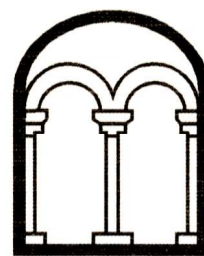


**LAND AT KENNEL FARM HOLDING
BIGGLESWADE
BEDFORDSHIRE**

**ARCHAEOLOGICAL FIELD EVALUATION
AND
HERITAGE STATEMENT**

Albion
archaeology



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AND
HERITAGE STATEMENT**

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Preface

Every effort has been made in the preparation and submission of this document and all statements 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.

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Key Terms

The following terms or abbreviations are used throughout this document:

CBC	Central Bedfordshire Council
CBCA	Central Bedfordshire Council Archaeologist
CIfA	Chartered Institute <i>for</i> Archaeologists
Client	Central Bedfordshire Council
HER	Central Bedfordshire Council's Historic Environment Record
HE	Historic England
IAM	Inspector of Ancient Monuments
PAS	Portable Antiquities Scheme
PDA	Proposed development area
WSI	Written Scheme of Investigation



Non-Technical Summary

Land at Kennel Farm Holding, Biggleswade, is proposed as a site for Travelling Showpeople in Policy GT16 (Site 82) of the Central Bedfordshire Council's Gypsy and Traveller Local Plan: Pre-Submission 2014. Accordingly, an archaeological field investigation of the site was carried out prior to submission of the planning application to enable the impact of the proposed development on heritage assets to be considered. The evaluation followed a brief issued by the Central Bedfordshire Council Archaeologist.

Prior to evaluation there were no records of archaeological finds or other heritage assets from the proposed development area (PDA). However, it is located close to a nationally important medieval moat and earthworks (Stratton Park scheduled monument) and the regionally important medieval settlement of Stratton.

Trial trenching of the PDA located part of an enclosure system of early medieval date, situated on the periphery of the extensive settlement recorded to the west and south. In isolation, these enclosures are relatively low in archaeological potential, with relatively small amounts of pottery and animal bone. However, they have potential to contribute to knowledge of nationally and regionally important medieval remains in this part of Bedfordshire. There is a slight possibility that archaeological remains of other periods survive that were not found within the trial trenches.

An assessment has also been undertaken of heritage assets in the vicinity and the results presented in a heritage statement. The impacts of the development are summarised as follows:

<i>Period</i>	<i>Potential of finding asset</i>	<i>Importance of asset</i>	<i>Magnitude of impact</i>	<i>Significance of impact</i>
<i>Prehistoric (before AD 43)</i>	<i>Low</i>	<i>Low</i>	<i>Slight harm</i>	<i>Slightly significant</i>
<i>Roman (AD 43–410)</i>	<i>Low</i>	<i>Low</i>	<i>Slight harm</i>	<i>Slightly significant</i>
<i>Anglo-Saxon (450–1066)</i>	<i>Moderate</i>	<i>Low to Moderate</i>	<i>Slight to Moderate harm</i>	<i>Slightly significant to Significant</i>
<i>Medieval (1066–1550)</i>	<i>High</i>	<i>Low to Moderate</i>	<i>Slight to Moderate harm</i>	<i>Slightly significant to Significant</i>
<i>Post-medieval (1550–1900)</i>	<i>Low</i>	<i>Low</i>	<i>Slight to Moderate harm</i>	<i>Slightly to Moderately significant</i>
<i>Modern (1900– present)</i>	<i>Low</i>	<i>Negligible</i>	<i>Slight harm</i>	<i>Insignificant</i>

The assessment has demonstrated that the impact of the proposed development will cause no more than moderate harm for any given criteria.



The likely impact of the proposed development on the setting of designated heritage assets has also been assessed. Biggleswade Conservation Area will not be affected and there are no listed buildings within 1km of the proposed development area. The effects on the setting of the scheduled monument of Stratton Park moat and earthworks are considered to be slight, as summarised below.

<i>Attribute of setting</i>	<i>Value of attribute to asset's setting</i>	<i>Magnitude of impact on attribute</i>	<i>Magnitude of impact on asset's setting</i>	<i>Significance of impact on nationally important asset</i>
<i>Archaeological setting</i>	<i>Moderate</i>	<i>Slight to Moderate harm</i>	<i>Slight harm</i>	<i>Significant</i>
<i>Landscape setting (historic)</i>	<i>High</i>	<i>Slight harm</i>	<i>Slight harm</i>	<i>Significant</i>
<i>Landscape setting (aesthetic)</i>	<i>Moderate</i>	<i>Slight harm</i>	<i>Slight harm</i>	<i>Significant</i>
<i>Topographical setting</i>	<i>Moderate</i>	<i>Slight to Moderate</i>	<i>Slight harm</i>	<i>Significant</i>

As a scheduled monument, Stratton Park moat and earthworks is a heritage asset of the highest importance. Therefore, even though the impact of the development on its setting is likely to be slightly harmful, it is significant. This means that development must be justifiable in planning terms. However, the impact is not so significant that the justification for the development needs to be "exceptional" or "wholly exceptional" as indicated in the National Planning Policy Framework.



1. INTRODUCTION

1.1 *Project Background*

It is proposed to allocate Land at Kennel Farm Holding, Biggleswade to provide a site for Travelling Showpeople in Policy GT16 (Site 82) of the Central Bedfordshire Council's Gypsy and Traveller Local Plan: Pre-Submission 2014 (CBC 2014a, 28).

Policy GT16 requires that an archaeological field investigation of the site is carried out prior to the application being submitted. Information from the investigation is required to enable the impact of the proposed development on heritage assets to be considered within the planning process. The requirements are in accordance with Paragraph 128 of the *National Planning Policy Framework* and the Central Bedfordshire Validation Checklist.

The requirements for an initial programme of archaeological field evaluation were set out in a brief issued by the CBCA (CBC 2014b).

1.2 *Site Location, Topography and Geology*

The proposed development area (PDA) is located near the south-east edge of Biggleswade, centred at NGR TL 2085 4406 (Figure 1). It is situated next to a precinct of small commercial/industrial units and the Manor Court mobile home site. The southern corner of the PDA lies next to the northern corner of the scheduled area of Stratton Park Moat and associated earthworks (SM 11541).

The site stands on the east side of a small stream that flows northwards to join the River Ivel between Biggleswade and Sandy. It lies at a height of *c.* 35m OD on ground that slopes down from north-east to south-west.

The underlying bedrock is Woburn Sands Formation (Lower Greensand). Superficial deposits consist of glaciofluvial sands and gravels. The area upslope to the north-east of the PDA is covered by glacial till.

The site is triangular in plan, covering *c.* 1.3ha. It was formerly arable farmland. The south-west side is bordered by a small stream; to the north is a track leading to Kennel Farm; and on the east the site is bordered by the Stratton Park industrial units.

The proposed development comprises four plots with residential space and provision for trailer parking and a workshop unit.

1.3 *Archaeological Background*

The historic environment of the site and its environs is relatively well understood, thanks largely to the Historic Environment Record (HER) and archaeological investigations undertaken in recent years, as a consequence of the eastwards expansion of Biggleswade and other development in this part of the Ivel valley. However, prior to evaluation there were no records of archaeological finds or other heritage assets from the PDA



1.4 Project Objectives

The general objectives of the archaeological evaluation were to provide information on the following:

- the location, date, nature and extent of any archaeological features or deposits that may be present within the proposed development area;
- the integrity and state of preservation of any archaeological features or deposits that may be present within the proposed development area.

The results of the evaluation also contribute to the heritage statement, the objectives of which are to:

- identify the heritage assets within the PDA and surrounding area that might be affected by the development;
- determine the significance of the those assets;
- assess the nature and magnitude of the effects on the assets or their settings.

1.5 Planning Policy and Heritage

1.6 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 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.



Paragraphs 132-135 of the NPPF indicate how the impact of a proposed development should be assessed in relation to heritage assets. The harm to the significance of a heritage asset should be weighed against the public benefits of the proposal, including securing the asset's optimum viable use.

The more important the asset, the greater the weight should be given to the effects of development upon it and "great weight" should be given to the conservation designated heritage assets. "Substantial harm" to or loss of a grade II listed building, park or garden should be "exceptional". "Substantial harm" to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be "wholly exceptional".

Planning consent should be refused where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, unless there is good justification.

For non-designated heritage assets judgements should be balanced with regard to the scale of any harm or loss and the significance of the heritage asset.

1.6.1 Local Development Strategy

Central Bedfordshire Council's draft Development Strategy has been withdrawn. For the time being, development in northern part of the unitary authority – formerly Mid Bedfordshire District – is covered by the Central Bedfordshire – North Local Development Framework (LDF). The LDF policies are set out in the Core Strategy and Development Management Policies Development Plan Document adopted by the Council on 19th November 2009.

The LDF Policies relating to heritage matters are Core Strategy CS15 and Development Management Policy DM13 Core Strategy Policy CS15 Heritage (Conservation Areas, Historic Parks and Gardens and Scheduled Ancient Monuments) states that the council will:

- *Protect, conserve and enhance the district's heritage including its Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Registered Parks and Gardens and archaeology and their setting.*
- *Conserve and where appropriate enhance the quality and integrity of the local built and natural environment, including historic structures or open green spaces considered to be of special local interest.*
- *Designate and keep under review Conservation Areas in order to protect or enhance their special architectural or historic interest. This will include the implementation of an on-going programme of Conservation Area Character Appraisals to include a review of their special interest and boundaries;*
- *Monitor and survey the condition of Listed Buildings and periodically review and update a Register of Buildings at Risk, providing appropriate grant assistance to encourage their essential sympathetic repair.*
- *Development Management Policy DM13 Heritage in development (Conservation Areas and Historic Parks and Gardens) states that the council will ensure that:*
- *Proposals for development relating to Listed Buildings and Registered Parks and Gardens will pay particular attention to the conservation of locally distinctive features and uses;*



- *Planning applications for development within Conservation Areas will be assessed against the Conservation Area appraisals and inappropriate development will be refused.*

With regard to scheduled monuments that are designated under the Ancient Monuments and Archaeological Areas Act 1979 development resulting in harm to or loss of any scheduled monument *or its setting* will have to demonstrate that the harm or loss is necessary to achieve public benefits which outweigh the harm or loss and will have to comply with paragraphs 132 to 134 of the NPPF. This requirement also applies to non-designated heritage assets with archaeological interest that are demonstrably of equivalent significance to scheduled monuments.

1.7 Heritage Strategies and Research Frameworks

Historic England (formerly English Heritage) has produced an extensive library of national guides covering a wide range of topics, and most of these are available for free download from the Historic England website¹. The most relevant

Historic England's *Heritage Protection Guide* explains in detail how planning law applies to historic buildings and places. This is currently only available online in html format².

Historic England has issued Good Practice Advice (GPA) notes³, which provide information to assist the relevant parties in implementing historic environment policy in the NPPF and the related guidance given in the national Planning Practice Guide. Historic England's advice acknowledges the primacy of relevant legislation, the NPPF and PPG; it supports the implementation of national policy, but does not constitute a statement of Government policy, itself. It is not intended to be prescriptive and alternative approaches may be equally acceptable, provided they comply with legislation, national policies and objectives.

Currently the documents comprise:

GPA1 – The Historic Environment in Local Plans

GPA2 – Managing Significance in Decision-Taking

GPA3 – The Setting of Heritage Assets

A fourth GPA on enabling development is forthcoming.

This advice supersedes previous guidance issued by English Heritage, in particular the previous guidance on setting (English Heritage 2011b), which has been withdrawn.

Research frameworks that have been devised for the region are *Research and Archaeology: A Framework for the Eastern Counties – 2 Research Agenda and*

¹ Historic England website: <https://historicengland.org.uk/advice/planning/> (accessed 07/01/2016)

² *Heritage protection Guide* <http://historicengland.org.uk/advice/hpg/> (accessed 07/01/2016)

³ Historic England Good Practice Advice: <https://historicengland.org.uk/advice/planning/planning-system/> (accessed 07/01/2016)



Strategy (Brown and Glazebrook 2000), *Research and Archaeology Revisited: a revised framework for the East of England* (Medlycott 2011) and specifically for Bedfordshire: *Bedfordshire Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy* (Oake et al 2007).

These documents provide a comprehensive chronological review of the historic environment (at the date of their publication) 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.



2. BASELINE SURVEY OF HERITAGE ASSETS

2.1 Survey Methodology

The desk-based survey undertaken for this report is compliant with the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (2014) and Central Bedfordshire Council's *General guidance for the preparation of archaeological desk-based assessments* (CBC 2012).

Known and potential heritage assets were identified on the PDA and within a 1km radius of its centre (Figure 2). This search radius is referred to as the *study area*. During the preparation of this document, the sources of information listed below were consulted.

2.1.1 Central Bedfordshire Historic Environment Record (HER)

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

The HER contains information specific to the unitary authority of Central Bedfordshire. It is maintained by the Central Bedfordshire Historic Environment Record, Central Bedfordshire Council, Priory House, Chicksands.

2.1.2 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. However, results provided by the Heritage Gateway do not provide such 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.

2.1.3 National Heritage List for England

The National Heritage List for England is a searchable database of all nationally designated heritage assets including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. It can be accessed at <http://list.english-heritage.org.uk>.

2.1.4 Cartographic data and historical records

Early maps and other illustrations of an area can be a very productive form 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 expansion of settlements and/or industrial sites during, in particular, the 19th and 20th centuries.

The principal source consulted in this case was the Bedfordshire and Luton Archives and Records Service (BLARS), a shared service between Bedford Borough Council and Central Bedfordshire Council.



Extracts from the key maps are reproduced in Figures 3–12.

2.1.5 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.

2.1.6 Walk-over survey

In preparation for the heritage statement, a walk-over survey of the PDA and surrounding area was undertaken on 20th May 2014, with the following aims:

- to verify records of heritage assets identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any archaeological remains potentially present on the PDA;
- to consider the significance of any above-ground structures, historic buildings or historic landscape features present in the area;
- to assess the impact on the settings of heritage assets nearby.

To document the observations, photographs were taken from selected locations (Figures 13–31). The illustrated views consist of panoramic images created from standard digital images using AutoStitch⁴ software. The original colour images have been converted to greyscale for inclusion in this report, because they appear slightly clearer when printed on a standard printer and paper.

2.2 Heritage Assets within the PDA

Prior to the evaluation there were no records of archaeological finds or other heritage assets from the PDA. However, the PDA is located close to the centre of the post-medieval designed landscape of Stratton Park (HER 7003). Historical maps do not show any significant features within the approximate area of the PDA (see Figures 3–12). The later 19th-century maps show a scatter of trees in an open landscape, which suggests a typical parkland pasture. The land appears to have remained unenclosed until the 1920s; the 1926 edition of the OS 25-inch map is the first to show the access road to Kennel Farm which now defines the northern boundary of the PDA. The Land Utilisation Map of 1931 (Figure 12) indicates that the PDA had by that time been converted to arable agriculture.

The history of Stratton Park is discussed further in Section 2.4.4 and the results of trial trenching are reported in Section 3.

2.3 Designated Heritage Assets in the Vicinity of the PDA

2.3.1 Stratton Park moated enclosure and earthworks (NM 11541)

The scheduled monument (NM 11541) comprises a varied earthwork complex. Its northern edge is defined by the Manor Park mobile home site that occupies

⁴ <http://www.cs.bath.ac.uk/brown/autostitch/autostitch.html>



Stratton Park Drive; to the south it abuts Dunton Lane (Figure 2). The earthworks were surveyed and described in two separate episodes of work (Kenny 1993; McOmish *et al* 2010) and a management plan for the scheduled site was also commissioned by Bedfordshire County Council (Albion Archaeology 2003b). These studies provide a detailed description of the earthwork complex, dividing it into eight separate zones. The significance of each zone is assessed under the following criteria: archaeological, historical, ecological, visual, landscape, cultural/social and economic. Overall, the complex is considered to be of national significance. However, it should be noted that the interpretation and dating of the site has not been tested by excavation, particularly in respect of the earthworks to the east of the moat.

The most significant and best-preserved element of the earthworks is Stratton Park moated enclosure. It comprises an embanked ditch enclosing a central platform which retains evidence of multi-period activity. There is an entrance causeway across the moat, near the south-west corner, but the original entrance was probably across the western arm of the moat, where there is an embanked hollow way leading to a possible bridge abutment. In terms of the 1968 RCHME classificatory scheme it belongs to Class A: Homestead Moats and Group I, in particular, i.e. simple enclosures bounded by a wet ditch and no associated enclosures. The platform is likely to have contained a manorial residence and associated buildings.

The peak period for the construction of moated enclosures was from 1250 to 1400 and it is likely that Stratton Park falls into the earlier part of that date range. Occupation of the moated enclosure is likely to have ceased towards the end of the medieval period. It was subsequently probably incorporated into the designed landscape surrounding the late 16th-century Stratton Park House (HER 519). Today, the moated enclosure is cloaked in fairly dense vegetation and tree cover.

To the east of the moated enclosure lies an area of diffuse and plough-eroded earthworks, which are included in the scheduling. In all likelihood, these represent the remnants of medieval and later field enclosures and paddocks, as well as poorly defined elements of former dispersed settlement. For a short period during and after the Second World War, a handful of (presumably temporary) buildings occupied part of the eastern end of the field containing the earthworks. The field is under permanent pasture, although in May 2014 it did not appear to have been grazed for some time.

The present landscape setting of the scheduled monument is largely populated by 20th-century features. Historical maps (Figures 3–12) indicate that the land north of Dunton Lane was probably unenclosed parkland until the 1920s, when a period of agricultural improvement seems to have taken place. With the exception of The Lodge (HER7774), and remnants of the walled garden to the south of the moat itself, the existing buildings in the vicinity are not identified as having any historical significance.

The site of Stratton Park House is still distinguishable within the landscape. Even though the mansion itself has been demolished, the existing buildings and



planting are reasonably obvious features. Also, the former access road leading to the site from Dunton Lane still exists.

Archaeological fieldwork has demonstrated that there is potential for the survival of extensive sub-surface features relating to the post-medieval park and the medieval settlement and agrarian landscape that preceded it. The recovery of such evidence can contribute to the significance of the scheduled monument by shedding light on its landscape context in former times. Archaeological evidence of prehistoric and Roman periods also has potential to contribute to the significance of the scheduled monument, especially if it demonstrates changing patterns in settlement and land use over time.

2.3.2 Biggleswade Conservation Area

The conservation area (Figure 2) is located *c.* 1.2km to the north-west of the PDA, well separated by the existing built-up areas.

2.3.3 Listed buildings

The PDA does not contain any buildings and there are no listed buildings within 1km of the PDA.

2.3.4 Registered parks and gardens

There are no designated historic landscapes within 1km of the PDA. The land formerly occupied by the post-medieval parkland known as 'Stratton Park' (see below) is not designated.

2.4 Undesignated Assets

2.4.1 Prehistoric (before AD43)

Evidence for activity in the prehistoric period includes worked flint recovered in residual contexts from excavations (HER 518, 16162 and 18301). The earliest feature is a Neolithic pit discovered during archaeological investigation of the Stratton settlement site (HER 518; Albion Archaeology 2010, 6). The area contains evidence for ring-ditches, probably representing Bronze Age burial monuments (HER518, HER15328, HER16159 and HER19528). A spread of dispersed Iron Age features found during the Stratton investigations (HER 518, Albion Archaeology 2010, 6) included two early Iron Age cremation burials. Investigation of an area immediately north of the PDA identified an area of early-middle Iron Age settlement (Albion 2013).

On the adjacent land, to the north of the PDA, a geophysical survey (Northamptonshire Archaeology 2012) and trial trenching (Albion Archaeology 2013a) identified a likely early-middle Iron Age farmstead and land boundary, agricultural features of medieval post-medieval periods and post-medieval quarrying. The Iron Age farmstead (HER19530) was *c.* 350m to the north of the PDA and the probably contemporary boundary feature immediately to the south of Kennel Farm.

The trial trench evaluation has shown that not all significant archaeological features were identifiable as geophysical anomalies and that the extent of the regionally significant Iron Age farmstead is likely to be greater than originally



anticipated. The possible ring-ditch HER 19528 was not confirmed by trenching.

2.4.2 Roman (AD 43–410)

Evidence of Roman period activity has been found in the area. The Old English name of *straet tun* (Stratton) refers to the presence of the Roman road which ran between Sandy and Baldock (HER505). Various cropmark sites are likely to date from this period, HER15080, HER15327 and HER16160. A field system and dispersed features was found during the Stratton excavations (Albion Archaeology 2010, 6). Roman pottery was noted during a geophysical survey to the south of Dunton Lane (HER17738) and a fragment of a Roman brooch and a coin are recorded from the general area of Park Corner Farm, to the east of the PDA (HER19357, HER19360). Excavations 1km to the north of the PDA found settlement evidence in the form of ditches, field boundaries and possible water pits (HER18301).

2.4.3 Saxon (c. 410–1066) and medieval (1066–1545)

Archaeological excavation to the west of the PDA has revealed that the medieval settlement of Stratton originated in the 7th century and developed through the Saxo-Norman and medieval periods (HER518; Albion Archaeology 2010). The evidence from the Saxon period comprised pits, sunken-featured buildings and wells, and two small inhumation cemeteries. In the later Saxo-Norman period the focus of occupation shifted eastwards, and a settlement of rectilinear enclosures alongside a street flanked by ditches was established. This settlement dated from the 10th to the 14th centuries. Some of the latest features comprised a series of waterlogged pits which produced material dating from the 14th to 16th centuries; the latest evidence included an assemblage of preserved organic objects: a leather bottle, shoes and a wooden work bench.

This settlement extended along Dunton Lane, to the south of the PDA, where it is represented by the scheduled moat and earthwork enclosures described above (HER520; SM 11541).

Salvage recording to the south of Dunton lane recorded what may be part of a second focus of settlement to the south-east of the PDA (HER17738).

Traces of ridge and furrow cultivation predating the establishment of Stratton Park were found in the evaluation of adjacent land to the north of the PDA (Northamptonshire Archaeology 2012; Albion Archaeology 2013a).

2.4.4 Post-medieval to modern (1545 onwards)

The Stratton settlement persisted into the post-medieval period and the remains of a large Tudor mansion house were found at its southern end. However, in the 16th century the manor house was relocated to the site immediately to the east of the PDA (HER 519). The settlement declined gradually in the 17th and 18th centuries and the eastern part was incorporated into Stratton Park. In the 18th and 19th centuries the final demise of the settlement site is evinced by a series of gravel pits, probably associated with road or railway building.



The 16th-century Stratton Park House (HER 519) and its designed landscape (HER 7003) are depicted on a sequence of 19th- and 20th-century maps (Figures 3–12). The estate was put up for sale in 1908, following the death of the then owner, and the house was demolished in the 1950s. Associated 18th- to 20th-century outbuildings (HER7775) still survive within the small commercial estate that now occupies the house site. Several ornamental tree species such as red-flowered variety of Horse Chestnut can be seen above the roofs of the commercial buildings (see Figure 18) and these mature trees are probably remnants of the former gardens.

Historical maps (Figures 10–12) indicate that after the sale of the estate the park was broken up and a period of agricultural improvement seems to have taken place. North of Stratton Park Drive, the parkland pasture was converted to arable. Drains were inserted on the floodplain and new access roads were put in, notably that to Kennel Farm. The boundaries of Stratton Park are still identifiable within present-day field boundaries, but virtually nothing of the designed landscape still survives. Some of the features recorded in the evaluation of the land to the north of the PDA were probably drains constructed after the park was established (Northamptonshire Archaeology 2012; Albion Archaeology 2013a).

It is possible that the scheduled moated enclosure (HER 520) was incorporated into the park as a landscape feature. The island within the moat was used as an orchard in the 1880s (Figures 7 and 8). The high brick walls of a 19th-century enclosed garden still stand between the moat and Dunton Lane. These are not designated and not listed in the HER. A similarly shaped enclosure is possibly shown on the 1804 survey drawing (Figure 4) and is more clearly present on all subsequent maps. However, it is not possible to say from the map evidence alone when the walled garden was constructed.

Kennel Farm itself appears to have been part of the Stratton Park estate. It was probably in existence by 1804, because an unnamed farmstead is depicted on the Ordnance Survey draft map for Baldock and the surrounding area (Figure 4). It was certainly extant by the time of the 1838 tithe map (Figure 6). The current building appears to be of mid 20th-century date and the current layout is consistent with that first shown on the 1973–74 Ordnance Survey 1:2500 map (not illustrated)

Evidence of post-medieval quarrying and refuse dumping has been found on land immediately north of the PDA (Northamptonshire Archaeology 2012; Albion Archaeology 2013a).



3. TRIAL TRENCHING

3.1 Methodology

A full methodology was provided in the WSI (Albion Archaeology 2013b) which was approved by the CBCA prior to commencement of fieldwork.

Trial trenching took place between 28th April and 1st May 2014. The trenches were positioned to identify areas and features of archaeological potential. The location of the trenches was constrained by the presence of overhead power lines and underground services (Figure 32).

A layout of eight trenches, each measuring 2m wide and between 15m and 50m long, was agreed with the CBCA. The trenches were opened by a mechanical excavator fitted with a toothless ditching bucket, under close archaeological supervision. Overburden was removed down to the top of the archaeological deposits or undisturbed geological deposits, whichever was encountered first. The spoil heaps were also scanned for artefact recovery.

A sample of potential archaeological features was investigated by hand and recorded using Albion Archaeology's pro forma sheets. Each trench was subsequently drawn and photographed as appropriate. All deposits were recorded using a unique number sequence, commencing at 100 for Trench 1, 201 for Trench 2 *etc.* Context numbers in square brackets refer to the cuts [###] and round brackets to fills or layers (###). The trenches were inspected by the CBCA prior to their backfilling.

3.1.1 Standards

Throughout the project the standards and requirements set out in the following documents were adhered to:

Albion Archaeology	<i>Procedures Manual: Volume 1 Fieldwork</i> (2 nd ed., 2001).
ALGAO	<i>Standards for Field Archaeology in the East of England. EAA Occasional Paper No. 14</i> (2003)
Bedford Museum	<i>Procedure for Preparing Archaeological Archives for Deposition with Registered Museums in Bedfordshire</i> (vers. 2.8, 2010)
CBC brief	<i>Brief for a Programme of Archaeological Field Evaluation on Land at Kennel Farm Holding, Biggleswade, Bedfordshire</i>
CIfA	<i>Charter and By-law; Code of conduct</i>
	<i>Standard and guidance for archaeological field evaluation</i>
Historic England or English Heritage	<i>Management of Research Projects in the Historic Environment (MoRPHE) Project Managers' Guide</i> (2015)
	<i>Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation, 2nd edition</i> (2011a)



The project archive will be deposited with Bedford Museum (Accession no. BEDFM 2014.22). Details of the project and its findings will be submitted to the OASIS database (ref: albionar1-174524) in accordance with the guidelines issued by Historic England and the Archaeology Data Service.

3.2 Trial Trenching Results

All deposits and features found within the trial trenches are described chronologically below and shown on Figure 32. A further selection of detailed plans, sections and photographs are shown on Figures 33–6.

Detailed contextual information on all deposits and features can be found in Appendix 1. A summary of the results, as submitted to the OASIS database, is provided in Appendix 2.

3.2.1 Overburden and geological deposits

The overburden comprised relatively thick layers of topsoil and subsoil. The total thickness varied from 0.46m in Trench 1 to 0.88m in Trench 4. Generally, the overburden was thickest adjacent to the trackways bordering the evaluation area to the north and south. Alluvial deposits associated with the watercourse to the south-west of the site were expected in Trenches 5 and 7, within the 34m OD flood zone, but no material of this kind was uncovered.

The topsoil was formed of friable, dark greyish-brown, clayey silt with occasional small to medium sized stones. The subsoil varied from dark orange-brown clayey silt in Trenches 2, 6 and 7 and mid grey-brown clayey silt in Trenches 1, 3, 4, 5 and 8.

The undisturbed geological deposits varied from firm, mid brown-orange silty clay to loose, mid yellow-orange silty sand with frequent gravel. Patches of friable, light bluish-white silty clay were also visible in Trenches 2, 4, 5 and 7.

3.2.2 Medieval

Ditches containing pottery dated to the early and high medieval periods were identified in Trenches 2, 6 and 7. Other ditches present in Trenches 2, 3, 4, 5 and 6 are presumed to be of the same date based on their similar alignments to the ditches dated by pottery. A pit of the same date was identified in Trench 5 and a pit or ditch terminus was found in Trench 6.

3.2.2.1 Ditches

A total of ten ditches and a ditch terminus were identified in seven of the eight trenches, with at least two trenches sharing a continuation of the same ditch (Figure 32; [105]/ [203], [303]/ [614], [616]). They were broadly aligned either east to west or north to south. The ditches were 0.5–1.5m wide and 0.1–0.7m deep, with the widest and deepest ditches occurring in Trenches 4, 5, 6 and 7. Ditches [403] and [609] had been redug at least once on the same alignment as ditches [406] and [611].

A 1.47m-wide and 0.42m-deep feature [603] was identified at the north-east end of Trench 6. Due to its slightly elongated shape this has been interpreted as a



ditch terminus on a broadly north to south alignment. However, it might have been a large pit as only a 1m length of it was visible within the trench.

The latest ditch in the sequence was [703] in Trench 7, which contained high medieval pottery as well as early medieval pottery.

3.2.2.2 *Pit and possible pit / ditch terminus*

One pit was identified in Trench 5, [508]; it was 1.02m in diameter and 0.47m deep, with steep-sloping sides and a concave base. A possible second pit [603] was present in Trench 6, but based on its similarity to other ditches within the investigation area it has been interpreted as a ditch terminus (see above).

3.2.3 **Post-medieval – modern (1550 onwards)**

Parts of what was probably a single, very extensive, post-medieval feature [711]/[805] were identified in Trenches 7 and 8, respectively. The feature was sealed by a thin layer of topsoil, but cut into the subsoil. It was *c.* 35m across and at least 2m deep. The lower fills comprised naturally deposited mid orange-brown silty clay, whilst the upper fills consisted of backfilled fragments of brick, tile and mortar within a dark brown-grey silty clay matrix.

It is possible that the feature might have been a pond, but there was no evidence of any lining or accumulation of organic silts in the fill. No ponds are indicated on the historical maps consulted (see Figures 3–12). The size and shape of the feature suggest that it is more likely to have been a quarry. A similarly large quarry pit was identified during an earlier evaluation at Kennel Farm *c.* 100m to the north (Albion 2013, fig. 9).

Modern land-drains were identified in Trenches 1, 3, 4 and 8 (Figure 32).

3.2.4 **Undated**

Only one ditch [605] remains undated, because it produced no pottery itself and could not be associated with features of comparable alignment and character. The ditch was 2m wide, at least 0.5m deep and aligned north-east to south-west. The full depth of the ditch was not established due to the ingress of groundwater which prevented safe excavation. The ditch might have been a modern service trench, based on the high content of redeposited clay in the upper fill (608), which is indicative of machine excavation. However, no service pipe was identified at 1.05m BGL.

3.3 ***Finds Summary***

3.3.1 **Introduction**

Features in six trenches yielded an assemblage comprising mainly pottery, with smaller quantities of ceramic building material and animal bone (Table 1). No finds were collected from Trenches 1 and 3.



<i>Tr.</i>	<i>Feature</i>	<i>Description</i>	<i>Fill</i>	<i>Date range</i>	<i>Finds Summary</i>
2	203	Ditch	204	Early medieval	Pottery (12g)
4	406	Ditch	407	Undated	Animal bone (22g)
5	508	Pit	510	Early medieval	Pottery (17g)
6	603	Ditch	604	Early medieval	Pottery (177g)
7	700	Topsoil	700	Early medieval	Pottery (8g)
	703	Ditch	704	Undated	Animal bone (4g); oyster shell (9g); burnt stone (5g)
	703	Ditch	705	Early medieval	Pottery (12g)
	703	Ditch	706	High medieval	Pottery (45g)
	712	Ditch	713	Early medieval	Pottery (4g)
8	803	Trackway surface	803	Post-medieval	Ceramic building material (1.3kg)

Table 1: Artefact summary by trench and feature

3.3.2 Pottery

Twenty pottery sherds, representing twelve vessels (275g) were recovered from six features in Trenches 2, 5, 6 and 7. The majority of the assemblage (177g) derives from the fill of ditch [603]. The pottery survives in good condition, with a mean sherd weight of 14g, and is largely unabraded. With the exception of a residual later prehistoric sherd, the pottery is medieval in date, spanning the 12th–14th centuries. Seven fabric types were identified using common names and type codes in accordance with the Bedfordshire Ceramic Type Series (Table 2).

<i>Fabric Type</i>	<i>Common name</i>	<i>Sherd No.</i>	<i>Wt (g)</i>	<i>Fill / Sherd No.</i>
<i>LBA / early Iron Age</i>				
F01C	Flint and quartz	1	3	(706):1
<i>Medieval</i>				
B09	Lyveden/Stanion ware	2	37	(706):2
C03	Fine sand	8	157	(604):8
C04	Coarse sand	3	20	(604):3
C59B	Harsh sand	1	12	(204):1
C61	Hertfordshire-type grey ware	3	33	(510):1, (705):1, (713):1
C71	Sand (buff-grey-cored)	2	13	(700):1, (706):1

Table 2: Pottery Type Series

An abraded, flint-tempered body sherd (3g) of late Bronze Age / early Iron Age date occurred as a residual find in the upper fill of ditch [703].

Early medieval pottery (*c.* 12th–13th century) comprises seventeen locally manufactured sand-tempered sherds (235g). A square rim jar is the sole diagnostic vessel form: the presence of sooting on several sherds indicates their use as cooking pots.

The upper fill of ditch [703] yielded two early 13th- to mid 14th-century sherds of Lyveden/Stanion ware, an imported regional fine ware from Northamptonshire. They derive from a glazed jug with an applied slip and characteristic grid stamp decoration.



3.3.3 Ceramic building material

Trackway surface (803) yielded a piece of sand-tempered flat roof tile (78g) and a stock-moulded brick fragment (1.2kg), the latter measuring W100mm x D65mm. Both are likely to be of post-medieval date.

3.3.4 Ecofacts

Four abraded animal bone fragments (26g) were collected from undated ditch [406] and medieval ditch [703]. Diagnostic elements are limb bones, although the pieces are too fragmentary for species identification. An oyster shell fragment (9g) derived from the primary fill of ditch [703].

3.4 Trial Trenching Discussion and Conclusions

3.4.1 Summary

The trial trenching found a variety of features spread over the PDA, ranging from early medieval to modern in date. Ditches were the commonest feature type.

The earliest activity identified within the PDA was a series of ditches, whose layout and shared alignment are suggestive of an enclosure system. Overall, the arrangement of the ditches tentatively suggests north to south / east to west aligned enclosures. However, two WNW-ESE aligned ditches in Trenches 4 and 5 suggest a second alignment existed, perhaps one influenced by the north-west to south-east bend in the watercourse in the vicinity of these two trenches.

The redigging of several of the ditches also indicates maintenance at least into the high medieval period. No dating evidence from later periods was recovered from these features. Within the evaluation to the north the only contemporary features were furrows (Albion 2013), but medieval settlement is known to the east and south of the PDA.

The tight arrangement of ditches and lack of furrows is suggestive of small enclosed fields. The contemporary pottery evidence suggests an association with peripheral settlement activity. The evidence provides an informative contrast to the previously evaluated field to the north (Albion 2013), which revealed furrows, but no obvious field boundaries or dating evidence. These remains are also significant in understanding the date and nature of the surviving earthworks visible in the fields to the south of the PDA and to the east of the Stratton Park moated enclosure. Here, the earthworks are suggestive of paddocks and field enclosures, but as yet have not been investigated.

Post-medieval and modern features were identified by their stratigraphic relationships and the presence of finds. An area of post-medieval quarrying was identified in the south-east corner of the PDA in Trenches 7 and 8. Previously, quarrying activity was known from the earlier evaluation c. 100m to the north (Albion 2013). The modern features comprised land drains in Trenches 1, 3, 4 and 8.



Only one ditch, in Trench 6, cannot be directly dated as its profile and alignment did not correlate with the other ditches. It is possible that it relates to a deeply buried modern service pipe.

3.4.2 Preservation and ground conditions

The topsoil and subsoil deposits were consistent across the site, and only varied in depth in the vicinity of post-medieval quarrying in Trenches 7 and 8. Post-medieval features were generally recorded as cutting the subsoil, suggesting a lack of deep ploughing in recent years.

Only a relatively small number of pottery sherds, dating to the early and high medieval period, and animal bones were recovered from some features within the PDA. However, the pottery was in good condition and largely unabraded, suggesting settlement in the vicinity.

A high ground water table was observed throughout the PDA. Although this hampered investigation of some of the trenches, notably Trenches 7, 8 and 6, it is likely to have had favourable impact on the preservation of environmental remains within deeper features.

3.4.3 Conclusions

The trial trench evaluation located part of an enclosure system of early medieval date, situated on the periphery of the extensive settlement recorded to west and south.

The investigation has further contributed to an understanding of medieval settlement to the east of Biggleswade and indicates that the land in this area was not just open fields containing ridge and furrow, as suggested by the results of the previous evaluation to the north at Kennel Farm (Albion 2013).

In isolation, these enclosures are relatively low in archaeological potential, with relatively small amounts of pottery and animal bone. However, within the setting of the nationally important moat (Stratton Park) regionally important medieval settlement of Stratton, they have greater significance.

There is a slight possibility that other archaeological remains survive that were not found within the trial trenches. Later Iron Age and Roman features are least likely, since there were no residual artefacts in the medieval features. Saxon or early prehistoric remains might be present since these periods are often represented by unenclosed settlements or small groups of relatively isolated features.



4. HERITAGE STATEMENT

4.1 *Description of the Proposed Development*

4.1.1 **Development proposals**

The development proposals comprise four plots for travelling showpeople. Each plot will accommodate: 2 x mobile homes/chalets, 4 x caravans, 1 x workshop, 4–6 trailer parking spaces, 4 car parking spaces and 1 landscaped courtyard. All built development will be located outside the flood zone in the northern half of the site. An existing electricity line supported by a pylon will be diverted underground. All plots have vehicular access from the existing farm track which lies along the northern edge of the site. Occupation of the site will be transient and seasonal (PBA 2016a).

Several plans and documents were submitted as part of the planning application, detailing further elements of the scheme. These are listed below. In the following sections the elements of the documents which are relevant to this heritage statement are described in more detail.

- A Landscape Scheme and Landscapes Principles Plan, demonstrating planting and hedging providing visual screening and habitats for wildlife (Fabrik 2016).
- A Transport Statement, assessing the accessibility of the Kennel Farm site for the kind of large vehicles used by the travelling showpeople, as well as the accessibility to local amenities from the proposed development site. This also discusses the seasonal occupation of the site (PBA 2016b).
- The Design and Access Statement summarises the above documents, the heritage statement and gives additional detail on anticipated levels of noise and lighting (PBA 2016a).

4.1.2 **Landscape Strategy and Landscapes Principles Plan**

The Landscape Strategy and Landscape Principles Plan was prepared by Fabrik (2016b). The majority of the built development lies in the central and northern section of the site in order to avoid the flood zone adjacent to the watercourse along the southern edge of the site, and the existing high voltage cable along the south-eastern edge. The southern part of the PDA is to be used mainly for lorry turning and parking areas (Figure 37).

The Landscape Strategy considers key views into the site, particularly from the scheduled monument and Dunton Lane to the south-west. Views from the scheduled monument are towards open fields but also take in existing built forms, such as a brick barn adjacent to the site and housing development further in the distance to the north.

The Landscape Strategy proposes that where flood restrictions and cable easement allow, native shrubs and trees are planted to provide a visual buffer as well as enhancing biodiversity. No new planting will take place outside of the PDA, but certain existing trees and shrubs will be relied upon for their screening



effect, including some within the scheduled monument (Figure 38). Planting is positioned to combine with existing vegetation around the site's perimeter to provide a continuous screen. Within the site, scattered tree planting will serve to break up building outlines and to soften the appearance of the development.

4.1.3 The Transport Statement

The Transport Statement, including an access strategy and autotrack assessment, was prepared by Peter Brett Associates (PBA 2016b). It is proposed that access to the PDA will be in the north, via the existing concrete track leading to Kennel Farm from the roundabout at the junction of Saxon Drive with Foxglove Drive. Alternative access proposals from the south were assessed as unsuitable.

The frequency of large vehicles entering and leaving the PDA is anticipated to be low. Vehicles would enter and leave the site to travel to fairs on a seasonal basis. It is understood that half the vehicles will be away from the site for periods of several weeks throughout the year. The remaining half will leave the site typically on a Friday evening and return typically on a Sunday evening during the summer months. During the winter months there is less activity as most vehicles do not leave the site until the Spring but they may need to leave for maintenance and M.O.T.

4.1.4 Lighting and noise

Lighting and noise is discussed in the Design and Access Statement. This states that: "In the case of the proposed development at Kennel Farm, the Travelling Showpeople have indicated that the lighting which will be proposed on the site will be sensor style security lighting. The lighting is anticipated to be low level but will be motion sensitive in relation to lighting near the trailer parking. No lighting is intended on the access road and any external lighting on the workshop buildings or mobile homes will be residential style external lighting rather than floodlighting" (PBA 2016a, 20).

Noisy maintenance activities will be carried out inside the workshops and noise is not anticipated to be a problem.

4.2 Heritage Assets within the PDA

The criteria for assessing significance and impact of development are given in Appendix 3.

4.2.1 Characterisation and assessment of importance

The only surviving heritage assets within the PDA are the sub-surface remains revealed by trial trenching. They comprise a complex of medieval ditches that probably defined a series of small enclosures. These are at least of local (*low*) importance and could be considered of regional (*moderate*) importance because of their association with the regionally important medieval settlement of Stratton and surrounding network of medieval open and enclosed field systems.

In addition, the PDA itself is a small element of a larger heritage asset — namely Stratton Park. It retains no significant landscape features except that it is an open space. A well preserved designed landscape would be worthy of



consideration for designation and thus of regional or national importance, but given that virtually nothing survives of the park, it is only of local (*low*) importance.

There is a slight potential for the survival of archaeological remains of other periods, but if found these are unlikely to be of more than *local (low)* importance. Any features postdating 1900 are likely to be of *negligible* importance.

4.2.2 Development impact on importance

Sub-surface archaeological remains are likely to be largely unaffected by the construction of the proposed development, provided the extent and depth of groundworks can be controlled. Localised areas of deeper excavations might cause *substantial harm*, but appropriate archaeological mitigation could reduce the impact. Overall, the impact of the proposed development would be *slight to moderate harm* for remains of the Saxon and medieval periods. It is unlikely that remains of other periods are present within the PDA, so the development impact on these would be *slight*.

Development of buildings within the PDA would change it from an open space and this would have an adverse effect on the site of Stratton Park. However, the PDA is a relatively small part of the park and it lies between a large agricultural building on land to the north and the Stratton Park commercial estate to the south-east. Therefore, the overall adverse impact on the post-medieval park will be *moderate harm*, and could be reduced by sympathetic design.

Period	Potential of finding asset	Importance of asset	Magnitude of impact	Significance of impact
Prehistoric (before AD 43)	Low	Low	Slight harm	Slightly significant
Roman (AD 43–410)	Low	Low	Slight harm	Slightly significant
Anglo-Saxon (450–1066)	Moderate	Low to Moderate	Slight to Moderate harm	Slightly significant to Significant
Medieval (1066–1550)	High	Low to Moderate	Slight to Moderate harm	Slightly significant to Significant
Post-medieval (1550–1900)	Low	Low	Slight to Moderate harm	Slightly to Moderately significant
Modern (1900– present)	Low	Negligible	Slight harm	Insignificant

Table 3: Heritage assets and significance of impacts



4.3 Settings of Designated Heritage Assets

4.3.1 Stratton Park moated enclosure and earthworks (NM 11541)

4.3.1.1 Archaeological setting

The PDA contains no visible features that contribute to the setting of the scheduled monument, but archaeological remains found during evaluation of the PDA are interpreted as ditched boundaries of a medieval enclosure system. These enclosures would have been broadly contemporary with the period of construction and occupation of the moat itself and probably at least one or other of the phases of the earthwork enclosures within the monument.

These remains are components of an extensive complex of archaeological features that surround the monument and which are collectively of *moderate* significance to the setting of the monument. Substantial adverse impacts on the sub-surface remains within the PDA would have a similar effect on the setting of the monument, but if the impact is less and relatively localised the effect on the setting of the monument will be reduced. The magnitude of the proposed development's impact on these remains is assessed as *slight to moderate* (see Section 4.2.2) so the impact on the setting of the monument is likely to be *slight*.

4.3.1.2 Landscape setting (historic)

Views of the monument in the landscape and its spatial relationship with other heritage assets, such as the site of Stratton medieval settlement and post-medieval Stratton Park, etc., are of *high* significance for the understanding of the historic landscape context of the monument. However, the proposed development will not generally affect this. The PDA is not a particularly prominent site, and at the time of the walkover was generally hidden behind large hedgerows, with the backdrop of the mature trees around the Stratton Park commercial precinct (see Figures 14–31). The existing barn to the north of the PDA is probably a more obvious intrusion than the proposed development would be — certainly from the north (Figures 22–26). The most significant view towards the monument that would be affected is that from the southern end of Jubilee Wood (Figure 21). However, overall, the impact of the development on views across the wider landscape will be *slight*; therefore the impact on the setting of the monument will be *slight*.

4.3.1.3 Landscape setting (aesthetic)

Aesthetically, the wider setting of the monument is of *moderate* value and the immediate surroundings of the monument are relatively cluttered, with numerous intrusive modern elements present. To the west of the PDA the monument is bounded by mobile homes ranged along Stratton Park Drive and to the south of the PDA lies the small-scale commercial units at Stratton Park. The visual impact of the former is quite high (see for example Figures 27–28 and 30–31), but the latter is softened considerably by trees and shrubs (Figure 15).

The PDA lies to the north-east of the scheduled area, on the 'diagonally opposite' bank of the stream. Despite the proximity, the views between the scheduled monument and the PDA are currently interrupted by the tall hedgerow



along the bank of the stream and the trees and bushes lining Stratton Park Drive (see Figures 14 and 27–8).

The clearest view across the PDA is from the north-east corner of the monument (Figure 15); here the value of the open space in the PDA is high. However, from the Dunton Lane side of the monument (Figures 30–31), the PDA is a relatively small component of the view so its aesthetic contribution to the wider landscape setting of the monument is correspondingly *slight*, especially in relation to the highly intrusive impact of the existing mobile homes. Lighting of the proposed development may slightly heighten its intrusive quality, particularly in the winter months and raise this impact to *slight* or *moderate*.

Access to and from the PDA would be seasonal and along the northern edge of the PDA, furthest away from the scheduled monument. The impact of traffic movement and noise on the scheduled monument would therefore be *slight*.

The effect of the proposed development would cumulatively extend the impact of the intrusive elements on the northern side of the monument and could potentially be *moderate*. By sensitive design and landscaping within the PDA, as shown in the Landscape Strategy and Landscape Principles Plan (Fabrik 2016), the impact can be reduced so that it is *slight*.

4.3.1.4 Topographical setting

An appreciation of the natural topography surrounding the monument is of *moderate* significance for understanding its form and function. The ability of the viewer to perceive the natural contours of the ground within the PDA helps in the appreciation of the topographical setting of the monument. The proposed development will be relatively low and the landform within the PDA should still be apparent. Furthermore, all structures are sited on the northern, upper part of the PDA, leaving the lower floodplain as open ground and hard-standings (Fabrik 2016). Therefore, the impact of the proposed development will be *slight to moderate*. In any case, the natural topography will still be apparent from the surrounding fields, so the impact of the proposed development on the topographical setting of the monument is more likely to be *slight*.

4.3.1.5 Significance of impacts on setting

As a scheduled monument, Stratton Park moat this is a heritage asset of the highest importance. Therefore, even though the impact of the development on its setting is likely to be slightly harmful, it is *significant*. This means that development must be justifiable in planning terms. However, the impact is not so significant that the justification for the development needs to be “exceptional” or “wholly exceptional” as indicated in the NPPF.



Attribute of setting	Value of attribute to asset's setting	Magnitude of impact on attribute	Magnitude of impact on asset's setting	Significance of impact on National Important asset
Archaeological setting	Moderate	Slight to Moderate harm	Slight harm	Significant
Landscape setting (historic)	High	Slight harm	Slight harm	Significant
Landscape setting (aesthetic)	Moderate	Slight harm	Slight harm	Significant
Topographical setting	Moderate	Slight to Moderate	Slight harm	Significant

Table 4: Impacts on the setting of Stratton Park Moat and Earthworks

4.3.2 Biggleswade Conservation Area

The conservation area is so far from the PDA that the proposed development will have no discernible impact.

4.3.3 Listed buildings

The PDA does not contain any buildings and there are no listed buildings within 1km of the PDA. The proposed development will have no discernible impact.



5. BIBLIOGRAPHY

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6. APPENDIX 1: SOURCES

6.1 Summary of Heritage Assets Recorded in the HER

HER no.	SM no.	LB no.	Name	Brief description	Period
465			Holme medieval village	Site of a medieval settlement recorded in Domesday. Remains have been observed on aerial photos and the eastern margins excavated by Albion Archaeology during Beauford Farm excavations.	Medieval
505			Roman Road between Baldock and Sandy	Postulated route of a Roman road between Broughing and Godmanchester (Viatores 1964, 179-85, 470-4). It, survives for much of its course as field boundaries and in the Biggleswade area is thought to be followed by the A1, London Road and Drove Road.	Roman
518			Stratton medieval village	Site of an extensive medieval settlement first revealed as cropmarks and earthworks, and subject to extensive excavations by Albion Archaeology between 1991 and 2007. The main asset is the settlement that was established in the Saxon period and developed over time into an extensive medieval village that included several homesteads located either side of a trackway (Albion Archaeology 2010). A moated site located to the eastern side of the village was also excavated. Also includes some evidence of prehistoric and Roman activity.	Multi-period
519			Stratton Park House	Site of a 16 th -century house, demolished 1950s (see also HER 7003)	Post-medieval
520	11541		Moat, Stratton Park	Moated with enclosure earthworks	Medieval
643				Cropmarks of ring ditches, trackway, and a scatter of other disconnected rectilinear and linear features	Prehistoric/ Lower Palaeolithic to Roman
1486				An extensive scatter of cropmarks, including ring ditches, trackways, blocks of rectilinear enclosures, and separate small enclosures. Belgic and Roman metal-detecting find.	Bronze Age/ early Iron Age to Roman/Romano-British
2070			The Limes (ex workhouse)	1830s workhouse, later used as hospital, demolished 1970s	Post-medieval
2501			Quarry	Former gravel pits shown as earthworks on OS First Edition map	Post-medieval
2502			Gravel pit	Site of gravel pit shown on OS First Edition map	Post-medieval
3544				Cropmarks of sub-rectangular/curvilinear enclosures to E. Evaluation in the eastern half of the area in 2003 revealed them to date to the Iron Age-Roman periods (Oxford Archaeology 2004). Cropmarks of scattered linear features to W.	Prehistoric
3548				A complex cropmark group, comprising possible ring ditch, a scatter of small irregular enclosures, overlain by a block of subrectangular enclosure defined by a double outer ditch	Prehistoric/ Bronze Age
5000		4/19		18th-century Grade II listed building.	Post-medieval
6569			Home Farmhouse	Rendered farmhouse building	Post-medieval
7003			Stratton Park	Landscaped parkland associated with 16 th century house (see HER 519)	Post-medieval



HER no.	SM no.	LB no.	Name	Brief description	Period
7127			Brick clamps	Site of 19 th -century brickworks	Post-medieval
7128			Brickfield/Clay pit & Kiln	Site of former brickworks operating c. 1830s-1882	Post-medieval
7407			Yorkshire Grey Public House	Early 19th -century public house	Post-medieval
7774			Lodge to Stratton Park	Early 20 th -century red-brick building	Modern
7775			Outbuildings to Stratton Park House	18 th - to 20 th -century outbuildings	Post-medieval
7776				19th-century building (refaced).	Post-medieval modern
10492			Milestone on London Road	Milestone on verge between Nos 156 & 158	Post-medieval
13915				19th century field name.	Unknown
13925			Barn Field	Probable site of demolished barn	Medieval/P ost-med
13926			Burnt Ground	Field name recorded in 1830s, possible indication of former occupation site	undated
13930			Gallows Ditch	Field name recorded in 18th & 19th C, probable site of gallows	Medieval/post-med
13931				The site of a medieval rabbit warren.	Medieval
13932				18th-century field name.	Medieval
13956				Cropmark of triangular enclosure with rounded corners. Area excavated by Albion Archaeology during Stratton Farm excavations – revealed Iron Age settlement.	Prehistoric/I ron Age
15010			Linear Cropmark	NW of Stratton Lodge	undated
15080			Cropmarks	NE of Kennel Farm	Undated- prehistoric?
15102			Cropmarks	at Stratton Upper School	undated
15327			Cropmarks	South of Dunton Lane, 2 conjoined rectilinear enclosures	Prehistoric?
15328			Cropmarks	Enclosure and 2 ring ditches. Archaeological evaluation in the northern half of this area recorded a ring ditch probably associated with a Bronze Age barrow, though no human remains were revealed (Oxford Archaeology 2004).	Prehistoric/ Bronze Age
16157				Short linear feature and (unrelated) trackway running off to SW. Southern part of this area was excavated by Albion Archaeology during Stratton Farm excavations – revealed Iron Age and Roman settlement remains.	Unknown
16158			Cropmarks	Enclosure cropmarks 150m to NE of Stratton Farm	Prehistoric
16159			Ring ditch cropmark	East of Top Field Farm	Prehistoric
16160			Cropmarks	NW of Kennel Park – excavated Roman agricultural enclosures (Oxford Archaeology 2004).	Roman
16162			Post Medieval Activity	Excavation found undated ditch and 2 late med/post-medieval pits at Stratton Business Park	Medieval/ post-medieval
16291			Onion drying shed	Unlisted building on the West Sunderland Farm complex.	Post-medieval
16823			Cropmarks	A conjoined group of small irregular enclosures.	Prehistoric
17733			Bronze Age and Iron Age Activity	Excavation North of leisure centre found BA ring ditch & IA pit as well as Saxon features	Prehistoric & Medieval
17738			Cropmarks & Roman pottery S of Dunton Lane	Roman pottery noted during geophysical survey & medieval ditches and pottery found during later salvage excavation. (Albion Archaeology 2002).	Roman & Medieval
17786			Earthworks S of Dunton Lane	Ridge and furrow and possible settlement earthworks	Medieval
18301			Roman settlement	Excavation of ditches, boundaries and water-holes dating from late Iron Age–Roman period	Roman



HER no.	SM no.	LB no.	Name	Brief description	Period
19357			Roman brooch	Brooch fragment found at Park Corner Farm – PAS record	Roman
19360			Roman coin	Cu alloy coin found at Park Corner Farm – PAS record	Roman
19367			Post medieval coin	Silver half-groat of Elizabeth I found at Park Corner Farm – PAS record	Post medieval
19375			Post medieval mount	Cu alloy mount, c.17th-18th C at Park Corner Farm – PAS record	Post medieval
19528			Possible ring ditch, linear features & pits	Geophysical survey identified possible archaeological features at Kennel Farm	Prehistoric & undated
19529			Ridge and furrow	Ridge and furrow cultivation identified by geophysical survey at Kennel Farm	Medieval
19530			Iron Age-Roman enclosures	Two probable Iron Age-Roman period enclosures identified by geophysical survey at Kennel Farm	Iron Age - Roman
19776			WWII aircraft crash site	Approximate location of 1945 crash site at Eagle Farm (USAF Mustang)	Modern

6.2 Summary of Archaeological Investigations ('Events') Listed in the HER

EBD no.	Name of project	Summary of findings
57	The Lodge, Dunton Lane. Archaeological monitoring (2002),	C19th made ground, possibly above former hollow-way
359	Land to the east of Biggleswade-Stage 1 & 2, geophysical survey & field-walking (2003)	Possible prehistoric activity
375	Stratton Business Park, Phase 3: Archaeological evaluation (1995)	Identified a small number of features of probable post-medieval date
382	Land South of Dunton Lane. Archaeological salvage recording (2001)	Post-holes, pits and ditches with features dated to the medieval period
383	RCHME survey of Stratton Park Moat and associated earthworks (1993)	Survey of medieval earthworks
429	Land to the east of Biggleswade-Stage 3, Trial excavation (2003)	Bronze Age ring ditch, IA-RB activity and Saxon ditch
450	Land east of Saxon Drive. Trial trench evaluation (2003)	Medieval settlement in the south of the area & IA-Roman activity at the north
451	Land east of Saxon Drive. Trial trench evaluation (2007)	Roman features in south of area- late medieval/post-medieval features in west
588	Stratton Residential Development, Phase 2: Trial trench evaluation (1994)	Saxon settlement overlain by medieval field system
846	Land South of Dunton Lane, Desk-based assessment (2001)	Identified fields and cropmarks
847	Land South of Dunton Lane, geophysical survey (2001)	Identified pre-enclosure agricultural features and weaker anomalies –Roman pottery noted.
861	Stratton Park Moated Enclosure: earthwork survey (2009)	Identified building platforms and linear divisions on the central island
869	Stratton Phase 1B: Trial trench evaluation (1993-94)	Continuation of Saxon and medieval settlement
873	Stratton Swimming Pool Site: Trial trench evaluation (1994)	Modern quarrying and the southern part of the medieval settlement
875	Stratton Residential Development, Phase 3: Trial trench evaluation (1995-1998)	Low level of activity with features clustered at the south of the area
876	Stratton Local Centre, Trial trench evaluation (1999)	Saxon settlement and medieval agricultural features
877	Stratton Residential Development Area-Phase 3, Trial trench evaluation (1998)	One ditch and one pit with C19th-C20th finds
895	Stratton Project: Post-excavation assessment report (1994)	Assessment report on excavations of Stratton medieval settlement
1027	Geophysical survey of land at Kennel Farm (2012)	Ring ditch, IA/RB enclosures and ridge & furrow
1124	Stratton Biggleswade: Project design for analysis and dissemination (2009)	Project design for publication of Albion excavations carried out between 1990 and 2003.



7. APPENDIX 2: TRENCH SUMMARIES



Trench: 1

Max Dimensions: Length: 30.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.46 m. Max: 0.79 m.

Co-ordinates: OS Grid Ref.: TL (N) (Easting: 20875: Northing: 44111)

OS Grid Ref.: TL (S) (Easting: 52088: Northing: 44082)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
100	Topsoil	Friable dark grey brown clay silt occasional small-large stones Min depth 0.41m, max depth 0.32m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101	Subsoil	Friable mid grey brown sandy silt moderate small-medium stones Min depth 0.14m, max depth 0.38m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102	Natural	Compact mid brown orange clay sand frequent small-medium stones	<input type="checkbox"/>	<input type="checkbox"/>
103	Ditch	Linear E-W sides: steep base: concave dimensions: max breadth 0.82m, max depth 0.33m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104	Fill	Friable mid brown grey sandy silt occasional small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	Ditch	Linear E-W sides: steep base: uneven dimensions: min breadth 0.49m, max depth 0.17m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106	Fill	Friable mid brown grey sandy silt moderate small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Trench: 2

Max Dimensions: Length: 15.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.55 m. Max: 0.75 m.

Co-ordinates: OS Grid Ref.: TL (E) (Easting: 20861: Northing: 44091)

OS Grid Ref.: TL (W) (Easting: 20846: Northing: 44091)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
200	Topsoil	Friable mid grey brown silty clay Min depth 0.3m , max depth 0.3m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
201	Subsoil	Friable dark orange brown silty clay Min depth 0.25m, max depth 0.4m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
202	Natural	Loose light grey white clay silt frequent small-medium stones	<input type="checkbox"/>	<input type="checkbox"/>
203	Ditch	Linear E-W sides: steep base: flat dimensions: min breadth 0.75m, max depth 0.21m, min length 15.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
204	Fill	Friable mid brown grey silty clay	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Trench: 3

Max Dimensions: Length: 30.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.73 m. Max: 0.85 m.

Co-ordinates: OS Grid Ref.: TL (NE) (Easting: 20834: Northing: 44097)

OS Grid Ref.: TL (SW) (Easting: 20819: Northing: 44071)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
300	Topsoil	Friable dark grey brown clay silt Min depth 0.28m, max depth 0.42m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
301	Subsoil	Friable mid grey brown sandy silt Min depth 0.14m, max depth 0.38m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
302	Natural	Loose mid brown orange frequent small-medium stones	<input type="checkbox"/>	<input type="checkbox"/>
303	Ditch	Linear NW-SE sides: steep base: concave dimensions: max breadth 0.73m, max depth 0.3m, min length 3.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
304	Fill	Firm mid orange brown silty clay moderate small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Trench: 4

Max Dimensions: Length: 40.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.54 m. Max: 0.88 m.

Co-ordinates: OS Grid Ref.: TL (E) (Easting: 20801: Northing: 44072)

OS Grid Ref.: TL (W) (Easting: 20761: Northing: 44072)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
400	Topsoil	Friable dark grey brown clay silt occasional small-medium stones Min dept 0.32m, max depth 0.46m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
401	Subsoil	Friable mid grey brown clay silt moderate small-medium stones Min depth 0.16m, max depth 0.42m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
402	Natural	Loose mid yellow orange silty sand frequent small-medium stones	<input type="checkbox"/>	<input type="checkbox"/>
403	Ditch	Linear N-S sides: steep base: concave dimensions: min breadth 1.03m, max depth 0.41m, min length 2.m This ditch was redug as ditch [405]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
404	Fill	Friable mid orange brown silty sand occasional small stones 0.16m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
405	Fill	Friable mid grey brown clay silt occasional small-medium stones 0.28m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
406	Ditch	Linear N-S sides: steep base: concave dimensions: max breadth 1.54m, max depth 0.66m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
407	Fill	Friable mid brown grey clay silt moderate small-large stones	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
408	Ditch	Linear NW-SE sides: steep base: concave dimensions: max breadth 0.59m, max depth 0.19m, min length 4.m This ditch was NW-SE aligned, but changed to a N-S alignment at the SE end	<input checked="" type="checkbox"/>	<input type="checkbox"/>
409	Fill	Friable mid grey brown clay silt occasional small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Trench: 5

Max Dimensions: Length: 20.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.47 m. Max: 0.51 m.

Co-ordinates: OS Grid Ref.: TL (N) (Easting: 20779: Northing: 44054)

OS Grid Ref.: TL (S) (Easting: 20779: Northing: 44034)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
500	Topsoil	Friable dark grey brown clay silt Min depth 0.26m, max depth 0.28m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
501	Subsoil	Friable mid grey brown clay silt moderate small-medium stones Min depth 0.13m, max depth 0.21m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
502	Natural	Loose mid yellow orange silty sand frequent small-medium stones	<input type="checkbox"/>	<input type="checkbox"/>
503	Ditch	Linear E-W sides: steep base: concave dimensions: max breadth 1.2m, max depth 0.43m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
504	Fill	Friable dark grey brown clay silt occasional flecks charcoal, occasional small-medium stones 0.17m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
505	Fill	Friable mid grey brown clay silt occasional small-medium stones 0.32m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
506	Ditch	Linear NW-SE sides: steep base: concave dimensions: max breadth 0.72m, max depth 0.28m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
507	Fill	Friable mid orange brown sandy silt occasional small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
508	Pit	Square E-W sides: steep base: concave dimensions: max breadth 1.02m, max depth 0.47m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
509	Fill	Firm light brown grey silty clay occasional small stones 0.14m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
510	Fill	Friable dark brown black clay silt occasional small-medium stones 0.4m thick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Trench: 6

Max Dimensions: Length: 40.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.65 m. Max: 0.7 m.

Co-ordinates: OS Grid Ref.: TL (NW) (Easting: 20813: Northing: 44057)

OS Grid Ref.: TL (SE) (Easting: 20849: Northing: 44038)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
600	Topsoil	Friable mid grey black Min depth 0.2m, max depth 0.3m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
601	Subsoil	Friable dark orange brown silty clay Min depth 0.4m, max depth 0.55m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
602	Natural	Firm mid brown orange silty clay	<input type="checkbox"/>	<input type="checkbox"/>
603	Ditch	Linear N-S sides: near vertical base: flat dimensions: max breadth 1.47m, max depth 0.42m, min length 1.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
604	Fill	Friable dark grey brown clay silt frequent flecks charcoal, occasional small stones	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
605	Ditch	Linear NE-SW sides: steep base: flat dimensions: max breadth 2.m, max depth 0.5m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
606	Fill	Firm light grey brown silty clay occasional flecks charcoal, occasional small stones 0.2m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
607	Fill	Firm mid red brown silty clay occasional small stones 0.32m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
608	Fill	Firm mid blue grey silty clay 0.12m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
609	Ditch	Linear NE-SW sides: steep base: concave dimensions: min breadth 1.4m, max depth 0.4m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
610	Fill	Friable mid red brown silty clay occasional small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
611	Ditch	Linear NE-SW sides: V-shaped base: concave dimensions: min breadth 1.03m, max depth 0.35m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
612	Fill	Friable mid red brown silty clay occasional small stones 0.15m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
613	Fill	Friable mid grey brown silty clay occasional flecks charcoal, occasional small stones 0.19m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
614	Ditch	Linear NE-SW sides: assymetrical base: concave dimensions: max breadth 0.92m, max depth 0.48m, min length 0.5m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
615	Fill	Loose light grey brown silty sand occasional small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
616	Ditch	Linear N-S sides: steep base: concave dimensions: max breadth 0.98m, max depth 0.41m, min length 0.5m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
617	Fill	Friable mid grey brown clay silt occasional small-medium stones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
618	Ditch	Linear NE-SW dimensions: max breadth 0.9m, min depth 0.07m, min length 0.5m Only partially excavated	<input type="checkbox"/>	<input type="checkbox"/>
619	Fill	Friable mid red brown silty clay	<input type="checkbox"/>	<input type="checkbox"/>



Trench: 7

Max Dimensions: Length: 50.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.25 m. Max: 0.65 m.

Co-ordinates: OS Grid Ref.: TL (NE) (Easting: 20867: Northing: 44061)

OS Grid Ref.: TL (SW) (Easting: 20847: Northing: 44015)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
700	Topsoil	Friable mid grey black silty clay Min depth 0.2m, max depth 0.3m	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
701	Subsoil	Friable dark orange brown silty clay Min depth 0.45m, max depth 0.6m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
702	Natural	Friable light blue white silty clay	<input type="checkbox"/>	<input type="checkbox"/>
703	Ditch	Linear N-S sides: steep base: flat dimensions: max breadth 0.95m, max depth 0.4m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
704	Fill	Plastic light yellow brown silty clay occasional small stones 0.1m thick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
705	Fill	Friable mid grey brown silty clay occasional small stones 0.15m thick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
706	Fill	Friable light grey brown silty clay occasional medium stones 0.15m thick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
707	Ditch	Linear NW-SE dimensions: max breadth 0.6m, min length 2.m	<input type="checkbox"/>	<input type="checkbox"/>
708	Fill	Friable light yellow brown silty clay occasional large stones	<input type="checkbox"/>	<input type="checkbox"/>
711	Quarry	Linear E-W sides: concave base: flat dimensions: min breadth 10.m, max depth 1.9m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
709	Fill	Friable dark brown grey silty clay frequent medium-large CBM, frequent small mortar 0.65m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
710	Fill	Friable mid grey brown silty clay occasional small stones 0.95m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
714	Fill	Frequent small-large CBM, frequent small mortar 0.15m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
715	Fill	Friable mid orange grey silty clay moderate small stones 0.3m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
716	Fill	Friable light orange brown silty clay occasional small stones 0.5m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
712	Ditch	Linear E-W sides: steep base: concave dimensions: max breadth 0.78m, max depth 0.26m, min length 2.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
713	Fill	Friable mid grey brown sandy clay occasional small-medium stones	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Trench: 8

Max Dimensions: Length: 40.00 m. Width: 2.00 m. Depth to Archaeology Min: 0.48 m. Max: 0.54 m.

Co-ordinates: OS Grid Ref.: TL (NE) (Easting: 20904: Northing: 44064)

OS Grid Ref.: TL (SW) (Easting: 20888: Northing: 44027)

Reason: To evaluate land at Kennel Farm Holding prior to the submission of a planning applicaton

Context:	Type:	Description:	Excavated:	Finds Present:
800	Topsoil	Friable dark grey brown clay silt Min depth 0.23m, max depth 0.28m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
801	Subsoil	Friable mid grey brown clay silt 0.19m deep at the SW end	<input checked="" type="checkbox"/>	<input type="checkbox"/>
802	Natural	Firm mid yellow orange clay sand	<input type="checkbox"/>	<input type="checkbox"/>
805	Quarry	Linear dimensions: min breadth 34.58m, min length 2.m	<input type="checkbox"/>	<input type="checkbox"/>
803	Fill	Loose dark brown grey silty clay frequent medium-large CBM	<input type="checkbox"/>	<input checked="" type="checkbox"/>
804	Fill	Friable dark yellow brown silty clay	<input type="checkbox"/>	<input type="checkbox"/>



8. APPENDIX 3: SIGNIFICANCE AND IMPACT CRITERIA

8.1.1 Criteria for assessing the importance of heritage assets

Importance of Asset	Designation of Assets	Definition of Importance
<i>High</i>	World Heritage Sites	Places of international importance due to its 'outstanding universal value'
	Scheduled monuments Listed buildings (Grade I or II*) Registered parks/gardens (Grade I or II*) Battlefields	Places or structures of national importance. Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which: <ul style="list-style-type: none"> • are rare in the historic environment record or • are a good example of a type site or • have a high potential to add to regional and national research criteria
<i>Moderate</i>	Listed buildings (Grade II) Registered parks and gardens (Grade II) Conservation areas Undesignated	Places or buildings of regional or high local importance. This includes assets which: <ul style="list-style-type: none"> • are more commonly found in the historic environment record or • 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) • have moderate potential to add to local and regional research criteria
<i>Low</i>	Undesignated	Assets which: <ul style="list-style-type: none"> • are relatively poorly preserved or • have limited significance on a local level • have a low potential to add to local and regional research criteria
<i>Negligible</i>	Undesignated	Places or buildings that demonstrably have no archaeological, historical or cultural importance – usually backed up field evaluation – that there is no possibility that anything of significance exists or where any potential surviving remains have no value within the context of the current study.
<i>Uncertain</i>	Undesignated	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).



8.1.2 Criteria used for Assessing the Setting of Assets

Value of Setting Attribute	Effect on Significance of Heritage Asset
<i>High</i>	Makes a major contribution to the significance of the heritage asset, for example because it is itself a significant heritage asset or because it is a very prominent feature of the setting. Substantial change to this attribute would almost certainly considerably reduce the significance of the setting as it relates to the asset and would not normally be reversible.
<i>Moderate</i>	Makes a moderate contribution to the significance of the heritage asset, for example, because it is itself a locally significant heritage asset or a notable feature of the setting. Substantial change to this attribute would almost certainly reduce the integrity of the asset's setting and to some degree reduce the significance of the setting as it relates to the asset. Such changes may be temporary or reversible, but might persist for a longer term.
<i>Slight</i>	Makes a minor contribution to the significance of the asset, for example having no heritage value in itself or comprising a small element in the setting. Substantial change to this attribute might that lead to a slight loss of its overall integrity or significance of the setting of the asset. The changes may be short term.
<i>Neutral</i>	Makes no apparent contribution to the setting of the asset.
<i>Slightly Intrusive</i>	Comprises a small intrusive element in the setting of the asset, or one that is itself a heritage asset. The intrusiveness may be limited to a short term. Removal of the attribute would not normally be justified but mitigation would be beneficial..
<i>Moderately Intrusive</i>	Detracts somewhat from the significance of the heritage asset, but is not a very prominent feature of the setting and does not involve large-scale activities or emissions. The attribute itself may have some heritage value, thus offsetting its intrusiveness. Removal or mitigation of the intrusion would increase the significance of the setting in relation to the asset.
<i>Highly Intrusive</i>	Detracts highly from the significance of the heritage asset and has no heritage value in its own right. This might be because it is a very prominent feature of the setting, involves large-scale activities or produces copious emissions. Removal or mitigation of the intrusion would almost certainly increase the significance of the setting in relation to the asset.

8.1.3



8.1.4 Criteria for assessing the magnitude of development impacts on assets

Magnitude of Impact on asset	Effect of Impact
<i>Substantial Harm</i>	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 result in total loss of significance of the asset and would not normally be reversible.
<i>Moderate Harm</i>	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.
<i>Slight Harm</i>	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.
<i>No change</i>	No appreciable change to the asset or its setting.
<i>Slight Benefit</i>	Either: delivers some improvement to the asset that does not increase its overall integrity or significance. Or: arrests an existing process of adverse change.
<i>Moderate Benefit</i>	Either: causes long-term improvement of the asset, involving some increase in its integrity or significance. Or: reverses an existing process of adverse change.
<i>Substantial Benefit</i>	Causes major benefit to the asset that increases its integrity and significance. Such change would almost certainly increase the significance of the asset.

8.1.5 Significance of effects matrix

Importance of asset	High	<i>Insignificant</i>	<i>Significant</i>	<i>Highly Significant*</i>	<i>Very Highly Significant**</i>
	Moderate	<i>Insignificant</i>	<i>Moderately Significant</i>	<i>Significant</i>	<i>Highly Significant*</i>
	Low	<i>Insignificant</i>	<i>Slightly Significant</i>	<i>Moderately Significant</i>	<i>Significant</i>
	Negligible	<i>Insignificant</i>	<i>Insignificant</i>	<i>Slightly Significant</i>	<i>Moderately Significant</i>
	Uncertain	<i>Unknown (Insignificant?)</i>	<i>Unknown (Significant?)</i>	<i>Unknown (Highly Significant?)</i>	<i>Unk. (V. Highly Significant?)</i>
	No Change	Slight Harm	Moderate Harm	Substantial Harm	
	Magnitude of impact (on the asset or its setting)				
<p>* Highly significant impacts will require “<i>exceptional</i>” development justification</p> <p>** Very highly significant impacts will require “<i>wholly exceptional</i>” development justification</p> <p>Otherwise, judgements should be balanced with regard to the scale of any harm or loss and the importance of the heritage asset</p>					



9. APPENDIX 4: OASIS FORM

OASIS ID: albionar1-174524

Project details

Project name	Land at Kennel Farm, Biggleswade
Short description of the project	Land at Kennel Farm Holding, Biggleswade, is proposed as a site for Travelling Showpeople in Policy GT16 (Site 82) of the Central Bedfordshire Council's Gypsy and Traveller Local Plan: Pre-Submission 2014. Accordingly, an archaeological field investigation of the site has been carried out prior to submission of the planning application to enable the impact of the proposed development on heritage assets to be considered. The evaluation followed a brief issued by the Central Bedfordshire Council Archaeologist. Prior to evaluation there were no records of archaeological finds or other heritage assets from the proposed development area. However, it is located close to a nationally important medieval moat and earthworks (Stratton Park scheduled monument) and regionally important medieval settlement of Stratton. Trial trenching located part of an enclosure system of early medieval date, situated on the periphery of the extensive settlement recorded to west and south. In isolation, these enclosures are relatively low in archaeological potential, with relatively small amounts of pottery and animal bone. However, they have potential to contribute to knowledge of nationally and regionally important medieval remains in this part of Bedfordshire. There is a slight possibility that archaeological remains of other periods survive that were not found within the trial trenches. An assessment has also been undertaken of heritage assets in the vicinity and the results presented in a heritage statement.
Project dates	Start: 28-04-2014 End: 01-05-2014
Previous/future work	No / Not known
Any associated project reference codes	KF2240 - Contracting Unit No.
Any associated project reference codes	BEDFM 2014.22 - Museum accession ID
Type of project	Field evaluation
Monument type	DITCHES Medieval
Monument type	PIT Medieval
Monument type	DITCH Uncertain date
Significant Finds	POTTERY Early Medieval
Methods & techniques	"Sample Trenches"
Development type	Site for Travelling Showpeople
Prompt	National Planning Policy Framework - NPPF
Prompt	Policy GT16 (Site 82) of the Central Bedfordshire Council's Gypsy and Traveller Local Plan: Pre-Submission 2014.
Position in the planning process	Pre-application

Project location

Country	England
Site location	BEDFORDSHIRE MID BEDFORDSHIRE BIGGLESWADE Land at Kennel Farm, Biggleswade
Study area	1.30 Hectares
Site coordinates	TL 20850 44060 52.0812608838 -0.236201866735 52 04 52 N 000 14 10 W Point



Project creators

Name of Organisation	Albion Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Albion Archaeology
Project director/manager	Jeremy Oetgen
Project director/manager	Ben Barker
Project supervisor	Joanne Barker
Project supervisor	Ian Turner

Project archives

Physical Archive recipient	Bedford Museum
Physical Archive ID	BEDFM 2014.22
Physical Contents	"Animal Bones", "Ceramics"
Digital Archive recipient	Albion Archaeology
Digital Contents	"Animal Bones",'Ceramics"
Digital Media available	"Database",'Images raster / digital photography", "Text"
Paper Archive recipient	Bedford Museum
Paper Archive ID	BEDFM 2014.22
Paper Contents	"Animal Bones",'Ceramics','other"
Paper Media available	"Context sheet", "Correspondence", "Microfilm",'Miscellaneous Material", "Photograph", "Plan", "Report", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Land at Kennel Farm Holding, Biggleswade, Bedfordshire: Archaeological Field Evaluation and Heritage Assessment
Author(s)/Editor(s)	'Barker, J'
Author(s)/Editor(s)	'Oetgen, J'
Other bibliographic details	Report number: 2014/85
Date	2014
Issuer or publisher	Albion Archaeology
Place of issue or publication	Bedford

Entered by	Helen Parslow (hl.parslow@albion-arch.com)
Entered on	17 June 2014

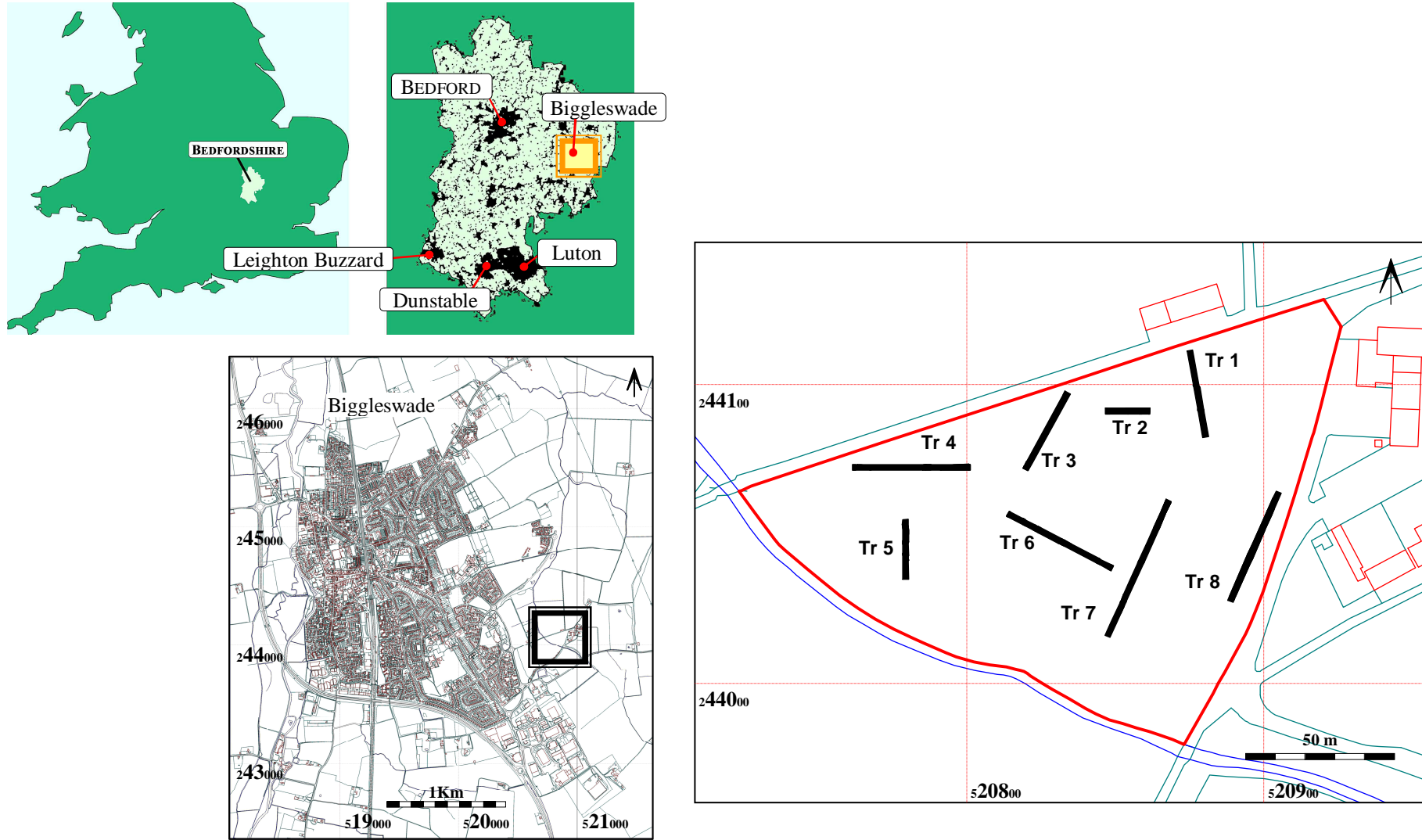
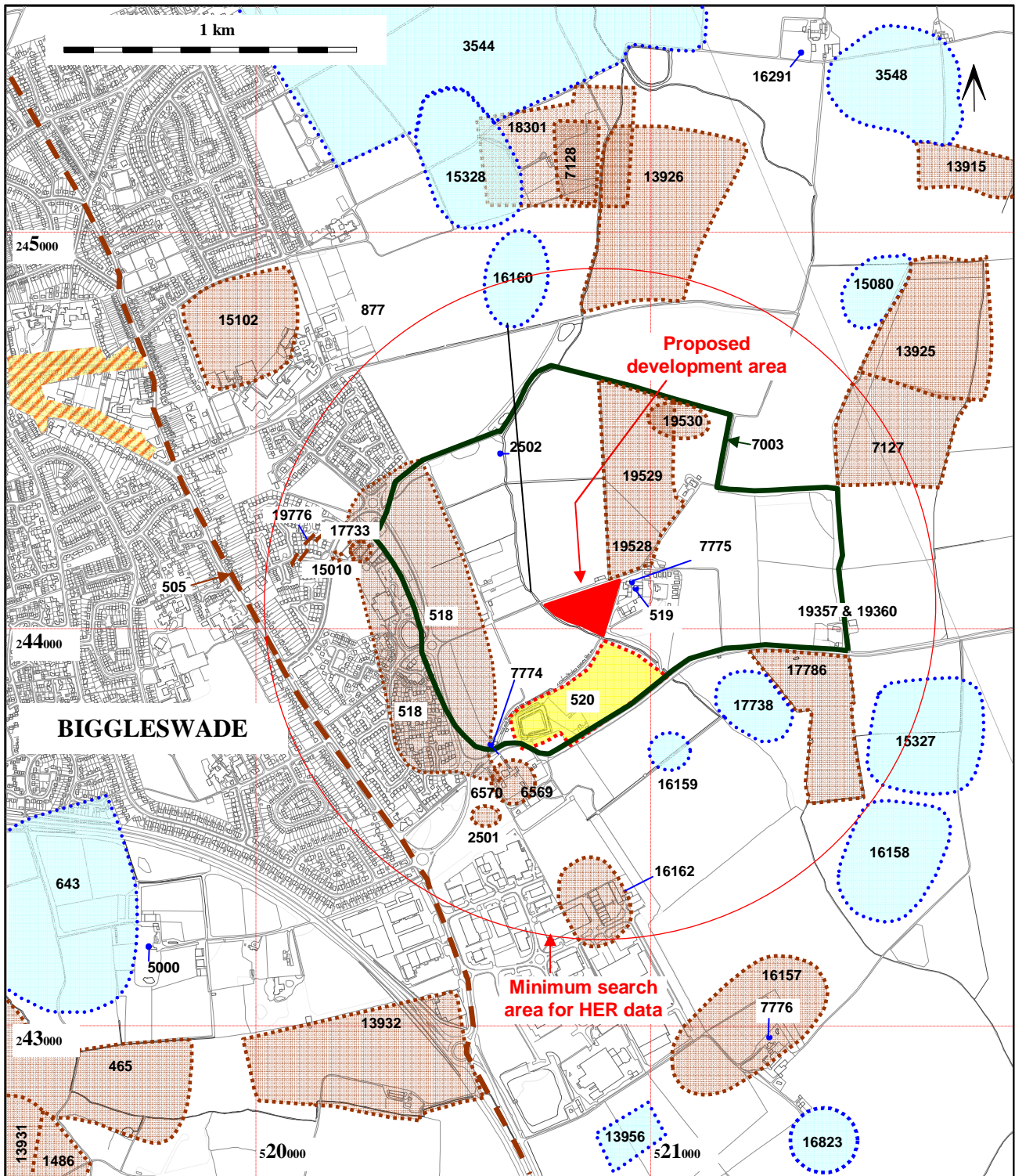


Figure 1: Site and trench location plan

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- Scheduled Monument
- Conservation Area
- Stratton Park
- Cropmark sites
- Archaeological site
- Roman road (route of)

Figure 2: HER data

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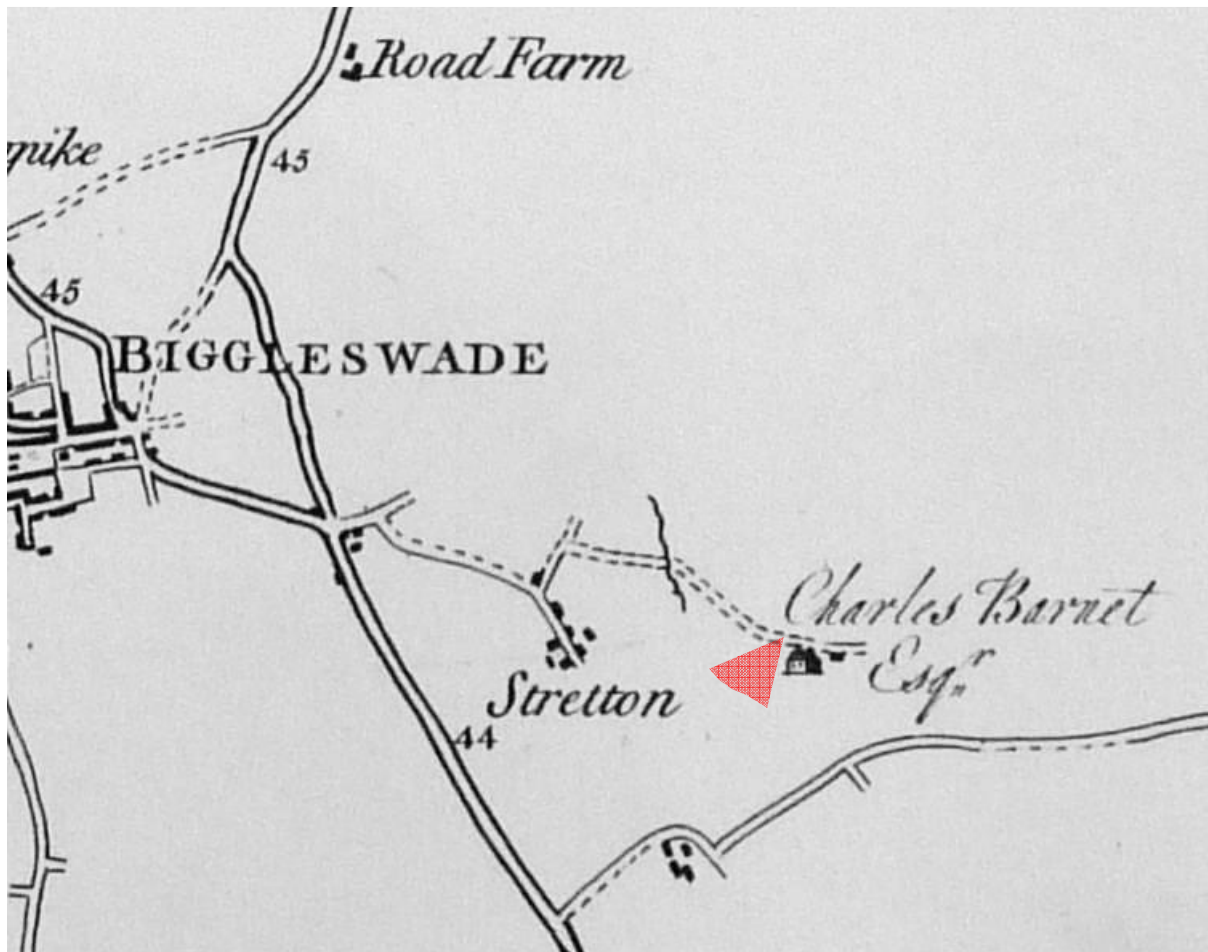


Figure 3: Jefferys's map of Bedfordshire, 1765 (scale and location of PDA approximate)
(BLARS)

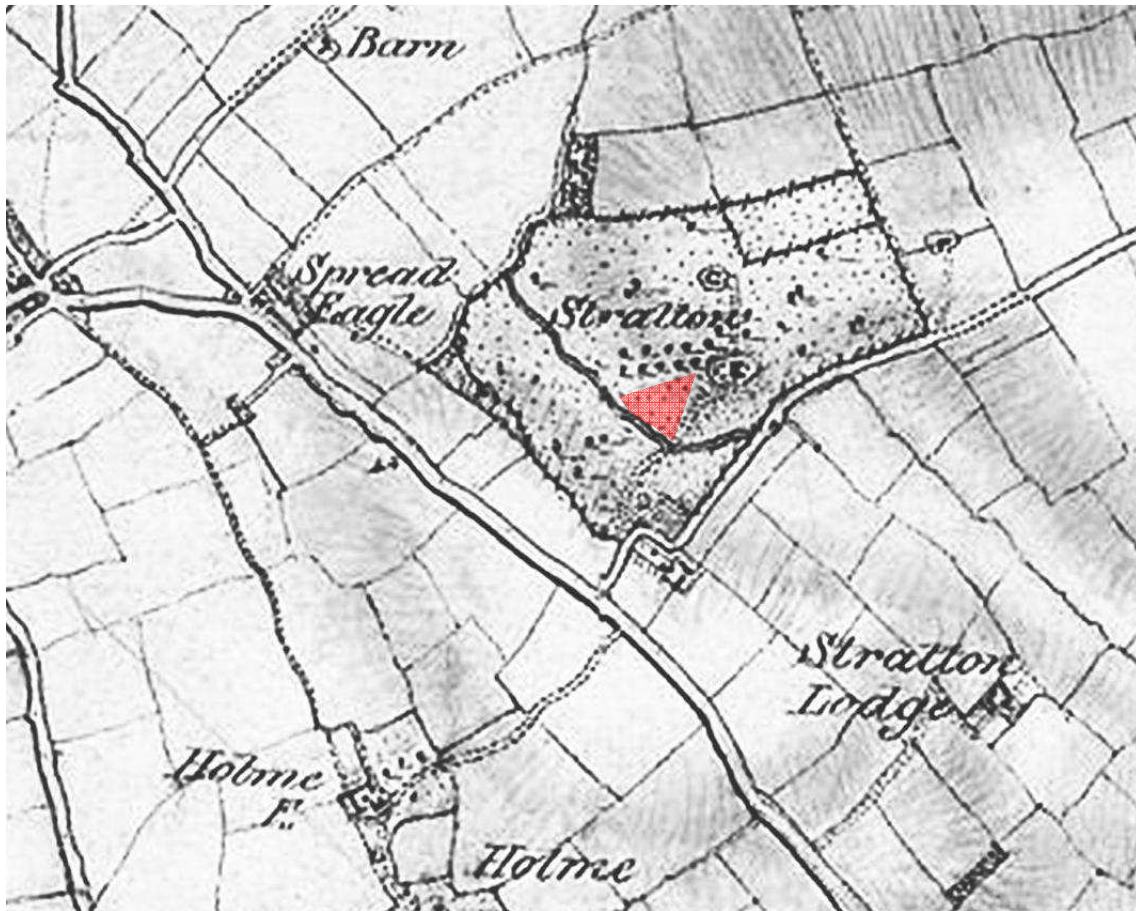


Figure 4: Ordnance Survey drawing, 1804 (scale and location of PDA approximate)

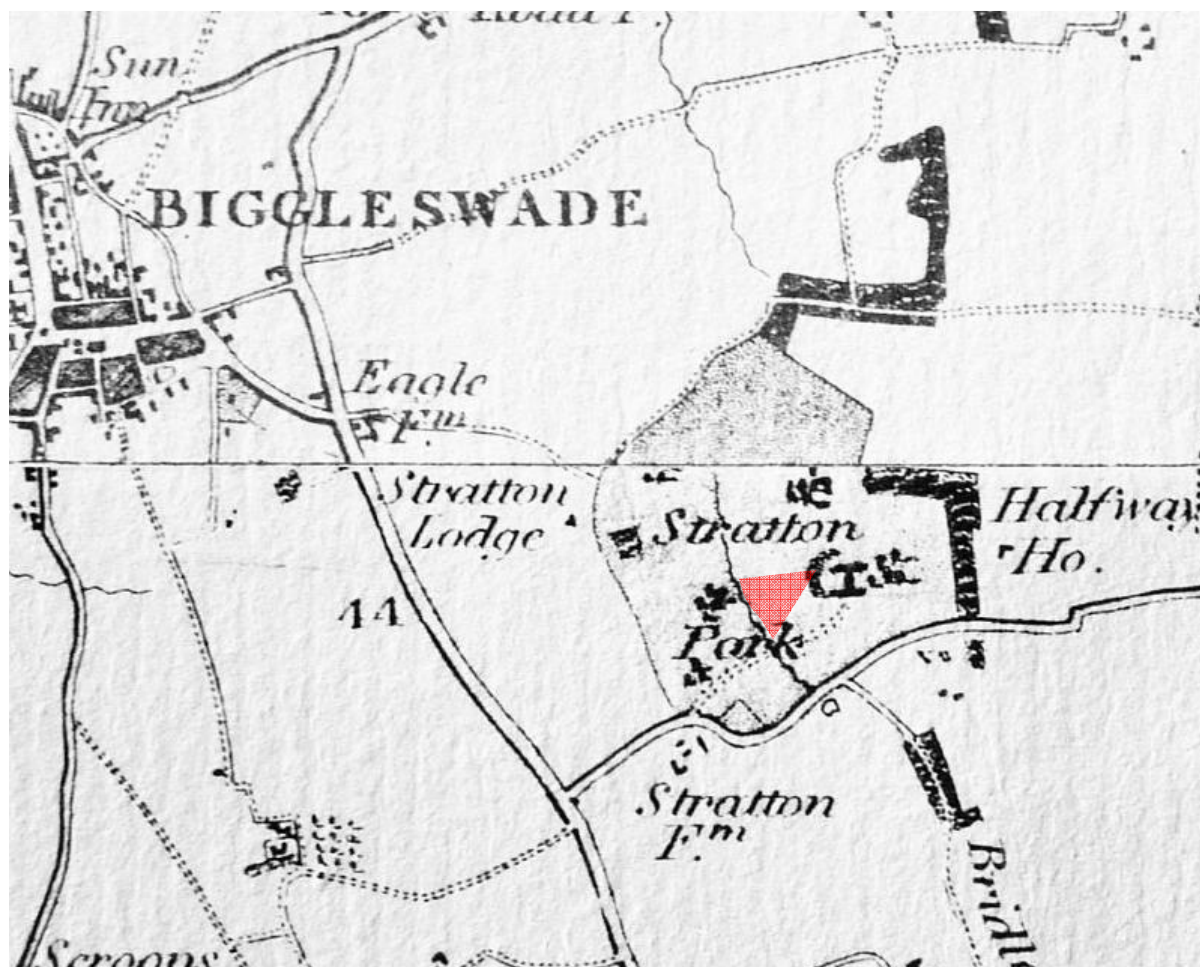


Figure 5: Bryant's map, 1826 (scale and location of PDA approximate)
(BLARS)



Figure 6: Tithe map, 1838 (scale and location of PDA approximate)
(BLARS)



Figure 7: OS 6-inch 1st Edition, 1881 (scale and location of PDA approximate)
(BLARS)

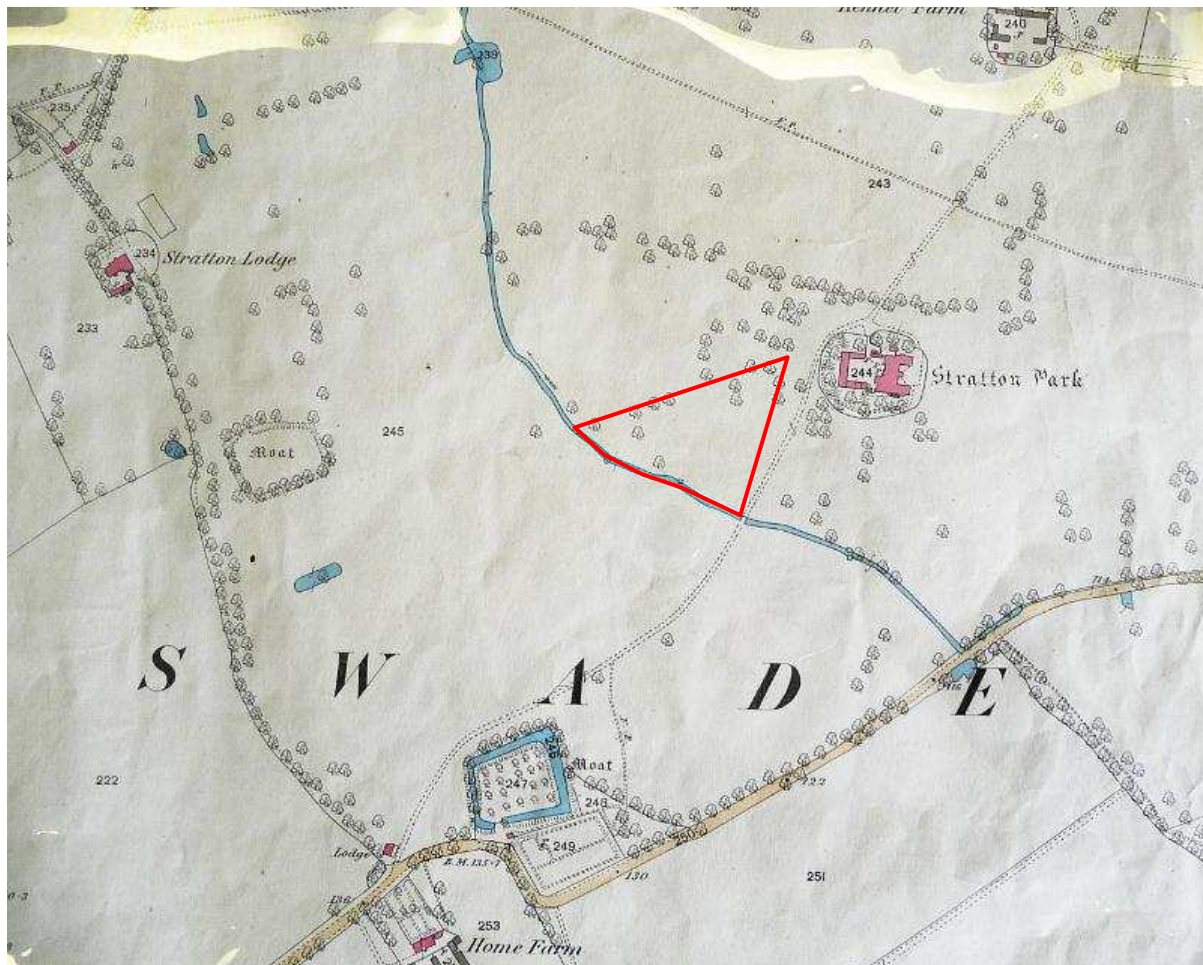


Figure 8: OS 25-inch 1st Edition, 1884 (scale and location of PDA approximate)
(BLARS)



Figure 9: OS 25-inch 2nd Edition, 1901 (scale and location of PDA approximate)
(BLARS)

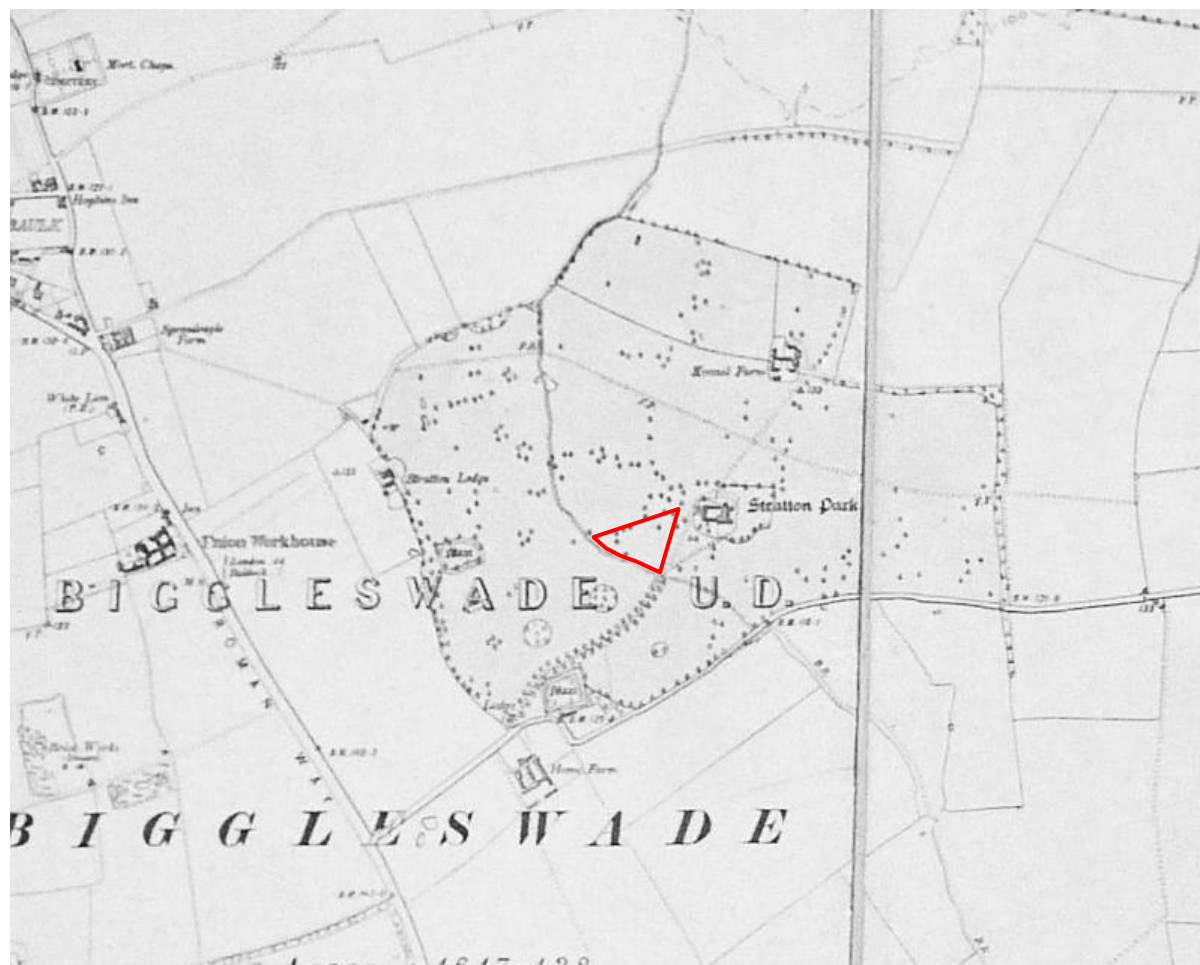


Figure 10: OS 6-inch 2nd Edition, 1902 (scale and location of PDA approximate)
(BLARS)

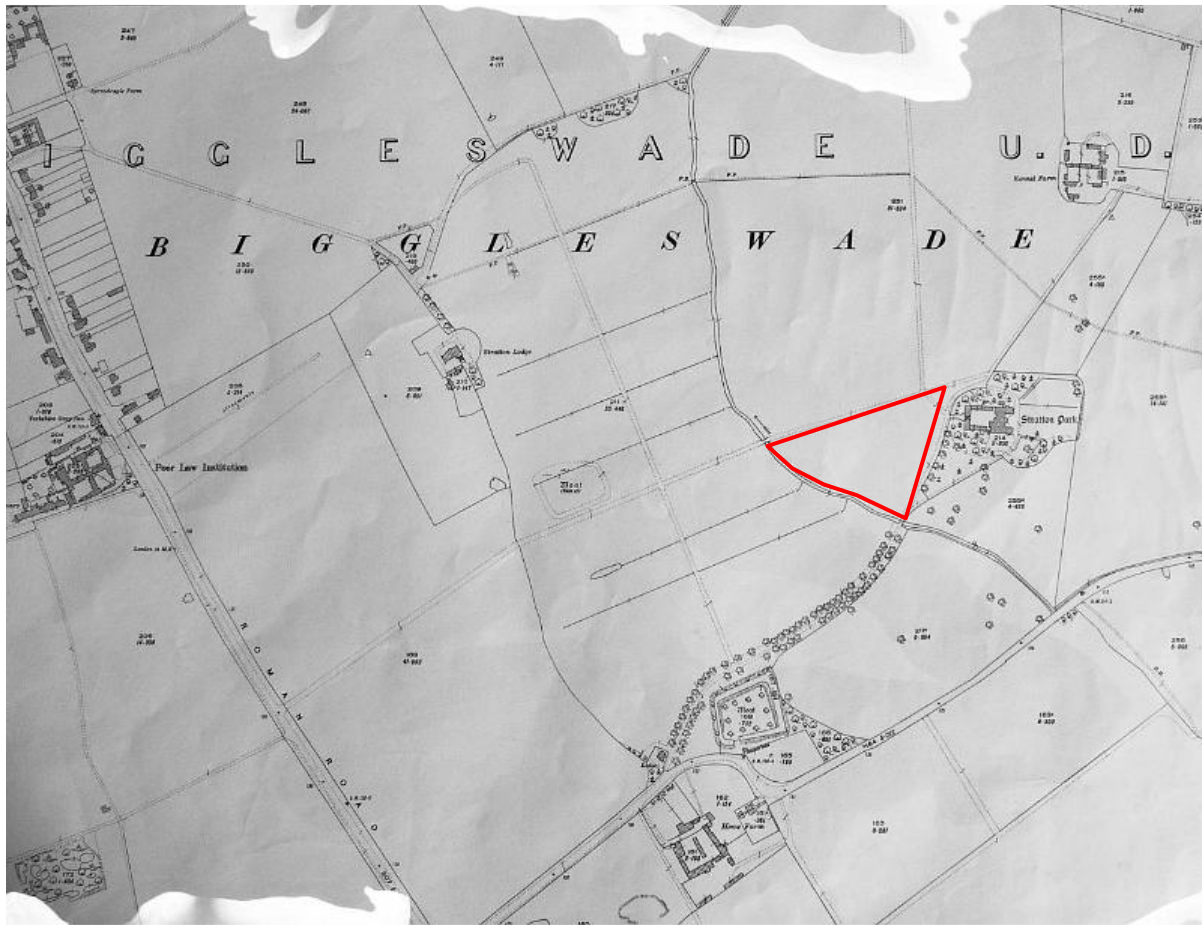


Figure 11: OS 25-inch 3rd Edition, 1926 (scale and location of PDA approximate)
(BLARS)

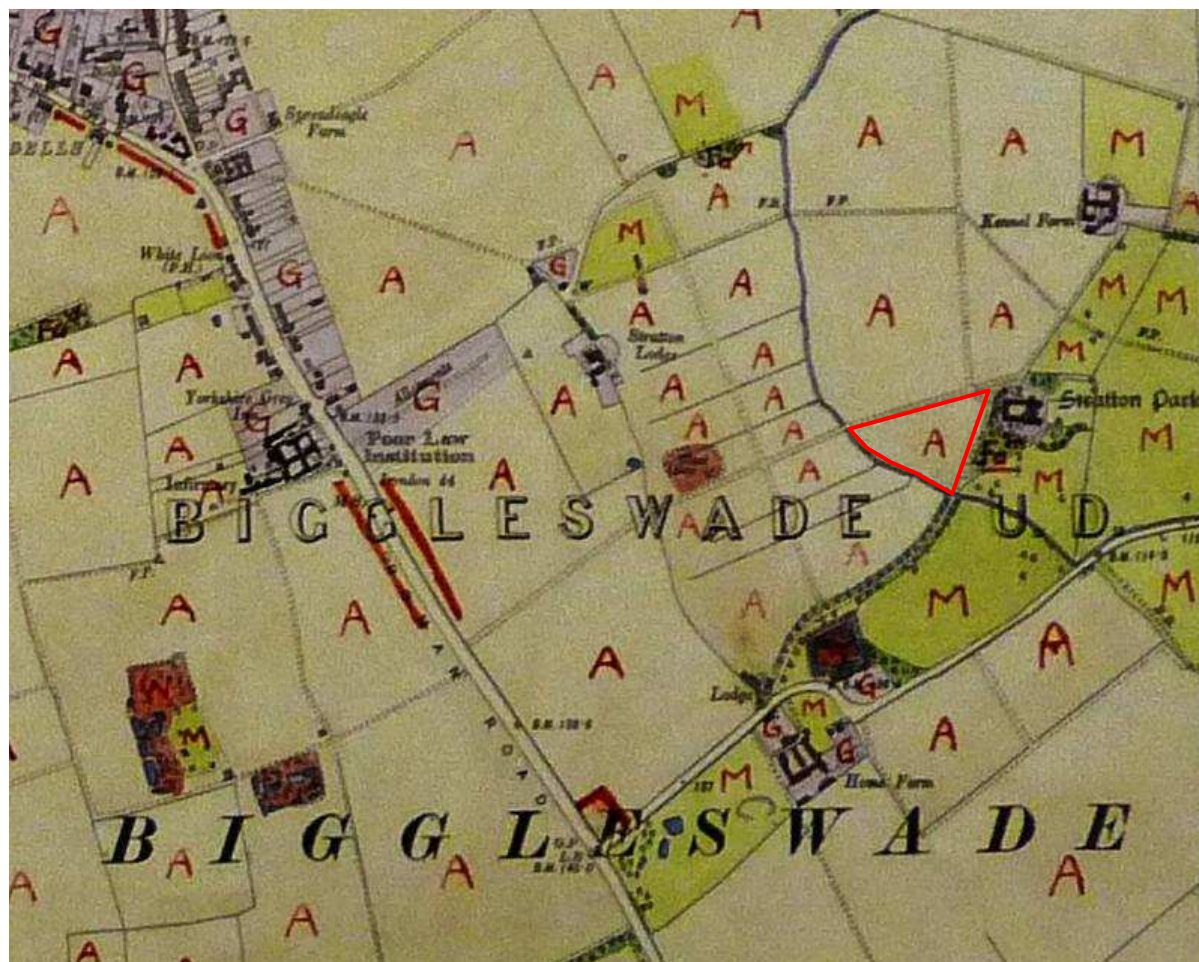
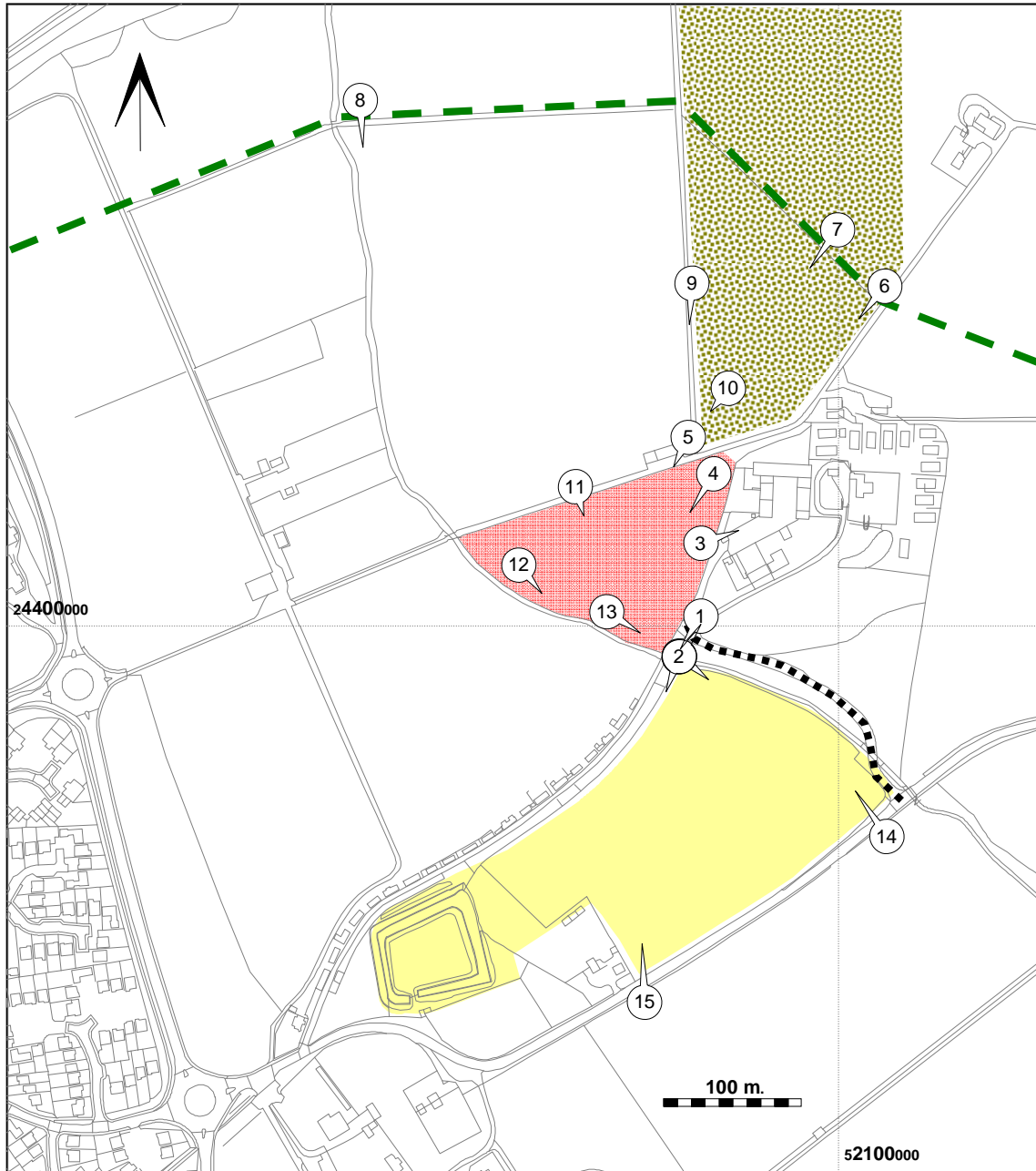


Figure 12: Land utilisation map, 1931 (scale and location of PDA approximate)
(BLARS)



- Public footpath
 - Private commercial access road
 - Proposed development site
 - Jubilee Wood and community orchard
- Scheduled monument
 - 15 Location of viewpoint and direction of view

Figure 13: Location of photograph viewpoints

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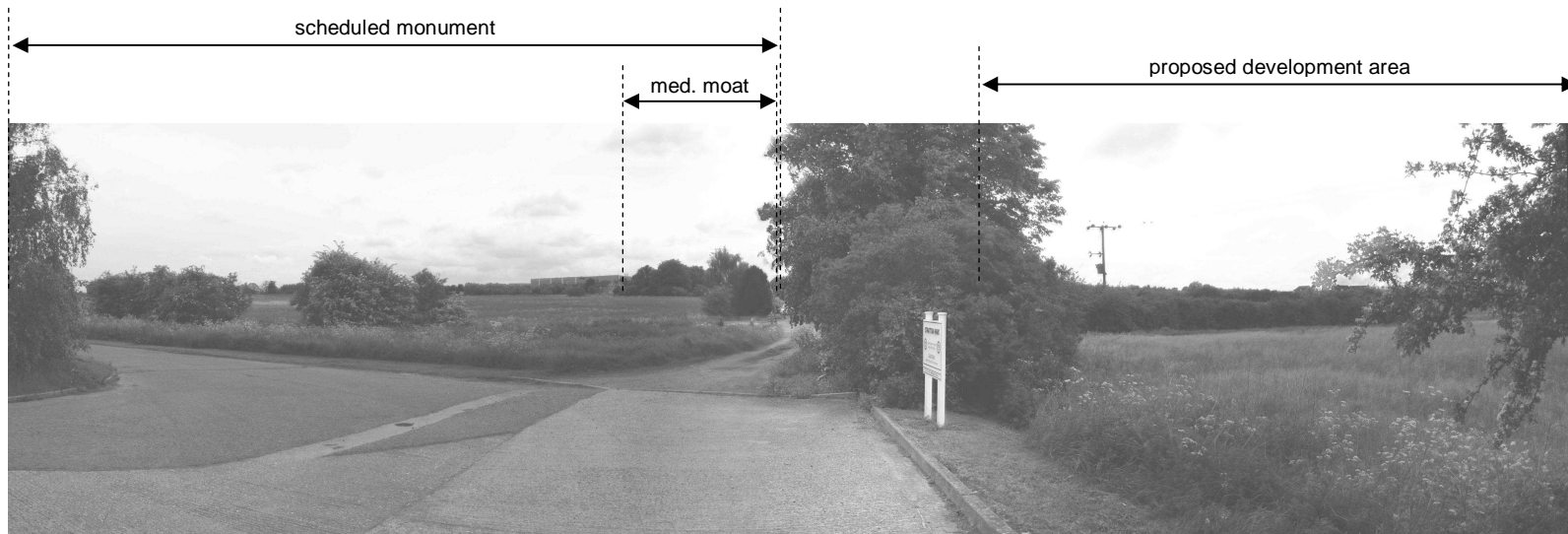


Figure 14: View from Location 1, looking south-west



Figure 15: View from Location 2, looking north-east



Figure 16: View from Location 2, looking south-east



Figure 17: View from Location 2, looking south-east

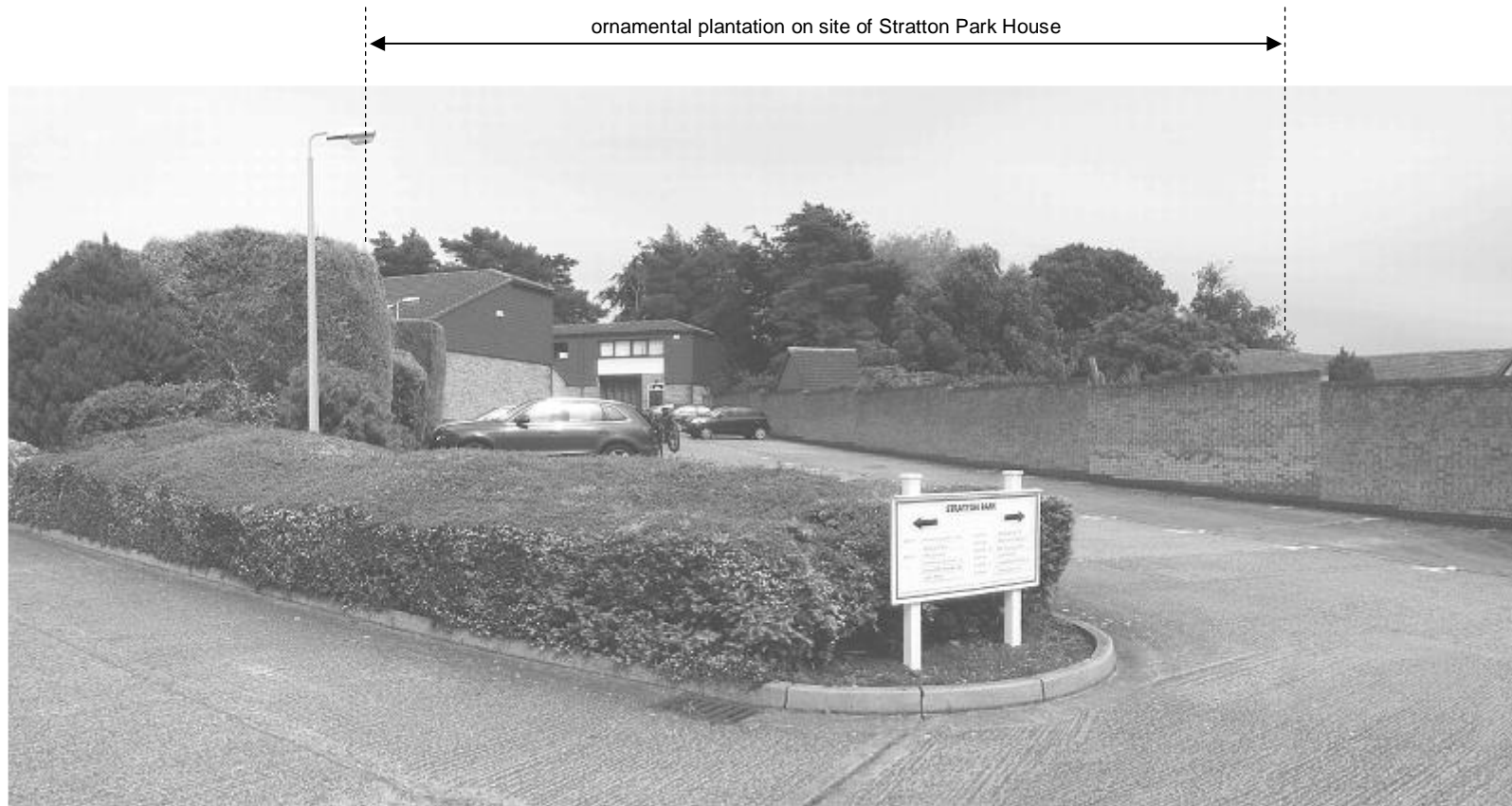


Figure 18: View from Location 3, looking north-east

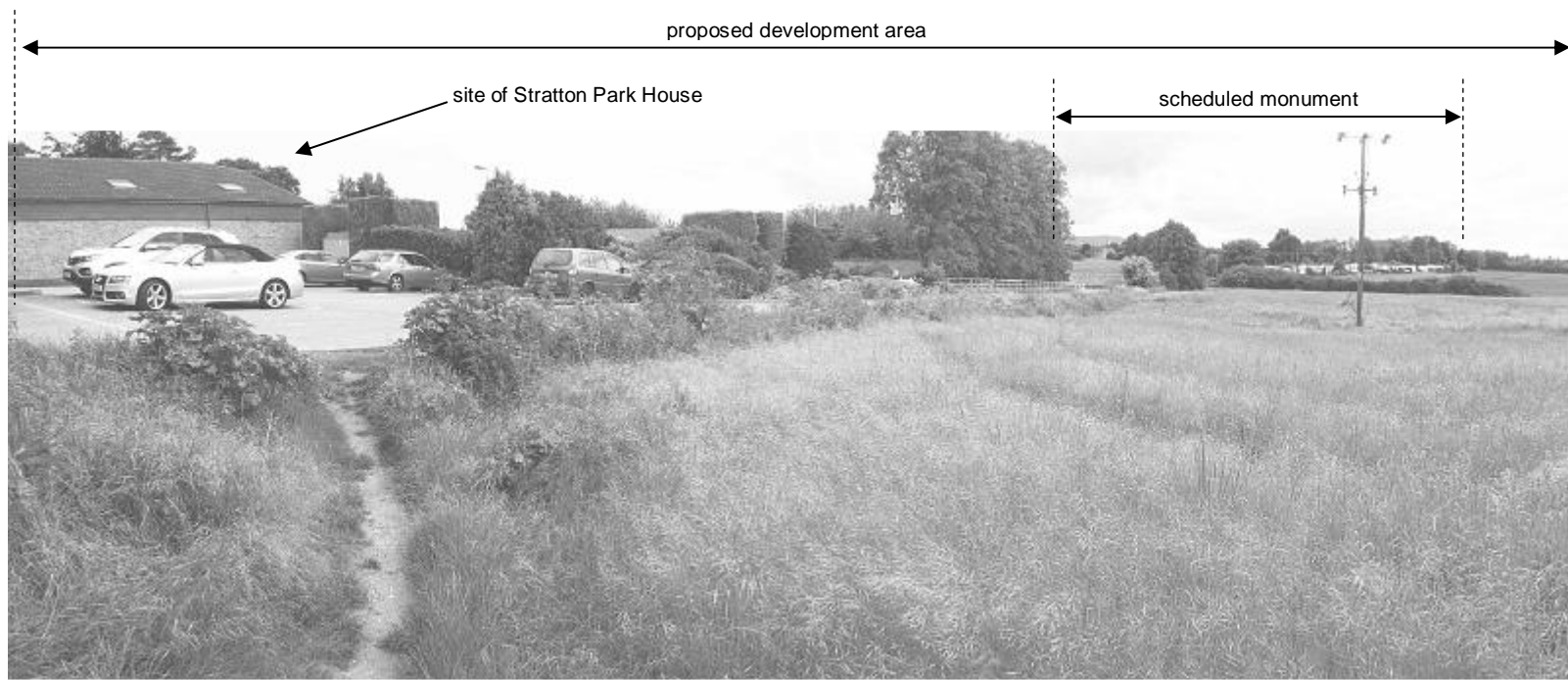


Figure 19: View from Location 4, looking south

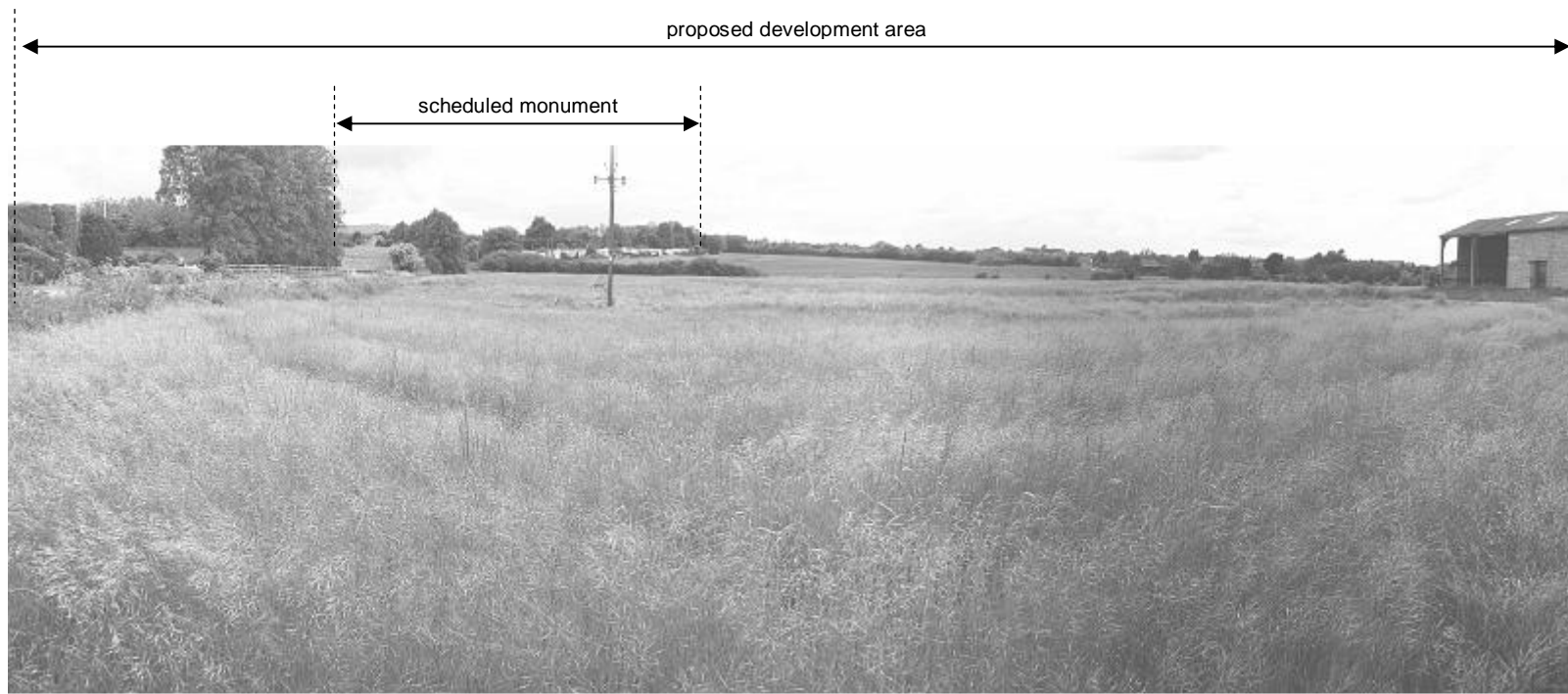


Figure 20: View from Location 4, looking south-west



Figure 21: View from Location 5, looking south-west

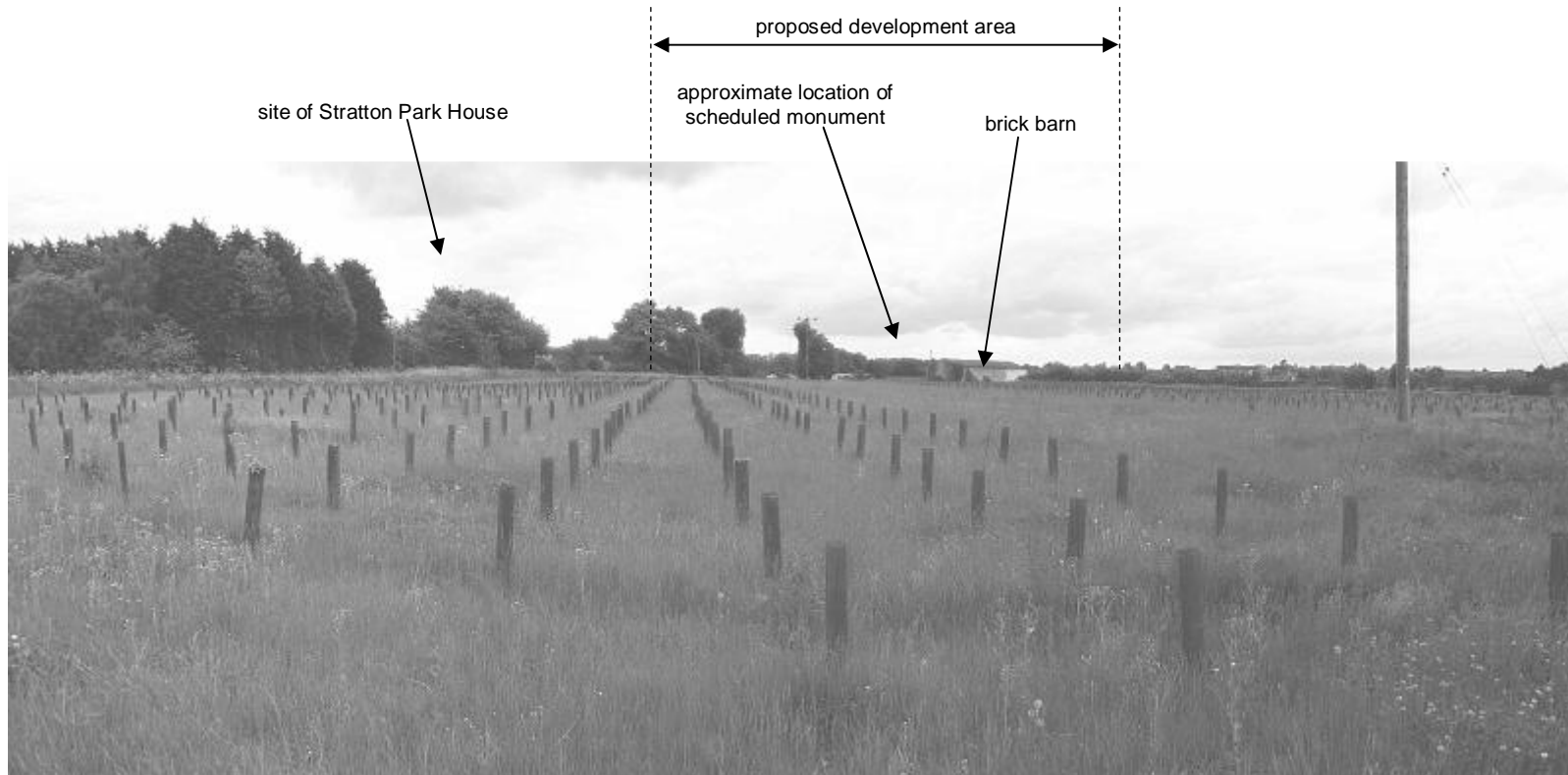


Figure 22: View from Location 6, looking south-west



Figure 23: View from Location 7, looking south-west

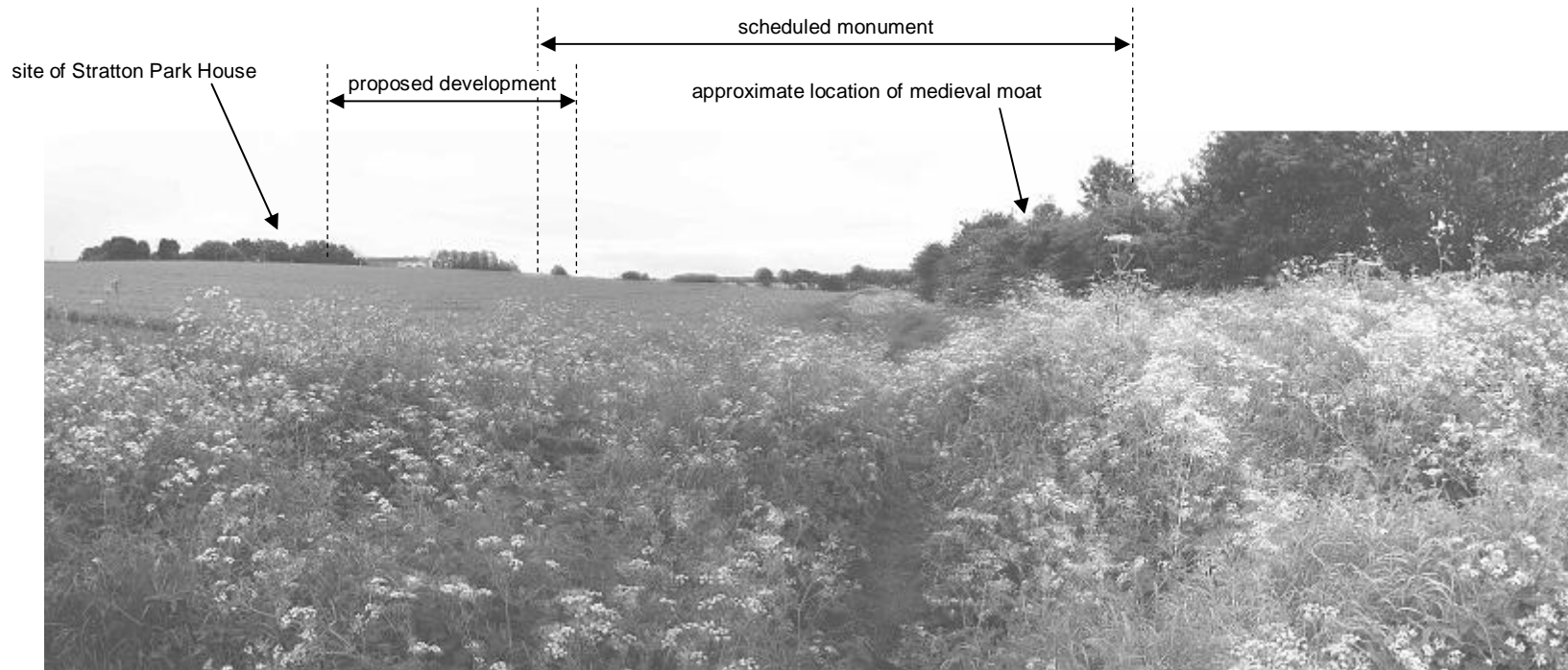


Figure 24: View from Location 8, looking south

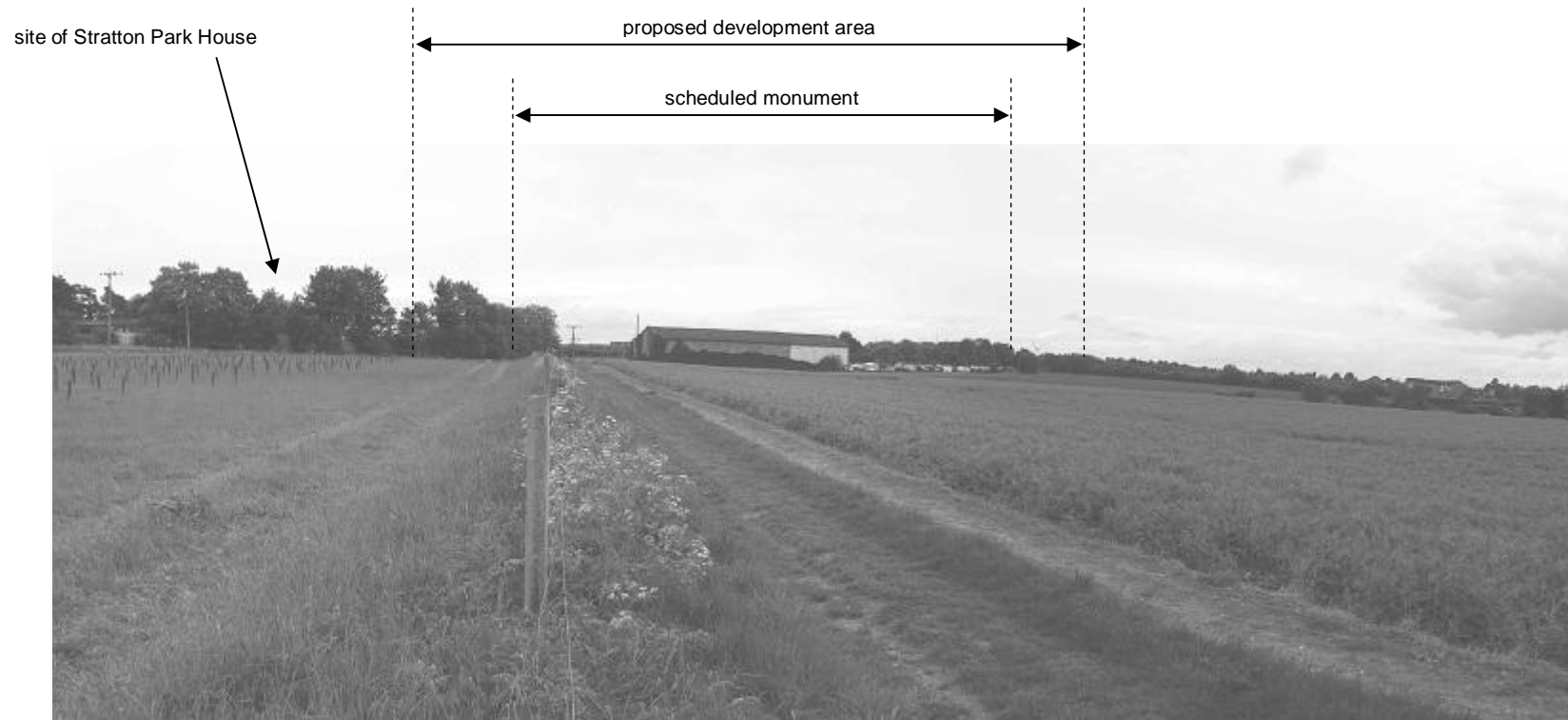


Figure 25: View from Location 9, looking south

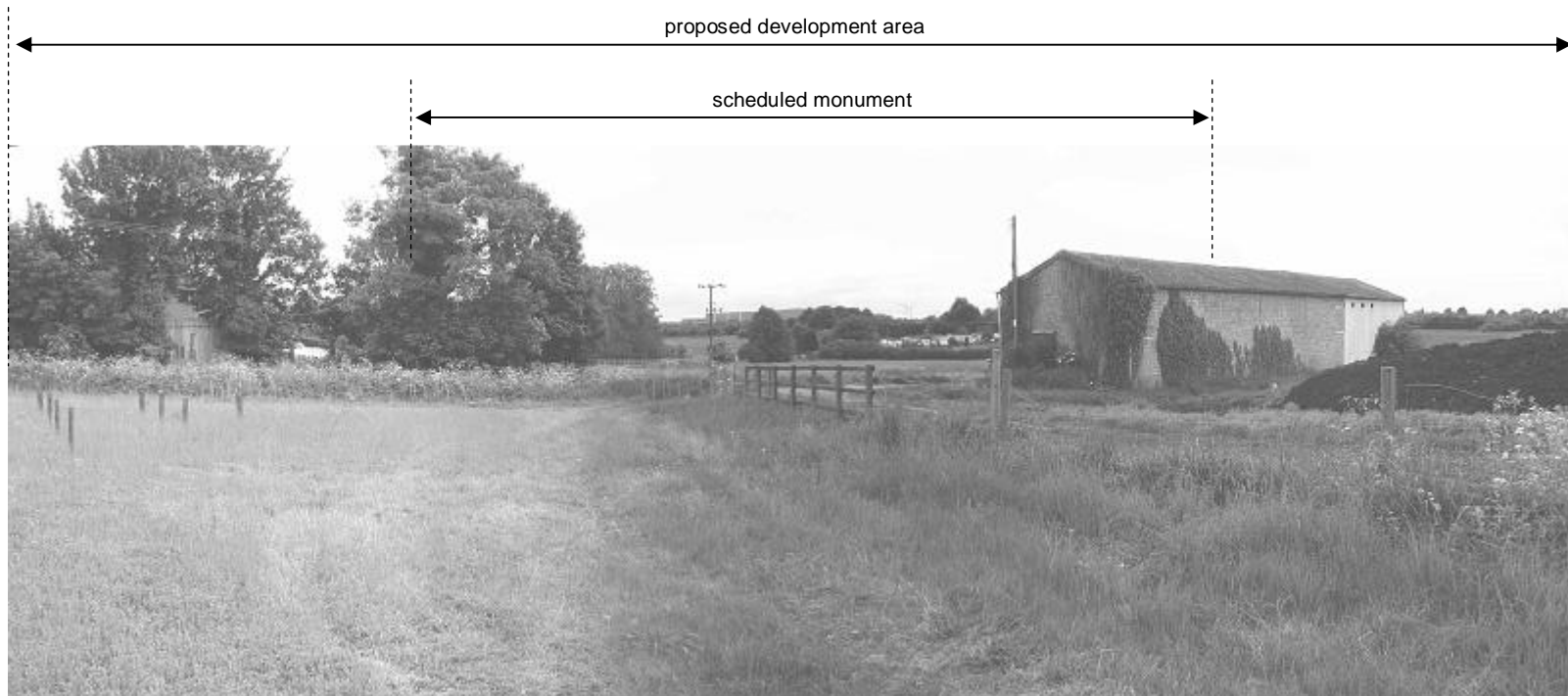


Figure 26: View from Location 10, looking south-west

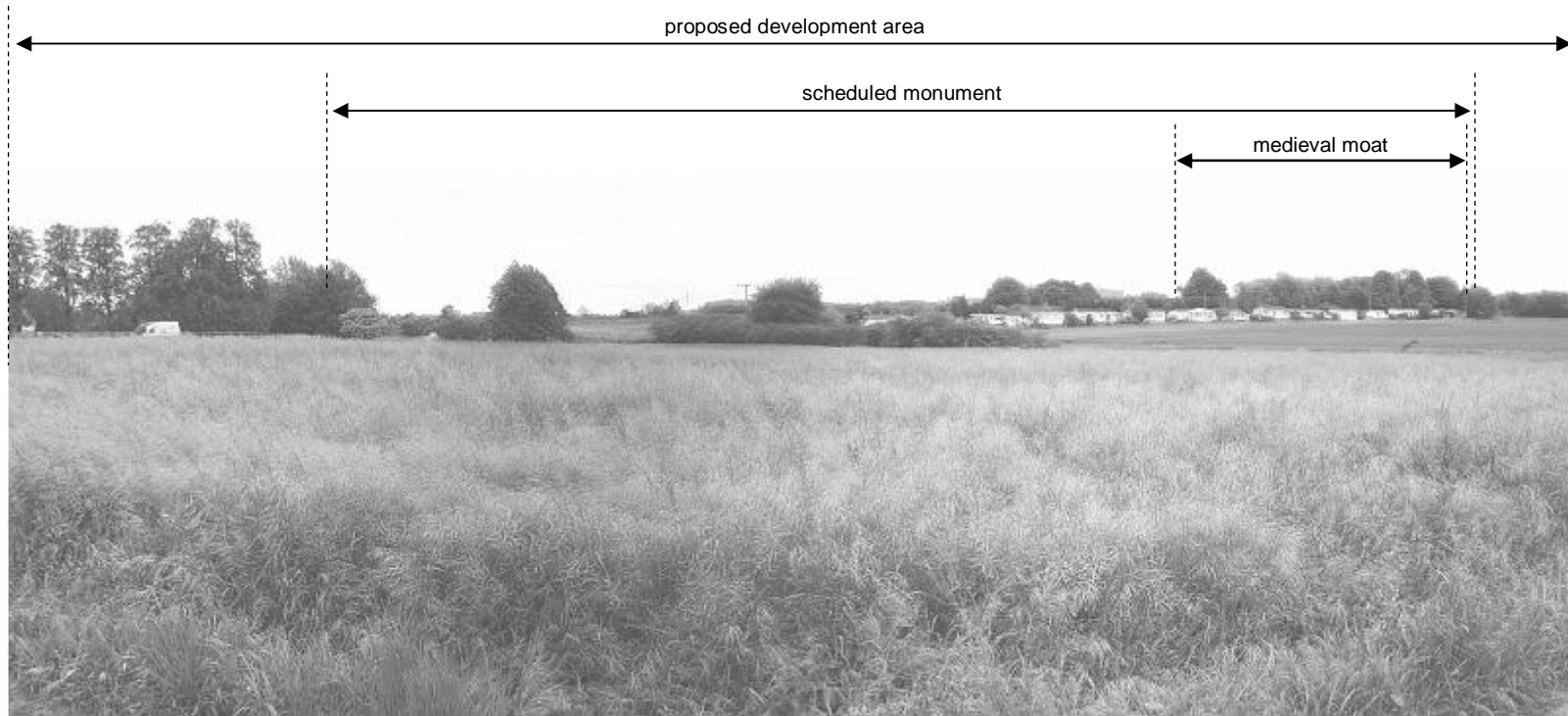


Figure 27: View from Location 11, looking south

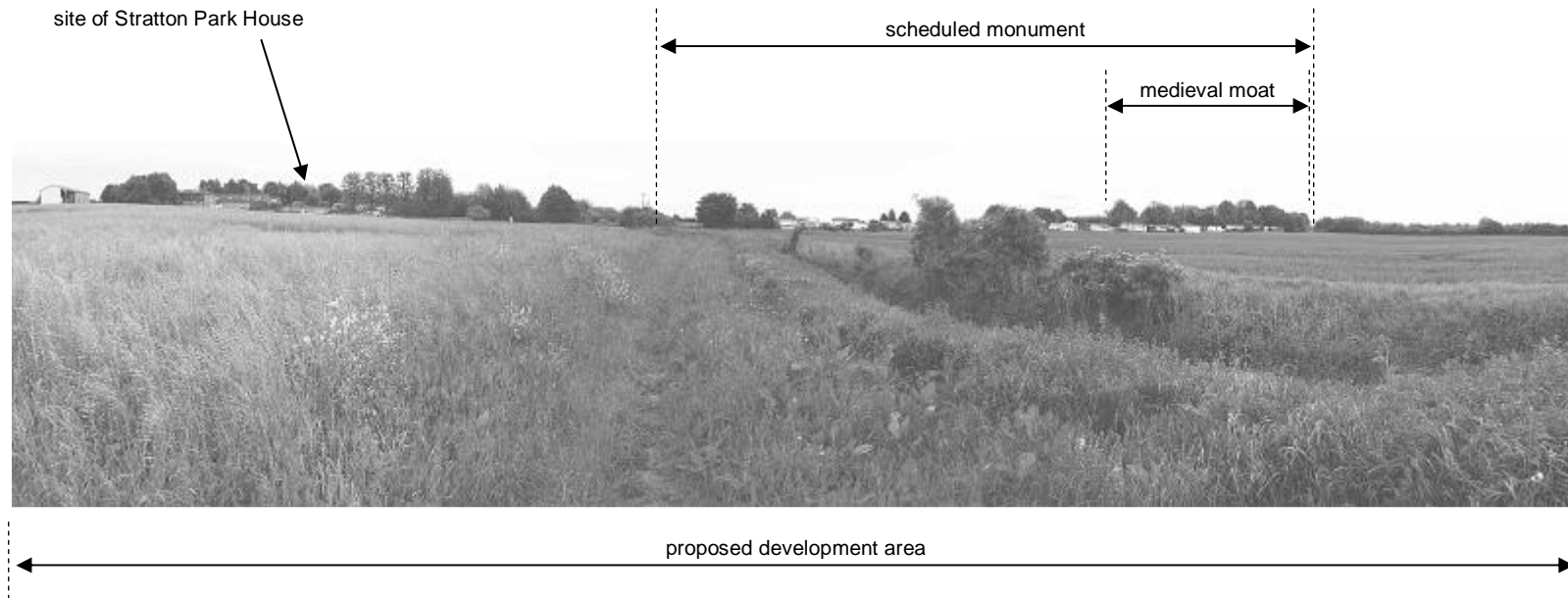


Figure 28: View from Location 12, looking south-east

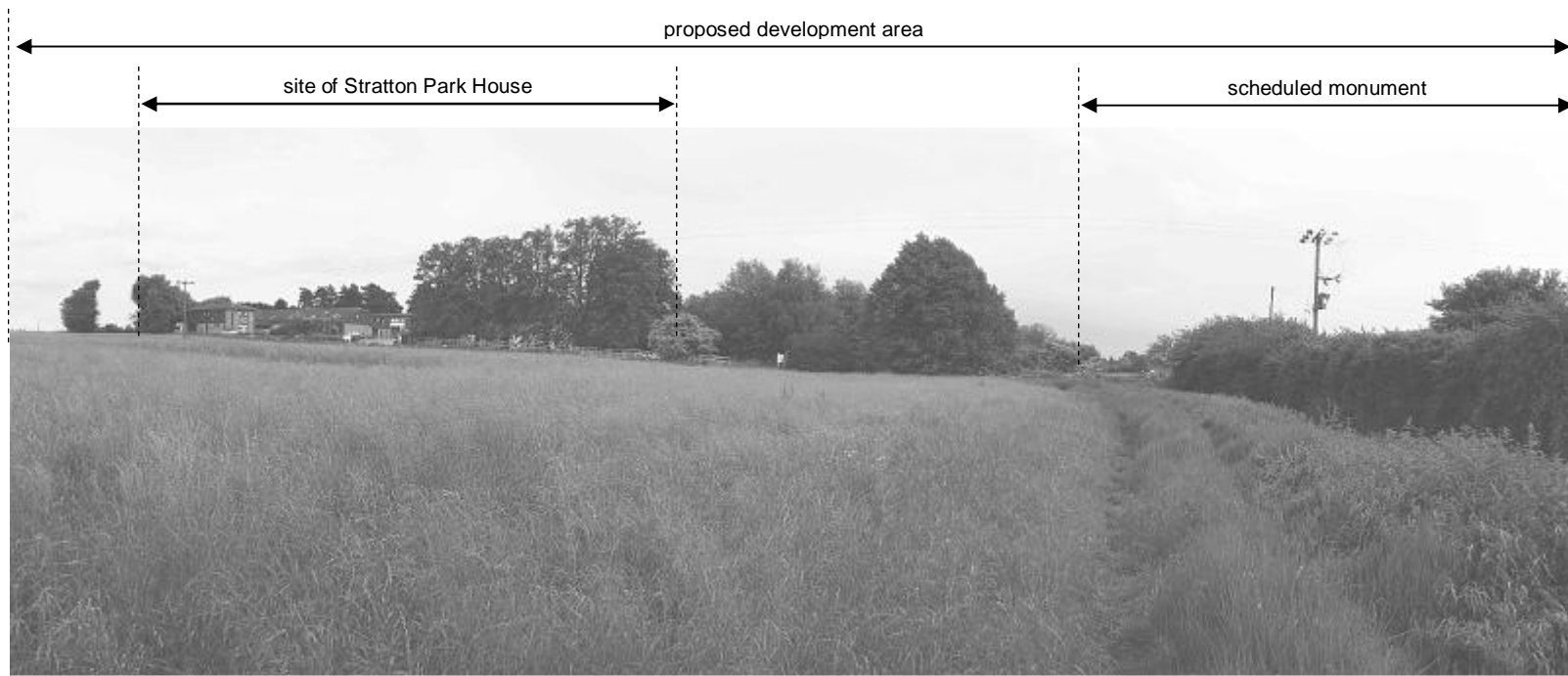


Figure 29: View from Location 13, looking south-south-east

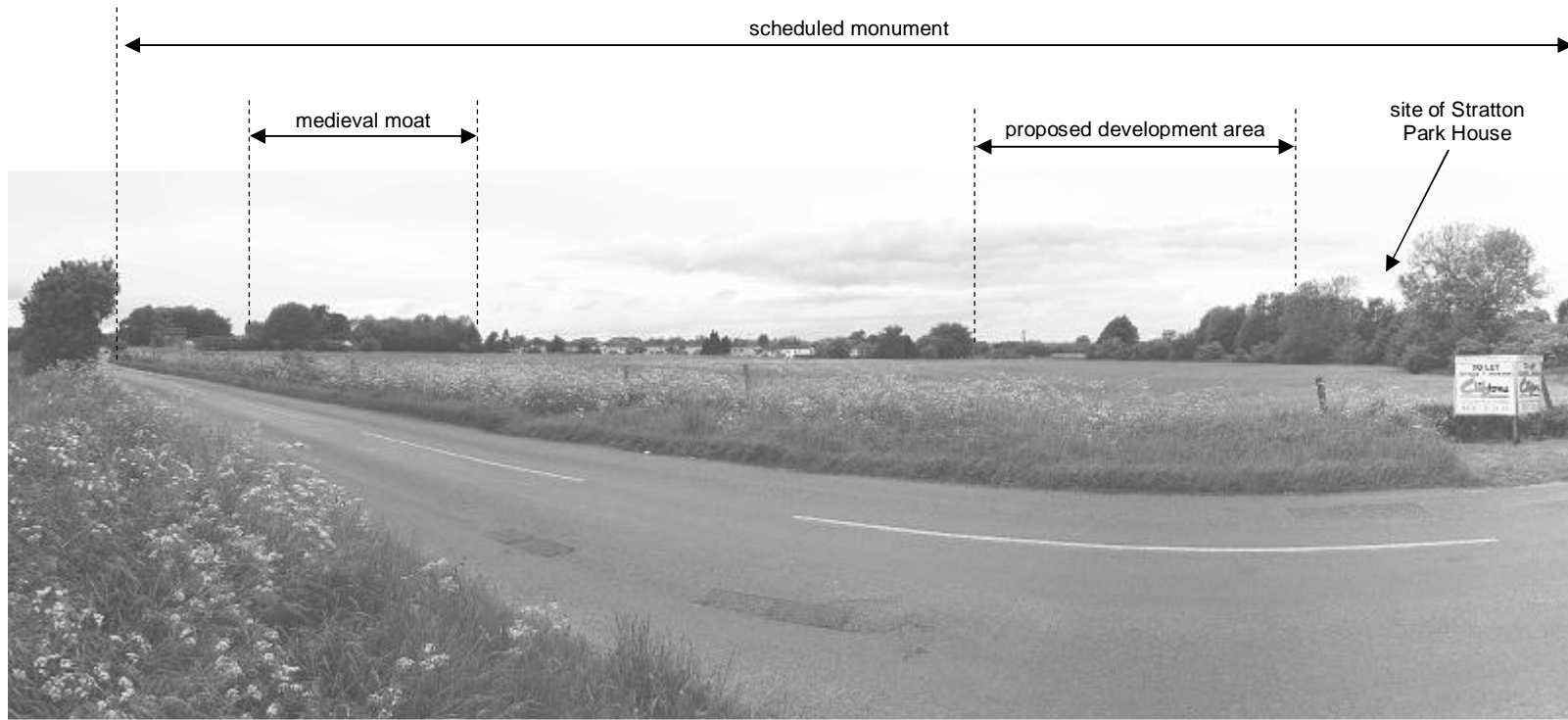


Figure 30: View from Location 14, looking north-north-west



Figure 31: View from Location 15, looking north

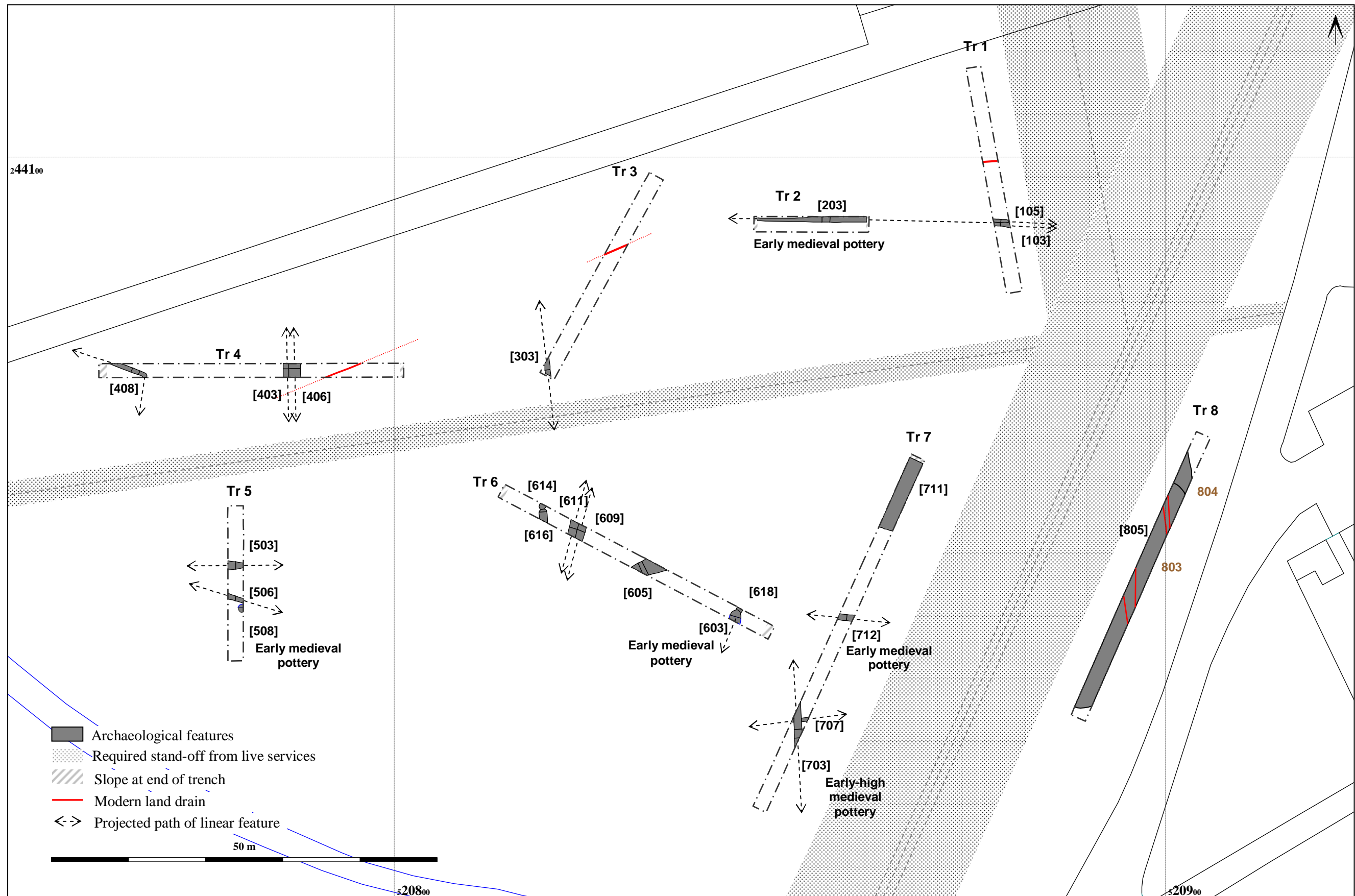
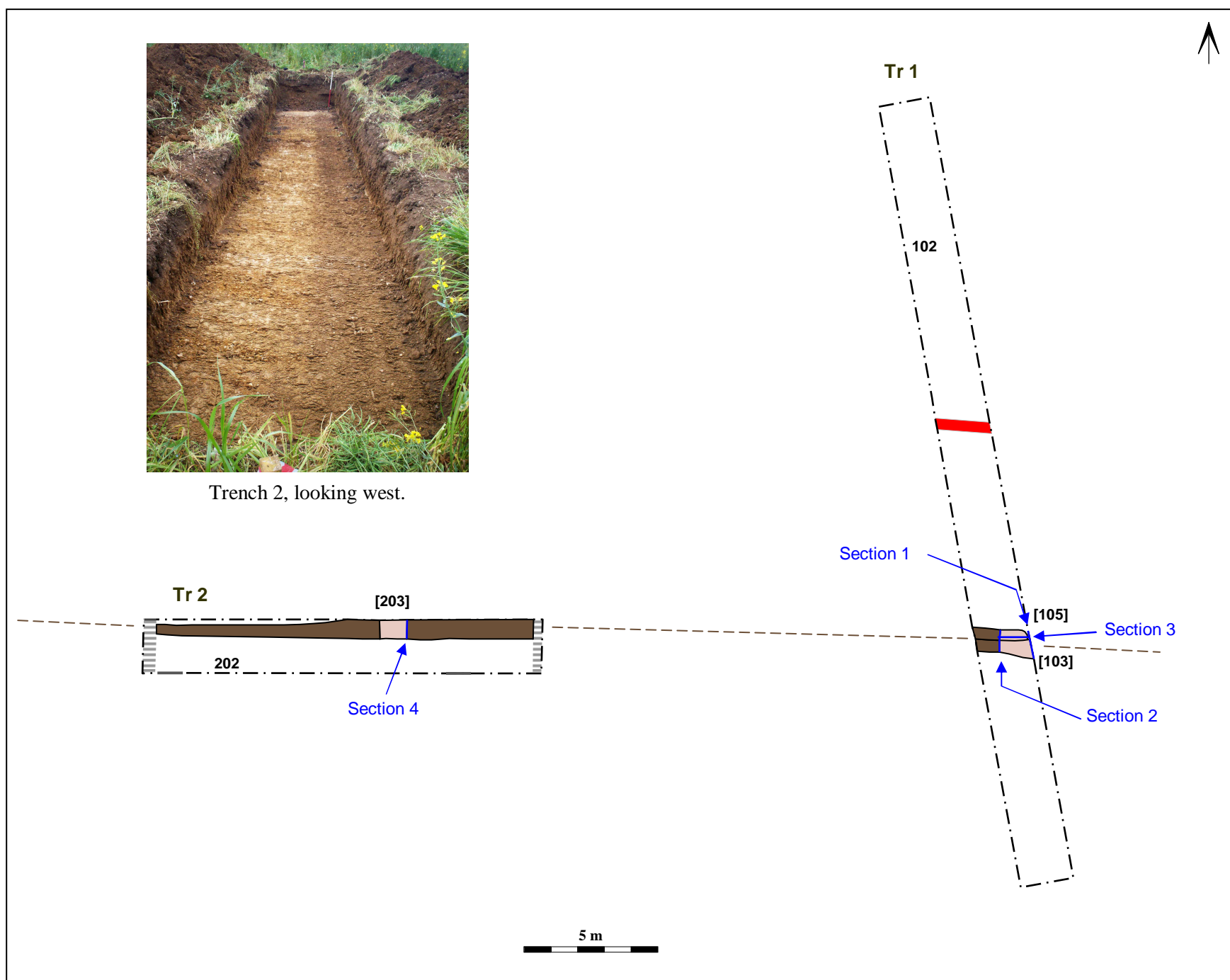


Figure 32: All features plan

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Trench 2, looking west.

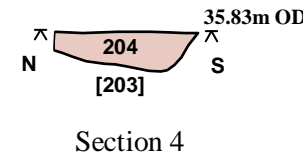
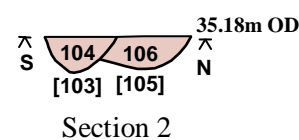
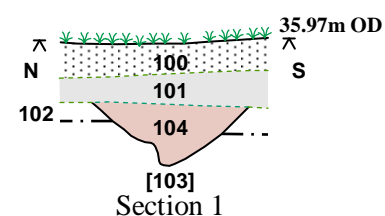


Features [103] and [105], looking west. Scale 1m



Feature [203], looking west. Scale 30cm

- Archaeological features
- Archaeological feature-excavated segment
- Topsoil
- Subsoil
- Slope at end of trench
- Modern land drain
- Projected path of linear feature



50cm

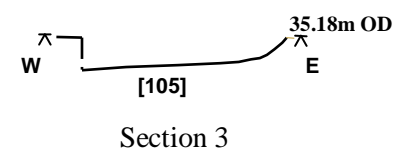


Figure 33: Trenches 1 and 2

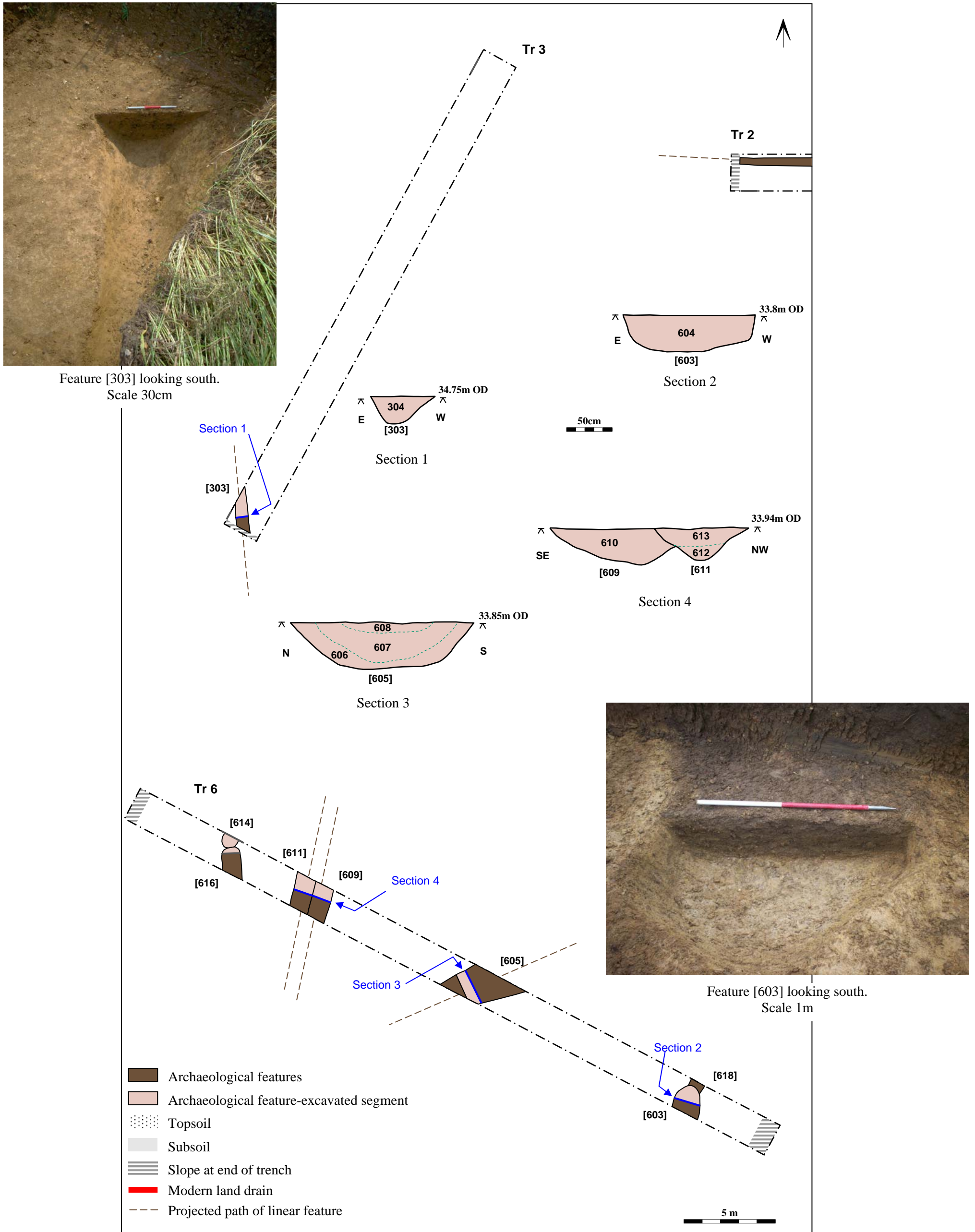


Figure 34: Trenches 3 and 6

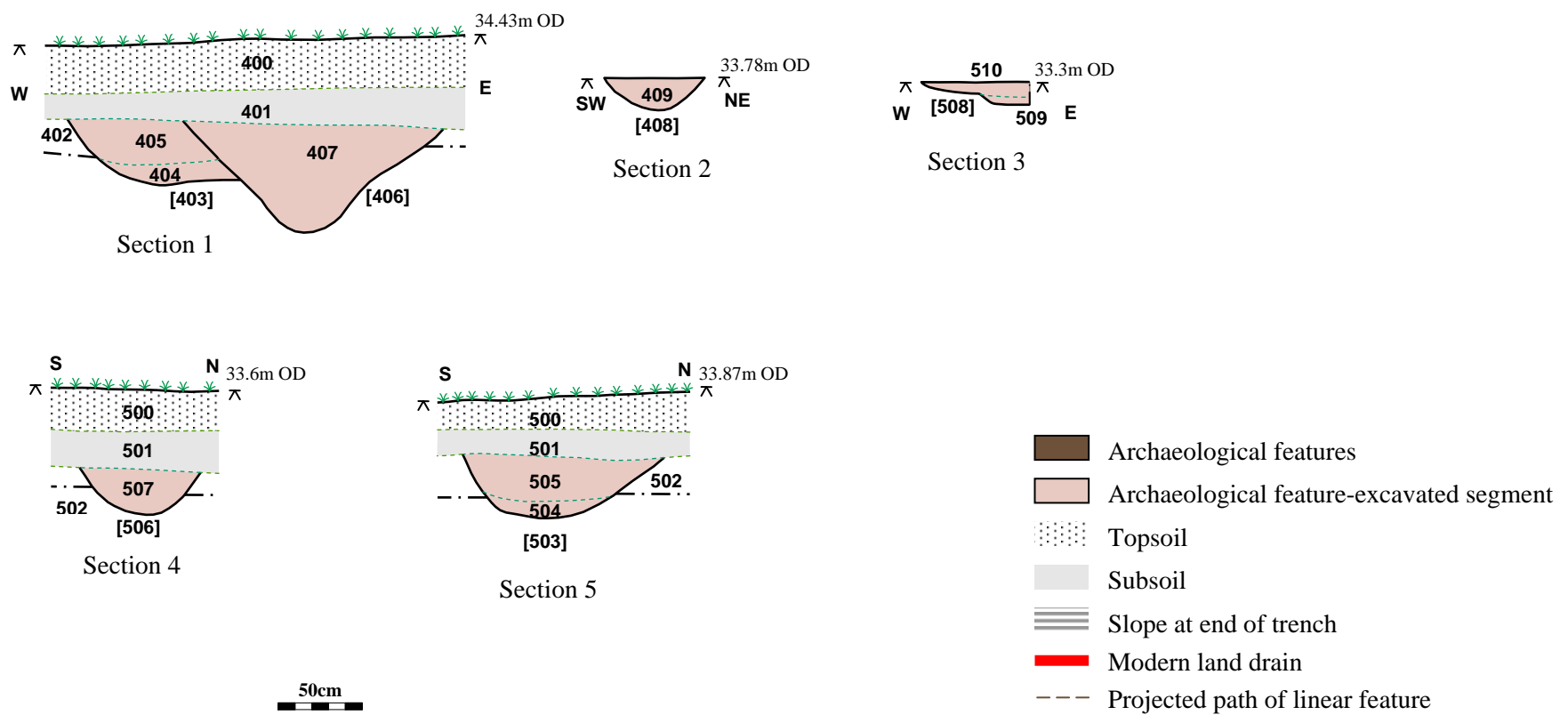
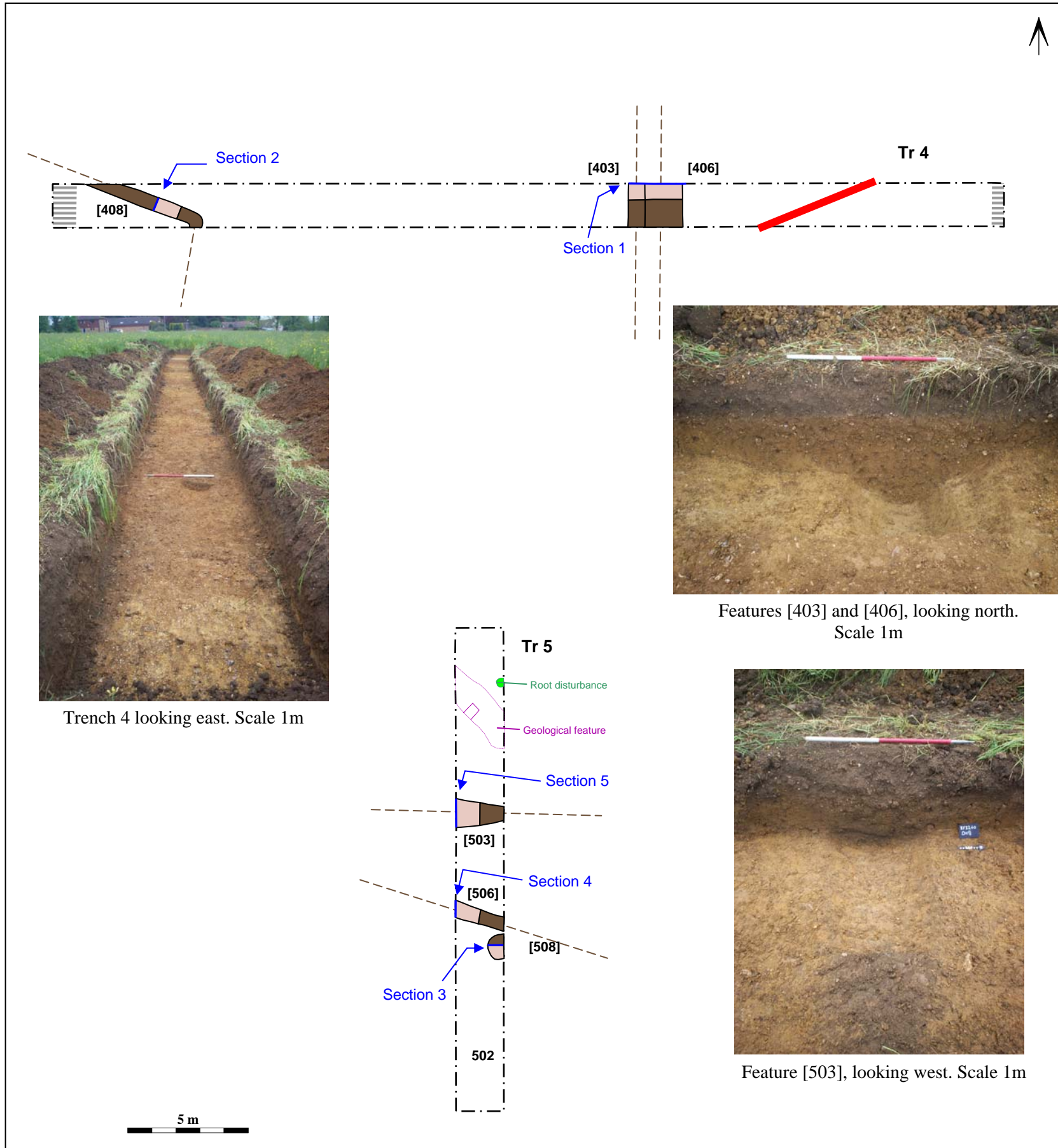


Figure 35: Trenches 4 and 5

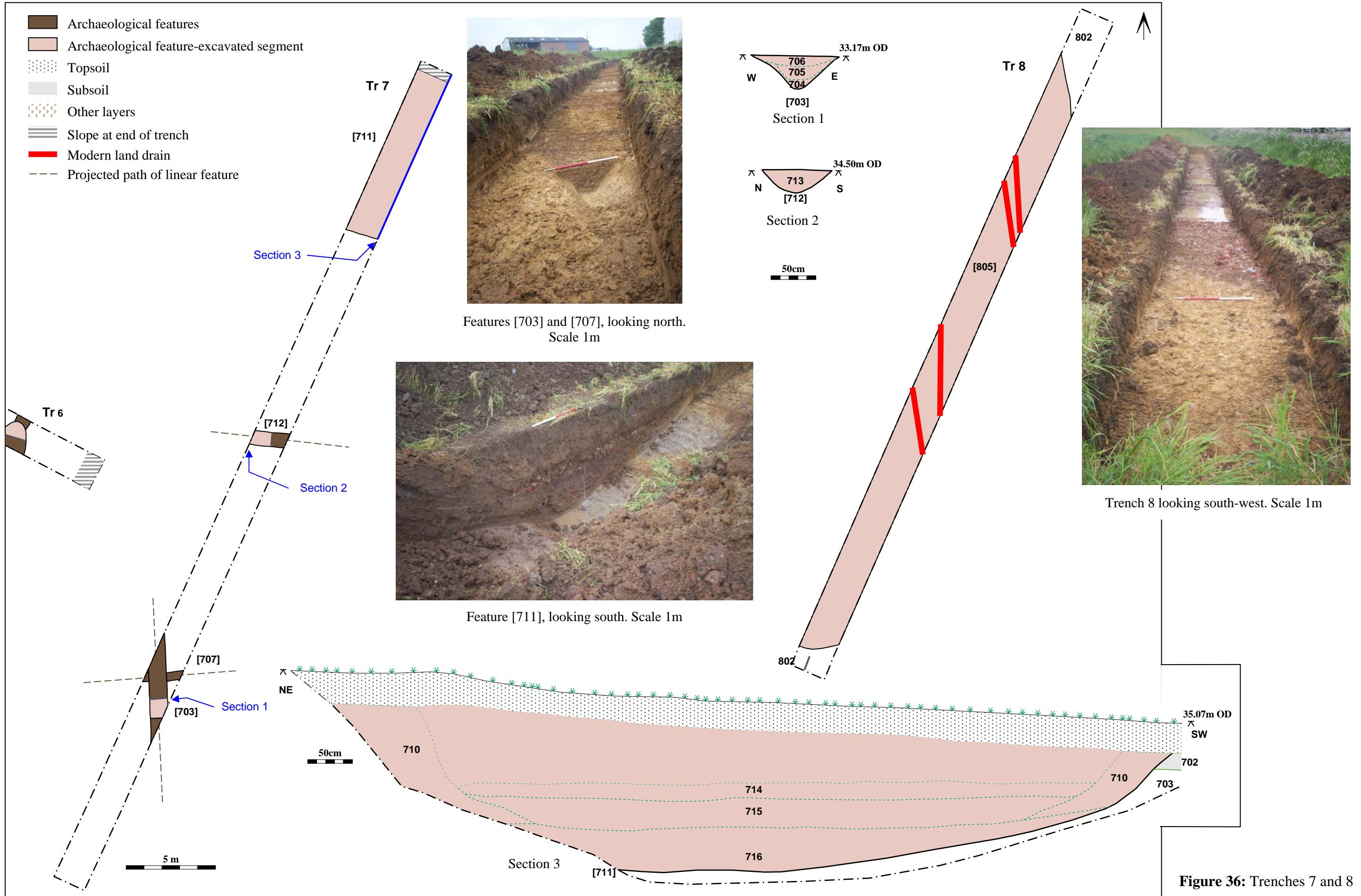


Figure 36: Trenches 7 and 8

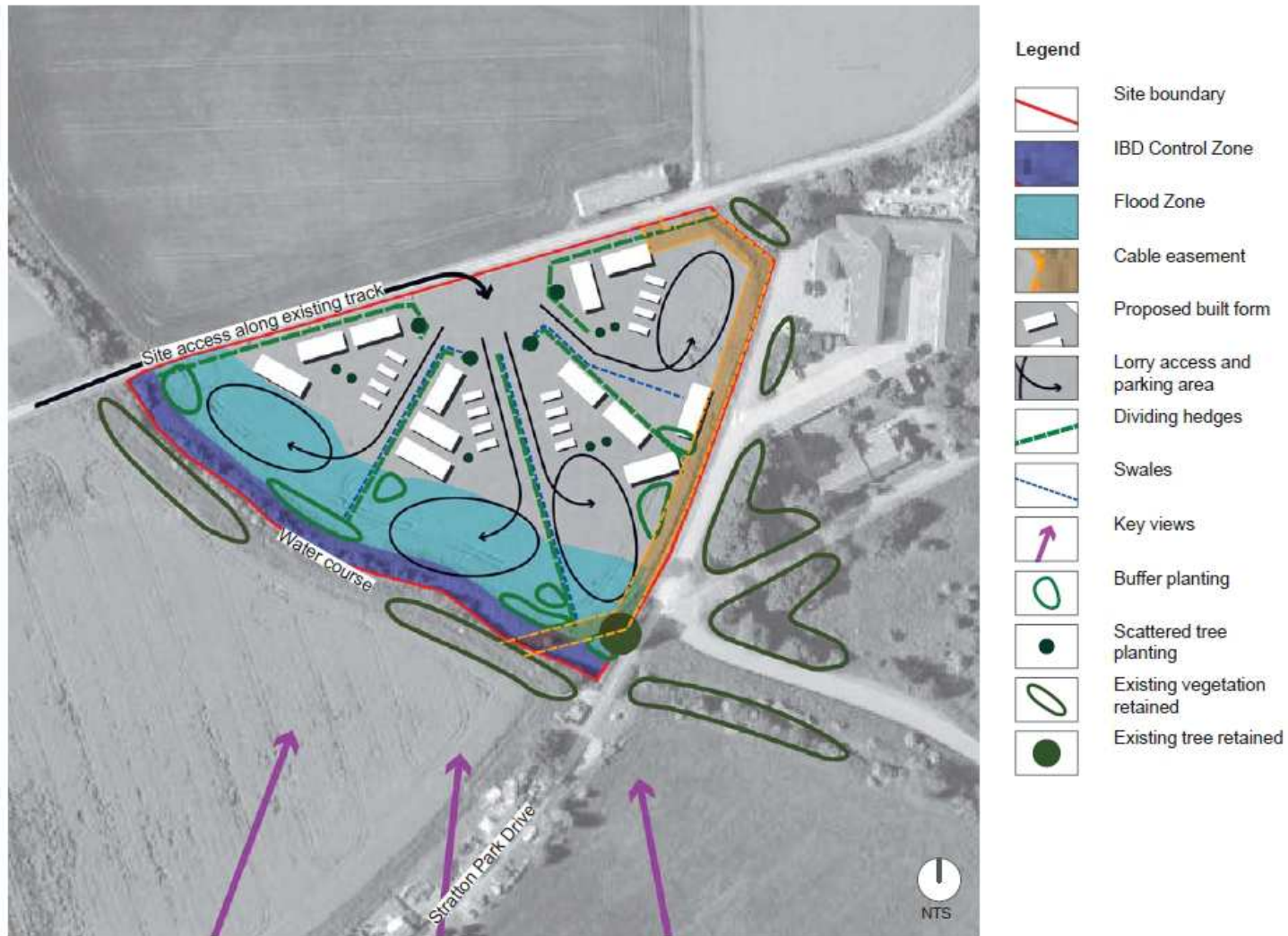
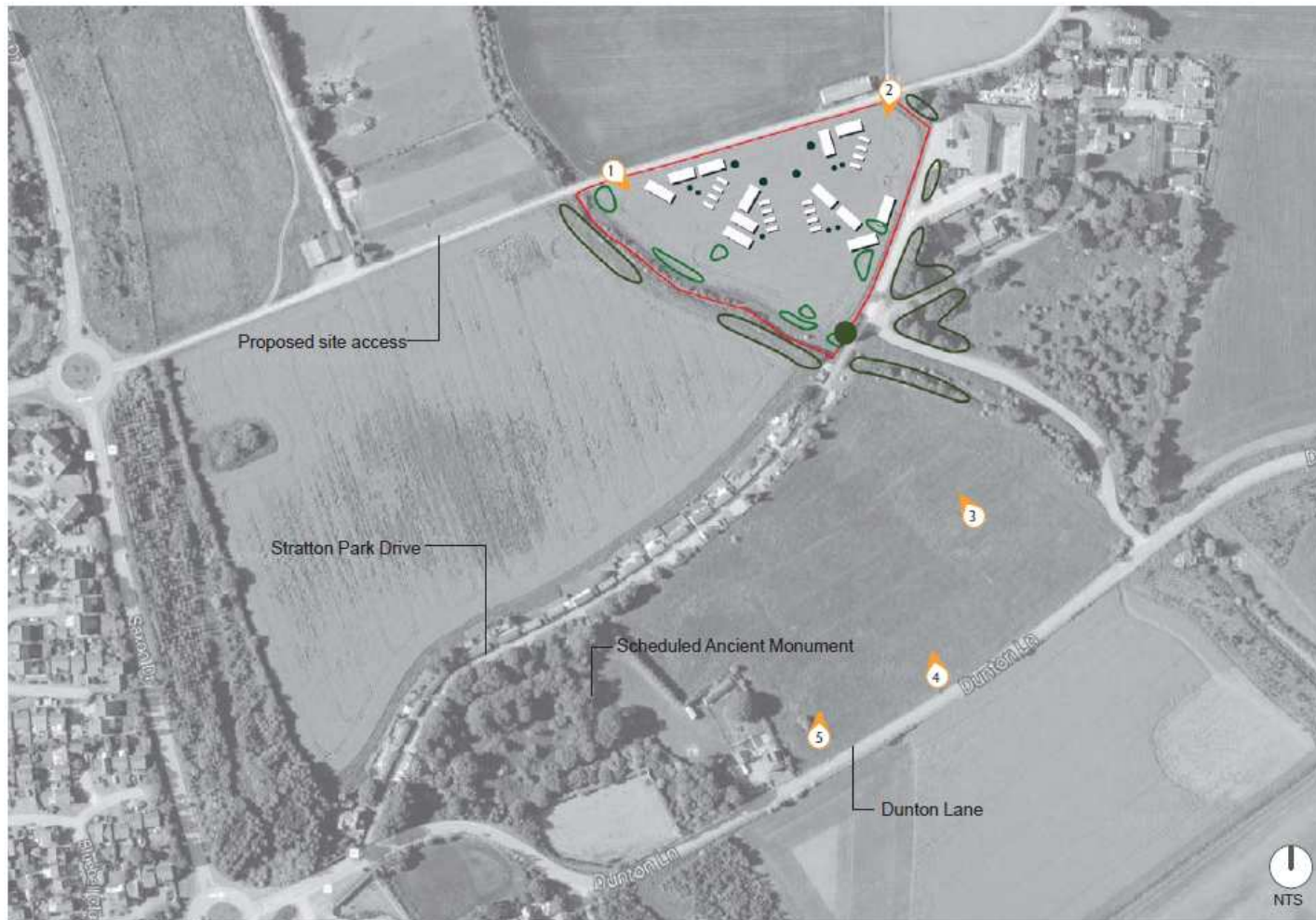








Figure 37: Landscape strategy
(Figure reproduced from Fabrik 2016)



Legend

-  Site boundary
-  Key viewpoints
-  Buffer planting
-  Scattered tree planting
-  Existing vegetation retained
-  Existing tree retained

The constraints of the flood restriction zone and relocated cable easement prevent a continuous vegetation buffer to the south. Native plantings will be strategically located down slope from the proposed built form to combine with existing hedgerows and trees and screen the taller buildings.

Within the site, scattered tree planting scattered will serve to break up building outlines and soften appearance.

The location of the cable easement allows the retention of the existing mature tree in the southern corner of the site which makes a significant contribution to screening.

Figure 38: Proposed vegetation buffer
(Figure reproduced from Fabrik 2016)

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