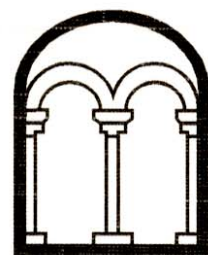


**CHILTERN VIEW POULTRY FARM  
HIGHAM GOBION  
BEDFORDSHIRE**

**HERITAGE STATEMENT**

**Albion**  
archaeology



**CHILTERN VIEW POULTRY FARM  
HIGHAM GOBION  
BEDFORDSHIRE**

**HERITAGE STATEMENT**

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## **Preface**

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

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

*Albion Archaeology is grateful to Michael Hardiman for commissioning the report. We would also like to acknowledge the assistance of Stephen Coleman (Historic Environment Officer, Central Bedfordshire Council) and the staff at the Bedfordshire and Luton Archives and Records Service. The images in Figures 5 and 6 are courtesy of the National Library of Scotland.*

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### **Structure of this Document**

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



## **Key Terms**

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
BLARS	Bedfordshire and Luton Archives and Record Service
CBC	Central Bedfordshire Council
DCMS	Department for Culture, Media and Sport
EBD	Events Bedfordshire
EH	English Heritage
HELM	Historic Environment Local Management
HER	Historic Environment Record for Central Bedfordshire
IfA	Institute for Archaeologists
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Proposed development area



## **Non-technical Summary**

*Michael Hardiman & Associates LLP are gathering information in support of a planning application for a replacement dwelling on the site of the Chiltern View Poultry Farm, Higham Road, Higham Gobion.*

*As part of this work, Albion Archaeology has been commissioned to prepare this desk-based heritage statement to characterise the nature, date and likely survival of known and potential heritage assets within the proposed development area (PDA) and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting.*

*This Statement has been drafted in accordance with the National Planning Policy Framework (NPPF), which was issued by the government in March 2012.*

*The PDA lies in the southern part of Central Bedfordshire, approximately halfway between Barton-le-Clay and Higham Gobion on the northern side of the Higham Gobion Road. It consists of an abandoned poultry farm within overgrown gardens and a tarmaced driveway.*

*The site lies in a landscape rich in cropmark and fieldwalking evidence for prehistoric and Roman settlements. The fact that no such cropmarks have been recorded on the PDA is significant and the potential for any remains of that period, other than stray finds, is low.*

*Cropmark and cartographic evidence does exist for a series of potentially medieval closes adjacent to, and including, the PDA. These are still reflected by the modern boundaries of the PDA. Whether these plots represent parts of a settlement or are simply paddocks is unclear. The potential for medieval heritage assets on the PDA is, therefore, assessed as high. Any information that could be revealed on the nature and date of those enclosures would be of moderate significance, depending on its exact nature.*

*In the post-medieval period the plots were open fields with no evidence for built structures. They were most likely used for pasture. There is therefore negligible potential for heritage assets of post-medieval date. Chiltern View Poultry Farm was built in the early to mid 20th century and does not represent a heritage asset.*

*The closest built heritage asset is Westhey Manor, a 16th-century timber-framed and Grade II listed building to the west of the PDA. It lies in its own plot surrounded by high trees. It has an isolated rural setting with good views across to the Chiltern Hills in the south. This setting does not add to its significance.*

*The proposed development consists of the demolition of the modern structures currently on the site and the construction of a replacement building for private residential use. The impact of the proposed development is summarised in the table below. Any direct impact of the proposed development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets.*



*The proposed development would have no impact on the setting of any adjacent heritage assets.*

<b>Period</b>	<b>Potential of finding heritage asset on PDA</b>	<b>Significance</b>	<b>Potential impact</b>	<b>Significance of potential impact</b>
<b>Prehistoric to Roman (43 BC – AD 450)</b>	Low	Low	Low to moderate	Slight
<b>Anglo-Saxon to medieval (450–1550)</b>	High	Moderate	Low to moderate	Moderate
<b>Post-medieval (1550–1900)</b>	Negligible	Negligible to moderate	Low to moderate	Slight to moderate
<b>Modern (1900 – present)</b>	Negligible	Negligible	Negligible	Neutral





## 1. INTRODUCTION

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### 1.1 *Planning Background*

Michael Hardiman & Associates LLP are gathering information in support of a planning application for a replacement dwelling on the site of the Chiltern View Poultry Farm, Higham Road, Higham Gobion.

As part of this work, Albion Archaeology has been commissioned to prepare this desk-based heritage statement. Its purpose is to characterise the nature, date and likely survival of known and potential heritage assets within the proposed development area (PDA) and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting.

This Assessment has been drafted in accordance with the *National Planning Policy Framework* (NPPF), which was issued by the government in March 2012.

### 1.2 *Site Location and Description*

Chiltern View Farm is located on the Higham Road, approximately halfway between Barton-le-Clay in the south-west and the hamlet of Higham Gobion to the east (Figure 1). It is part of a small series of plots of land on the northern side of the road, c. 350m east of Westhey Manor, which consist of pasture, woodland and the farm. To the north, east and west the plots are surrounded by arable land.

The PDA is centred on NGR TL 094 321. It lies on level ground at c. 60m OD with views southwards to the east-west aligned Chilterns. Eastwards the ground rises towards the village of Higham Gobion.

The underlying geology of the area is West Melbury Marly Chalk Formation<sup>1</sup>.

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<sup>1</sup> Contains British Geological Survey materials ©NERC [2014]  
*Chiltern View Poultry Farm, Higham Gobion, Bedfordshire:*  
*Heritage Statement*



## **2. OBJECTIVES OF THE HERITAGE ASSET ASSESSMENT**

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### **2.1 National Policy Framework**

This assessment aims to implement the vision for the historic environment as set out in the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment* (NPPF) that was published on 27 March 2012 (DCLG 2012) and replaces the previous *Planning Policy Statement 5: Planning for the Historic Environment*.

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.

### **2.2 Research Frameworks**

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 HELM website<sup>2</sup>.

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

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



*Archaeology: Resource Assessment, Research Agenda and Strategy* (Oake et al 2007).

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

The relevant research aims for each period are discussed in Section 3.5.

## **2.3 Methodology**

This desk-based assessment was carried out according to the Institute of Field Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (IfA 2012) and Central Bedfordshire Council's *General guidance for the preparation of archaeological desk-based assessments* (CBC 2012).

Information on the known heritage assets within a 1.5km radius of the PDA was obtained from the HER (Figure 2).

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

### **2.3.1 Central Bedfordshire's Historic Environment Record (HER)**

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

The HER contains information specific to Central Bedfordshire and is maintained by Central Bedfordshire Council, Chicksands.

### **2.3.2 Previous Archaeological Investigations**

Information on previous archaeological investigations is held in the HER and either catalogued under its relevant HER number and/or additionally under its own "Event". Information from previous archaeological investigations can give valuable evidence as to the presence, absence, nature and date of below-ground heritage assets within a given area of investigation.

### **2.3.3 Portable Antiquities Scheme data**

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



#### **2.3.4 Cartographic data**

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

The principal source consulted in this case was the Bedfordshire and Luton Archives and Records Service (BLARS). The BLARS is maintained by Bedford Borough Council and Central Bedfordshire Council. A list of the cartographic sources consulted for this assessment is given in Appendix 4.



### **3. HERITAGE ASSET ASSESSMENT**

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#### **3.1 Known Archaeological and Historical Assets**

##### **3.1.1 Introduction**

Figure 2 should be viewed in conjunction with this text, which reviews the known archaeological and historical heritage assets within the PDA and wider study area. For the purposes of this document, the heritage assets listed below are presented in chronological order from prehistoric to modern. Lists of all heritage assets and events recorded by the HER within the study area are contained within Appendices 1–3.

##### **3.1.2 Previous archaeological investigations**

Only a small number of archaeological investigations have been undertaken so far within the study area. All are located near the settlements of either Barton-le-Clay or Higham Gobion. A watching brief undertaken by the Manshead Society during the construction of the Barton bypass revealed prehistoric Roman pottery and features, including a bow brooch and Samian pottery (EBD 351). An archaeological evaluation at Grange Farm, adjacent to the bypass, revealed no archaeological remains (EBD 925).

An archaeological watching brief at Manor Farm, Higham Gobion revealed no archaeological remains (EBD 890); while a watching brief undertaken at St Margaret's Church, Higham Gobion, recorded parts of the construction and repair processes to a buttress at the south-west corner of the church (EBD 92).

##### **3.1.3 Prehistoric to Roman (before AD 43)**

Evidence for early prehistoric activity consists of a few worked flints found in glacial gravels (HER 9348) to the south-west of Higham Gobion.

A number of potential settlement sites with evidence for Iron Age and Roman occupation lie within the study area. These have been identified through cropmark and fieldwalking evidence.

One such site lies to the west of Westhey Manor, c. 500m west of the PDA (HER 9352). It consists of an extensive series of enclosures visible as cropmarks on aerial photographs, and early Iron Age, Belgic and Roman pottery sherds identified during fieldwalking. Approximately 750m to the north-west of the PDA, on the site of the current sewage works, enclosures and linear features lie in an area where Iron Age sherds and a saddle quern fragment were found (HER 9353). A further similar site lies to the north of this (HER 7998).

Further sites lie to the south of the PDA: HER 9350 is a sub-rectangular enclosure with annexe and Iron Age pottery sherds; HER 9355, HER 9351 and HER 11982 denote findspots of Iron Age and Roman pottery sherds respectively. Whether these are settlement sites or chance losses is unclear. Approximately 1 mile to the south of the PDA, just north of Hexton Road



(HER 9354) lies a possible further settlement. Here, sub-rectangular enclosures with Iron Age, Roman and Saxon pottery were identified.

Site HER 9349 describes Iron Age sherds and occupational evidence found during fieldwalking to the north of Higham Gobion.

A large area of polygonal cropmarks lies immediately to the south-east of the PDA (HER 17112). This is not associated with any datable evidence but has been assigned a prehistoric to Roman date in the HER.

### 3.1.4 Anglo-Saxon (c. AD 410–1066)

Higham Gobion is recorded in the Domesday Survey of 1086 as a fairly large manor consisting of 21 households, 11 ploughlands and woodland for 100 pigs<sup>3</sup>. This indicates that settlement existed in the area in at least late Saxon times. Site HER 9354 discussed in the previous section revealed several sherds of Saxon pottery, indicating the presence of activity c. 1m south of the PDA. The nature of this activity is unclear.

### 3.1.5 Medieval (1066–1550)

Higham Gobion, c. 1.5 miles to the east of the PDA, represents a shrunken medieval village (HER 773). Whether this grew up around the Saxon estate centre mentioned in Domesday Book is unclear.

The village includes two scheduled monuments:

- DBD 3024 – earthwork evidence of a possible moat or enclosure, possibly dating to the 12th century in the field to the east of the present village.
- DBD 2638 – “The Camp”. This is the site of a medieval fishery to the north-east of Higham Gobion. HER descriptions are unclear as to whether this actually originated as a mottle and bailey castle and was only later transformed into a fishery or whether the fishponds form part of the castle site.

Further HER entries that relate to the shrunken medieval village are:

- HER 1804 – cropmarks of possibly ploughed-out field boundaries to the west of the village.
- HER 6980 – cropmarks of ridge and furrow medieval field systems to the north of the village.

Heritage assets directly recorded on the PDA are cropmarks indicating the former location of a series of roadside closes (HER 16706). The 1700 estate map (Figure 3) shows the closes marked as “Barton Pikles” in the west and “Mathews’s Pickle” in the east. The western end has survived as modern field boundaries while the east is sometimes visible as a series of rectangular enclosure cropmarks (Figure 4). The closes probably indicate former medieval roadside settlement.

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<sup>3</sup> <http://domesdaymap.co.uk/place/TL1032/higham-gobion/>



This settlement would have been located around the halfway mark on the road between the medieval focus of Barton (HER 17012) in the south-west and the medieval settlement of Higham Gobion (HER 773) to the east. HER 65 refers to a series of roadways to the north of the PDA, which are shown mentioned in medieval documents and shown on 18th- and 19th-century maps. Some are still in use today.

Further entries associated with the medieval settlement at Barton are:

- HER 3566 – an area of earthworks representing possible house platforms north of Grange Farm.
- HER 15294 – limited medieval and post-medieval occupation north-west of Barton-le-Clay.

The HER also records ridge and furrow earthworks in Silsoe parish (HER 7365) and Pulloxhill parish (HER 3322), and the remains of a finger ring found south-west of Fielden House (HER 19374).

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

Post-medieval records include listed buildings in the settlements of Barton-le-Clay and Higham Gobion. These are listed in Appendix 1. Of note is the 17th-century building of Westhey Manor (HER 1074) to the west of the PDA, a Grade II listed building with 20th-century additions and alterations. The site also includes a former granary (HER 13186), which is now converted to residential use.

The majority of post-medieval entries in the HER relate to roadways and road systems in the area. These are:

- HER 65 – the road system around Gravenhurst to the north of the PDA, discussed above.
- HER 8342 – the road from New Inn to Higham.
- HER19560 – the site of a tollgate on the A6 trunk road.
- HER 19561 – the route of the A6 trunk road from Bedford to Luton which was turnpiked in 1727.

Watercress beds (HER 12181 and 15544) and a quarry (HER 3899) tell of the economic exploitation of the landscape.

### **3.1.7 Modern (1900-present day)**

The PDA was an open field until the construction of the Chiltern View Poultry Farm in the mid-20th century. The latter does not constitute a heritage asset.

### **3.1.8 Undated**

A number of cropmark sites are recorded within the study area. As these have not benefited from datable finds picked up during fieldwalking, they are as yet undated. Their morphology suggests that they could be part of the patchwork of prehistoric to Roman sites within the area; alternatively, they may be of geological origin. The cropmark sites comprise:

- HER 16654 – a sub-circular enclosure in Barton.



- HER 15316 – curvilinear cropmarks, probably not archaeological in origin, east of Barton.
- HER 16707 – a roughly circular enclosure with a possible annexe north of Barton.

### **3.2 Cartographic Evidence and Historic Landscape Character**

This section contains a discussion of selected historical maps, illustrating the changes occurring on the site and in the general vicinity from the 18th century onwards. Copies of the maps discussed below are bound towards the back of the report (Figures 3–8).

#### **3.2.1 1700 Estate map (Figure 3)**

Figure 3 shows a copy of the estate map transcribed by Stephen Coleman at the CBC HER. It shows that the current western and northern boundary of the PDA and its adjacent plots are a direct survivor of boundaries present in 1700 and probably earlier. The field name of the western closes is recorded as “Barton Pikles”; while the eastern field, which is now gone, is marked as “Mathews Pikle”. The map also shows the small pond within “Barton Pikles” that is later shown on the first OS maps.

The map also records the “Roadway from Barton to Shedlington” — the current Higham Gobion Road.

#### **3.2.2 1st-3rd rev. edition 6-inch OS maps, 1881-1950 (Figures 5 and 6)**

The first to third edition OS maps show that most of the field boundaries of the potential medieval closes survive to the late 19th/early 20th century. The 6-inch maps show the plots of land which are currently pasture and woodland and accommodate Chiltern View Farm as one elongated open plot of land with no subdivisions. They also show that the northern boundary of the eastern plots of “Mathews Pikle” survived until at least the mid-20th century. A small pond is shown on the PDA on the 1st-3rd edition maps (Figure 5). The plots were most likely used for agriculture or pasture. Westhey Manor is labelled “Lane Farm”.

The 3rd edition revised map of 1950 shows that a driveway and a series of small rectangular units had been established on the PDA (Figure 6). This could have been the beginnings of the Chiltern View Poultry Farm.

#### **3.2.3 Modern OS Map, 1977 (no figure)**

This is the first map that shows Chiltern View Farm in its current form, indicating that it was built sometime in the mid-20th century. The map shows the driveway with the main house and garages and a number of outhouses at the rear of the plot. The farm is labelled “Chiltern View Poultry Farm”.

### **3.3 Modern Land Use and Setting**

The NPPF defines setting as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative*





*contribution to the significance of an asset, and may affect the ability to appreciate that significance or may be neutral' (NPPF 2012, Annex. 2).*

Chiltern View Poultry Farm is currently abandoned and comprises a tarmac driveway, residential house, garages and outhouses in varying stages of disrepair. The grounds around the buildings consist of lawn, overgrown garden and boundaries of high trees and shrubs.

The setting of the PDA is rural and agricultural with good views across the low-lying land southwards towards the Chiltern Hills. The nearest built heritage asset within this setting is Westhey Manor, 350m to the west of the PDA. It lies within its own well-defined grounds, set back from the road and surrounded by high trees. Its setting does not add to its significance.

The setting of Higham Gobion and its scheduled monuments on higher ground to the east is significant in the assessment of heritage assets within that village and the village itself; however, it is located too far to the east to directly relate to the setting of the PDA.

The roadside setting of the potential below-ground asset of medieval closes and settlement at, and adjacent to, the PDA is interesting in terms of understanding the location of this settlement and possibly explaining its function but it does not add to its significance.

### **3.4 Assessment of Potential and Significance**

This section assesses the potential for the survival of archaeological heritage assets in the light of the evidence discussed above. The criteria for assessing significance are listed in Appendix 5.

#### **3.4.1 Prehistoric**

The PDA lies in a landscape fairly densely scattered with prehistoric and Roman settlement remains. So far, these have been recorded through cropmark and fieldwalking evidence. The high visibility of cropmarks in the surrounding area makes it significant that no such cropmarks are recorded on the PDA itself. The potential for any prehistoric or Roman settlement remains to be present on the PDA is therefore assessed as *low*.

The regional research agenda state that more data is needed on the distribution, development and characterisation of Iron Age and Roman settlements (Oake 2007, 11). There is some potential for stray finds of these periods to be present on the PDA but their significance would be *low*.

#### **3.4.2 Anglo-Saxon to medieval**

A small number of Anglo-Saxon pottery sherds have been found to the south of the PDA and Higham Gobion is recorded as a Saxon estate in the Domesday Survey of 1086. The location of this estate centre is not known. For the medieval period there is definite evidence of settlement *foci* at Higham Gobion and Barton to the east and west of the PDA and on the PDA itself in



the form of surviving cropmarks and field boundaries of medieval closes which could represent potential settlement.

The potential for finding medieval heritage assets within the PDA is, therefore, assessed as *high*. The regional research framework states that, in general, few medieval rural settlements have been investigated within Bedfordshire. The study of surviving and deserted settlements with Saxon origins is given as a research priority as well as the identification of settlements “lower down” the settlement hierarchy, and their study at an internal micro scale and macro scale of broad patterns of settlement (Oake 2007, 14).

The small-scale nature of the proposed development makes it unlikely that broad-ranging information on the form and character of any medieval settlement on the site would be revealed. However, the presence of medieval features and/or artefacts would be a significant step towards determining whether the surviving closes and cropmarks are the remainder of medieval or later settlement or simply represent paddocks. Any such remains would be of *moderate* significance depending on their exact nature.

### **3.4.3 Post-medieval**

The field boundaries of the medieval closes survived into the post-medieval period and partially to the present day. Cartographic evidence dating from 1700 onwards shows them as fields or paddocks with no built development. The potential for post-medieval assets to be present on the PDA is, therefore, *negligible*. The significance of any stray finds related to agricultural use would be negligible. However, if it were possible to utilise any finds or features in the dating of the existing field boundaries and plots of land, the significance of this would be *moderate*.

### **3.4.4 Modern**

No modern heritage assets exist on the PDA and the potential for finding any below-ground modern assets is *negligible*.



## 4. IMPACT ASSESSMENT

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### 4.1 *The Proposed Development*

The proposed development comprises the demolition of the farmhouse, garages and other structures currently occupying the site and the erection of a replacement building on the site of the current farmhouse. Detailed construction or groundworks plans were not available at the time of writing this assessment.

### 4.2 *Direct Impacts on Heritage Assets*

The potential for any below-ground heritage assets on the PDA has been assessed as *low* for the prehistoric/Roman period; *high* for the Anglo-Saxon/medieval period; and *negligible* for the post-medieval and modern periods.

Groundworks associated with the proposed development could potentially adversely affect any such heritage assets. What needs to be borne in mind is that the construction of the existing buildings would already have adversely affected any potential below-ground heritage assets and compromised their overall context, setting and significance. However, there is potential for archaeological remains to survive adjacent to and in-between the foundations of existing buildings.

The impact on these potential below-ground assets could be *low to moderate*, depending on the precise nature of both the remains and the particular groundworks that affect them. Based on all of these overall factors, the significance of the impact of the proposed development would be *slight* for the prehistoric/Roman period; *moderate* for the medieval period; *slight to moderate* for the post-medieval period; and *neutral* for the modern period.

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

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

The PDA is located 350m east of Westhey Manor and *c.* 1km west of Higham Gobion village. It is surrounded by a boundary of trees and separated by several open fields from Westhey Manor as well as topographical changes and fields from Higham Gobion. The PDA is not in any functional or visual interrelationship with any of these sites. Furthermore, the proposed development will not change the type of occupation on the PDA or any of its boundaries.

The proposed development will have no impact on the setting of any extant heritage assets in the vicinity.



#### 4.4 Summary

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

Period	Potential of finding heritage asset on PDA	Significance	Potential impact	Significance of potential impact
<b>Prehistoric to Roman (43 BC – AD 450)</b>	Low	Low	Low to moderate	Slight
<b>Anglo-Saxon to medieval (450–1550)</b>	High	Moderate	Low to moderate	Moderate
<b>Post-medieval (1550–1900)</b>	Negligible	Negligible to moderate	Low to moderate	Slight to moderate
<b>Modern (1900 – present)</b>	Negligible	Negligible	Negligible	Neutral

**Table 1:** Potential, significance and impact summary for below-ground assets

#### 4.5 Confidence Rating for the Current Study

As a general rule, desk-based assessments cannot be used as a predictive tool for the precise location and characterisation of sub-surface archaeological deposits. The nature of desk-based studies means that they rely on artefacts being reported and logged in the HER and information from intrusive investigations in the vicinity of the subject site and the wider landscape.

This assessment carries a rating of reasonable confidence, particularly in the light of good cartographic and aerial photographic evidence. However, the unpredictable nature and presence of sub-surface and, therefore, non-visible archaeological remains has to be borne in mind.



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## 6. APPENDICES

### 6.1 Appendix 1 – Designated Heritage Assets within a 1.5km radius of the PDA

#### 6.1.1 Scheduled Monuments

HER no.	Name	Description	Period
DBD 3024	Settlement evidence, Higham Gobion	Earthwork evidence of a possible moat or enclosure maybe dating to the 12th century in the field to the east of the present village.	Medieval
DBD 2638	Castle Mound (The Camp), Higham Gobion	Motte and bailey type construction. This is the site of a medieval fishery to the north-east of Higham Gobion.	Medieval

#### 6.1.2 Listed Buildings

HER no.	Name	Description	Grade
1072	ST MARGARET'S CHURCH	Parish church, 14th-15th century but with much 19th century restoration.	II*
1073	MANOR HOUSE	16th century manor house, reworked 20th century.	II
1074	WESTHEY MANOR	17th century timber framed house, with 20th century additions and alterations.	II
3725	THE OLD RECTORY	17th century house, formerly a rectory. Reworked in the 19th century; 20th century extension.	II
3789	FIELDEN HOUSE	House with 17th century origins, extensively altered in the late 18th and 19th centuries.	II
4776	MANOR HOUSE, Manor Road	17th century grade II listed building.	II
4778	MANOR COTTAGE, 80 Manor Road	18th century grade II listed building.	II
10240	125 BEDFORD ROAD	Grade II listed 17th century farmhouse.	II
13185	MANOR COTTAGE, Higham Gobion	A 16th century, reworked in the 18th-19th century, Grade II listed house.	II
15506	BARN about 30m South West of Manor House Farm, Manor Road	A 17th century Grade II listed barn, now converted to residential use.	II

### 6.2 Appendix 2 – Undesignated Heritage Assets within a 1.5km radius of the PDA

HER no.	Name	Description	Period
65	ROAD SYSTEM	Road systems around Gravenhurst are shown on 18th and 19th century maps and mentioned in medieval documents. Some of the roads are still in use.	Post-medieval
404	THE CAMP, Medieval fishery, Higham Gobion	Triangular earthwork forming a dam to enclose a large pond with a central mound for a nesting island. A series of smaller fishponds attached to SE corner	Medieval



HER no.	Name	Description	Period
773	HIGHAM GOBION MEDIEVAL VILLAGE	Shrunken village remains with earthwork evidence of possible moat or enclosure. Reports of medieval structures in field to east.	Medieval
1804	CROPMARKS, West of Village	An area of cropmarks, probably ploughed-out field boundaries.	Medieval
3322	RIDGE AND FURROW, Pulloxhill parish	Areas of ridge and furrow recorded from aerial photography and historic maps indicating former medieval and later common fields and furlongs within Pulloxhill parish. Much underwent early enclosure.	Medieval
3566	EARTHWORKS, North of Grange Farm	An area of earthworks including possible house platforms.	Medieval
3899	QUARRY	The site of a quarry	Medieval
6980	RIDGE AND FURROW, Higham Gobion parish	Remains of medieval ridge and furrow visible as cropmarks.	Medieval
7365	RIDGE AND FURROW, Silsoe parish	A length of medieval ridge and furrow visible in some of the fields.	Medieval
7998	CROPMARKS & IRON AGE POTTERY, North East of Barton Sewage	Double-ditched trackway running NW-SE, flanked by rectilinear enclosures, in area where Iron Age pottery found during field-walking.	Prehistoric
8342	ROAD from New Inn to Higham	Post-medieval road in varying states of preservation.	Post-medieval
8905	ST MARGARET'S PARISH CHURCHYARD	Post-medieval parish churchyard	Post-medieval
9348	FLINTS	A few worked flints found in glacial gravel.	Prehistoric
9349	IRON AGE OCCUPATION, North West of Higham Gobion village	Iron Age sherds and occupation evidence, located by field-walking	Prehistoric
9350	CROPMARKS & IRON AGE POTTERY, in South of Higham Gobion	Sub-rectangular enclosure with annexe, in area where Iron Age sherds found during field-walking	Prehistoric
9351	ROMAN POTTERY	A single sherd of Roman pottery found at this location.	Roman



HER no.	Name	Description	Period
9352	CROPMARKS, IRON AGE & ROMAN OCCUPATION, West of Westhey Manor	Extensive series of rectilinear enclosures along a N-S linear feature, with a separate, more compact, enclosure group to the SW. Large dark area with early Iron Age, Belgic and Roman sherds identified during field-walking.	Prehistoric to Roman
9353	CROPMARKS, IRON AGE POTTERY & QUERN, South of Barton Sewage Works	Rounded polygonal enclosure and linear features, in area where Iron Age sherds and saddle quern fragment found during field-walking	Prehistoric
9354	CROPMARK, IRON AGE, ROMAN & SAXON POTTERY, East of Hyde Farm	Sub-rectangular enclosure in area where Iron Age, Roman and Saxon pottery found during field-walking	Prehistoric, Roman, Anglo-Saxon
9355	IRON AGE OCCUPATION, East of Barton village	Dark area with Iron Age sherds, located by field-walking	Prehistoric
11982	ROMAN OCCUPATION, Han Furlong	Roman pottery uncovered during World War II army training exercise	Roman
12148	OLD WORKHOUSE	Site of demolished post-medieval workhouse.	Post-medieval
12181	WATERCRESS BEDS, E of Manor Road	Site of former watercress beds.	Post-medieval
15294	MEDIEVAL & POST MEDIEVAL ACTIVITY, North West of Barton-le-Clay	Limited medieval and post medieval occupation north west of Barton-le-Clay.	Medieval
15316	CROPMARKS, East of Barton-le-Clay	Curvilinear cropmarks, probably not archaeological in origin.	Undated
15544	WATERCRESS BED, Manor Farm	Former watercress bed.	Post-medieval
16387	GRANARY at MANOR FARM	A 19th century granary in Barton.	Post-medieval
16654	CROPMARK, North East of Faldo Farm	A sub-circular enclosure cropmark in Barton.	Undated
16706	CROPMARKS, ?Medieval settlement, East of Westhey Manor	A series of roadside closes recorded as 'Barton Pikles' & 'Mathew's Pikle' on 1700 map.	Medieval





HER no.	Name	Description	Period
16707	CROPMARKS, North of Barton village	Roughly circular enclosure with possible annexe.	Undated
17012	BARTON MEDIEVAL VILLAGE	Barton village has been settled since the medieval period and the manorial holding is recorded in the Domesday Book of AD 1086. The medieval village developed around and to the N of St Nicholas Church, which dates to the 13th century and was located around	Medieval
17112	CROPMARKS, South of Higham Gobion	A complex mass of polygonal enclosure cropmarks.	Undated
19560	TOLLGATE, A6 Trunk Road	Site of a tollgate on the A6.	Post-medieval
19561	A6 TRUNK ROAD (FORMER TURNPIKE ROAD), Bedford - Luton	Route of the A6 trunk road from Bedford to Luton, turnpiked 1727.	Post-medieval
19374	MEDIEVAL FINGER RING, south west of Fielden House	Silver-gilt 'fede' finger-ring with a bezel in the form of a pair of clasped hands.	Medieval

### 6.3 Appendix 3 – Events within a 1.5km radius of the PDA

Event ID	Name	Description	Contractor
925	Barton Bypass	Watching brief and rescue archaeology. Prehistoric, Roman finds but no features. Possible medieval cobble surface and pottery.	Manshead Archaeological Society
92	Church of St. Margaret	Watching brief. The photographic recording and monitoring of the rebuilding of the buttress at the south-western corner of the church.	Heritage Network
890	Dutch Barn, Manor Farm, Higham Gobion	Watching brief during construction of a stanchion base for a new Dutch Barn. Revealed no archaeology.	Bedfordshire County Archaeology Service
351	Grange Farm, Barton-le-Clay	Archaeological evaluation, revealed no remains.	Bedfordshire County Archaeology Service

### 6.4 Appendix 4 – Cartographic Sources

Source	Description	Reference
CBC HER	Transcript of 1700 estate map of Higham Gobion	n/a
National Library of Scotland <a href="http://maps.nls.uk/geo/records/">http://maps.nls.uk/geo/records/</a>	1881 – 1950 1st to 3rd edition (rev) 6 inch OS maps.	Map sheet XXVI.SW



## 6.5 Appendix 5 – Significance and Impact Criteria

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

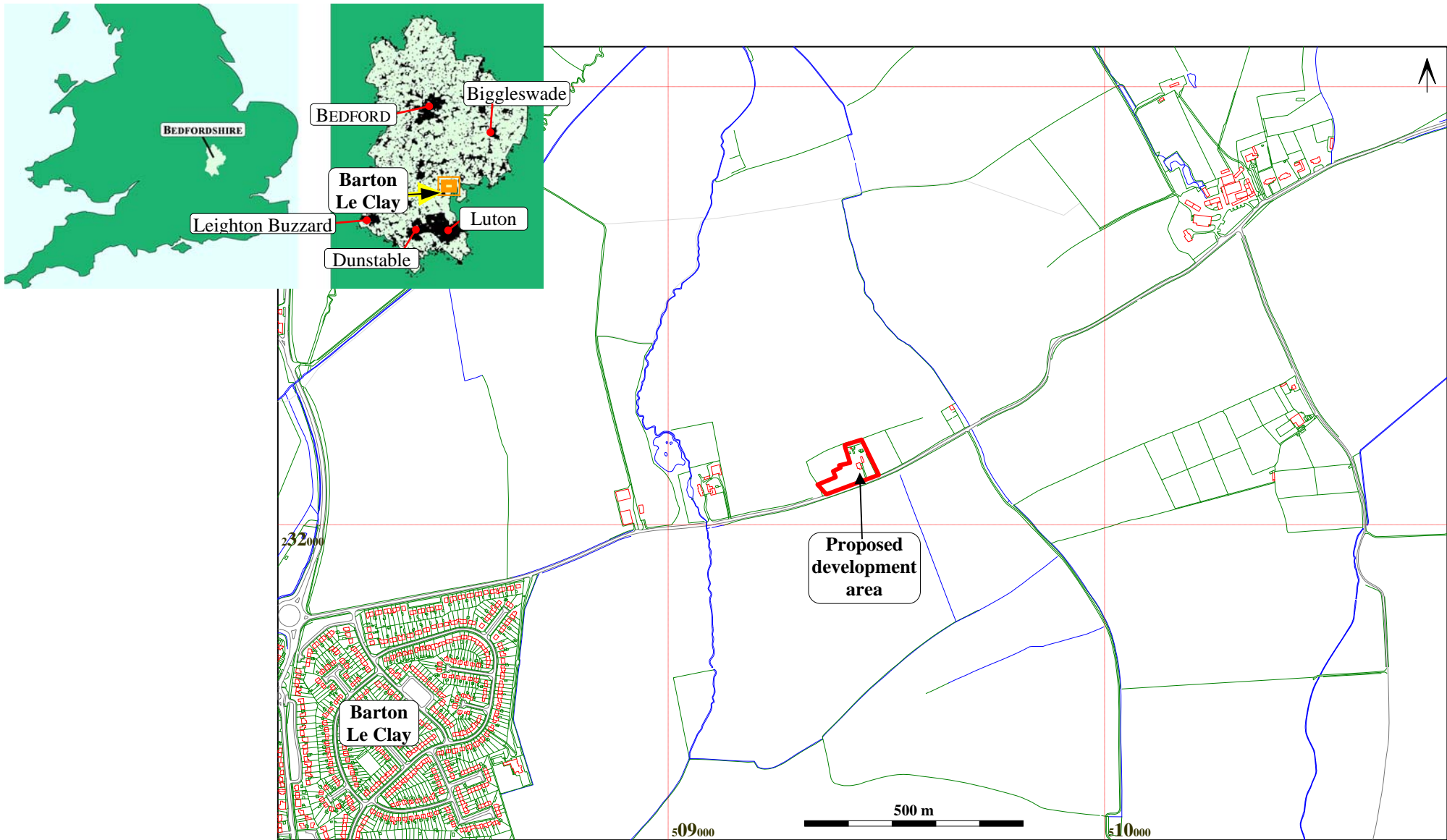
<b>Magnitude of Impact</b>	<b>Effect of Impact</b>
High	Causes total destruction of or permanent change to most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly considerably reduce the significance of the asset and would not normally be reversible.



<b>Magnitude of Impact</b>	<b>Effect of Impact</b>
Moderate	Either: causes permanent change to or loss of many key elements of the asset that lead to a moderate loss of its overall integrity and reduction in significance. Moderate change to the setting of the asset. Or: temporarily causes major loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
Low	Either: causes permanent change to some key or peripheral elements of the asset, or changes to the setting of the asset, that lead to a slight loss of its overall integrity or significance. Or: temporarily causes moderate loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
Negligible	Minor permanent or temporary changes to the asset that have no appreciable direct or indirect effect on the asset or its setting and do not affect its significance.
No change	No change to the asset or its setting.

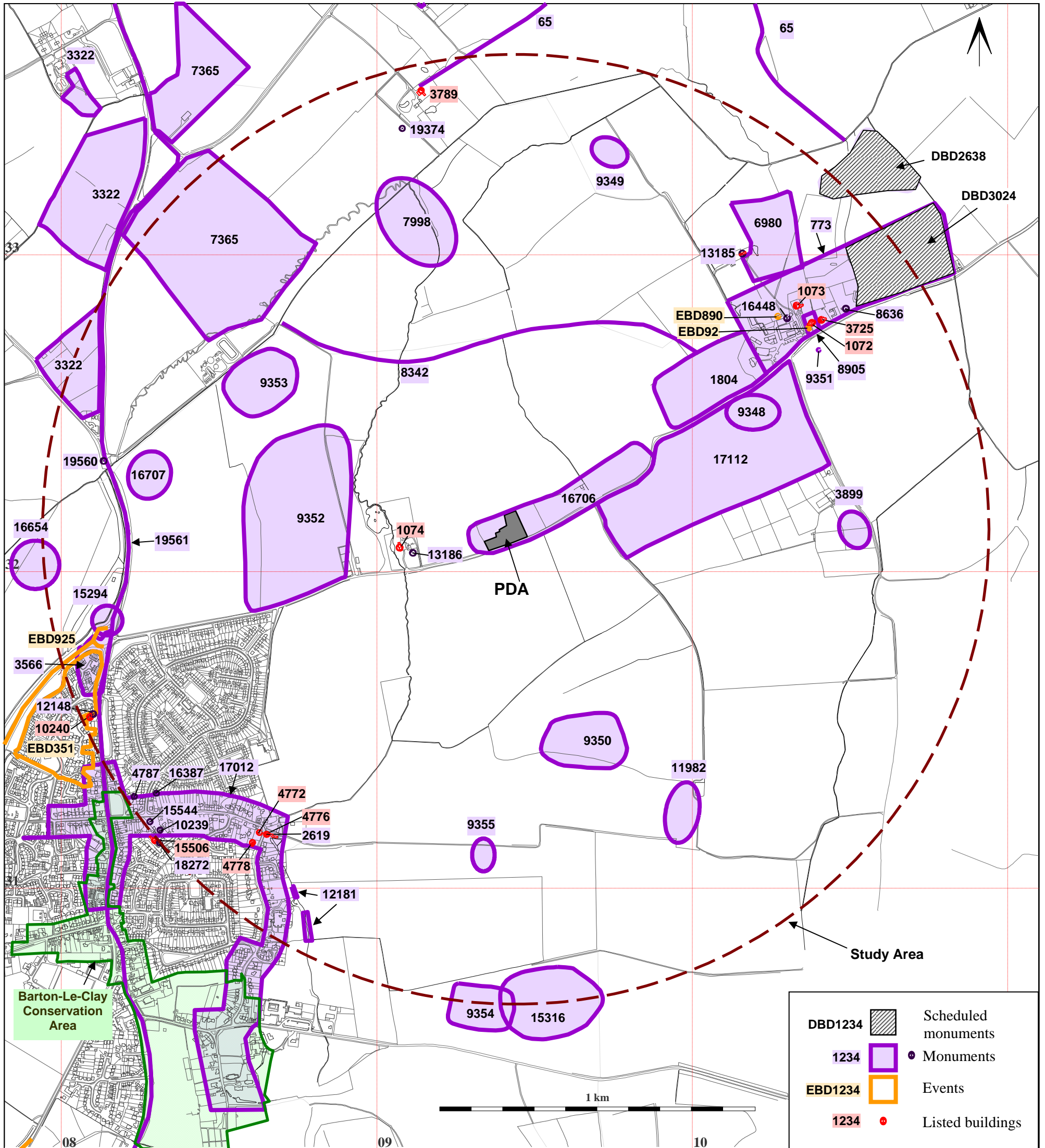
### 6.5.1 Significance of effects matrix

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

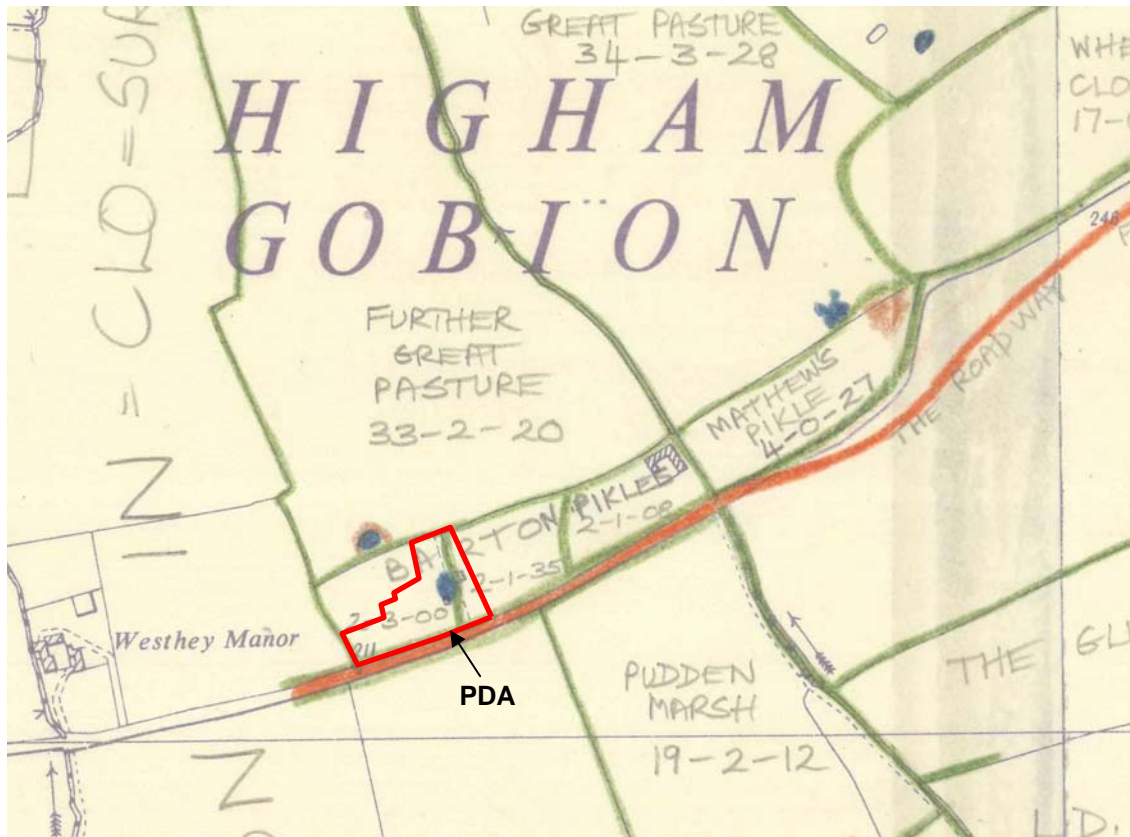


**Figure 1: Site location**

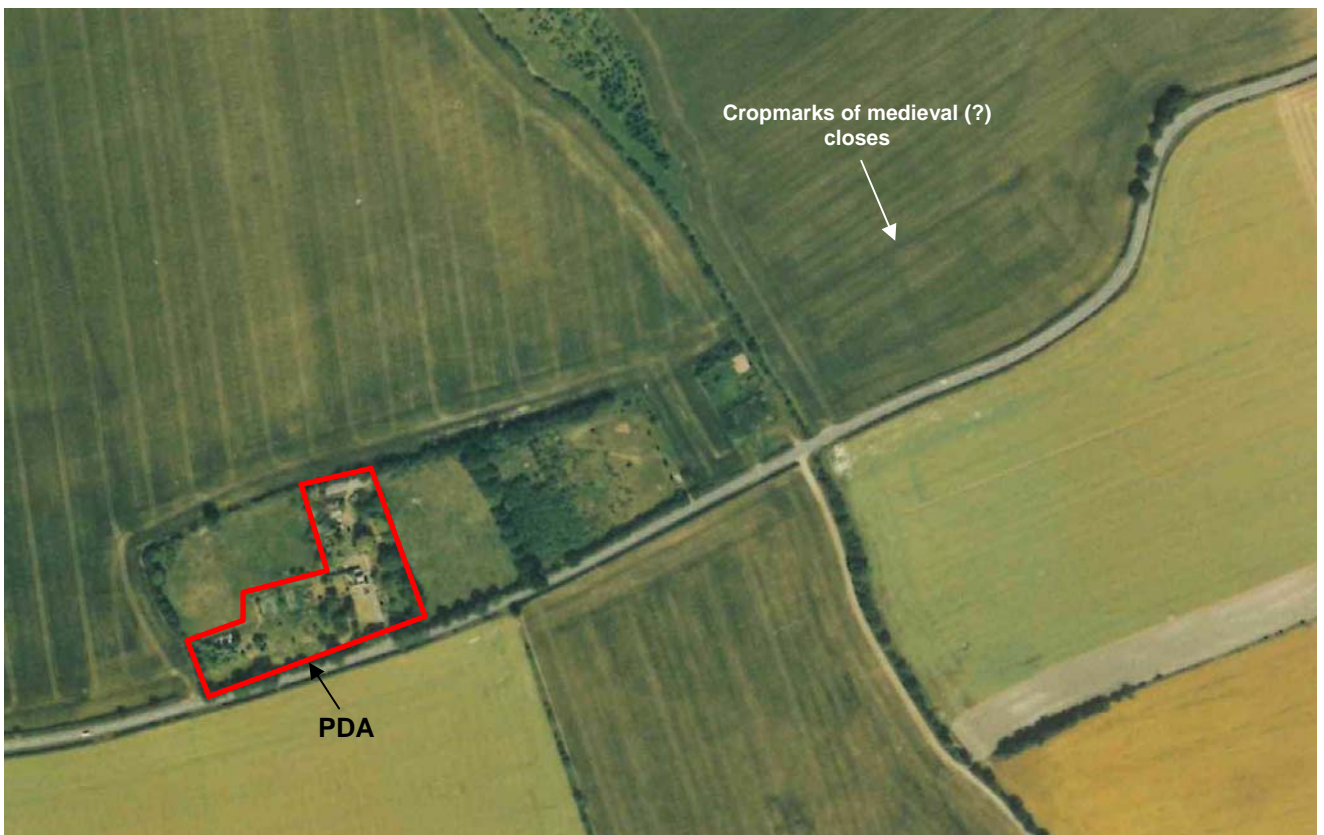
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**Figure 2: Heritage assets within 1.5km of the proposed development area.**  
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**Figure 3:** Transcribed Higham Gobion estate map of 1700



**Figure 4:** Extract from aerial photograph July1996\_Run13\_2091

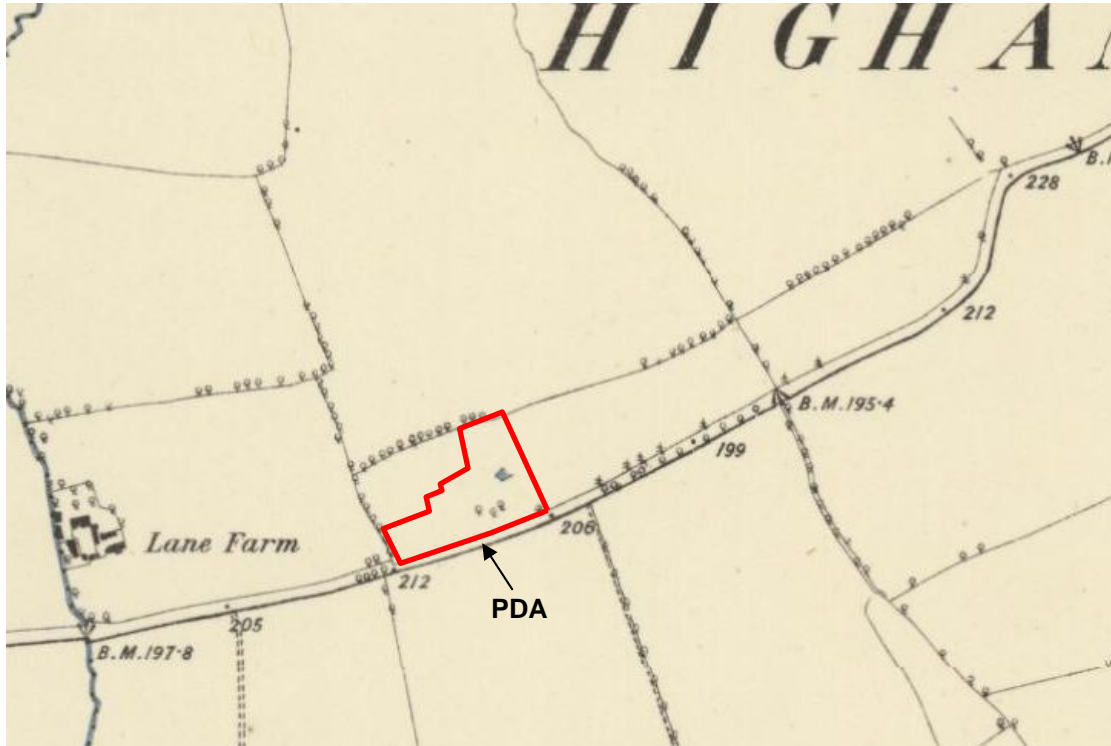


Figure 5: 1881 first edition 6-inch OS map\*

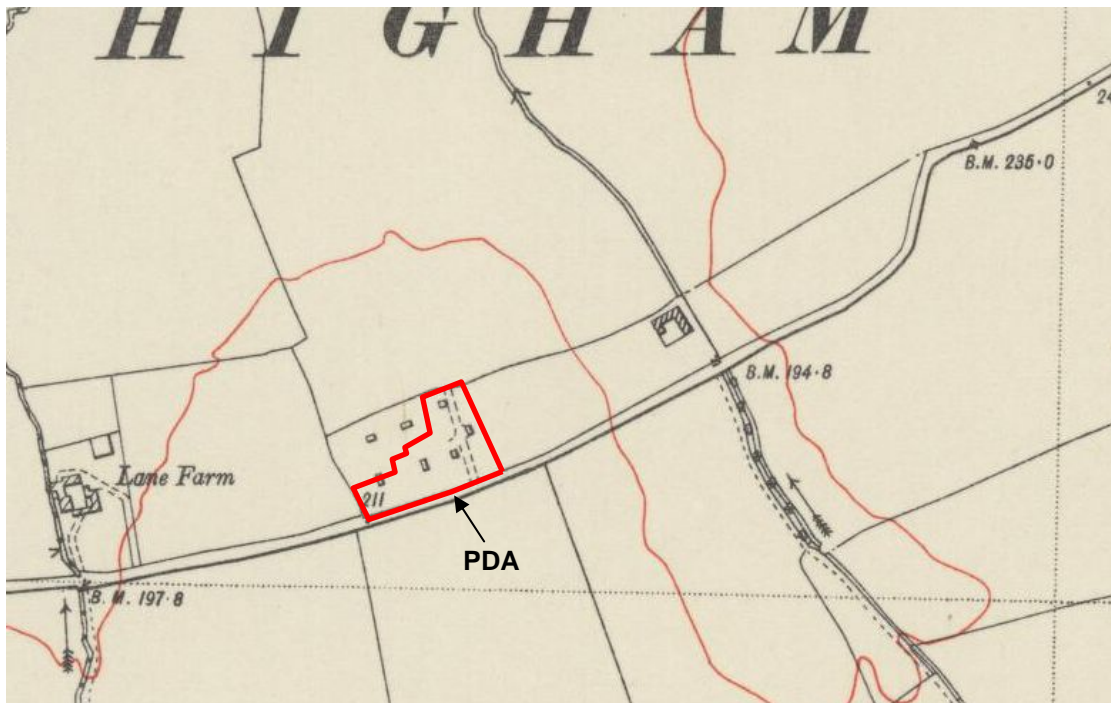


Figure 6: 1950 third revised edition 6-inch OS map\*

\* Images used courtesy of National Library of Scotland

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