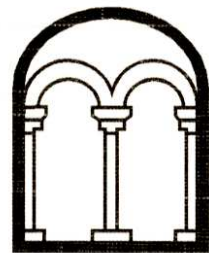


**NORTHAMPTON ROAD
LAVENDON
MILTON KEYNES
HERITAGE STATEMENT**

Albion
archaeology



**NORTHAMPTON ROAD
LAVENDON
MILTON KEYNES
HERITAGE STATEMENT**

Project: NR2989

Document: 2016/168
Version 1.0

Compiled by	Approved by
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Issue date:
8th September 2016

Produced for:
David Coles Architects Ltd

On behalf of:
High Street Homes Ltd



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Preface

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Albion Archaeology is grateful to Julian Buttell of David Coles Architects Ltd for commissioning the report on behalf of High Street Homes Ltd. 25-inch Ordnance Survey maps were obtained under licence from the National Library of Scotland mapping website. The assistance of Nick Crank, the Milton Keynes Senior Archaeological Officer, is also gratefully acknowledged.

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Version History

<i>Version</i>	<i>Issue date</i>	<i>Reason for re-issue</i>
<i>1.0</i>	<i>08/09/2016</i>	<i>n/a</i>

Structure of this Document

Section 1 provides the planning and geographical background to the potential 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 vicinity of the PDA while Section 4 focuses on the impact of the potential 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:

CIfA	Chartered Institute <i>for</i> Archaeologists
DCMS	Department for Culture, Media and Sport
EMK	Event Milton Keynes
HE	Historic England (formerly English Heritage)
HER	Historic Environment Record for Milton Keynes Unitary Authority
LIDAR	Light Detection and Ranging
MMK	Monument Milton Keynes
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

David Coles Architects Ltd on behalf of their client, High Street Homes Ltd, are gathering baseline information in support of a planning application for the residential development of a site at Northampton Road, Lavendon, Milton Keynes.

In accordance with the National Planning Policy Framework (NPPF), Albion Archaeology has been commissioned to prepare this heritage statement. It reviews all known heritage assets within a 500m study area around the proposed development area (PDA) and its purpose is to characterise the nature, likely date and potential for survival of known and potential archaeological heritage assets within the PDA and to assess their significance. It also assesses the likely impact of the development on those potential assets and on the setting of other heritage assets within the vicinity.

The PDA is currently a field of pasture at the western edge of Lavendon, just outside the conservation area. There are no known prehistoric and very few Roman heritage assets within the study area but the PDA lies at the edge of the medieval settlement of Lavendon and on land between the village and the medieval Lavendon Abbey, c. 1.2km to the west. The PDA extends along the backs of post-medieval properties fronting Northampton Road and there is evidence from the 1815 first edition Ordnance Survey map that a building once stood on the site close to New Row. This building was demolished in the 19th century.

The proposals comprise the residential development of the site — nine detached dwellings with garages and gardens and a new central access road from New Row. The impact of the proposed development on potential heritage assets could be substantial harm as any groundworks associated with building foundations, services and landscaping would probably destroy any below-ground archaeological remains. In areas of proposed gardens, where there could be less potential below-ground disturbance, the impact of the proposed development could be slight harm.

Given the site's potential to preserve Anglo-Saxon to post-medieval heritage assets, the local planning authority has indicated that (in the event of the proposals being consented) the site should be subject to archaeological field evaluation (trial trenching) and appropriate mitigation strategy prior to development. This would comprise measures to investigate and record the presence/absence, nature and significance of any archaeological heritage assets on the site

The potential for, and significance of, heritage assets and the potential developmental impact (and its significance) upon the heritage assets is summarised in the table below:



<i>Period</i>	<i>Potential for finding asset</i>	<i>Significance</i>	<i>Potential impact</i>	<i>Significance of impact (before mitigation)</i>
<i>Prehistoric to Roman (before c. AD 410)</i>	<i>Low</i>	<i>Low</i>	<i>Slight to substantial harm</i>	<i>Slightly significant to significant</i>
<i>Anglo-Saxon to medieval (410–1550)</i>	<i>Moderate</i>	<i>Low to moderate</i>	<i>Slight to substantial harm</i>	<i>Slightly significant to highly significant</i>
<i>Post-medieval to modern (1550–present)</i>	<i>Low to high</i>	<i>Negligible to low</i>	<i>Slight to substantial harm</i>	<i>Insignificant to slightly significant</i>
<i>Setting</i>	<i>n/a</i>	<i>n/a</i>	<i>Neutral to low</i>	<i>Insignificant</i>

The PDA is not part of the setting of any designated heritage assets. It lies adjacent to Lavendon Conservation Area but it mainly extends along the backs of properties in the conservation area and does not form part of any views or areas that are important for the character of the conservation area. The impact of the proposed development on the setting of heritage assets is, therefore, assessed as neutral to low. The significance of this impact (before mitigation) is assessed as insignificant.



1. INTRODUCTION

1.1 *Planning Background*

David Coles Architects Ltd on behalf of their client, High Street Homes Ltd, are gathering baseline information in support of a planning application for the residential development of a site at Northampton Road, Lavendon, Milton Keynes.

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

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

1.2 *Site Location and Description*

Lavendon lies in the north-east of the Borough of Milton Keynes, *c.* 1.2km north of the River Great Ouse. The PDA lies at the western edge of Lavendon, to the south of the junction of New Row with the A428 main road through the village (Figure 1). It is bordered to the west and east by residential developments along New Row and the A428 and to the south by agricultural fields. The PDA itself is pasture and centred on grid reference SP 9136 5365.

Topographically Lavendon lies at the boundary between gently undulating land to the north and the river valley of the Great Ouse to the south. The PDA is at a height of *c.* 66m OD. The underlying geology in this part of Milton Keynes is predominantly limestone with a seam of Blisworth Clay Formation across the PDA (British Geological Survey 2016).



2. OBJECTIVES OF THE HERITAGE ASSESSMENT

2.1 Objectives

This heritage assessment aims to characterise the nature, date and likely survival of known and potential heritage assets within the potential development areas and a study area of 500m around them, and to assess their significance. It also assesses the likely impact of any potential development on those heritage assets and their setting.

The assessment has been drafted accordance with the *National Planning Policy Framework* (NPPF), and with recourse to the relevant local and regional research frameworks which provide the foundation for assessment of significance.

2.2 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).

2.3 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 Historic England website¹.

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



Milton Keynes Unitary Authority is adjacent to several geographical areas which are part of regional archaeological research frameworks. The most relevant research framework is the *Solent-Thames: Research Framework for the Historic Environment: Resource Assessments and Research Agendas* (Hey and Hind 2014). The Solent-Thames research framework covers the five counties of Buckinghamshire, Oxfordshire, Berkshire, Hampshire and the Isle of Wight, providing a north to south transect across Central Southern England.

The proximity of Lavendon to the county boundary with Bedfordshire to its east means that the principles and aims of the *Bedfordshire Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy* (Oake *et al* 2007) can also be applied.

These documents provide a comprehensive chronological review of the historic environment as investigated so far within Buckinghamshire, 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.

2.4 Methodology

This desk-based assessment was carried out in accordance with the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014).

All known heritage assets within the PDA and a 500m-radius study area around it were reviewed for this assessment. All assets are listed in Appendix 1 and are shown on Figure 2. Selected designated heritage assets from a wider search radius are shown on Figure 3.

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 but have been reformulated to fit in with the terminology used by the National Planning Policy Framework. They are listed in Appendix 4.

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

2.4.1 Milton Keynes' 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 Portable Antiquities Scheme

² Available at: <http://www.standardsforhighways.co.uk/dmrb/vol11/section3/ha20807.pdf> [Accessed 31/03/2015]



(PAS) data, and buildings of historical and archaeological significance. The HER contains information specific to Milton Keynes Unitary Authority and is maintained by Milton Keynes Council, Milton Keynes.

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

2.4.2 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. They can also be very helpful in assessing how building complexes and their surrounding grounds and landscape have developed and changed over time.

The principal source consulted in this case was the National Library of Scotland mapping website.

2.4.3 Walk-over survey

A preliminary walk-over survey of the site was undertaken on 2nd September 2016 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, in particular the walled garden.
- To assess the present ground conditions, with a view to the appropriate deployment of evaluative fieldwork techniques, if required.
- To assess the impact of the potential development on the setting of heritage assets in the vicinity of the site.



3. KNOWN ARCHAEOLOGICAL AND HISTORICAL ASSETS

3.1 Introduction

This section describes the archaeological and historical heritage assets listed in the HER for the PDA and the surrounding 500m-radius study area. This section should be read in conjunction with Figures 2 and 3; all assets are also listed in numerical order in Appendix 1. For the purposes of this document, the remains listed below are presented in chronological order from prehistoric to modern.

3.2 Archaeological and Historical Heritage Assets

3.2.1 Scheduled Monuments

One scheduled monument lies within the 500m study area — the early medieval ringwork known as ‘The Bury’ (NHLE 1011295, MMK 342), located *c.* 230m north-east of the PDA. The ringwork comprises a circular enclosure with overall diameter of 40m formed by a bank 10m wide at the base and 1m high. Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century and they are often predecessors to motte and bailey castles.

Three further scheduled monuments lie outside the 500m study area (Figure 3). Lavendon Castle (NHLE 1009542) lies *c.* 450m north of ‘The Bury’ and Lavendon village and comprises a motte and bailey with two associated lesser enclosures. Little is known of the history of the site, although a castle at Lavendon is recorded as early as 1192 when the occupier was Henry of Clinton (scheduled monument description).

Lavendon Abbey (NHLE 1011309) lies to the west of the village, *c.* 1km west of the PDA. The abbey was founded by Baron John de Bidun sometime between the years 1154 and 1158 as a Premonstratensian house and was dedicated to the honour of St John the Baptist. Though nothing is visible above ground of the original buildings of the abbey, evidence of their location and form will survive in the form of sub-surface foundations, while archaeological remains relating to the occupation of the abbey will also survive over a considerable area of the site (scheduled monument description).

To the east of Lavendon lies the Uphoe Manor medieval moated site (NHLE 1011305). The manor is believed to have been founded in 1259 when lands at Lavendon were transferred, as part of a dowry settlement, from Richard de St Mark to Henry de Norwich, in whose family it remained for 400 years. The earthworks have been altered from their original form by later landscaping, but where visible they include the remains of a roughly circular moated enclosure with a projected diameter of some 90m (scheduled monument description).

3.2.2 Conservation Area

The PDA lies to the immediate west of Lavendon Conservation Area. No conservation area appraisal exists but the extent of the conservation area is



shown on Figure 2. The conservation area is drawn around the historic core of the village and is comprised of predominantly historic limestone buildings that line the main roads, the central road junction and St Michael's Church. New Row and the buildings to its west are not part of the conservation area, but the properties that line Northampton Road adjacent to the PDA are.

3.2.3 Previous archaeological investigations

Previous archaeological investigations (or 'events') within Lavendon have so far mainly consisted of watching briefs during building conversions and extensions (Figure 2). Many of the watching briefs recorded archaeological remains dating to the medieval and post-medieval periods in the form of pits, ditches, remains of buildings and artefacts (EMK1192, 1240, 1259, 1282, 485, 747, 754).

A trial trench evaluation and subsequent open area investigation was carried out at 13-21 Olney Road (EMK781 and EMK985). This revealed a series of early undated ditches and pits, with a later sequence of buildings, including an external yard (possibly dating to the 17th–18th century on the basis of associated pottery) and brick floors of a demolished late 18th/19th-century row of stone houses fronting Olney Road.

A number of watching briefs revealed no archaeological remains (EMK595, 779, 784, 847, 931)

3.2.4 Prehistoric to Roman (before AD 43)

There are no prehistoric heritage assets recorded within the study area. Roman heritage assets comprise the findspots of a Roman coin, dug up in a garden (MMK314), and a small scatter of Roman pottery sherds (MMK3969) found by a pond and within rabbit burrows in a field to the west of Lavendon.

3.2.5 Anglo-Saxon to medieval (c. AD 410–1550)

Lavendon has ten entries in the Domesday Survey of 1086, showing a cultivated landscape with late Saxon settlements comprising a total of 66 households. The largest manor was held by eight *thegns* and had land for four ploughlands, meadow for four ploughs, woodland for 60 pigs and a mill³. The precise location of those settlements is not known.

The village of Lavendon lies on the main road from Bedford to Northampton. A market was granted to the village in 1249 (Page 1927). The 13th-century church of St Michael (MMK 361), its early medieval bell tower (MMK 5627) and post-medieval churchyard (MMK362) lie at the junction of the road leading from the castle to the High Street through Lavendon.

Medieval heritage assets in closer proximity to the PDA include the scheduled monument of 'The Bury' (MMK 342), an early medieval ringwork and possible predecessor to Lavendon Castle (see Section 3.2.1 above), and the

³ <http://opendomesday.org/place/SP9153/lavendon/> [Accessed 31 August 2016]



earthwork remains of a small hamlet located at Adersey (MMK 880) to the west of Lavendon.

Medieval artefacts in the form of pottery (MMK 336, 344, 355, 926, 3935, 3969, 7084), building stone (MMK 927), a gold epaulet (MMK 335), enamelled bronze lid (MMK 3914) and an early medieval silver coin (MMK7082) have been found throughout the village, often during building or gardening work.

3.2.6 Post-medieval to modern (1550 – present day)

All Grade II listed buildings within Lavendon are post-medieval in date and comprise 17th–19th-century cottages, farmhouses, the Green Man public house and the former rectory. There are also the un-designated buildings of a former butchers' shop with its own abattoir and animal pen, bakehouse and a threshing barn. A Baptist Union Chapel stands near the junction of the High Street with Olney Road. None of the buildings are in the vicinity of the PDA nor is the PDA part of their setting. Therefore, they are not discussed in detail, but the buildings are listed in Appendix 1 and shown on Figure 2.

The site of a former building, shown on the first edition Ordnance Survey map of 1813 lies directly on the PDA (MMK 7472). Two similar former building locations are identified to the west of the PDA (MMK 7473, 7474); these were replaced in the late 19th century by the workers' cottages and farm buildings that still stand today.

Other post-medieval heritage assets are the historic toll roads of the Northampton to Cold Brayfield turnpike road (now the A428) (MMK5886) and the Great Staughton to Lavendon turnpike road (MMK 5887). A quarry pit with common rights was located in the centre of the village (MMK5800).

Modern heritage assets are the Lavendon war memorial in the centre of the village (MMK 5629) and a plaque on the churchyard wall, commemorating the 50th anniversary of the Jarrow march passing through the village in 1936 (MMK 5628).

3.3 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 PDA comprises an open field of pasture that lies to the west of Lavendon village and immediately west of the boundary of the conservation area. The majority of the PDA extends along the back of buildings and their long garden plots within this part of the conservation area and it does not form a significant component of the surrounding landscape of the conservation area or its setting.



The listed building of 33 Northampton Road (MMK 5127) lies *c.* 50m east of the PDA; however, its setting is defined by its location on the main road and not by the open fields to its rear. There are several back gardens and modern bungalows in-between the listed building and the PDA.

The PDA is not part of the setting of, or within views from, any of the scheduled monuments within and around Lavendon.

3.4 Cartographic Evidence

3.4.1 1813 first edition 2-inch OS map (no figure)

The HER records state that a building stood in the northern part of the PDA, fronting onto New Row (MMK 7472). Similarly, two other buildings are reportedly shown on the map to the west of the site. All buildings were demolished in the mid to late 19th century.

3.4.2 1900 25-inch OS map (Figure 4)

The first edition large-scale OS map shows the PDA as an open field that is not built upon. Houses to the west of the PDA, replacing the earlier buildings shown on the 1813 small-scale map, were built in the mid to late 19th century. Similarly, houses line Northampton Road to the immediate east of the PDA.

3.5 Modern Site Conditions

The PDA is a field of pasture bordered by the back gardens of properties along the High Street in the east, the back gardens of buildings along New Row in the west and fence and hedge along the border to further pasture fields in the south (Figure 5). A stone wall forms the northern boundary along New Row.

The field lies on level ground after a slight rise from Northampton Road. There are visible earthworks in the northern part of the PDA, some of which are the remains of medieval ridge and furrow agriculture. The earthworks are also clearly visible on open-source LIDAR data mapping⁴.

Other more irregular lumps and bumps in the field may have been formed through dumping and quarrying of material during the construction and demolition of the early 19th-century building on the site and/or adjacent properties, or the construction of New Row and the widened junction with Northampton Road.

3.6 Assessment of Potential and Significance

3.6.1 Prehistoric to Roman

There are no known prehistoric heritage assets within the study area and only two recorded findspots of Roman artefacts in secondary contexts. Therefore, the potential for heritage assets dating to these periods to be present on the PDA is *low*. Potential remains might take the form of further isolated artefacts, in which case their significance would be *low*.

⁴ <https://houseprices.io/lab/lidar/map> [Accessed 2 September 2016]



3.6.2 Anglo-Saxon to medieval

The PDA lies at the edge of the medieval village of Lavendon and on land that is between the village and the medieval Lavendon Abbey to the west. The main Bedford to Northampton Road runs to its immediate north. Two footpaths, which may be remainders of older routeways, lead from the main road to the abbey past the PDA. Therefore, the potential for heritage assets to be present is probably highest near the frontages of the two roads, Northampton Road and New Row.

There is *moderate* potential for the presence of Anglo-Saxon to medieval heritage assets to be present on the PDA. These might either be in the form of stray artefacts representing chance losses along the routeways through Lavendon and to the abbey, or in the form of medieval structures, taking advantage of the roadside locations. The surviving earthworks and LIDAR data suggest that the majority of the PDA was used for agriculture during the medieval period.

The local and regional research strategies both highlight the need for further research into settlement types and patterns and the need to more precisely date settlements (Hey and Hind 2014, 230 and 256-7; Oake 2007, 14). The research framework for Bedfordshire also states the potential for acquiring information about the origins and development of villages from within or around the edges of existing settlements (Oake 2007, 14).

Therefore, if any medieval remains were encountered on the PDA, their significance would probably be *low* to *moderate*, depending on their exact nature.

3.6.3 Post-medieval

The 1813 first edition OS map records a building at the northern edge of the PDA fronting onto New Row. Some extant earthworks / irregularities in the ground surface on the PDA may be a remnant of this building. The potential for foundations of the building to be present on the PDA is *moderate* to *high*. The remainder of the PDA was most likely agricultural land throughout the post-medieval and earlier periods, and the archaeological potential for this land is *low* to *moderate*.

The significance of any such remains of this date would probably be *negligible* to *low*, depending on their exact nature.

3.6.4 Modern

There is no potential for modern heritage assets on the PDA.



4. IMPACT ASSESSMENT

4.1 *The Proposed Development*

The proposals comprise the residential development of the plot of land at Northampton Road. Nine detached dwellings with garages and gardens and a new central access road from New Row are proposed (Figure 6).

4.2 *Direct Impacts on Heritage Assets*

The impact of the proposed development on potential heritage assets could be *substantial harm* as any groundworks associated with building foundations, services and landscaping would probably destroy any below-ground archaeological remains. In areas of proposed gardens, where there could be less potential below-ground disturbance, the impact of the proposed development could be *slight harm*.

The review of known archaeological and historical heritage assets in the vicinity of the PDA suggests that there is *moderate* potential for the survival of Anglo-Saxon / medieval archaeological remains of *low to moderate* significance to be present on the site. There is also potential for the survival of post-medieval remains, although these would probably be of less significance. The potential impact of the development (before mitigation) on these remains could be *slightly significant to highly significant*.

The local planning authority has, therefore, indicated that (in the event of the proposals being consented) the site should be subject to archaeological field evaluation (trial trenching) and appropriate mitigation strategy prior to development. This would comprise measures to investigate and record the presence/absence, nature and significance of any archaeological heritage assets on the site.

4.3 *Direct Impacts on the Setting of Heritage Assets*

The PDA is not part of the setting of any designated heritage assets. It lies adjacent to Lavendon Conservation Area but it mainly extends along the backs of properties in the conservation area and does not form part of any views or areas that are important for the character of the conservation area. The impact of the proposed development on the setting of heritage assets is, therefore, assessed as *neutral to low*. The significance of this impact (before mitigation) is assessed as *insignificant*.

4.4 *Summary*

The potential for, and significance of, heritage assets and the potential developmental impact (and its significance) upon the heritage assets is summarised in the table below:



Period	Potential for finding asset	Significance	Potential impact	Significance of impact (before mitigation)
Prehistoric to Roman (before <i>c.</i> AD 410)	Low	Low	Slight to substantial harm	Slightly significant to significant
Anglo-Saxon to medieval (410–1550)	Moderate	Low to moderate	Slight to substantial harm	Slightly significant to highly significant
Post-medieval to modern (1550–present)	Low to high	Negligible to low	Slight to substantial harm	Insignificant to slightly significant
Setting	n/a	n/a	Neutral to low	Insignificant

Table 1: Potential and significance of archaeological assets

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 borne in mind.



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6. APPENDICES

6.1 Appendix 1 –Heritage Assets within 500m of the PDA

6.1.1 Listed Buildings

HER no.	Name	Description
MMK361	St. Michael's Church, Lavendon Grade I listed	ANGLICAN CHURCH
MMK5116	14 Castle Road (East side) Grade II listed	HOUSE
MMK5120	3 & 5 High Street. N side Grade II listed	HOUSE
MMK5121	11 & 13 High Street Grade II listed	SHOP
MMK5122	15 High Street. Lavendon Grade II listed	HOUSE
MMK5123	35 High Street. Lavendon Grade II listed	HOUSE
MMK5124	Green Man public house. High Street Grade II listed	PUBLIC HOUSE
MMK5125	Manor Farmhouse. High Street Grade II listed	FARMHOUSE
MMK5126	2 Olney Road (The Rectory) Grade II listed	VICARAGE
MMK5127	33 Northampton Road Grade II listed	HOUSE
MMK5128	1 & 3 Olney Road Grade II listed	HOUSE
MMK5129	7. 9 & 11 Olney Road Grade II listed	HOUSE

6.1.2 Undesignated extant buildings

MMK5623	Northampton Road butcher's shop	BUTCHER'S SHOP
MMK5624	Northampton Road slaughter house	ABATTOIR
MMK5625	Northampton Road holding pen	PEN
MMK5626	Northampton Road bakehouse	BAKEHOUSE
MMK5627	St Michael's Church bell tower	BELL TOWER
MMK5631	21 Northampton Road	HOUSE
MMK5871	Barn rear of 33 Northampton Road	THRESHING BARN

6.1.3 Monuments and findspots

HER no.	Name	Description	Period
MMK314	1 Castle Road, Lavendon	Double denarius of Allectus "laetitia avg. S/a/ml"	Roman



HER no.	Name	Description	Period
MMK335	Northampton Hills Field	FINDSPOT Gold epaulet found by Mr P on Church lands	Medieval
MMK336	Northampton Hills	FINDSPOT Medieval sherds, found by Mr B in new roadside ditch	Medieval
MMK342	The Bury, Lavendon	RINGWORK Ringwork 40m diameter with bank approximately 10m wide	Early medieval to medieval
MMK343	The Bury, Lavendon	SHRUNKEN VILLAGE Not a ringwork but amorphous village shrinkage. N part of field is ridge & furrow	Medieval
MMK344	The Bury, Lavendon	FINDSPOT C13th pottery from The Bury	Medieval
MMK355	Castle Road, Lavendon	FINDSPOT Part of C12th handle, calcite-gritted ware, found by Mr.B when widening a drive	Medieval
MMK362	St. Michael's Church, Lavendon	CHURCHYARD Churchyard survey & plan of gravestones (oldest dated 1652)	Post-medieval
MMK880	Adersey	HAMLET Slight earthworks of a hollow way and house closes suggest medieval settlement	Medieval
MMK926	21 & 23 Northampton Road	FINDSPOT c13 shelly sherds of Olney Hyde type found (with building stone) in front gardens	Medieval
MMK927	21 & 23 Northampton Road	FINDSPOT Building stone found (with c13 sherds) in front gardens	Medieval
MMK1031	Lavendon Parish	PARISH (Early Medieval - 410 AD to 1065 AD)	Medieval
MMK3914	45 Castle Road: Garden	FINDSPOT Enamelled bronze lid. Date uncertain.	Medieval to post-medieval
MMK3935	300 m. W of Lavendon Church	FINDSPOT 1 shell tempered broad strap handle from jug, stabbed, pie crust edge both sides, C13th-C14th.	Medieval
MMK3969	Lavendon: OS Field 6780	FINDSPOT Small scatter of Romano British and medieval sherds by pond in field corner. Sherds also found in a rabbit burrow by pond.	Roman and medieval
MMK5628	Jarrow March Plaque	Commemorative plaque Commemorated the 50th anniversary of the Jarrow march passing through the village in 1936.	Modern
MMK5629	Lavendon war memorial	WAR MEMORIAL	Modern
MMK5630	Lavendon Union Chapel	METHODIST CHAPEL Shown as "Union chapel. Baptist and Independent" on OS 1st edition County Series	Post-medieval to modern



HER no.	Name	Description	Period
MMK5800	Lavendon Quarry	PIT, QUARRY Quarry or pit of 3.75 acres having common rights	Post-medieval
MMK5886	Northampton to Cold Brayfield (Bedford?) Turnpike	TOLL ROAD The road was turnpiked in 1827 and accounts survive until 1881.	Post-medieval
MMK5887	Great Staughton to Lavendon Turnpike	TOLL ROAD The turnpike was set up in 1802 and had a toll gate at "2 mile oak" (SP934547) at the county boundary.	Post-medieval
MMK7082	Unassigned	FINDSPOT Early Medieval silver (?) Triquetras type sceatta,	Medieval
MMK7084	31, Northampton Rd, Lavendon	FINDSPOT 95 sherds weighing 2kg of medieval pottery.	Medieval
MMK7472	Site of building	BUILDING Building shown on OS 2" = 1 mile sheet of 1813 (PRO: OSD 233)	Post-medieval
MMK7473	Site of building	BUILDING Building shown on OS 2" = 1 mile sheet of 1813 (PRO: OSD 233)	Post-medieval
MMK7474	Site of building	BUILDING Building shown on OS 2" = 1 mile sheet of 1813 (PRO: OSD 233)	Post-medieval

6.2 Appendix 2 – Events within the Vicinity of the PDA

Event ID	Description	Type	Date/Contractor
EMK485	25a Northampton Road	WATCHING BRIEF	Lawrence, Pat
EMK595	25 Northampton Road	WATCHING BRIEF	Archaeological Services & Consultancy Ltd
EMK747	15-17 Northampton Road	WATCHING BRIEF	Archaeologica
EMK754	Land adjacent to 18 Castle Road	WATCHING BRIEF	Archaeologica
EMK779	15 High Street	WATCHING BRIEF	Ivens, Richard
EMK781	13-21 Olney Road	TRIAL TRENCH	Albion Archaeology
EMK784	35 Castle Road	WATCHING BRIEF	Archaeological Services & Consultancy Ltd
EMK847	7 High Street	WATCHING BRIEF	Ivens, Richard
EMK931	27 Olney Road	WATCHING BRIEF	Archaeological Services & Consultancy Ltd
EMK985	13-21 Olney Road	EXCAVATION	Albion Archaeology
EMK1192	5 Northampton Road, Lavendon	WATCHING BRIEF	Northamptonshire Archaeology
EMK1240	33 Northampton Road, Lavendon	WATCHING BRIEF	Souterrain Archaeological Services Ltd
EMK1259	8 Olney Road, Lavendon	ARCHITECTURAL SURVEY	Souterrain Archaeological Services Ltd
EMK1282	8 Olney Road, Lavendon	WATCHING BRIEF	Souterrain Archaeological Services Ltd



6.3 Appendix 3 – List of Cartographic Sources

Description and ref	Location
1900 Buckinghamshire 25 inch OS map, map tile II.12.	National Library of Scotland mapping website http://maps.nls.uk/os/25inch-england-and-wales/index.html

6.4 Appendix 4 – Significance and Impact Criteria

6.4.1 Criteria for assessing the importance of heritage assets

Importance of Asset	Designation of Assets	Definition of Importance
<i>High</i>	World Heritage Sites	Places of international importance due to their 'outstanding universal value'.
	Scheduled monuments Listed buildings (Grade I or II*) Registered parks/gardens (Grade I or II*) Battlefields	Places or structures of national importance. Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which: <ul style="list-style-type: none"> • are rare in the historic environment record; or • are a good example of a type site; or • have a high potential to add to regional and national research criteria.
<i>Moderate</i>	Listed buildings (Grade II) Registered parks and gardens (Grade II) Conservation areas Undesignated	Places or buildings of regional or high local importance. This includes assets which: <ul style="list-style-type: none"> • are more commonly found in the historic environment record; or • have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality); or • have moderate potential to add to local and regional research criteria.
<i>Low</i>	Undesignated	Assets which: <ul style="list-style-type: none"> • are relatively poorly preserved; or • have limited significance on a local level; or • have a low potential to add to local and regional research criteria.
<i>Negligible</i>	Undesignated	Places or buildings that have no known archaeological, historical or cultural importance. Sufficient investigation must have been undertaken to demonstrate that there is a low risk that any as yet unknown heritage assets might survive, or where any potential surviving remains have no value within the context of the current study.



Importance of Asset	Designation of Assets	Definition of Importance
<i>Uncertain</i>	Undesignated	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).

6.4.2 Criteria used for assessing the setting of assets

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



6.4.3 Criteria for assessing the magnitude of development impacts on assets

Magnitude of impact on asset	Effect of impact
<i>Substantial Harm</i>	Causes total destruction of, or permanent change to, most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly result in total loss of significance of the asset and would not normally be reversible.
<i>Moderate Harm</i>	Either: causes permanent change to, or loss of, many key elements of, the asset that lead to a moderate loss of its overall integrity and reduction in significance. Or: temporarily causes major loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering the setting of an asset.
<i>Slight Harm</i>	Either: causes permanent change to some key or peripheral elements of the asset, or changes to the setting of the asset, that lead to a slight loss of its overall integrity or significance. Or: temporarily causes moderate loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
<i>No change</i>	No appreciable change to the asset or its setting.
<i>Slight Benefit</i>	Either: delivers some improvement to the asset that does not increase its overall integrity or significance. Or: arrests an existing process of adverse change.
<i>Moderate Benefit</i>	Either: causes long-term improvement of the asset, involving some increase in its integrity or significance. Or: reverses an existing process of adverse change.
<i>Substantial Benefit</i>	Causes major benefit to the asset that increases its integrity and significance. Such change would almost certainly increase the significance of the asset.

6.4.4 Significance of effects matrix

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

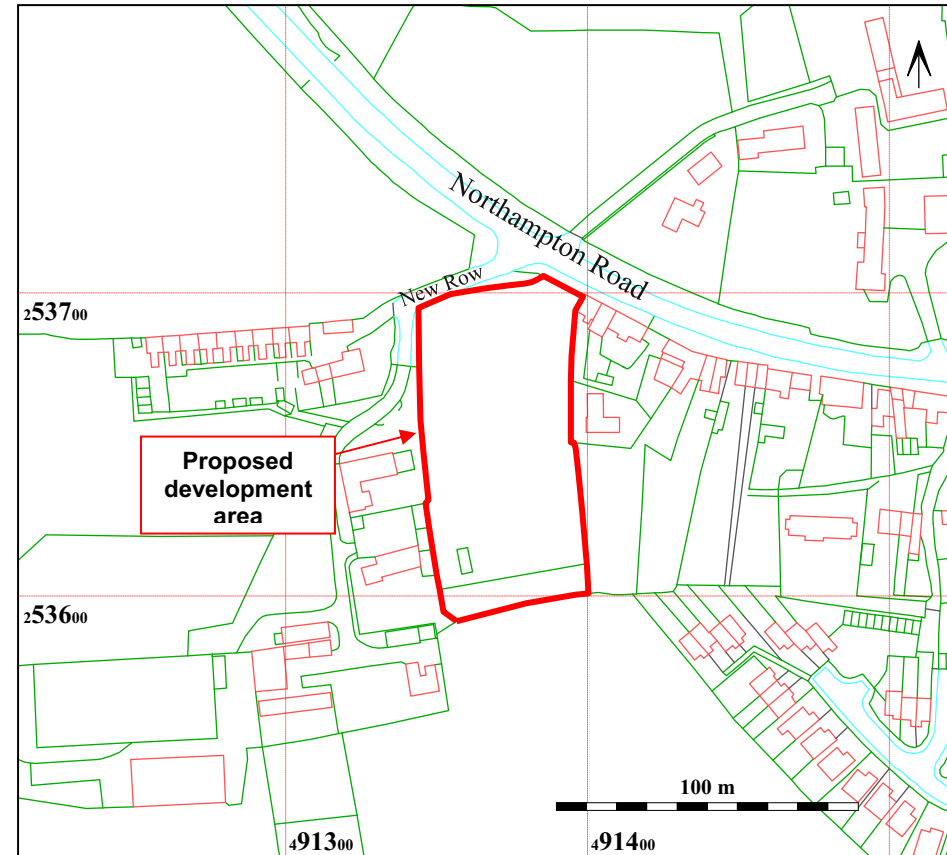
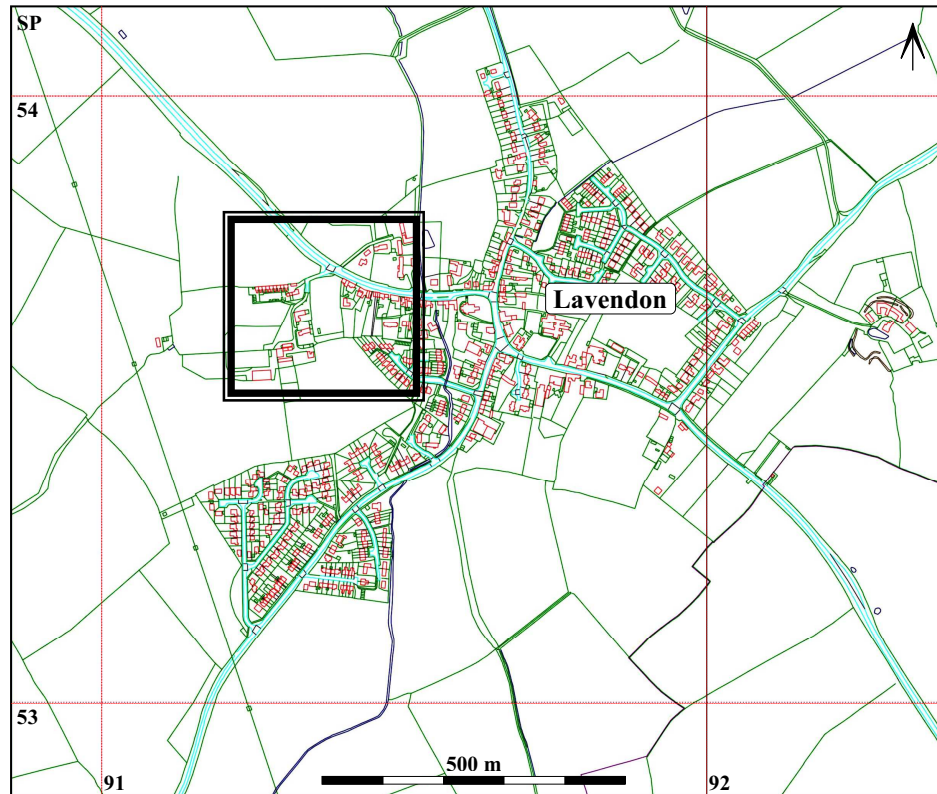
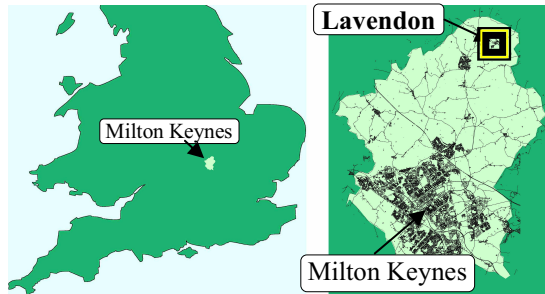
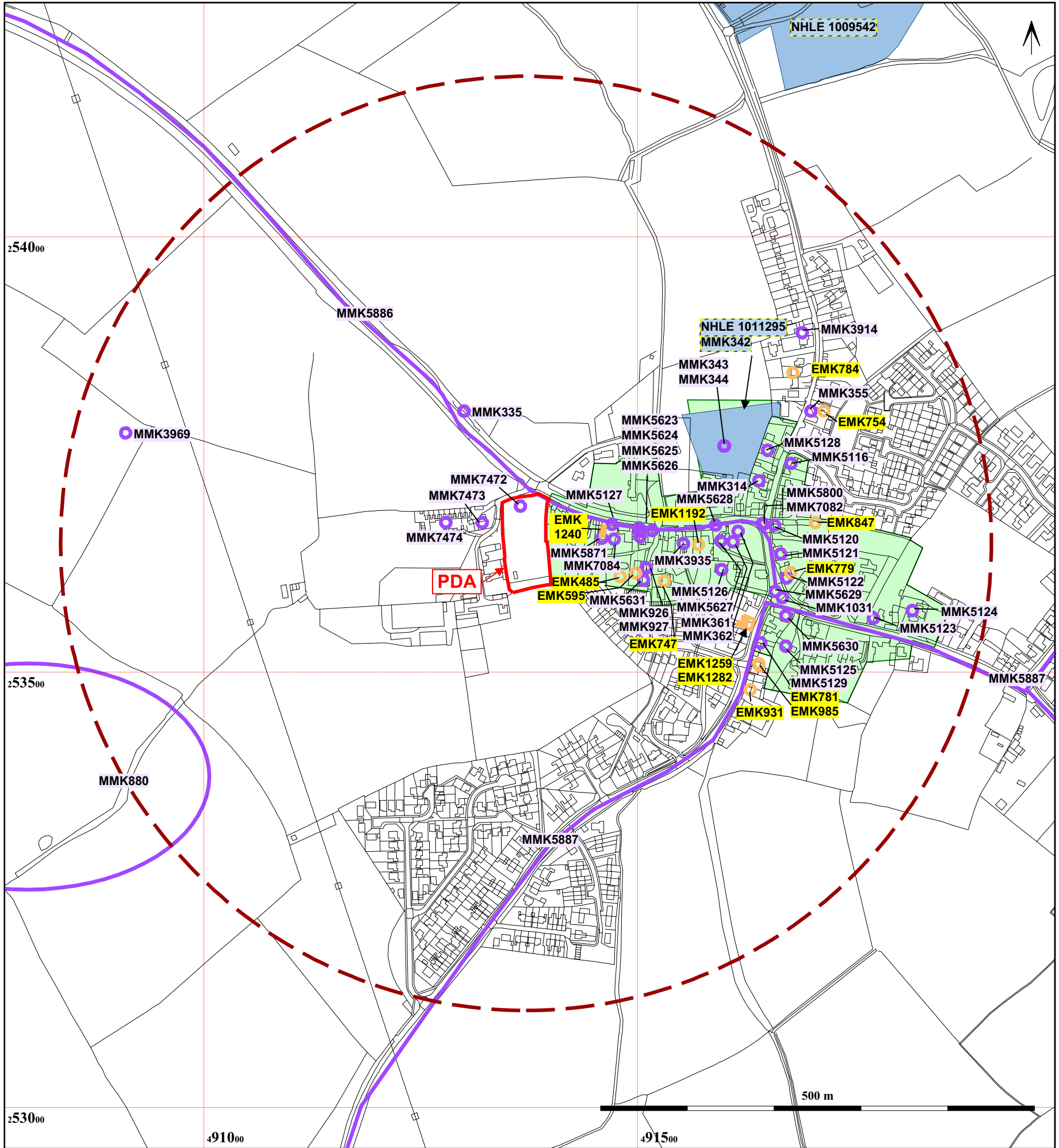


Figure 1: Site location

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- 500m-offset study area
- Proposed development area
- Conservation area
- MMK342 Scheduled monument
- EMK123 Event
- MMK2345 Monument

Figure 2: Heritage assets within 500m of the PDA

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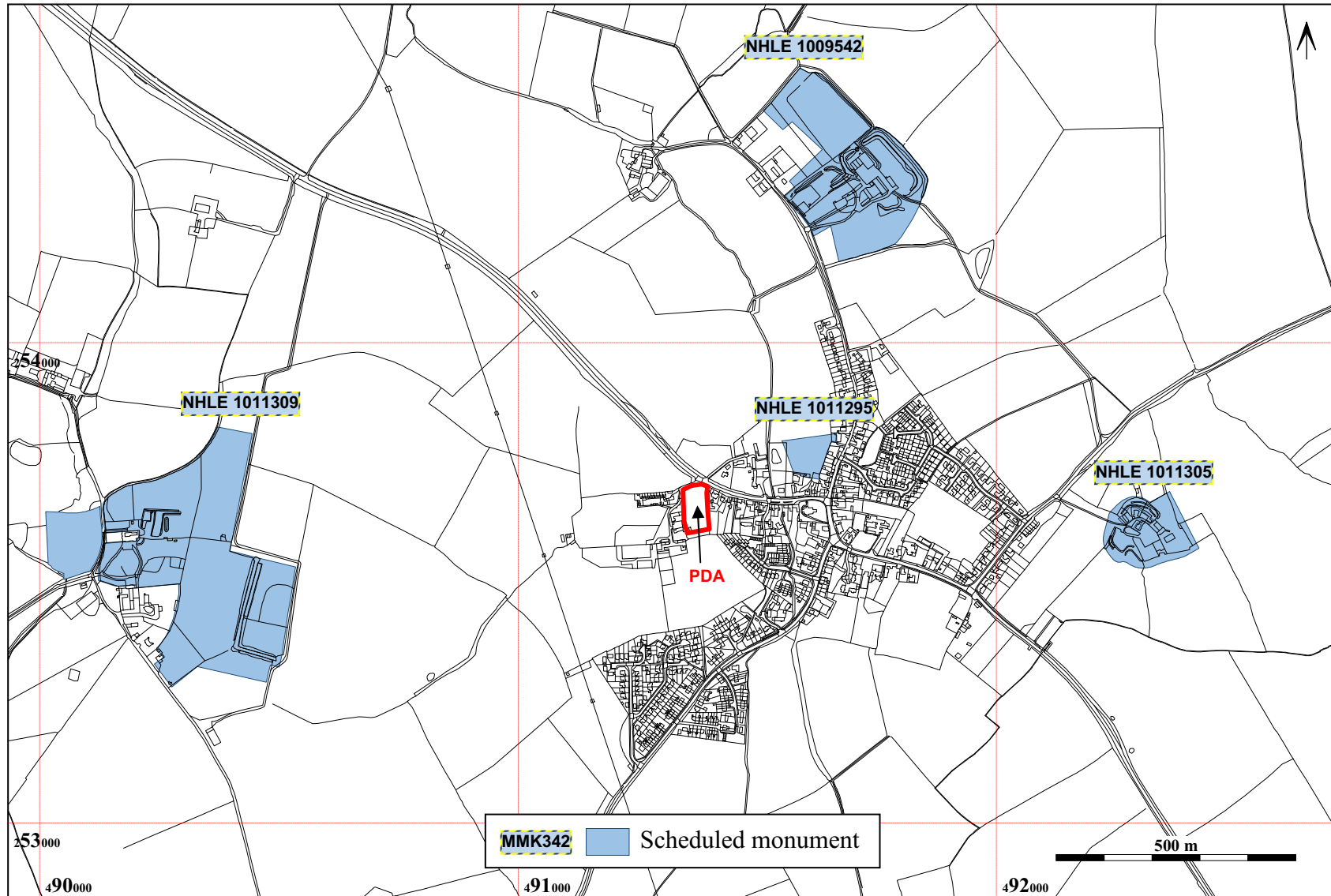


Figure 3: Scheduled monuments within the wider vicinity of Lavendon

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The most publicly available up to date Historic England GIS Data can be obtained from <http://www.HistoricEngland.org.uk>.

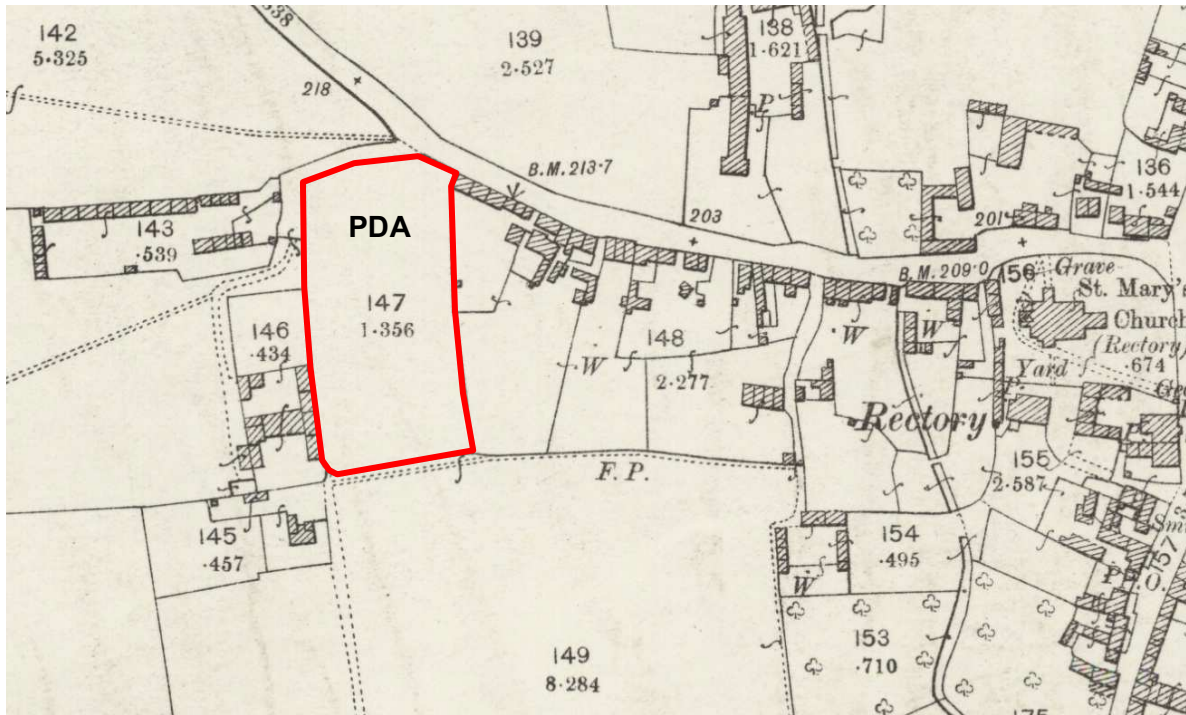


Figure 4: 1900 Buckinghamshire II.12 25-inch OS map



Figure 5: The PDA looking north towards Northampton Road



NOTES:

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PROJECT:
**Land of Northampton Road
 Lavendon**

DRAWING TITLE:
Site Plan

SCALE: 1 : 500 DATE: August 2016 BY: MRC

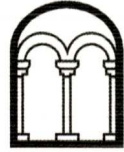
ISSUE STATUS:
 DESIGN TENDER CONTRACT CONSTRUCTION

DRAWING NO: 16075 (B) 100 REVISION:

Figure 6: The proposed development

Central
Bedfordshire

Albion
archaeology



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