

**BLACK MOOR FARM HOUSE
NEW ROAD
MAULDEN
BEDFORDSHIRE
HERITAGE STATEMENT**

Albion
archaeology



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MAULDEN
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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 Jo Barker (Archaeological Supervisor). The figures were prepared by Joan Lightning (CAD Technician) and Jo Barker. Albion Archaeology projects are under the overall management of Drew Shotliff (Operations Manager) and Hester Cooper-Reade (Business Manager).

Albion Archaeology is grateful to Mr Steve Everitt for commissioning the report. We would also like to acknowledge the assistance of Sam Mellonie (Historic Environment Officer, Central Bedfordshire Council) and the staff at the Bedfordshire and Luton Archives and Records Service.

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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, together with the significance and impact criteria.



Key Terms

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
BLARS	Bedfordshire and Luton Archives and Record Service
CA	Conservation Area
CBC	Central Bedfordshire Council
CIfA	Chartered Institute <i>for</i> Archaeologists
DBD	Designation BeDfordshire
DCMS	Department for Culture, Media and Sport
EBD	Event BeDfordshire
EH	English Heritage (now Historic England)
HE	Historic England
HELM	Historic Environment Local Management
HER	Historic Environment Record for Central Bedfordshire
LPA	Local Planning Authority
NHLE	National Heritage List for England
NLS	National Library of Scotland
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Proposed development area



Non-technical Summary

Mr Steve Everitt is gathering baseline information on land at Black Moor Farm, New Road, Maulden, Bedfordshire, in support of two planning applications for the erection of a new agricultural storage building (CB/15/02815/FULL) and change of use of an existing agricultural access to vehicular access to Black Moor Farm House (CB/15/02805/FULL).

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 areas (PDAs) and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting. The assessment has been drafted in accordance with the National Planning Policy Framework (NPPF).

The area surrounding the proposed developments contains a number of undesignated heritage assets of local and/or regional significance, dating to the prehistoric, Iron Age, Roman, medieval and post-medieval periods. Many of these comprise Iron Age and Roman artefacts recovered from fields to the west of the PDAs and are associated with Roman settlement remains identified near Ruxox Farm to the west of the study area. A scheduled medieval moated site also exists to the south-west of the study area at Ruxox Farm.

The area of the proposed developments has been arable land or pasture since as early as Jeffreys' map of 1795 to the late 20th century. Small-scale development following the construction of New Road began in the early 20th century, but development within the PDA did not begin until the later part of the 20th century.

Groundworks associated with the proposed development could potentially adversely affect any surviving, below-ground heritage assets, particularly of Iron Age and Roman date. The impact could be low to high, depending on the precise nature of both the remains and the particular groundworks that affect them. The significance of the impact (before mitigation) could be moderate / large for the prehistoric to Roman period but no more than slight / moderate for all other periods (see summary table below).

There are no heritage assets in the immediate vicinity of the PDAs whose setting might be affected by the proposed developments. The scheduled moated site at Ruxox Farm lies c. 800m to the south-west of Black Moor Farm. Given the distance and the presence of masking trees and hedges, the significance of the impact of the proposed developments on the setting of the monument is assessed as no more than neutral / slight.

The following table summarises:

- the potential for and significance of archaeological heritage assets on the PDA and;*
- the impact of the proposed development (and the significance of that impact) on those assets and their setting.*



<i>Assets</i>	<i>Potential for finding asset</i>	<i>Significance</i>	<i>Impact</i>	<i>Significance of impact (before mitigation)</i>
<i>Prehistoric to Roman (before AD 410)</i>	<i>Moderate to high</i>	<i>Moderate</i>	<i>Low to high</i>	<i>Moderate / large</i>
<i>Anglo-Saxon to medieval (410–1550)</i>	<i>Low</i>	<i>Low to moderate</i>	<i>Low to high</i>	<i>Slight / moderate</i>
<i>Post-medieval (1550 to 1750)</i>	<i>Negligible to low</i>	<i>Negligible to low</i>	<i>Low to high</i>	<i>Neutral / slight</i>
<i>Modern (1750 to present)</i>	<i>Negligible</i>	<i>Negligible</i>	<i>Low to high</i>	<i>Neutral / slight</i>
<i>Setting</i>	<i>–</i>	<i>Low to moderate</i>	<i>Negligible</i>	<i>Neutral / slight</i>

If required by the LPA, 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.



1. INTRODUCTION

1.1 *Planning Background*

Mr Steve Everitt is gathering baseline information on land at Black Moor Farm, New Road, Maulden, Bedfordshire, in support of two planning applications for:

- the erection of a new agricultural storage building (CB/15/02815/FULL)
- change of use of an existing agricultural access to vehicular access to Black Moor Farm House (CB/15/02805/FULL).

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 two proposed development areas (PDA) and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting.

In March 2012 the government issued the new *National Planning Policy Framework* (NPPF). This heritage statement has been drafted in accordance with Policy 128 of the Framework.

1.2 *Site Location and Description*

Maulden is located in the centre of Bedfordshire, 2.7km north-east of Flitwick and 12km south of the county town of Bedford. The proposed development areas (PDA) at Black Moor Farm are 1.3km to the south of Maulden.

Black Moor Farm is on the north side of New Road, centred on National Grid Reference (NGR) TL 053976 366881. The surrounding land slopes down to the River Flit, 640m to the south-east and rises to the north towards Maulden. The proposed new vehicular access route will lead north-west from New Road to the farmhouse. The proposed new agricultural storage building will be situated immediately to the north-west of the farmhouse.

At present, the PDAs are a mix of pasture and agricultural land, part of which is bounded by mature hedges and trees.

The underlying geology comprises Woburn Sand Formation Sandstone, overlain by a mixture of superficial deposits comprising clay, silt, sand and gravel.



2. OBJECTIVES OF THE HERITAGE ASSET ASSESSMENT

2.1 *Planning Policy and Research Frameworks*

National and regional planning policy and research frameworks provide the context 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 PDAs.

2.1.1 National Policy Framework

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

Annex 2 of the NPPF defines heritage assets as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF, Annex 2).

Designated assets comprise, amongst others, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas.

Undesignated assets are any heritage assets that may formally be identified by the local planning authority to be important for the area, for example through local listing or as part of the plan-making process. These undesignated assets are still material in planning decisions and evidence of local listing and information on these heritage assets is held in the local Historic Environment Record (HER).

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

The NPPF is accompanied by a set of Good Practice Advice notes, issued by Historic England (HE 2015a, b and c).

2.1.2 Research Frameworks

English Heritage (now Historic England) 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.

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*

¹ <https://www.historicengland.org.uk/>



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 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 3.6.

2.2 Methodology

This desk-based assessment was prepared in accordance with the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014) and Central Bedfordshire Council's *General guidance for the preparation of archaeological desk-based assessments* (CBC 2012).

The study identifies any known heritage assets within the proposed development area and within a 500m buffer of its boundary (Figure 2). This is referred to as the study area. The proposed development areas are referred to as either the PDAs or "the site". The assessment also considers the likely impact of development on hitherto unidentified heritage assets that may potentially be affected by development within the PDAs.

The criteria for assessing significance and impact are based on those formulated by the Design Manual for Roads and Bridges, Volume 11, Part 3 (Cultural Heritage)². They are listed in Appendix 4.

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

2.2.1 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 ("events"), find spots, including data collected by the Portable Antiquities Scheme (PAS), and buildings of historical and archaeological significance.

The HER contains information specific to Central Bedfordshire and is maintained by Central Bedfordshire Council, Chicksands. A recent report for English heritage/Historic England has advised that locally maintained HERs should be 'the first point of call for and primary trusted source of investigative

² Available at: <http://www.standardsforhighways.co.uk/dmrb/vol11/section3/ha20807.pdf> [Accessed 02/09/2015]



research data and knowledge' (Oakleigh Consulting 2015). This document, therefore, uses the HER reference numbers for identifying heritage assets.

The HER search reference number for this study is 201616/130.

2.2.2 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. "Event" numbers given in this report are prefixed "EBD" (Events BeDfordshire).

2.2.3 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 3.

2.2.4 Walk-over survey

As part of the heritage asset assessment a preliminary walk-over survey of the site was undertaken on 27th August 2015. It was undertaken with the following aims:

- To verify, where appropriate, the results of the desk-based survey.
- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess issues of setting and views.



3. HERITAGE ASSET ASSESSMENT

3.1 Introduction

Figure 2 should be viewed in conjunction with this text, which reviews the known archaeological and historical heritage assets within the PDAs 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 and 2.

3.2 Designated Heritage Assets

No designated heritage assets lie within the study area.

3.2.1 Scheduled monument

No scheduled monuments lie within the study area. However, a scheduled moated site (SAM 20405/DBD1277) is located at Ruxox Farm, *c.* 800m to the south-west of the site (Figure 2). It is discussed in more detail in Section 3.3.5 below.

3.2.2 Listed buildings

No listed buildings lie within the study area.

3.3 Archaeological Heritage Assets

3.3.1 Previous archaeological investigations

A number of archaeological investigations have been carried out within the study area (EBD574, 791, 979). Only an evaluation in advance of Anglian Water's Ampthill to Sundon pipeline (EBD574) revealed archaeological remains.

A length of the pipeline to the south of the pumping station (Figure 2) was evaluated, revealing ditches, pits and postholes that contained Roman pottery and animal bone. One inhumation was also revealed; it was considered to be part of a known Roman cemetery excavated near Ruxox Farm (HER 918).

3.3.2 Prehistoric (Palaeolithic to Iron Age)

Only one heritage asset dating to the prehistoric period has been recorded within the study area — cropmarks of a series of rectilinear enclosures (HER 578) located immediately to the east of Black Moor Farm.

Two late Iron Age coins (HER 18637, 19671) have also been recorded by the Portable Antiquities Scheme (PAS) in fields to the north and south-west of the PDAs. In the same area an inhumation dating to the Iron Age was reputed to have been found, along with an associated pottery vessel (HER 2775).



Beyond the study area to the south-west a large number of flint artefacts dating from the Palaeolithic to the Bronze Age were recovered (HER 2771), although no finds of this type were identified in the adjacent length of the Ampthill to Sundon pipeline (EBD574).

3.3.3 Roman (43 BC– c. AD 410)

An area of Roman occupation (HER 918) known from stray finds is recorded within the HER, extending from the west side of the PDAs to west of Ruxox Farm (beyond of the study area). Excavations were carried out over a wide area around Ruxox Farm in the 1950s and 1960s (EBD814) by the Ruxox Research Group. The results of the investigations were interpreted as an extensive area of Roman occupation, comprising buildings, a possible temple, villa and a cemetery containing both inhumations and cremations burials. Between 1990 and 1991, archaeological investigations on the north and south side of New Road, in advance of the Ampthill to Sundon pipeline (EBD 574), uncovered further late Iron Age and Roman settlement and part of a Roman cemetery (Dawson 2004, 17–34).

A large number of Roman artefacts, including coins, knives, brooches, pottery and quernstones, has been recorded through the PAS in fields to the west of the PDA. A single coin (HER 18637) was also discovered in a field to the north. This suggests that the PDA lies on the eastern edge of the overall area of Roman activity described above.

The course of a Roman road suggested by the Viatores passes through the study area (HER 5342; Viatores 176) and follows the line of New Road immediately to the south of the PDA. Its existence, however, has not been confirmed on the ground. HER 5342 which is identified in the HER as an agger (the bank of a Roman road) follows the line of the Maulden Road; the latter was constructed as part of landscape reorganisation at enclosure and is, therefore, not Roman in date.

3.3.4 Anglo-Saxon (c. 450–1066)

No heritage assets or findspots of Anglo-Saxon date have been recorded within the study area.

3.3.5 Medieval (1066–1550)

Only one heritage asset and several metal artefacts of medieval date have been recorded within the study area. The most significant remains from this period is the moated site at Ruxox Farm (DBD1277, SAM20405), which lies outside the study area to the south-west

The cropmark of an irregular-shaped mound known as “Town Knoll” (HER 10125) was recorded c. 250m to the south-east of the PDA. It is marked on the enclosure map (Figure 4) but is recorded as medieval in the HER. The word ‘knoll’ refers to a round natural hill or mound and during the walkover survey a slight rise in the ground surface corresponding to its location was noted.



The moated site at Ruxox Farm comprises a D-shaped earthwork, which measures at least 250m by 160m and encloses the eastern end of a natural promontory. The northern part of the moat has been backfilled, although its line is discernible as slight linear hollows. Large fragments of stone found near the edge of the moat suggest that buildings once occupied the area close to the inner edge of the moat. Archaeological excavations carried out in the north-west corner of the enclosure in 1959 uncovered medieval stone walls, pottery, building materials and window glass as well as Roman pottery and tile fragments.

Two findspots of medieval date have been recorded by the PAS in fields to the west of the PDA. These comprised a strap fitting (HER 18650) and a possible horse harness decoration (HER18652). These artefacts were probably lost and spread during agricultural works in the surrounding fields.

3.3.6 Post-medieval (1550–1900)

All of the undesignated buildings within the study area are late post-medieval in date and situated along New Road:

- Onion drying shed at Brookside Farm, Maulden (HER 13402)
- Onion drying shed at Model farm, Maulden (HER13396)
- Post-medieval buildings to the south of New Road, now demolished (HER10123)

Of these, only the onion shed (HER 13396) at Model Farm is extant.

Other heritage assets of this period comprise a clay pit (HER 2969), which is visible on the 1884 OS map labelled as “Old clay pit” (Figure 5) and a cropmark corresponding to a field boundary (HER 3213) shown on an estate map of 1821, *c.* 600m to the east of the PDA.

A number of 17th-century coins and tokens (HER 19916, 18686, 18630) have been recorded by the PAS scheme in fields to the south-west of the PDAs. A coin of James I was recovered within 120m of the PDAs. These artefacts were probably lost and spread during agricultural works in the surrounding fields.

3.3.7 Modern (1900–present)

No modern heritage assets have been recorded within the PDA or study area.

3.4 Cartographic Evidence

Figures 3 to 8 should be viewed in conjunction with this text, which describes the changes visible on cartographic sources from the late 18th to the late-20th century.

3.4.1 Jeffreys’ map of Bedfordshire 1765 (Figure 3)

This map shows the area between Maulden and the River Flit as arable or pasture land. The exact location of the PDA is unclear as New Road does not exist at this time and field boundaries are not depicted on the map. The only



landmark relevant to the PDAs is Ruxox Farm in the south-east corner of the figure.

Black Moor, from which the later farm takes its name, is marked.

3.4.2 Enclosure map 1797 (Figure 4)

This shows the area of the PDA as arable or pasture land. An enclosure marked as “Town Knowl” corresponds to the cropmark recorded in the HER as ‘HER 10125’. Post-medieval buildings corresponding to HER 10123 are also visible to the south of the PDA.

3.4.3 1884–1924 Ordnance Survey maps (Figures 5 and 6)

The area of the proposed development remained as arable or pasture land between the enclosure map (Figure 5) and the 1924 OS map (Figure 6). The fields around the PDA were further sub-divided by 1884 and many of these boundaries were still in existence by 1924. On the OS map of 1924 the area of the proposed development is labelled “Small Holdings”.

New Road first appears on the OS map of 1924 and by this time a number of buildings have been built along its route. For example, Brookside Farm situated on the opposite side of New Road to the PDA has been built.

A clay pit marked on the 1884 OS map corresponds to HER 2969 (Section 3.3.6). It is still visible on the 1994 map, but no longer labelled. The “Town Knowl” is not marked on any of these maps.

3.4.4 1978 1: 10,000 OS map (Figure 7)

The map of 1978 shows the continued development, of land either side of New Road. Field boundaries marked on earlier OS maps (Figures 5 and 6) are largely still visible. A track defining the outline of the PDA could indicate that it is an area of unenclosed land at this point, but no buildings corresponding to Black Moor Farm exist within it.

3.4.5 1994 digital OS map (Figure 8)

Black Moor Farm is first depicted on the 1994 OS map (Figure 8). The shape of the farmhouse and the layout of the garden marked on the map are currently the same. The adjacent Black Moor Business Park also appears here for the first time, but is smaller than the current layout (Figure 1).

The claypit (HER 2969) is marked, but not labelled.

3.5 Setting

The NPPF defines setting as ‘*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance or may be neutral*’ (NPPF 2012, Annex. 2).



The PDAs are situated on the north side of New Road, in the area of Black Moor Farm. They are surrounded by fields to the north-east and south-east; and by Black Moor Business Park to the north-east. Brookside Farm lies on the opposite side of New Road.

A number of undesignated heritage assets of local significance exist within the study area, two of which are just to the south of the PDA (HER 10123, 13402). All except for the onion shed at Model Farm (HER 13396) have been demolished.

The most significant heritage asset in the vicinity of the site, and which needs to be considered in terms of its setting, is the medieval moated site (SAM 20405 / DBD1277) at Ruxox Farm.

3.6 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.

Construction of the buildings of Black Moor Farm and the adjacent business park in the late 20th century is likely to have already significantly truncated any archaeological remains that might once have existed in the vicinity of the PDAs. However, the fields to the west of the PDAs have been arable or pasture from at least as early as 1765, with development limited to buildings along New Road.

The criteria for assessing significance are listed in Appendix 4.

3.6.1 Prehistoric to Roman archaeological heritage assets

No sub-surface archaeological features of prehistoric or Roman date have been found within the study area, other than a reputed inhumation of Iron Age date (HER 2775). Cropmark enclosures to the west of the PDAs are considered to be prehistoric in date, but have not been subject to any archaeological investigation. The postulated line of a Roman road (HER 5342) to the south of the PDA is yet to be confirmed through archaeological investigation.

However, Roman and, to a lesser extent, Iron Age activity is suggested by a large number of metal artefacts recovered from fields to the west of the PDAs. This evidence could suggest that the Roman settlement evidence identified at Ruxox Farm does extend as far as the PDAs.

In light of this evidence, there is *moderate to high* potential that remains of prehistoric or Roman date may be present within the PDAs.

The research framework for Bedfordshire states that little detailed work has been carried out on the characterization of rural settlements in either the Iron Age or Roman period. For both periods patterns of settlement nucleation or dispersal are areas of considerable significance but are little understood (Oake 2007, 11). Pre-planning advice from Central Bedfordshire Council's



Archaeologist has stressed that the complexity of the Roman remains identified at Ruxox Farm makes them particularly significant.

If remains of this period did survive within the PDAs, they would probably be of at least *moderate* significance depending on their exact nature.

3.6.2 Anglo-Saxon to medieval archaeological heritage assets

No Anglo-Saxon heritage assets or find spots have been identified within the study area.

Medieval activity is suggested by a small number of metal artefacts recorded in the fields to the west of the PDAs. The ‘Town Knoll’ cropmark just to the south-east of the PDAs is also dated to the medieval period, although its significance or function is unclear. The most significant medieval heritage asset is the scheduled moated site at Ruxox Farm; however, this lies 0.8km south-east of the PDAs.

The potential for assets of this period to survive on the PDAs is assessed as *low*.

The research framework for Bedfordshire stresses the potential of studying the “development of the medieval and early post-medieval landscape, and the process by which field systems, woods etc. contribute to the current landscape” (Medlycott 2011, 85). In particular, further research into medieval enclosures is highlighted (Medlycott 2011, 70).

If any medieval assets were present on the PDAs, they would probably be of *low* to *moderate* significance depending on their exact nature.

3.6.3 Post-medieval

A number of post-medieval heritage assets exist in the vicinity of the PDAs. Of these a clay pit (HER 2969) to the north-west of the PDA and a late post-medieval onion drying shed (HER 13396) at Model Farm are the only surviving assets. A small number of coins and tokens recovered from fields to the west of the PDAs were probably lost and spread during agricultural works in the surrounding fields.

Cartographic evidence suggests that much of the area in and around the PDAs was arable land or pasture from at least the post-medieval period onwards, so the potential for assets of this period to survive on the PDAs is assessed as *negligible* to *low*. If remains of this period were to survive on the PDAs, they would probably be of *negligible* to *low* significance.

3.6.4 Modern

Land in and around the PDAs was not developed until the early 20th century. There is negligible potential for the survival of modern heritage assets within the PDA. Stray artefacts relating to 20th-century construction activity would be of *negligible* significance.



4. IMPACT ASSESSMENT

4.1 *The Proposed Development*

The proposed development consists of the construction of a new agricultural storage building to the north of the existing Black Moor Farm House (CB/15/02815/FULL) and change of use of an existing agricultural access to vehicular access to the farmhouse (CB/15/02805/FULL) (Figure 1). This will also mean that Black Moor Farm House can be directly accessed from New Road.

4.2 *Direct Impacts on Heritage Assets and Mitigation*

4.2.1 *Archaeological assets*

Groundworks associated with the proposed development could potentially adversely affect any archaeological heritage assets. The impact of the proposed development on potential below-ground assets could be *low* to *high*, depending on the nature of previous disturbance, and on the precise nature and depth of both the remains and the groundworks that affect them.

The potential for heritage assets on the PDA and their significance varies by period. Based on the proximity of potentially significant Roman remains to the west and south-west, the significance of any potential impact of the proposed development (before mitigation) could be *moderate* / *large* for this period. The significance of potential impacts for assets of any other period is assessed as no more than *slight* / *moderate*. A summary of significance of and impact on potential archaeological assets of any period is given in Table 1.

If required by the LPA, 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 development would represent further limited, modern development along New Road and in particular in the area adjacent to Black Moor Business Park, directly to the east of the PDAs.

Depending on the size of the proposed building it could have an impact on the setting of the scheduled moated site at Ruxox Farm (SAM 20405 / DBD 1277). However, the potential significance of the impact is assessed as no more than *neutral* / *slight* based on the distance of the monument from the PDA and the presence of mature trees and hedges along New Road, which will mask the development. The proposed new access is equally masked by trees and hedges.



4.4 Summary

The following table gives an indication of the relative significance of archaeological heritage assets, and their setting, and the development impact in the light of the nature of the development.

Assets	Potential for finding asset	Significance	Impact	Significance of impact (before mitigation)
Prehistoric to Roman (before AD 410)	Moderate to high	Moderate	Low to high	Moderate / large
Anglo-Saxon to medieval (410–1550)	Low	Low to moderate	Low to high	Slight / moderate
Post-medieval (1550 to 1750)	Negligible to low	Negligible to low	Low to high	Neutral / slight
Modern (1750 to present)	Negligible	Negligible	Low to high	Neutral / slight
Setting	–	Low to moderate	Negligible	Neutral / slight

Table 1: Heritage assets and significance

4.5 Confidence Rating for the Current Study

This assessment carries a rating of reasonable confidence. 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.

The unpredictable nature and presence of sub-surface and therefore non-visible archaeological remains has to be born in mind.



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6. APPENDICES

6.1 Appendix 1 – Known Heritage Assets within a 500m-radius of the PDA

6.1.1 Scheduled Monument

No.	Name	Description
DBD1277 SAM20405 NHLE no. 1007780	Moated site at Ruxox Farm	A large D-shaped moated site enclosing an island measuring at least 250m by 160m. The moat was constructed on a natural promontory overlooking the River Flitt. The moat ditch is dry and is 10–15m wide and up to 3m deep. In the fields to the north of the farm the moat has been backfilled, although its line is discernible as slight linear hollows. The island is generally flat but large fragments of stone scattered near the edges of the moat provide visible evidence that stone buildings once occupied the island edge.

6.1.2 Monuments and findspots

HER	Name	Description	Period
578	Cropmarks, north of New Road Farm	Rectilinear enclosure	Prehistoric
918	Roman occupation, Ruxox Farm	An extensive area of Roman occupation known from stray finds was investigated during the 1950s and 1960s and traces of walling and a possible bridge were found. Several fragments of "Venus" pipe clay figurines were found, and it has been suggested that there was a temple on the site, as well as a villa. Further archaeological work in the early 1990s uncovered evidence for metalworking, including a complete crucible containing traces of copper alloy. A cemetery was also excavated, with over 30 inhumations, as well as cremation burials.	Roman
2771	Prehistoric finds, Ruxox Farm	Large numbers of flint artefacts dating from the Palaeolithic to the Bronze Age period were found. Artefacts include a Mousterian-type hand axe, several scrapers and various different types of arrowhead. Part of a bi-conical urn dating from c. 1500 BC has also been found.	Lower Palaeolithic to early Bronze Age
2775	Iron Age burial	An extended inhumation burial found in association with a pottery vessel of late pre-Roman Iron Age date. (verbal communication 1972).	Late Iron Age
2969	Clay pit	Clay pit, labelled "Old Clay Pit" on 1901 OS map.	Post-medieval
3213	Field boundary, south of Russell Farm	A cropmark that corresponds to a field boundary shown on an estate map of 1821.	Post-medieval
5342	Roman road, Viatores 176	Suggested route of Roman road from Woburn to Dunton.	Roman
10125	Town Knowl	Irregular enclosure named "Town Knoll" at TL 056 366, in area of unenclosed land.	Medieval
18390	Roman coins, Ruxox	Nine coins found by metal detecting.	Roman
18391	Roman coin, Ruxox	A coin found by metal detecting.	Roman



HER	Name	Description	Period
18411	Roman coin, west of Black Moor Farm	A corroded and incomplete silver Denarius of Domitian.	Roman
18428	Roman coins, Ruxox Farm	Four coins and a sherd of Samian ware found whilst metal detecting.	Roman
18443	Roman coin, east of Woburn Lodge	A coin found by metal detecting.	Roman
18452	Roman coins, Ruxox Farm	3 rd and 4 th century coins found by metal detecting.	Roman
18611	Roman knives, Ruxox Farm	Two knives found by metal detecting.	Roman
18612	Roman coin, south-west of Woburn Lodge	A coin found by metal detecting.	Roman
18613	Roman coins, east of Woburn Lodge	Two coins found by metal detecting.	Roman
18625	Roman coins, south of Woburn Lodge	Two coins found by metal detecting.	Roman
18626	Roman coins, west of Woburn lodge	A coin found by metal detecting.	Roman
18627	Roman coins, south of Woburn Lodge	Two coins found by metal detecting.	Roman
18630	Trade token, west of Woburn Lodge	17th century trade token found by metal detecting.	Post-medieval
18636	Late Iron Age coin, north of Black Moor Farm	15–10 BC gold coin, a quarter stater of Tasciovanus' third coinage.	Iron Age
18637	Roman coin, north of Black Moor Farm	A silver siliqua of Constantine II found by metal detecting.	Roman
18646	Roman brooch and coins, west of Black Moor Farm	A brooch and eight coins found by metal detecting.	Roman
18650	Medieval strap fitting, west of Black Moor Farm	Copper alloy strap mount or buckle plate found by metal detecting.	Medieval
18651	Roman coins, north of Hillcote Farm	Nine coins found by metal detecting.	Roman
18652	Medieval/post-medieval harness decoration, north of Hillcote Farm	Cast copper alloy object of uncertain function, possibly relating to a horse harness decoration.	Medieval or post-medieval
18663	Roman coin, south-west of Woburn Lodge	3rd century coin of Carus, found by metal detecting.	Roman
18664	Roman coin, south west of Woburn Lodge	A silver radiate of Postumus, AD 260–269.	Roman
18686	Post-medieval finds, south of Woburn Lodge	A copper-alloy Nuremberg jetton, probably of Hans Schultes I and a milled silver shilling of William III, dated 1697.	Post-medieval
18687	Iron Age coin, south of Woburn Lodge	A late Iron Age coin found by metal detecting.	Roman
18688	Roman pottery, south of Woburn Lodge	Sherds of Roman pottery found by chance whilst metal detecting.	Roman
18748	Roman coin, north-east of Hillcote Farm	A very worn coin found by metal detecting.	Roman
18749	Roman coin, north-east of Hillcote Farm	A coin found by metal detecting.	Roman
18750	Roman vessel handle, north east of Hillcote Wood	A copper alloy handle presumed to be from a Roman vessel, found by metal detecting.	Roman
18766	Roman coin, south-west of Woburn Lodge	A copper-alloy nummus of Licinius I (AD 308–324) found by metal detecting.	Roman
18767	Roman coin, west of Woburn Lodge	A copper-alloy nummus of Constantine I (AD 306–337) found by metal detecting.	Roman



HER	Name	Description	Period
18772	Roman quernstone, north of Woburn Lodge	A fragment of a rotary quernstone of Roman (probably mid-1st to mid-2nd century) date.	Roman
18773	Roman quernstone, north of Brookside Farm	A stone (probably a lower stone) from a Roman rotary quern.	Roman
18779	Roman coins, south east of Woburn Lodge	A copper alloy barbarous radiate, copying Tetricus II of AD 275–285 and a copper alloy Roman nummus of the House of Constantine AD 321–324.	Roman
19384	Roman figurine, Black Moor Farm	A copper-alloy figurine of Genius-Paterfamilias type. The cast figurine takes the form of a standing, forward-facing male wearing a toga, which is pulled up around the head.	Roman
19394	Roman finds, Brookside Farm	Seven coins found by metal detecting.	Roman
19395	Roman coin, west of Black Moor Farm	Silver denarius of Aelius as Caesar, struck under Hadrian and dating to AD 137.	Roman
19396	Roman lock-pin, west of Black Moor Farm	Lock-pin with incomplete shaft.	Roman
19398	Roman nail, north of pumping station	An iron T-clamp style nail probably dating from the Roman period.	Roman
19399	Roman coin, north of pumping station	A copper-alloy barbarous radiate of c.AD 275–285.	Roman
19406	Roman brooch, west of Black Moor Farm	A fragment of a copper-alloy Hod Hill brooch of Roman (1st century) date.	Roman
19407	Roman coin, west of Black Moor Farm	Copper alloy nummus probably of the House of Constantine.	Roman
19408	Roman coin, south of Woburn Lodge	Copper alloy Radiate of uncertain ruler, reverse type and mint. c. 260-296 AD	Roman
19409	Roman coin, west of Brookside Farm	Copper-alloy radiate, possibly barbarous, of Divus Claudius II dating to the period AD 270–275.	Roman
19410	Roman coin, south of Woburn Lodge	Copper-alloy radiate, possibly barbarous c. AD 275–285.	Roman
19411	Roman coin, south of Woburn Lodge	Copper-alloy radiate, possibly barbarous c. AD 260–296.	Roman
19412	Roman coin, south east of Woburn Lodge	Copper-alloy nummus of the House of Constantine.	Roman
19419	Post-medieval coin, west of Black Moor Farm	A coin of James I.	Post-medieval
19420	Roman coins, west of Black Moor Farm	Four coins found by metal detecting.	Roman
19598	Roman coin, Woburn Lodge	A silver denarius of Elagabalus.	Roman
19629	Roman coin, Brookside Farm	A copper alloy nummus of the House of Constantine.	Roman
19630	Roman coin, Woburn Lodge	A Roman copper alloy Nummus of Diocletian.	Roman
19631	Roman coin, Woburn Lodge	A Roman copper alloy Nummus of the House of Constantine.	Roman
19671	Late Iron Age coin, south east of Woburn Lodge	A worn Iron Age copper-alloy unit of uncertain attribution and date.	Iron Age
19695	Roman brooch and two coins, south east of Woburn Lodge	Brooch and two coins found by metal detecting.	Roman



HER	Name	Description	Period
19760	Roman coin, south of Hiam Business Centre	A copper-alloy coin, dating to the 1st or 2nd century AD.	Roman
19913	Roman coin, north-west of Brookside Farm	Coin of uncertain emperor.	Roman
19914	Roman coin, north-west of Brookside Farm	Coin, probably of House of Valentinian.	Roman
19915	Roman coin, north-west of Brookfield Farm	Coin of uncertain emperor.	Roman
19916	Elizabethan halfpenny, north of Woburn Lodge	Elizabethan silver halfpenny.	Post-medieval

6.1.3 Buildings (extant and demolished)

HER no.	Name	Description	Period
13402	Onion drying shed, Brookside Farm, Maulden	Site of demolished onion shed	Post medieval
13396	Onion drying shed, Model Farm, Maulden	Converted into deep litter hen-house prior to 1967	Post-medieval
10123	Buildings (site of), south of New Road	Site of demolished post-medieval buildings	Post-medieval

6.2 Appendix 2 – Events within a 500m-radius of the PDA

Event ID	Name	Description	Date/Contractor
EBD574	Anglian Water Ampthill to Sundon Pipe-line	Archaeological field evaluation, comprising eight transects along the planned route of the pipeline. The area south of the pumping station produced large quantities of Roman material, including a probable inhumation and cremation cemetery that could extend to the south of the A507. The area covering Transects 9–11 contained a much lower density of archaeological remains, including a possible Mesolithic area.	Bedfordshire County Archaeology Service 1990
EBD791	New Road, Maulden; Watching Brief	During August 2007 ASC Ltd were commissioned by Mr and Mrs Iddeson to carry out a watching brief at New Road, Maulden during groundworks for new buildings associated with an alpaca farm. Topsoil and subsoil stripping was monitored. No archaeological features were observed.	Archaeological Services and Consultancy Ltd
EBD814	Excavation R. C. 2. At the Romano-British site, Ruxox Farm, Flitwick	This excavation continues from R.C.1 in a large area of waterlogged waste land adjacent to the brook crossing the Holdings. The possible remains of a Roman bridge was revealed, along with pottery, animal bone, charcoal, mortar and a variety of wood fragments. Fragments of cinerary urns with some traces of calcined bone were found, probably washed out from a nearby Roman-British cemetery.	Ruxox Research Group



Event ID	Name	Description	Date/Contractor
EBD979	Archaeological test pits at Church Farm, Flitton	Six test pits averaged about 2m in length, 1m in width and up to 1.5m in depth. No archaeological evidence was identified below a sequence of peat deposits.	Albion Archaeology

6.3 Appendix 3 – List of Cartographic Sources

Year	Map/document	Source
1765	Jeffreys' map of Bedfordshire	BLARS reading room
1797	Enclosure map	BLARS reading room, ref. R1/261
1884	1st ed. OS 6-inch map	National library of Scotland
1924	2nd ed. (revised edition) OS 6-inch map	National library of Scotland
1978	1:10,000 OS map	St. Mary's Church
1994	Digital OS map	St Mary's Church, Central Bedfordshire Council Licence No. 100049029 (2011)

6.4 Appendix 4 – Significance and Impact Criteria

Significance	Definition
<i>International or very high</i>	A designated World Heritage Site or place of equivalent 'outstanding universal value' and international significance
<i>Regional to national or high</i>	Designated heritage assets (scheduled monuments, Grade I or Grade II* listed buildings, registered Park or Gardens or battlefields) of national significance. Or: Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which are: <ul style="list-style-type: none"> • rare in the heritage 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>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"> • more commonly found in the heritage 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>Local or low</i>	Assets which are: <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



Significance	Definition
<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.

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

6.4.1 Significance of effects matrix

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

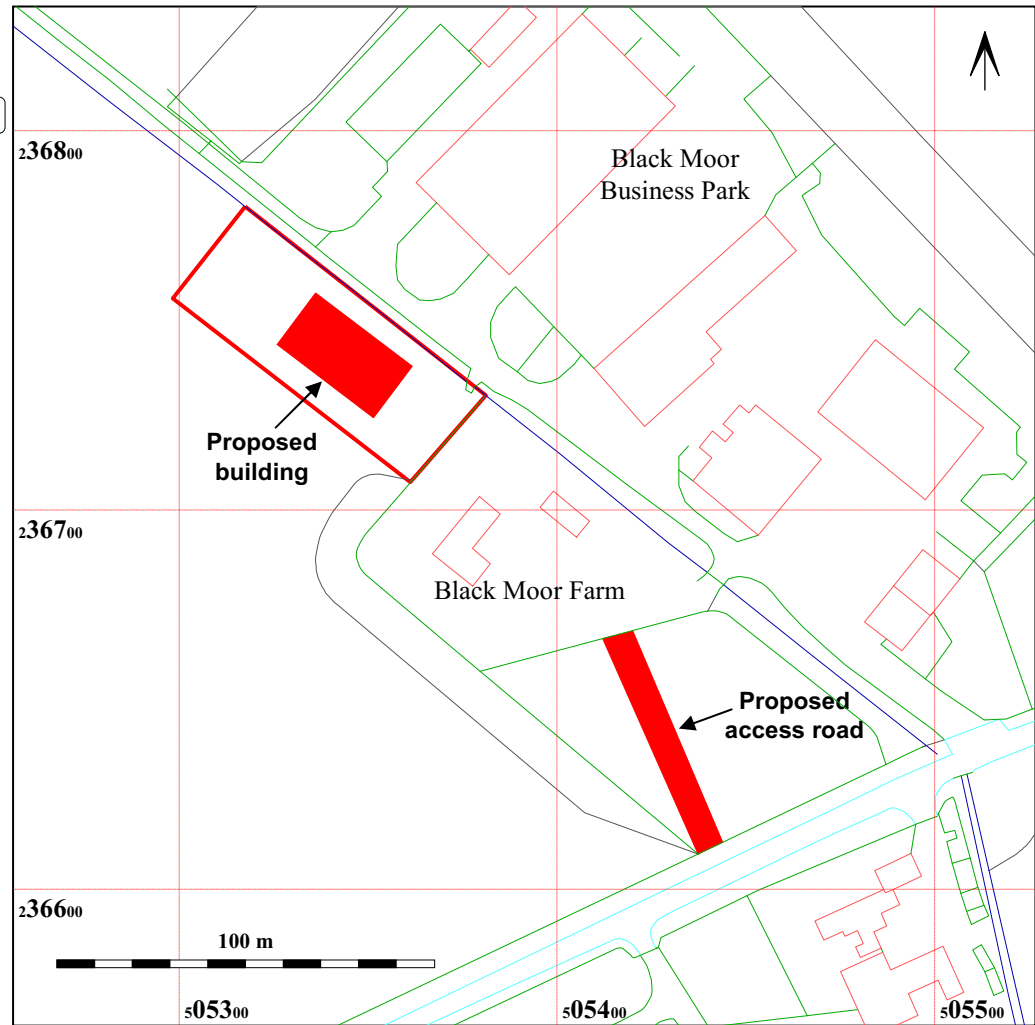
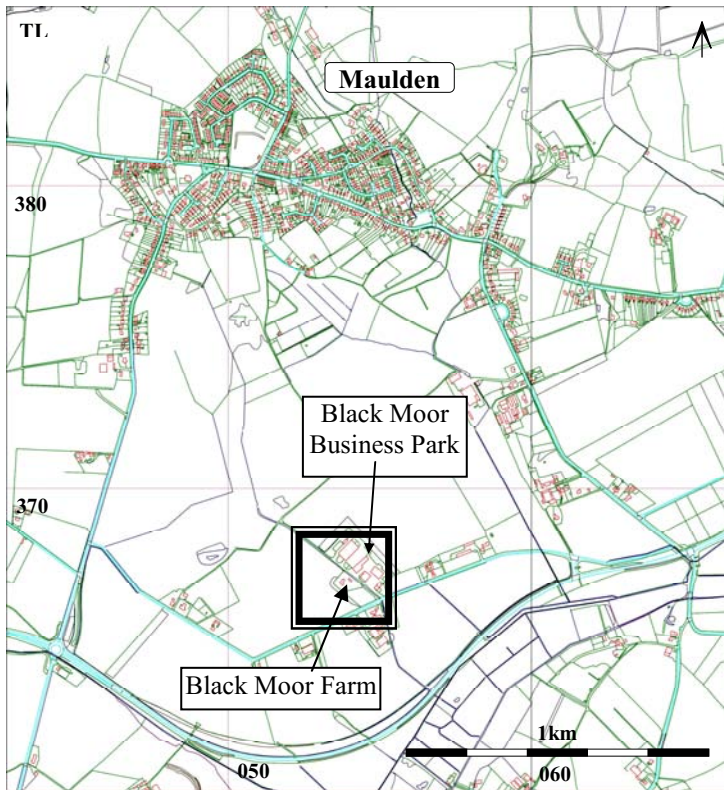
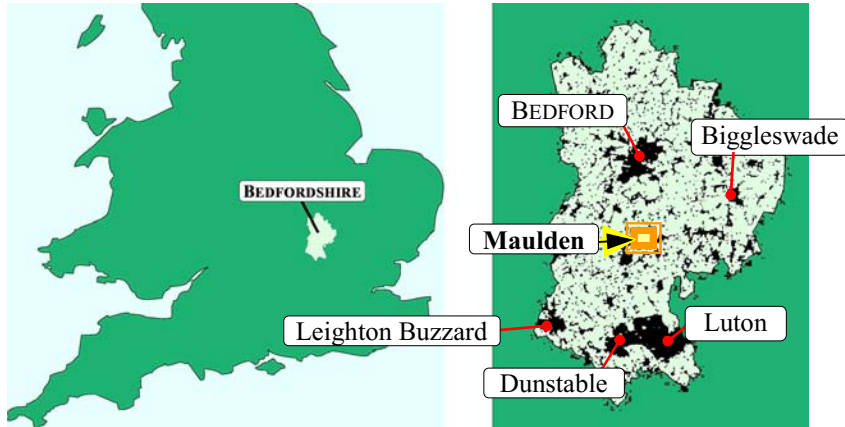


Figure 1: Site location

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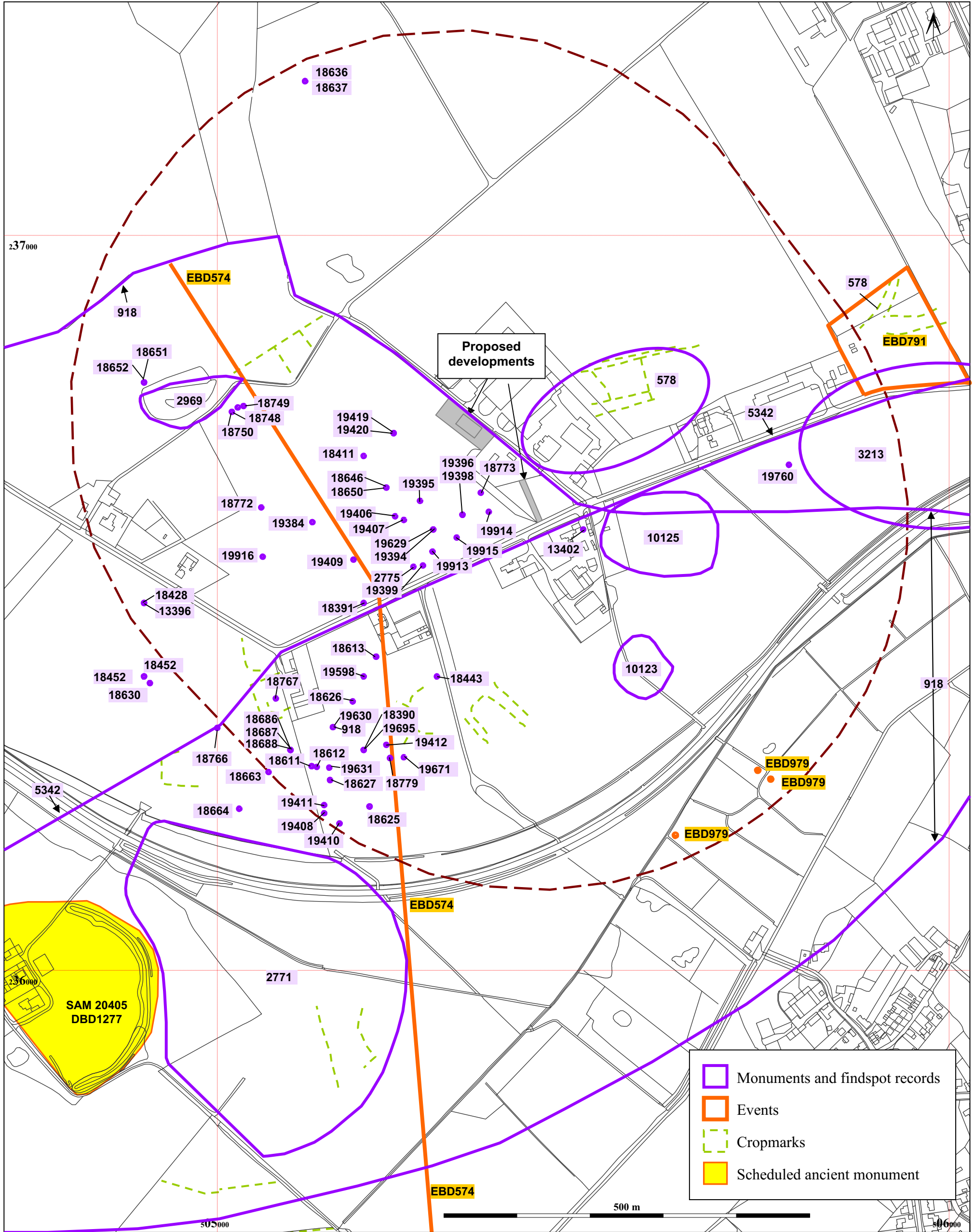


Figure 2: Heritage assets within 500m of the proposed developments

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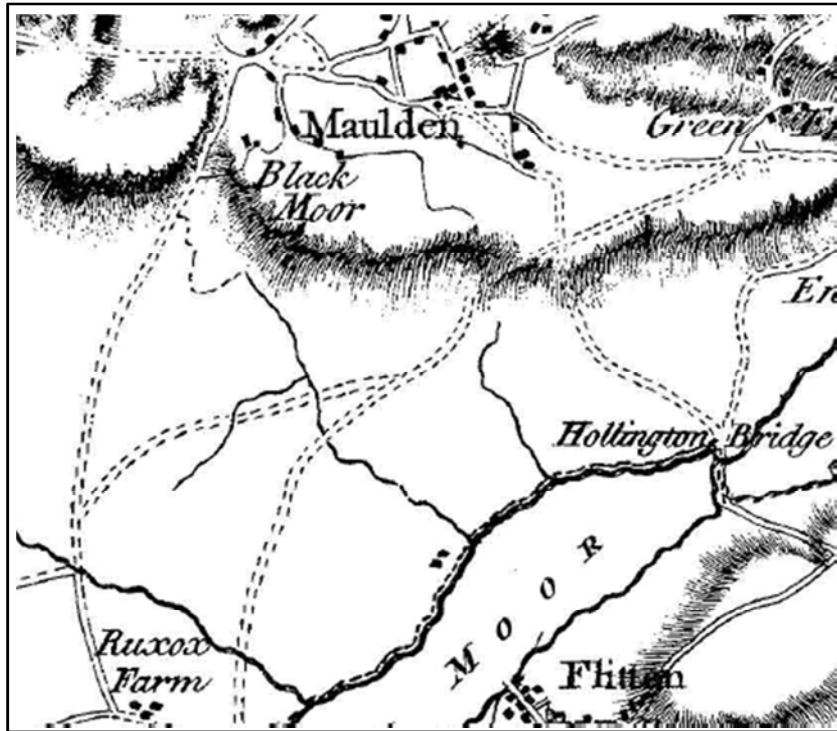


Figure 3: Jeffreys' map of Bedfordshire 1765
(not to scale)

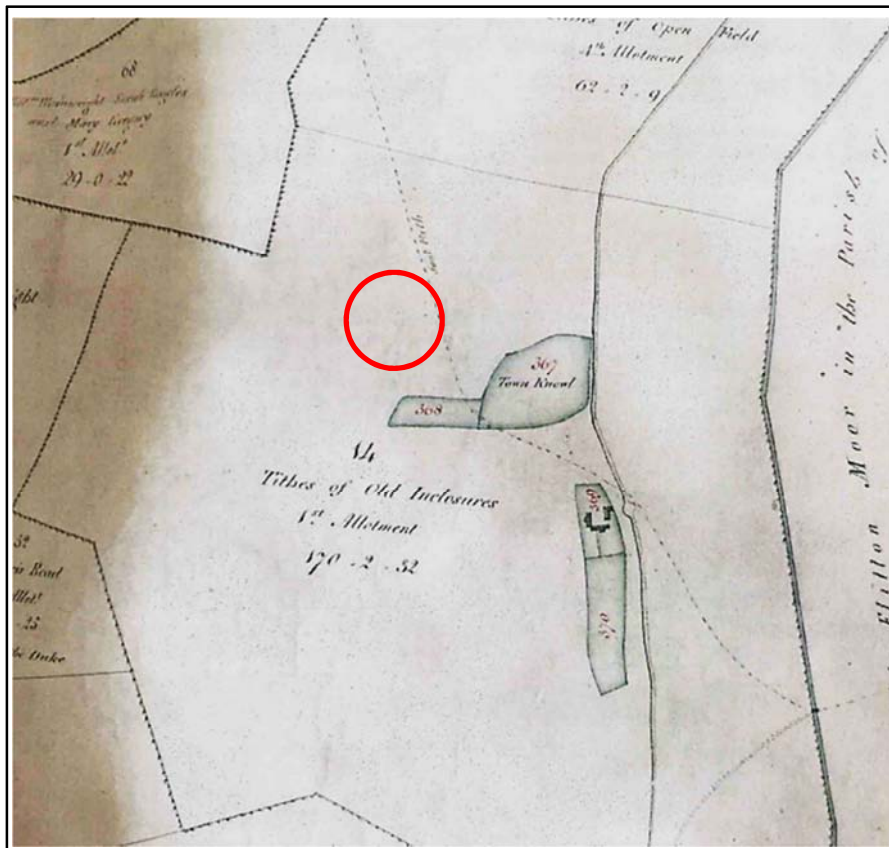


Figure 4: Enclosure map 1797
(location of PDA and scale are approximate)

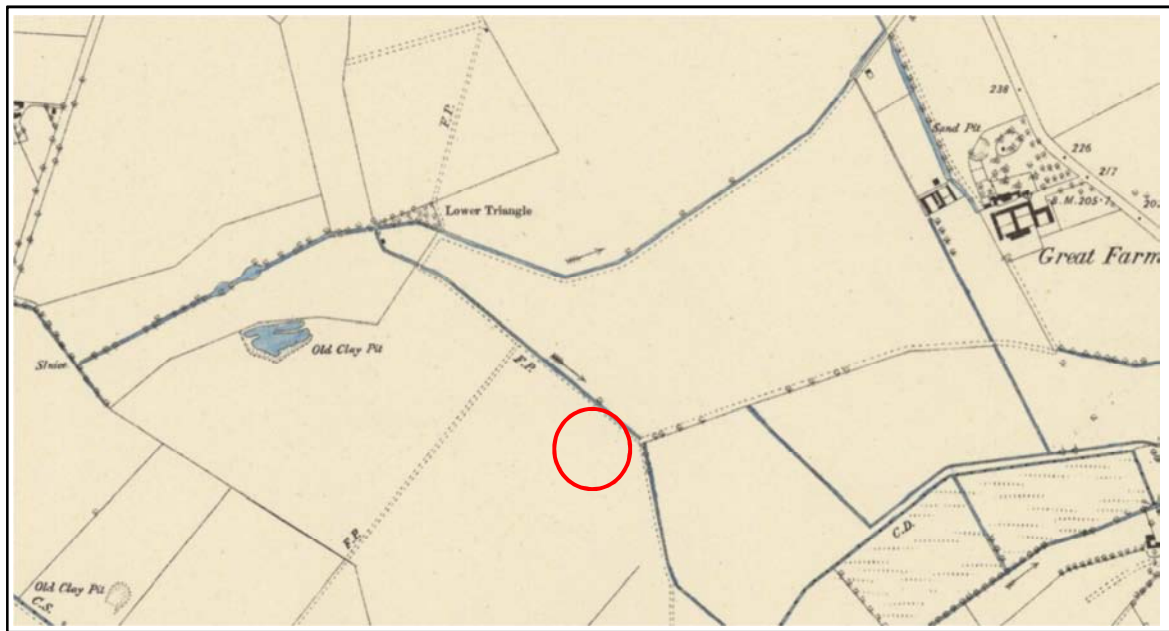


Figure 5: First edition OS map 1884



Figure 6: Second edition OS map 1924 (provisional edition)

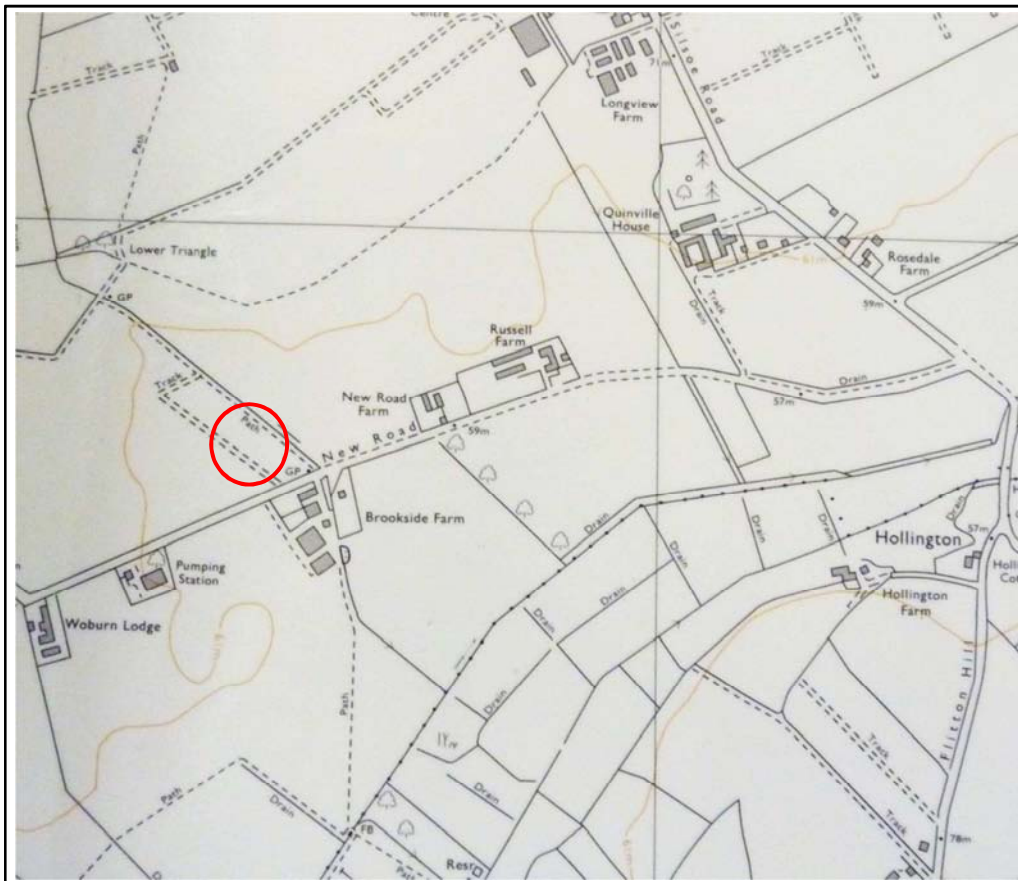


Figure 7: 1:10,000 OS map 1978

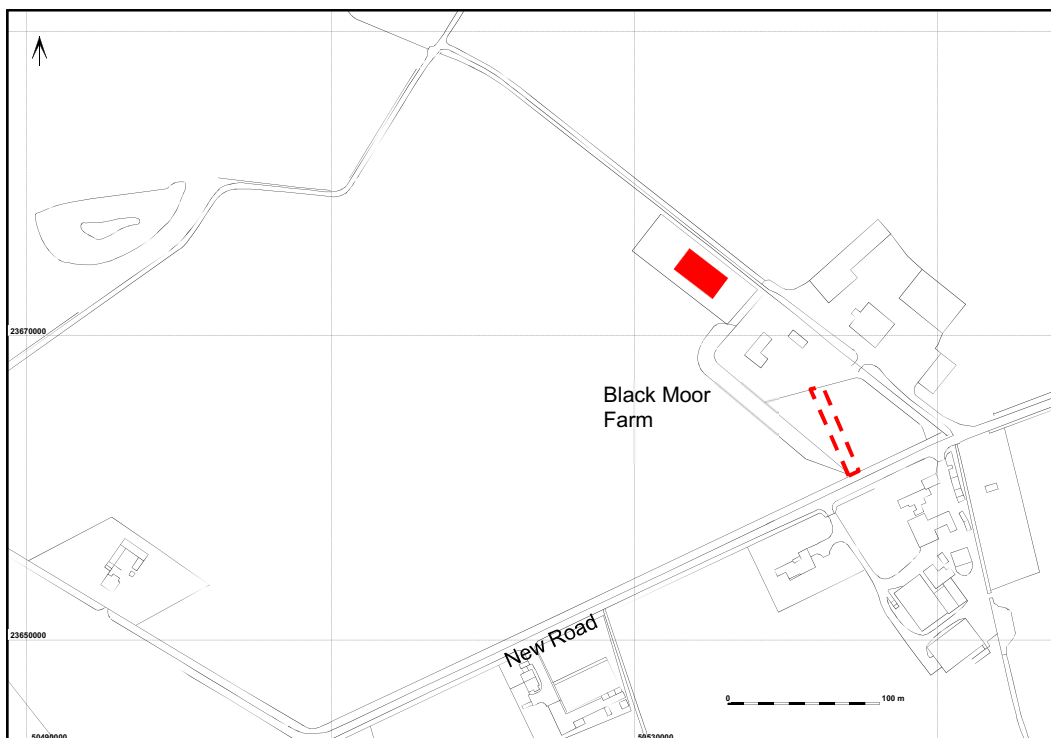


Figure 8: Digital OS map 1994

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Plate 1: Area of the proposed access route, looking south-west



Plate 2: Area of the proposed agricultural storage building, looking north-west



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