</b>	Low	Low to moderate	Low to high	Slight to moderate
<b>Roman (43 BC – AD 450)</b>	Low	Low to moderate	Low to high	Slight to moderate
<b>Anglo Saxon (450–1066)</b>	Negligible to low	Low	Low to high	Neutral to moderate
<b>Medieval (1066–1550)</b>	High – agricultural features Low – other features	Low	Low to high	Moderate Slight to moderate
<b>Post-medieval (1550–1900)</b>	Low	Negligible to low	Low to high	Neutral to slight
<b>Modern (1900–present)</b>	Negligible	Negligible to low	Low to high	Neutral to slight
<b>Setting</b>	n/a	Moderate	Moderate	Low



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## 6. APPENDICES

### 6.1 Appendix 1 – Conservation Areas within a 500m Radius of the PDA

Name	Description	Period
NEWTON LONGVILLE	Conservation area	Medieval to modern

### 6.2 Appendix 2 – Listed Buildings within a 500m Radius of the PDA

HER no.	Name	Description	Grade
DBC2870	SEPTEMBER COTTAGE	17th-century cottage, timber frame whitewash plaster and brick infill, hipped thatched roof with brick chimneys.	II
DBC2871	HALDINS	Small 16th–17th-century house. Timber frame with whitewash brick and plaster infill with thatched roof. 19th–20th-century alterations.	II
DBC2872	BEVERLY COTTAGE	15th-century house with 17th–20th-century alterations. Colourwashed rough cast over timber frame with thatched roof.	II
DBC2875	No. 53 WESTBROOK END	17th-century house with 19th–20th-century alterations. Timber frame with whitewashed plaster infill and white rendered plinth and thatched roof.	II
DBC2993	JASMINE COTTAGE	15th–16th-century house with 17th-century additions. Timber frame with whitewashed brick infill and pebble dashed stone plinth, half hipped thatched roof.	II
DBC2995	IVY LODGE FARMHOUSE	15th–16th-century timber frame two-storey house with brick infill and rubble stone plinth. Tiled roof.	II
DBC3647	THE CROOKED BILLET	17th-century public house, re-fronted in the 19th century. Whitewashed brick on ground floor, upper floor timber frame with plaster infill.	II
DBC3648	HOLLYBUSH FARMHOUSE	Early 17th-century house, now divided into two dwellings. Extended in the early 18th century. Timber frame with long diagonal braces, whitewashed brick infill and rubble stone plinth, tiled roof.	II
DBC4746	ROSE COTTAGE	17th-century house with 19th–20th-century alterations. Timber frame, white rendered infill, thatched half hipped roof.	II



### 6.3 Appendix 3 – Undesignated Heritage Assets within a 500m Radius of the PDA

HER no.	Name	Description	Period
MBC2356	WESTBROOK END	17th-century well or cistern found in excavation.	Post-medieval
MBC2357	WESTBROOK END	17th-century trackway found in excavation.	Post-medieval
MBC 2358	WESTBROOK END	12th–17th-century pottery found on building site.	Medieval – post-medieval
MBC2379	YEW TREE FARM	17th-century pottery found during drainage ditch digging.	Post-medieval
MBC2381	10YDS SOUTH OF YEW TREE FARM	Medieval trackway recorded in excavation.	Medieval
MBC2382	10YDS SOUTH OF YEW TREE FARM	Medieval pottery found during excavation.	Medieval
MBC2387	FIELDS OPPOSITE YEW TREE FARM	Medieval ditched enclosure recorded on aerial photographs and in excavation.	Medieval
MBC2388	FIELDS OPPOSITE YEW TREE FARM	Medieval pottery found during excavation.	Medieval
MBC2389	FIELDS OPPOSITE YEW TREE FARM	Possible medieval building found during excavation.	Medieval
MBC5605	YEW TREE CLOSE	Possible medieval house platform recorded during excavation.	Medieval
MBC5606	YEW TREE CLOSE	Medieval pottery found during excavation.	Medieval
MBC7534	NEWTON LONGVILLE PARISH	General background information on Newton Longville parish recorded in parish survey.	Undated
MBC29469	NEWTON LONGVILLE	Medieval buckle found during metal-detecting rally.	Medieval
MBC29548	NEWTON LONGVILLE	Medieval harness pendant found during metal-detector rally.	Medieval
MBC29549	NEWTON LONGVILLE	Post-medieval buckle found during metal-detecting rally.	Post-medieval
MBC29551	NEWTON LONGVILLE	Post-medieval buckle found during metal-detecting rally.	Post-medieval

### 6.4 Appendix 4 – Events within a 500m Radius of the PDA

Event ID	Name	Description	Period
EBC16980	METAL DETECTING RALLY	Weekend Wanderers 1-day metal detecting rally.	n/a
EBC17198	GEOPHYSICAL SURVEY	Geophysical survey conducted in 2008 at Salden Chase (SP82953 32074; 3061m by 1721m).	n/a
	ST FAITH CHURCH, ARCHAEOLOGICAL WATCHING BRIEF	Watching brief conducted in 2013, on ground works associated with installation of kitchen and lavatory at the church. Ground works revealed post-medieval burials.	Post-medieval



## 6.5 Appendix 5 – Historic Landscape Characterisations within a 500m Radius of the PDA

HLC no.	Name	Description	Period
HBC1022	ENCLOSURE	20th-century Prairie fields, centred on SP8404 3096, measuring c. 675m by 786m.	Modern
HBC1076	ENCLOSURE	Area of furlongs and strips, a few extra subdivisions have occurred since the 1st edition 2-inch OS map, individual plots for housing almost like burgage plots but much later. Centred on SP 8420 3122, c. 262m by 675m.	Medieval to 18 <sup>th</sup> century
HBC1077	ENCLOSURE	Parliamentary Enclosure (original allotments) centred on SP 8387 3101, c. 514m by 466m.	Post-medieval
HBC1079	ENCLOSURE	Parliamentary Enclosure (original Allotments) centred on SP8460 3181, c. 246m by 295m.	Post-medieval
HBC1081	NEWTON LONGVILLE	Pre-1885 settlement, centred on SP8435 3119, c. 154m by 733m.	Medieval to post-medieval
HBC1082	NEWTON LONGVILLE	Post-1885 settlement, centred on SP8458 3124, c. 883m by 1053m.	Post-medieval to modern
HBC1083	ENCLOSURE	Parliamentary Enclosure (divided allotments) centred on SP 8451 3055, c. 766m by 1012m.	Post-medieval
HBC1087	ENCLOSURE	19th-century enclosure, centred on SP8385 3191, c. 821m by 492m.	Post medieval
HBC1088	ENCLOSURE	Parliamentary Enclosure (divided allotments) centred on SP 8455 3203, c. 690m by 693m.	Post-medieval
HBC1095	ENCLOSURE	Parliamentary Enclosure (divided allotments) centred on SP 8378 3143, c. 1240m by 1152m.	Post-medieval
HBC1098	ENCLOSURE	19th-century enclosure, centred on SP 8322 3145, c. 912m by 685m.	Post-medieval
HBC1099	ENCLOSURE	Parliamentary Enclosure (divided allotments) centred on SP8342 3207, c. 1597m by 1225m.	Post-medieval

## 6.6 Appendix 6 – List of Cartographic Sources

Location	Description	Document reference
BCC online	1770 Jefferys' map	Buckinghamshire Historic Maps, online resources: <a href="http://www.buckscc.gov.uk/leisure-and-culture/centre-for-buckinghamshire-studies/online-resources/historic-maps/">http://www.buckscc.gov.uk/leisure-and-culture/centre-for-buckinghamshire-studies/online-resources/historic-maps/</a>
BCC	1779 Parish map	AVDC 2006
BCC online	1824s Bryant's map	Buckinghamshire Historic Maps, online resources: <a href="http://www.buckscc.gov.uk/leisure-and-culture/centre-for-buckinghamshire-studies/online-resources/historic-maps/">http://www.buckscc.gov.uk/leisure-and-culture/centre-for-buckinghamshire-studies/online-resources/historic-maps/</a>



Location	Description	Document reference
NLS online	1885 6-inch OS map	<a href="http://maps.nls.uk/geo/records/">http://maps.nls.uk/geo/records/</a> accessed: 18th June 2014
	1900 6-inch OS map	
	1926 6-inch OS map	
	1952 6-inch OS map	
Old Maps	1968 1:10,5600 OS map	<a href="http://www.old-maps.co.uk/maps.html">http://www.old-maps.co.uk/maps.html</a> accessed 19th June 2014
	1971 1:2500 OS map	

## 6.7 Appendix 7 – Significance and Impact Criteria

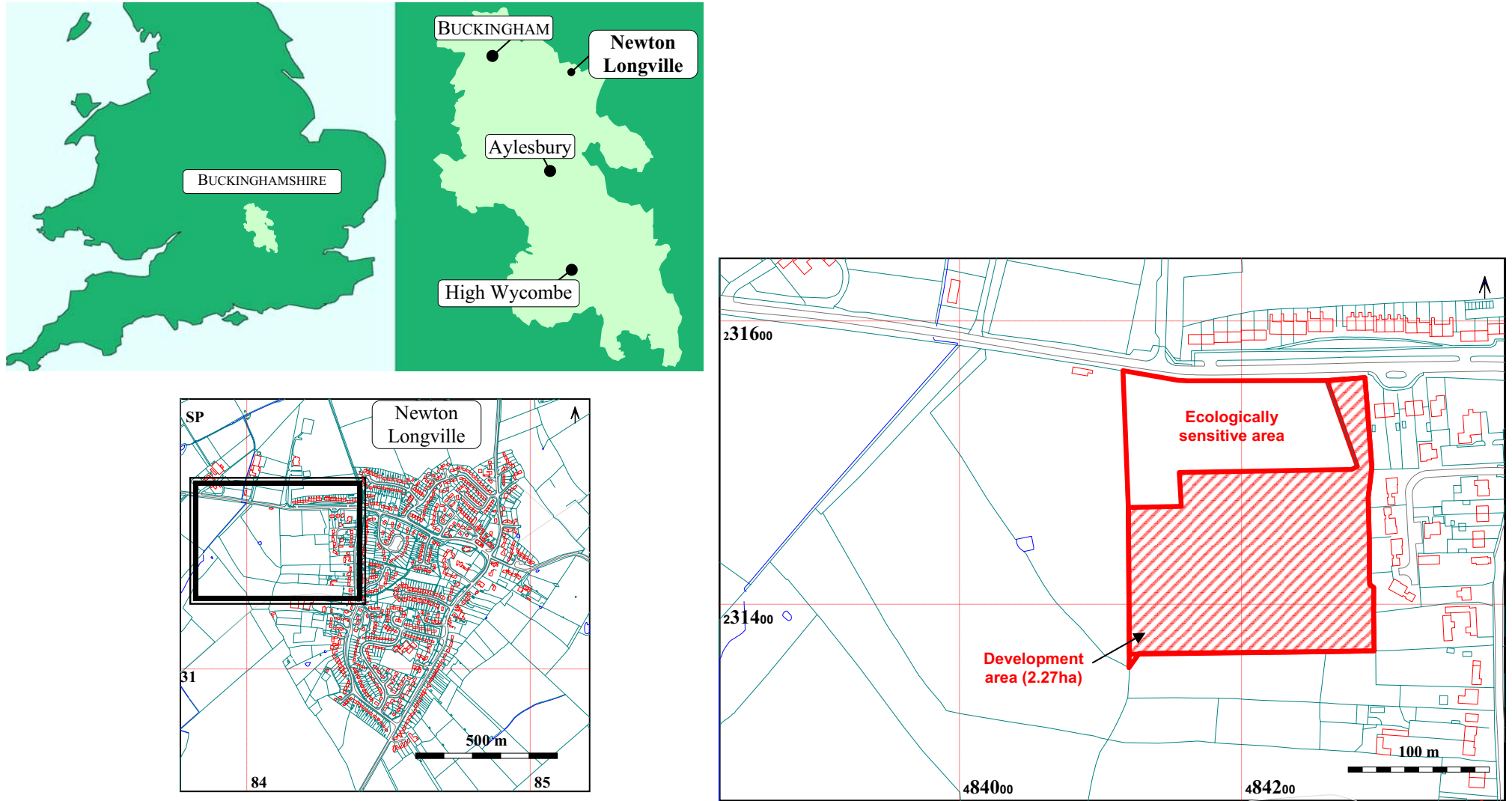
Significance	Definition
<i>International or very high</i>	A designated World Heritage Site or place of equivalent 'outstanding universal value' and international significance
<i>Regional to national or high</i>	Designated heritage assets (scheduled monuments, Grade I or Grade II* listed buildings, registered Park or Gardens or battlefields) of national significance. Or: Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which are: <ul style="list-style-type: none"> <li>• rare in the heritage environment record or</li> <li>• are a good example of a type site or</li> <li>• have a high potential to add to regional and national research criteria</li> </ul>
<i>Local to district and/or regional or moderate</i>	Designated heritage assets of regional significance (Grade II listed buildings, Conservation Areas, Registered Park or Garden or battlefield <u>not</u> associated with events of national significance). Or: Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which are: <ul style="list-style-type: none"> <li>• more commonly found in the heritage environment record or</li> <li>• have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality)</li> <li>• have moderate potential to add to local and regional research criteria</li> </ul>
<i>Local or low</i>	Assets which are: <ul style="list-style-type: none"> <li>• are relatively poorly preserved or</li> <li>• have limited significance on a local level</li> <li>• have a low potential to add to local and regional research criteria</li> </ul>
<i>Uncertain</i>	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).
<i>Negligible</i>	Where there is very authoritative evidence – usually backed up field evaluation – that there is no possibility that anything of archaeological or historical significance exists or where any potential surviving remains have no value within the context of the current study.



<b>Magnitude of Impact</b>	<b>Effect of Impact</b>
High	Causes total destruction of or permanent change to most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly considerably reduce the significance of the asset and would not normally be reversible.
Moderate	Either: causes permanent change to or loss of many key elements of the asset that lead to a moderate loss of its overall integrity and reduction in significance. Moderate change to the setting of the asset. Or: temporarily causes major loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
Low	Either: causes permanent change to some key or peripheral elements of the asset, or changes to the setting of the asset, that lead to a slight loss of its overall integrity or significance. Or: temporarily causes moderate loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
Negligible	Minor permanent or temporary changes to the asset that have no appreciable direct or indirect effect on the asset or its setting and do not affect its significance.
No change	No change to the asset or its setting.

### Significance of effects matrix

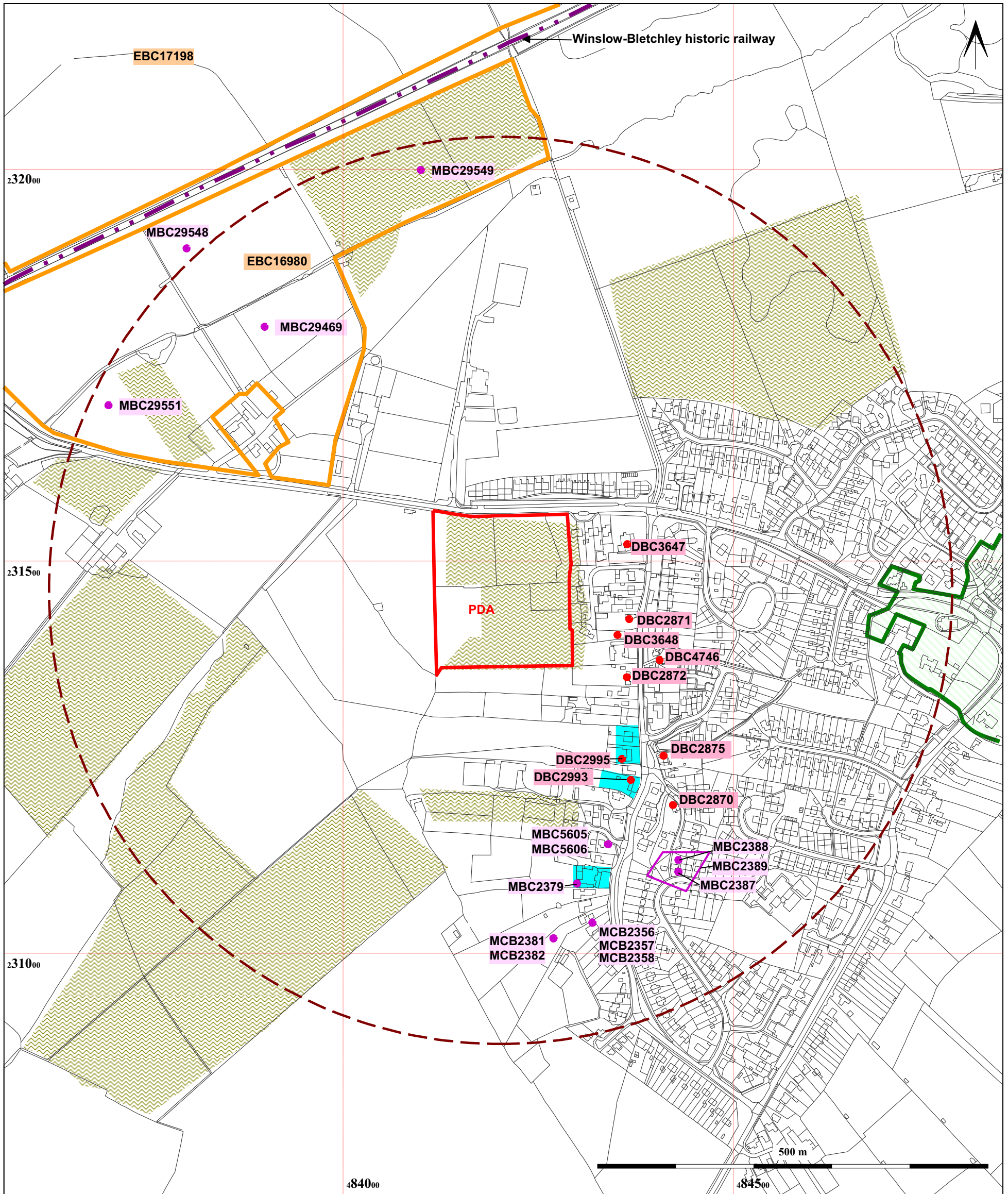
<b>Value/Sensitivity</b>	<b>Very high</b>	Neutral	Slight	Moderate / large	Large / very large	Very large
	<b>High</b>	Neutral	Slight	Moderate	Moderate / large	Large / very large
	<b>Moderate</b>	Neutral	Neutral / slight	Slight	Moderate	Moderate / large
	<b>Low</b>	Neutral	Neutral / slight	Neutral / slight	Slight	Slight / moderate
	<b>Negligible</b>	Neutral	Neutral	Neutral / slight	Neutral / slight	Slight
		<b>No change</b>	<b>Negligible</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>
		<b>Magnitude of impact</b>				



**Figure 1: Site location**

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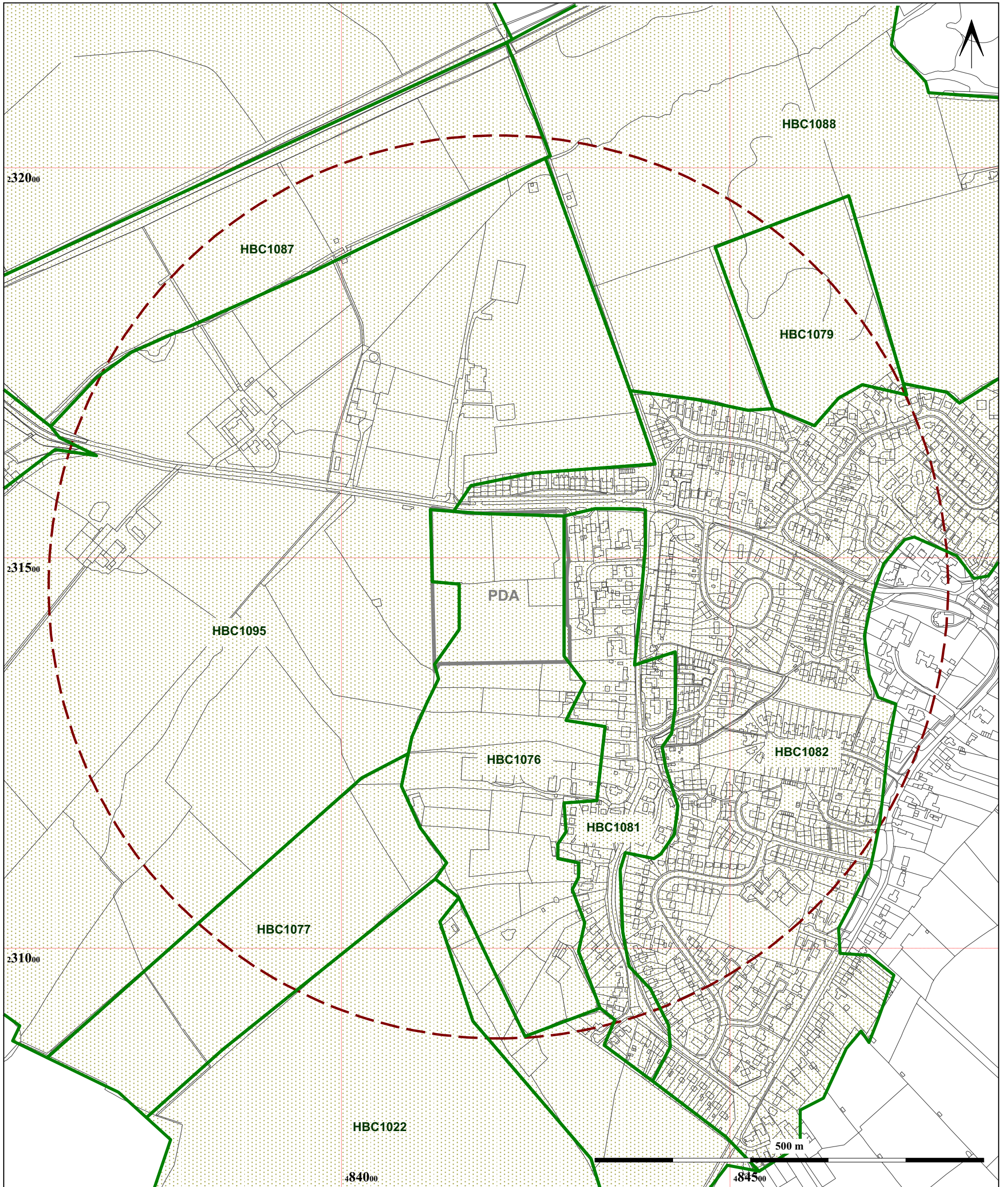


- MBC1234 ● Monuments
- DBC1234 ● Listed buildings
- EBC12345 □ Events
- Archaeological Notification Areas
- Ridge and furrow surviving in 1995
- Conservation area

**Figure 2: Heritage assets with 500m of the proposed development area**

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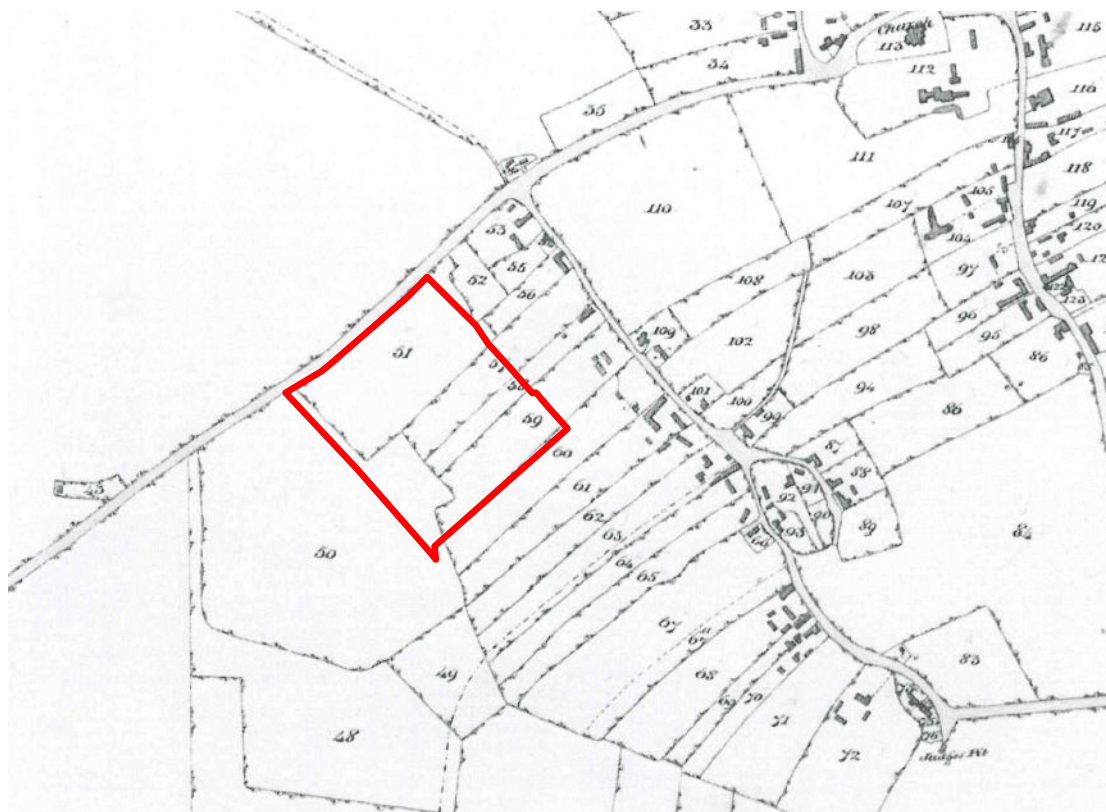




**Figure 3: Historic Landscape Characterisation**

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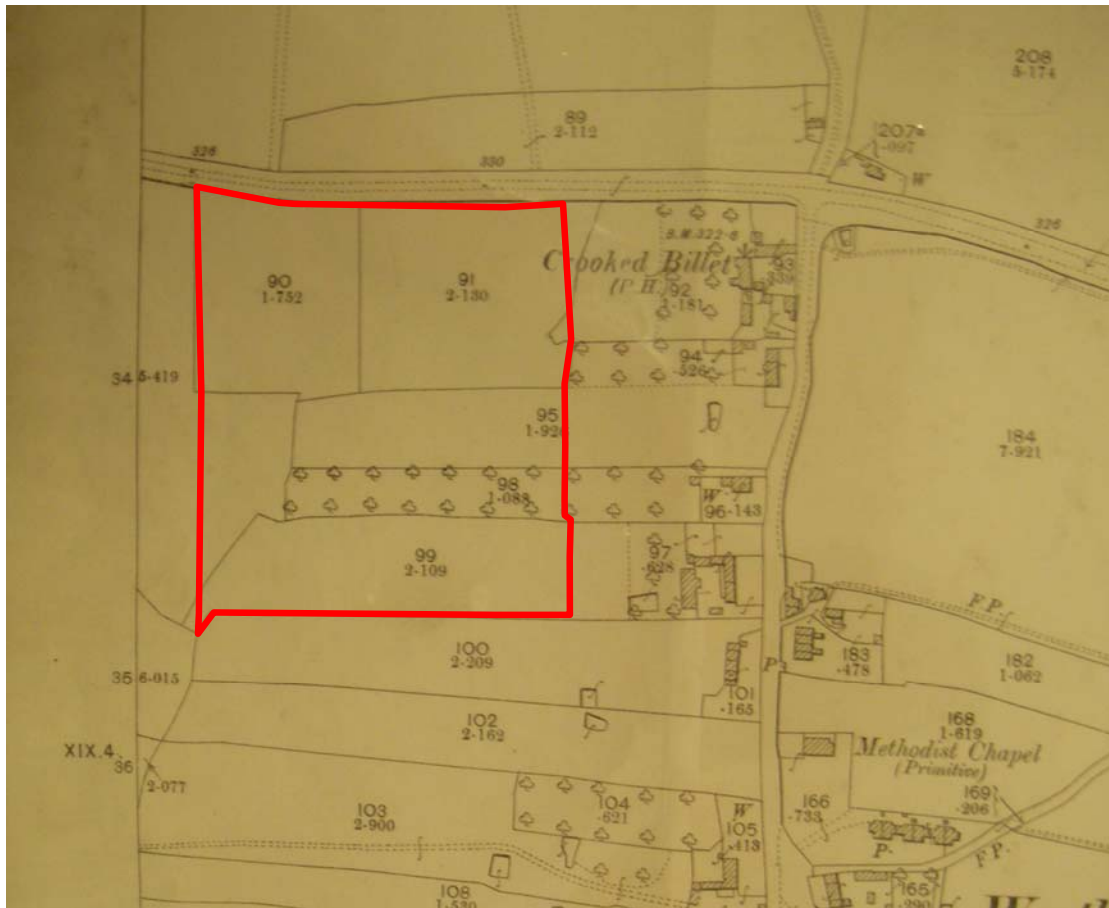




**Figure 4:** 1841 enclosure map of Newton Longville



**Figure 5:** 1875 1st edition 25-inch OS map



**Figure 6:** 1900 2nd edition 25-inch OS map



**Figure 7:** View of PDA from Whaddon Road, looking south

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Bedfordshire

Albion  
archaeology



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