

Caddington Golf Course, Bedfordshire

archaeological desk-based assessment

on behalf of

PGF Consultancy Ltd

for

Caddington Golf Club Ltd

Report 2115

November 2008

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5 Frederick's Place, Old Jewry, London, EC2R 8HU

for

Caddington Golf Club Ltd

Chaul End Road, Caddington, Luton, Bedfordshire, LU1 4AX

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1. Summary

- 1.1 This report presents the results of an archaeological desk-based assessment, which was conducted in advance of a proposed development at Caddington Golf Course, Bedfordshire. The assessment comprised a search of pertinent documentary and cartographic records and a field visit.
- 1.2 The works were commissioned by PGF Consultancy Ltd for Caddington Golf Club Ltd and conducted by Archaeological Services.

Results

- 1.3 There are no historic or statutorily protected buildings on the site. The structures on the site are of 20th-century date. There are two Listed Buildings in the vicinity, at Chaul End, to the north-east, and Zouche's Farm, to the west. There are no Scheduled Ancient Monuments in the vicinity.
- 1.4 There is evidence for occupation of the wider area from the Palaeolithic period onwards: this primarily takes the form of flint tools.
- 1.5 There is no direct evidence for the occupation of the site during the later prehistoric or Romano-British periods, but evidence for occupation of the surrounding landscape indicates that an as yet unidentified resource relating to this period has the potential to exist.
- 1.6 During the medieval and post-medieval periods the site was part of the field system surrounding the village of Caddington and the small settlements at Chaul End and Zouche's Farm. An archaeological resource relating to this may survive in undeveloped areas. Because of a lack of 19th- and 20th-century development archaeological deposits from earlier periods have the potential to survive.
- 1.7 The proposed development incorporates a new field which has been previously undeveloped. Both this area and the other application areas will be primarily built up with imported soil. It is likely the weight of material will cause minimal compaction to any underlying archaeological resource. Where topsoil is stripped in advance of soil build up this has the potential to reveal archaeological remains or artefacts: this includes flint artefacts dating from the Palaeolithic and later periods and archaeological remains relating to the later prehistoric, Romano-British, medieval and post-medieval periods. Other localised groundworks will take place across the site, primarily the excavation of drains, ponds and irrigation pipelines, the removal and planting of trees, and earthworks associated with greens, tees and bunkers.

Recommendations

- 1.8 No archaeological deposits have been identified which require preservation *in situ*.
- 1.9 Localised invasive groundworks, including tree removal and planting and drainage, should be subject to a scheme of archaeological monitoring.

Archaeological monitoring should also be conducted in areas subject to topsoil stripping.

- 1.10 The area of the extension to the golf course is undeveloped, and should topsoil stripping be conducted here in advance of building up the level of this area, a programme of geophysical survey is recommended to ascertain the presence of archaeological remains of later prehistoric or Romano-British date. Further works may be required depending on the results of this survey.

2. Project background

Location (Figure 1)

- 2.1 The site is located at Caddington Golf Course, Chaul End, Caddington, Bedfordshire (grid reference TL 0523 2115). The application areas cover an area of 26.561ha. The golf course is bounded on the east by Chaul End Road and on all other sides by arable fields and woodland. The golf course lies within a designated area of outstanding natural beauty.

Development proposal

- 2.2 The development proposal is for an extension of the course onto a field to the south-west, and alterations to the layout of the existing golf course.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological features within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in advance of the proposed development.

Specification summary

- 2.4 The works have been undertaken in accordance with a Project Design provided by Archaeological Services (reference DS08.491).

Dates

- 2.5 The field visit took place on the 6th November 2008. This report was prepared between 3rd and 12th November 2008.

Personnel

- 2.6 Research was conducted by Judith Roberts. This report was prepared by Judith Roberts, with illustrations by Janine Wilson. The Project Manager was Daniel Still.

Archive/OASIS

- 2.7 The archive is currently held by Archaeological Services and will be transferred to Bedfordshire County Council Archive and Record Service in due course. Archaeological Services is registered with the **Online Access** to the **Index** of archaeological investigationS project (OASIS). The OASIS ID number for this project is **archaeol3-51360**.

Acknowledgements

- 2.8 Archaeological Services is grateful for the assistance of the Bedfordshire County Council Archive and Record Office personnel in facilitating this scheme of works, and in particular to Stephen Coleman.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of the desk-based survey, the bulk of the site was in use as a golf course, with the proposed extension area under sown grass and leased to a model aircraft flying club.

Topography

- 3.2 The site is on a south facing slope of the Chilterns with a slight incline to the west. Most of the surrounding area is arable land but there is an area of woodland immediately west of the south-western field, where the extension is proposed. The mean elevation is approximately 185m aOD.

Geology and soils

- 3.3 The site lies at the north-eastern end of the Chiltern Hills on 'plateau drift' (clay-with-flints) overlying Middle and Upper Chalk. Deposits of 'brickearth' have accumulated in hollows and depressions around the village of Caddington.

4. Historical and archaeological development

The prehistoric period (up to AD 70)

- 4.1 Palaeolithic stone tools from Caddington are of national or international importance (Coleman 1985). Palaeolithic sites were found in the late 19th and early 20th century brick pits and quarries around Caddington, mainly to the south and west of the development site (HERs 2037 and 13563). Evidence from these and later 20th century investigations suggest that hominids were present at Caddington for short periods towards the end of the brickearth formation (White 1997, 927). The arrival of hominids coincided with an opening up of the environment and use of the chalk and clay-with-flints to obtain and work flint. The six sites within a three kilometre radius of the golf course produced 150 hand axes and over 3500 flints (Luke 2007, 23). 19th century and later refitting of flakes and analysis of the tools suggests that the sites at Caddington were short-lived and used for manufacturing rather than hunting or butchery.
- 4.2 Late Mesolithic occupation in the area was confined to ridges and vantage points: Mesolithic flints have been found at Zouche's Farm to the west of the development site on a spur of land over 200m aOD (HER 7489) and at other sites in the vicinity (HERs 1778, 9840 and 16068).
- 4.3 A scatter of Neolithic flint tools have been found in the area around Caddington (HERs 198, 2033, 7489, 13564, 13565, 13567, 16061, 16062, 16064 and 16068). Most of these have been surface finds although some were found during digging of brickearth in the late 19th and early 20th centuries.
- 4.4 There is little evidence of Bronze Age activity in the area but a ploughed out round barrow of this date is recorded just over two kilometres to the south-

west. Bronze Age flint tools have also been found during fieldwalking in the area (HERs 7489 and 16068).

- 4.5 Iron Age occupation to the north-west of the development site, at Blows Downs, was identified in the late 19th /early 20th centuries, but more recent excavations indicate that the features may date to later quarrying. Iron Age pottery has been found in the area and it is suggested that the quarrying cut through an Iron Age occupation site. The Icknield Way, which runs east to west to the north of the development site, was in use during the Iron Age and may originate earlier.
- 4.6 There is no direct evidence of prehistoric activity in the proposed development area. However, there is clear evidence that the surrounding area was exploited in prehistory. An as yet unidentified resource relating to this exploitation may therefore survive within the proposed development area.

The Roman period (AD 70 to 5th century)

- 4.7 The Roman small town of Durocobrivis (Dunstable) grew up around an early *mansio* at the junction of Watling Street and the Icknield Way. The Roman road later became the western boundary of Caddington parish (Coleman 1985, 20). Early Roman pottery was collected from an area of indistinct cropmarks north-west of Zouche's Farm (HER 7489) and from other sites in the area (HERs 15858, 16064 and 16958). It is likely therefore that the area was exploited during this period, and an as yet unidentified resource relating to this has the potential to exist in the proposed development area.

The medieval period (5th century to 1540)

- 4.8 There are few tangible remains from the Anglo-Saxon period in the area but there are records of Anglo-Saxon re-use of a Bronze Age barrow to the south, near the village of Caddington. The name of the village derives from a Saxon name meaning Cada's Hill (Coleman 1985, 24) and is recorded subsequently as Cadendone (12th century), Katenden (13th century) and Kadington (14th century) (Page 1908, 314). At this time the landscape was largely wooded with occasional, but substantial, clearings for arable or pasture.
- 4.9 By 1086, land in Caddington was held by the Canons of St. Paul's Cathedral, and there are records of arable land, pasture and woodland. It is likely that the settlements at this time were small and scattered (Coleman 1985, 27). The medieval manorial site of Zouche's Farm lies to the west of the development site. The present buildings (Grade II Listed, HER 6836) date to the 17th century, with more recent alterations and extensions. The earthworks to the north-west of Zouche's Farm (HER 2882) are associated with the manor house or the small hamlet that grew up around the farmhouse.
- 4.10 Chaul End, to the north-east of the development site, is recorded in manorial surveys and tax returns of the late 13th and early 14th centuries (Coleman 1985, 63). It is likely that this was always just a small hamlet with a few farmsteads and cottages.

- 4.11 During the medieval period the development site formed part of the field systems around Zouche's Farm, Chaul End and Caddington. No earthworks relating to this agricultural exploitation have been recorded in the proposed development area.

The post-medieval period (1541 to 1899)

- 4.12 By the end of the medieval period much of the woodland in the area had been cleared for agriculture and occupied by common arable fields (Coleman 1985, 72). Enclosure of parcels of land started in the later medieval period and increased during the 15th century. By 1569, 500 acres had been enclosed (Coleman 1985, 73; Figure 3). Many of the field boundaries established at this time survived into the 19th century.
- 4.13 17th, 18th and early 19th century maps of Bedfordshire clearly show Caddington divided by the boundary between Bedfordshire and Hertfordshire. The parish was transferred wholly to Bedfordshire in 1888. The former county boundary follows an established footpath from Caddington to the Icknield Way. This public footpath is still in use and crosses the development site (HERs 10463 and 14093; Figure 4).
- 4.14 There is no indication that the development site was used for anything other than agriculture until the 1st Edition Ordnance Survey map (Figure 5). On this map an old Chalk Pit (HER 14087) is marked in the centre of the development area.

The modern period (1900 to present)

- 4.15 The 2nd Edition Ordnance Survey map (Figure 6) shows that the field boundaries within the development site have remained the same and the old chalk pit is shown as a small copse. The land remained in agricultural use until the mid 20th century when the golf course was constructed for use by workers from the nearby Vauxhall factory. It was subsequently extended into the present 18-hole course.
- 4.16 Chaul End road was re-routed to bypass Chaul End when the Vehicle Test Centre was built in the late 20th century to the east of Chaul End Road. The road encroached on the earlier golf course and now forms its north-eastern boundary.

The buildings

- 4.17 Statutorily protected buildings in the vicinity include Zouche's Farm (HER 6836), to the west, and Chaul End Farmhouse (HER 6837), to the north-east of the development area. Both these buildings are post-medieval and Grade II Listed. There are no statutorily protected buildings on the site.

5. Site reconnaissance

- 5.1 A field visit was conducted to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services,

boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed.

- 5.2 The fields to the west of the club house are currently part of the golf course with tee boxes, fairways and greens (Figure 8) and are relatively level. This area is crossed by a footpath which preserves the path identified in the pre-Enclosure map (Figure 3). The area has been landscaped and planted with trees in the 20th century.
- 5.3 The field in the south-western part of the development site, where the extension is proposed, is currently laid down to grass. It is bounded on the western side by Twentynine Wood and to the south by hedges. The field rises slightly to the south and west but is generally flat with no sign of modern disturbance (Figure 9).
- 5.4 The other main area of development is in the northern part of the golf course, on the south-facing slope, which currently comprises tee boxes, fairways and greens and part of a rough grassland area (Figures 10 and 11).

6. The potential archaeological resource

- 6.1 There is evidence for exploitation of the area in the Palaeolithic period: this may extend into the proposed development area. However, any Palaeolithic deposits are only likely to be present at depth, with stray finds recoverable from topsoil and minor groundworks.
- 6.2 There is no direct evidence for later prehistoric or Roman activity within the study area, but there is evidence for this activity in the surrounding vicinity, and an as yet unidentified resource has the potential to exist.
- 6.2 Archaeological deposits relating to the medieval and post-medieval period may survive in undeveloped parts of the site. This evidence is unlikely to relate to settlement, but may relate to quarrying, agriculture and field boundaries.

7. Impact assessment

Direct impact

- 7.1 The development involves minor intrusive works including the digging of drains and channels for irrigation pipes. It is also proposed to bury an overhead cable along the southern boundary of the site. There will be some further impact through the removal and replanting of trees, and localised impacts associated with tees, bunkers and greens, although this may be limited as these features will generally be built up with imported material.
- 7.2 The largest impact of the development will be through the importation of soil and building up of the southern part of the golf course, and an area in the northern part (Figure 7). It is unlikely that significant compression of any archaeological resource will be caused by this process. Where this is

proceeded by a topsoil strip, this has the potential to reveal archaeological artefacts dating from the Palaeolithic through to the post-medieval periods, along with associated archaeological deposits dating from the later prehistoric periods onwards.

8. Recommendations

- 8.1 No archaeological deposits have been identified which require preservation *in situ*.
- 8.2 Localised invasive groundworks, including tree removal and planting and drainage, should be subject to a scheme of archaeological monitoring. Archaeological monitoring should also be conducted in areas subject to topsoil stripping.
- 8.3 The area of the extension to the golf course is undeveloped, and should topsoil stripping be conducted here in advance of building up the level of this area, a programme of geophysical survey is recommended to ascertain the presence of archaeological remains of later prehistoric or Romano-British date. Further works may be required depending on the results of this survey.

9. Sources

Cartographic sources

Numerous maps of Bedfordshire were consulted on-line – these date from 1577 to the late 19th century – none provided sufficient detail to warrant inclusion in this report.

Pre-Enclosure Landscape, c.1798 is reproduced from the Bedfordshire Parish Survey for Caddington and Kensworth 4

Enclosure, 1800/1 is reproduced from the Bedfordshire Parish Survey for Caddington and Kensworth 4

Ordnance Survey 1st Edition, 1891

Ordnance Survey 2nd Edition, 1901

Ordnance Survey 3rd Edition, 1924

Other sources

Coleman, S R, 1985 *Caddington and Kensworth*, Bedfordshire Parish Surveys Historic Landscape and Archaeology 4

Luke, M, 2007 *The Palaeolithic to Early Bronze Age in Oake*, M, Luke, M, Dawson, M, Edgeworth, M. and Murphy P, *Bedfordshire Archaeology Research and Archaeology: Resource Assessment, Research Agenda and Strategy* Bedfordshire Archaeology Monograph 9

Page, W, 1908 *A History of the County of Bedfordshire* 2 Victoria County History, London

White, M J, The earliest Palaeolithic occupation of the Chilterns (Southern England): re-assessing the sites of Worthington G. Smith, *Antiquity* **71**, 912-931

Websites

<http://ads.ahds.ac.uk>

www.a4a.pro.gov.uk

www.bedfordshire.gov.uk/EnvironmentAndPlanning

www.bgs.ac.uk/boreholes/home.html

www.english-heritage.org.uk

<http://freepages.genealogy.rootsweb.ancestry.com>

www.magic.gov.uk

Aerial photographs

The Cambridge University Committee for Aerial Photographs catalogue was consulted – it holds no photographs of the development site.

Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the study area (not all sites are discussed in the text). Sites are shown in Figure 2.

Historic Environment Record

PRN	Description	Date
198	Polished stone axe	Neolithic
212	Lynchets	unknown
1459	Earthworks	undated
2033	Stone tool	Neolithic
2037	Flint implements	Palaeolithic
2846	Pit and pottery	Roman
2881	Chalk pit, lime kiln, railway and building	post-medieval
2882	Manorial earthworks by Zouche's Farm	medieval
4287	Barn	post-medieval
6697	Brickworks and clay pit	undated
6729	Brickworks and clay pt	undated
6730	Clay pit	undated
7202	Brickworks and clay pit	undated
7489	Mesolithic, Neolithic and Bronze Age struck flint and Roman pottery	various
8043	Public house	19th century
8338	Brickworks	post-medieval
9021	All Saints' Parish Churchyard	17th century
9840	Flint implements	Mesolithic
10051	Railway bridge	19th century
10463	Earthwork –road	Roman
10813	Place name evidence of manorial site and documentary evidence of hillfort	medieval Iron Age
11229	Post box	20th century
11253	Village green	undated
13238	Ancient woodland	medieval/post-medieval
13563	Stone implement	Palaeolithic
13564	Flint implements	Neolithic
13565	Flint arrowhead	Neolithic
13567	Stone axe	Neolithic
13586	Bury Farm (Caddington Bury)	medieval
13587	Vicarage House (documentary evidence)	post-medieval
13588	Poor House/Workhouse (demolished)	16th century
13795	Poor/Town houses (demolished)	18th century
13800	Farmstead and Inn	post-medieval
13802	Farm complex (part demolished)	post-medieval
13810	Toll Gate	18th century
13823	Farm (demolished)	early 19th century
13839	Vicarage (demolished)	post-medieval
13840	School (demolished)	undated

13853	Former Inn	undated
13854	Wesleyan Methodist chapel (demolished)	19th century
13902	Clay pit	medieval
13910	Farm (demolished)	post-medieval
14078	Vineyard	medieval
14086	Great Northern Railway	19th century
14087	Chalk pit	post-medieval
14092	Linear cropmarks – wide ridge and furrow	medieval
14093	Cropmark/soilmarks	medieval/post-medieval
14101	Quarry	medieval/post-medieval
14102	Quarry pit	medieval/post-medieval
14679	Castle	undated
15287	Occupation site	Iron Age
15653	Bury Farm barn	18th century
15841	Flint tools	Neolithic/Bronze Age
15858	Re-used Roman tile, medieval pottery and building material	various
16061	Flint scatter	Neolithic/Bronze Age
16062	Flint scatters	Neolithic/Bronze Age
16064	Prehistoric flint tools, Iron Age/Roman/medieval pottery, undated ditch	various
16068	Flint tools	Neolithic/Bronze Age
16069	Pottery	post-medieval
16070	Flint scatters and burnt flint	Neolithic/Bronze Age
16074	Occupation site	medieval
16958	Occupation site	Roman
16966	Village	medieval
16989	Deserted settlement	medieval
18053	Pit	undated

Listed buildings

PRN	Description	Grade
1168	All Saints Church	II*
6836	Zouche's Farmhouse	II
6837	Chaul End Farmhouse	II

Previous archaeological work

PRN	Description
16989	Chaul End Farm – watching brief



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Figure 1

Site location

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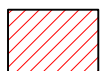
Caddington Golf Club Ltd

0 2km



scale 1:40 000 - for A4 plot

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proposed development area





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Figure 2

Site location and HER sites

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for

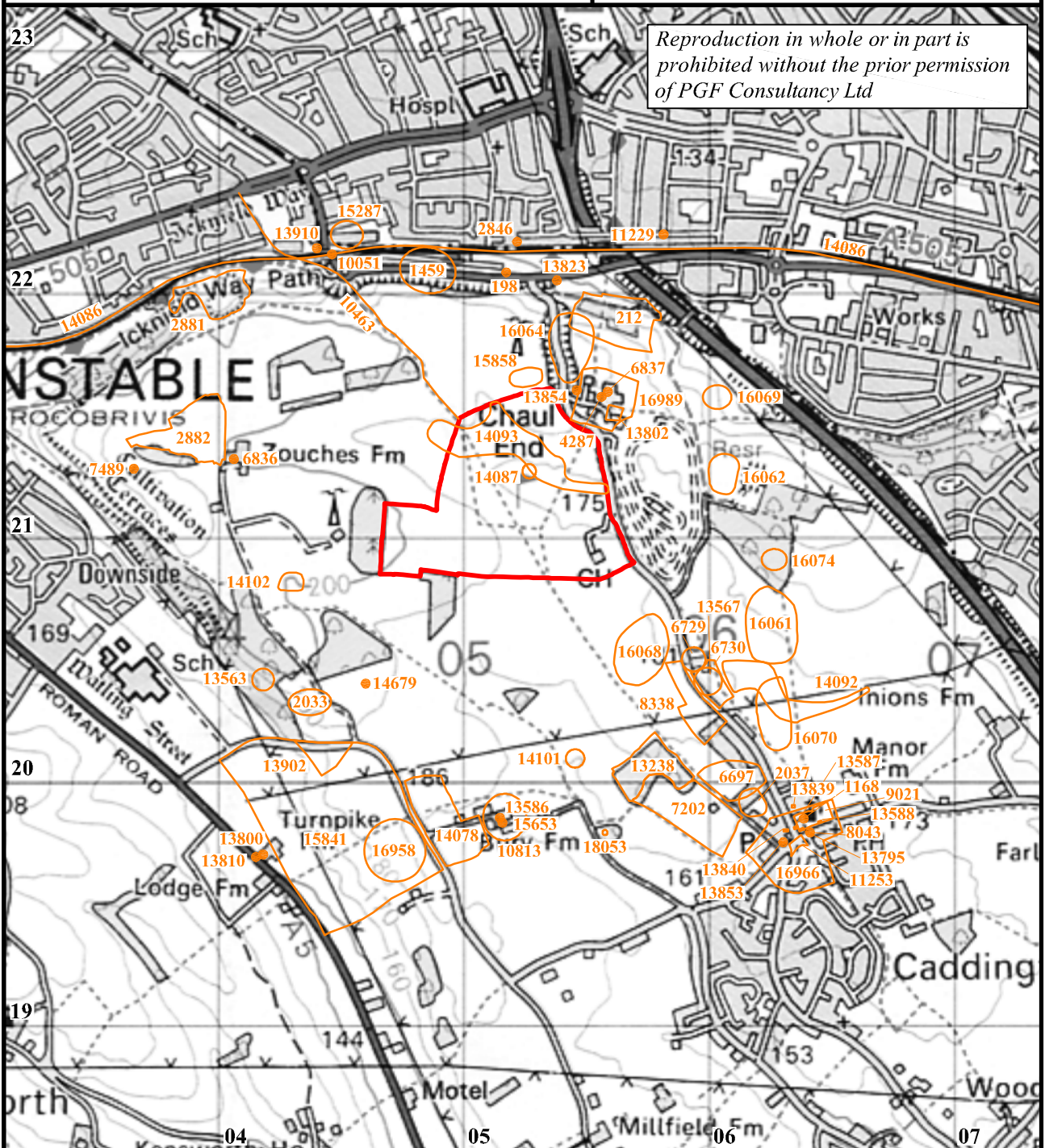
Caddington Golf Club Ltd

0 1km



scale 1:25 000 - for A4 plot

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HER sites





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Figure 4

Extract from an enclosure plan of 1800-1

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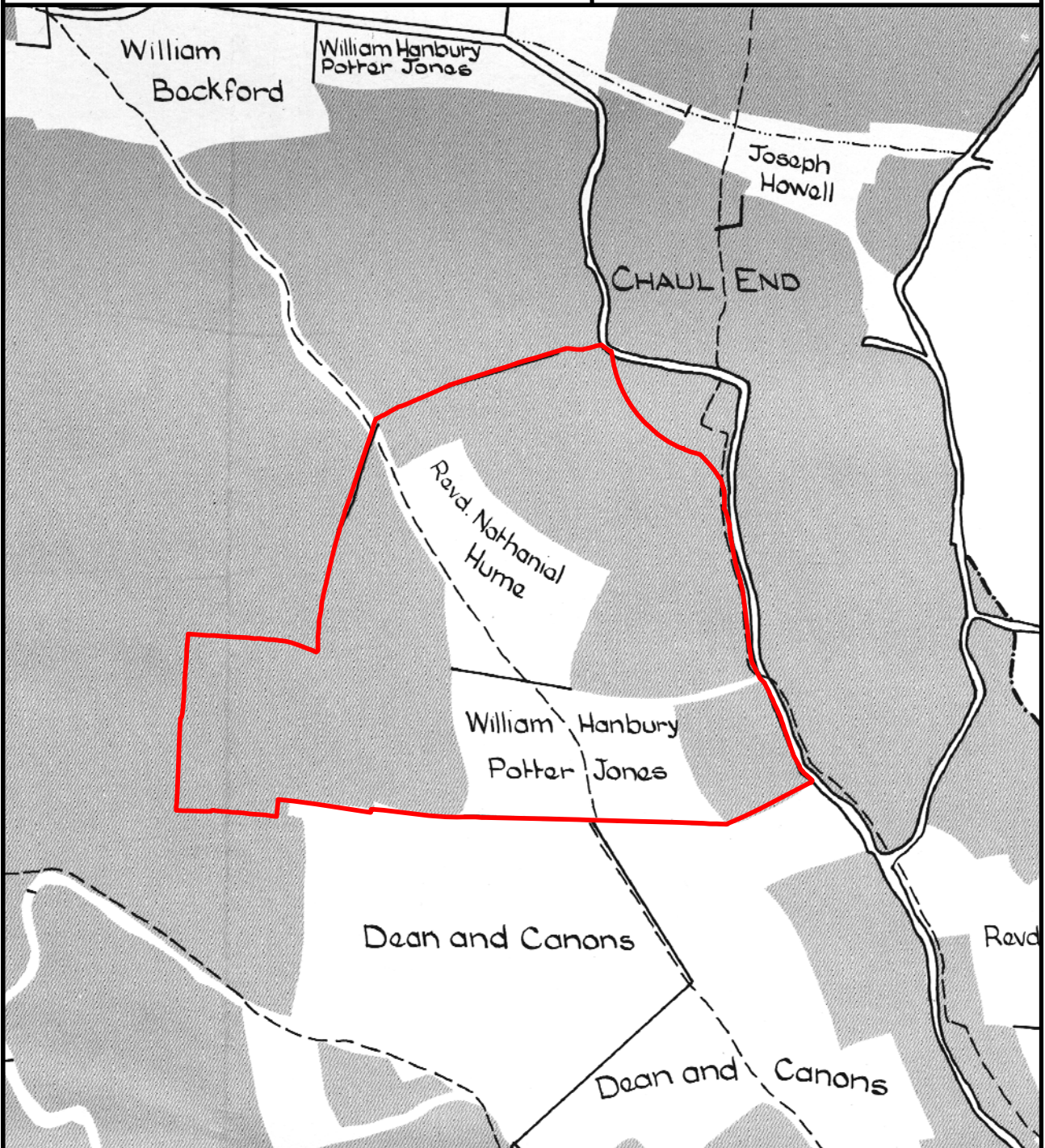
for

Caddington Golf Club Ltd

0 500m



approximate scale 1:10 000 - for A4 plot



approximate location of proposed development area





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scale 1:8000 - for A4 plot



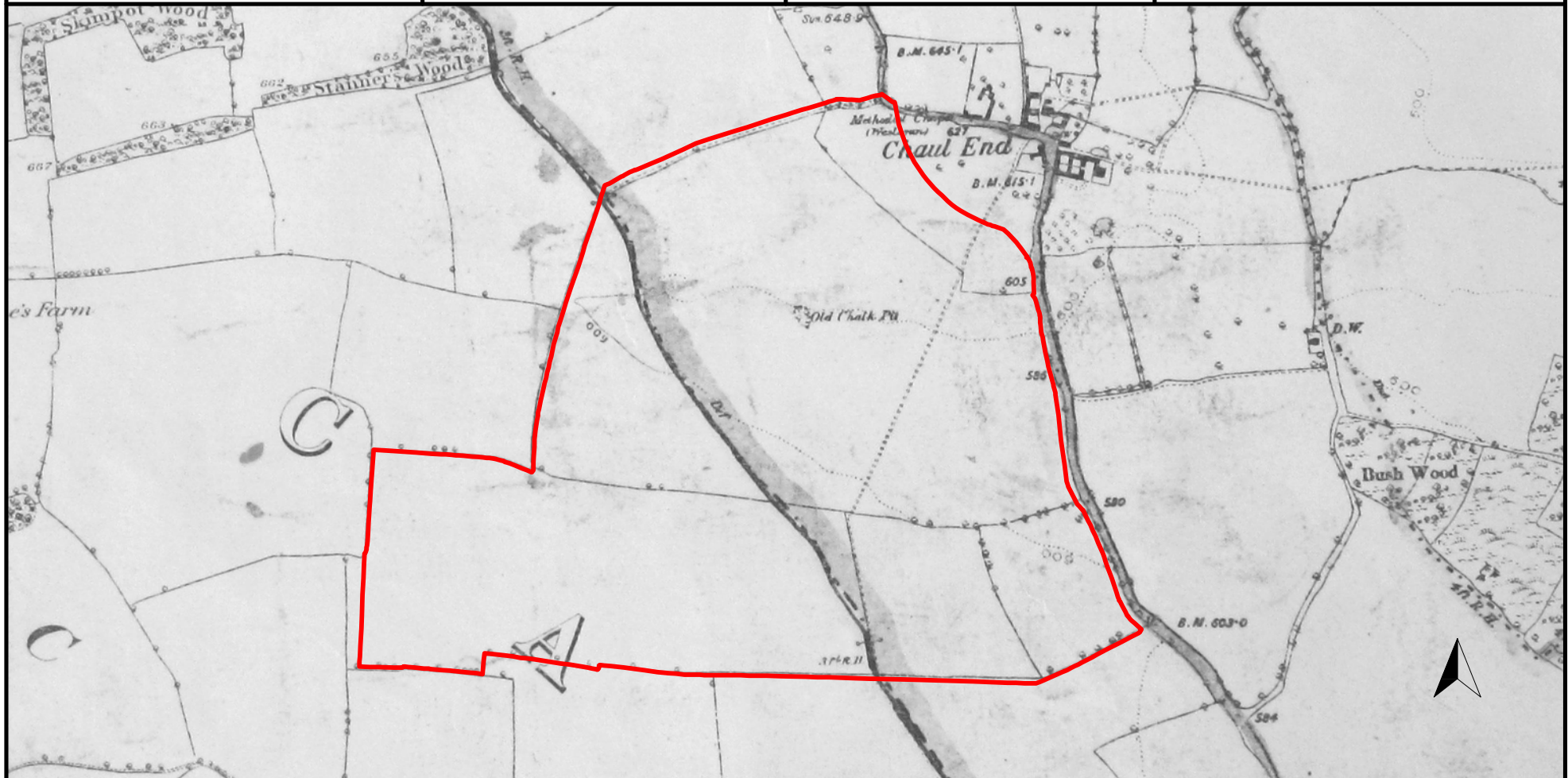
proposed
development area

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Figure 5
*Extract from the 1st edition Ordnance
Survey map of 1891*





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scale 1:8000 - for A4 plot

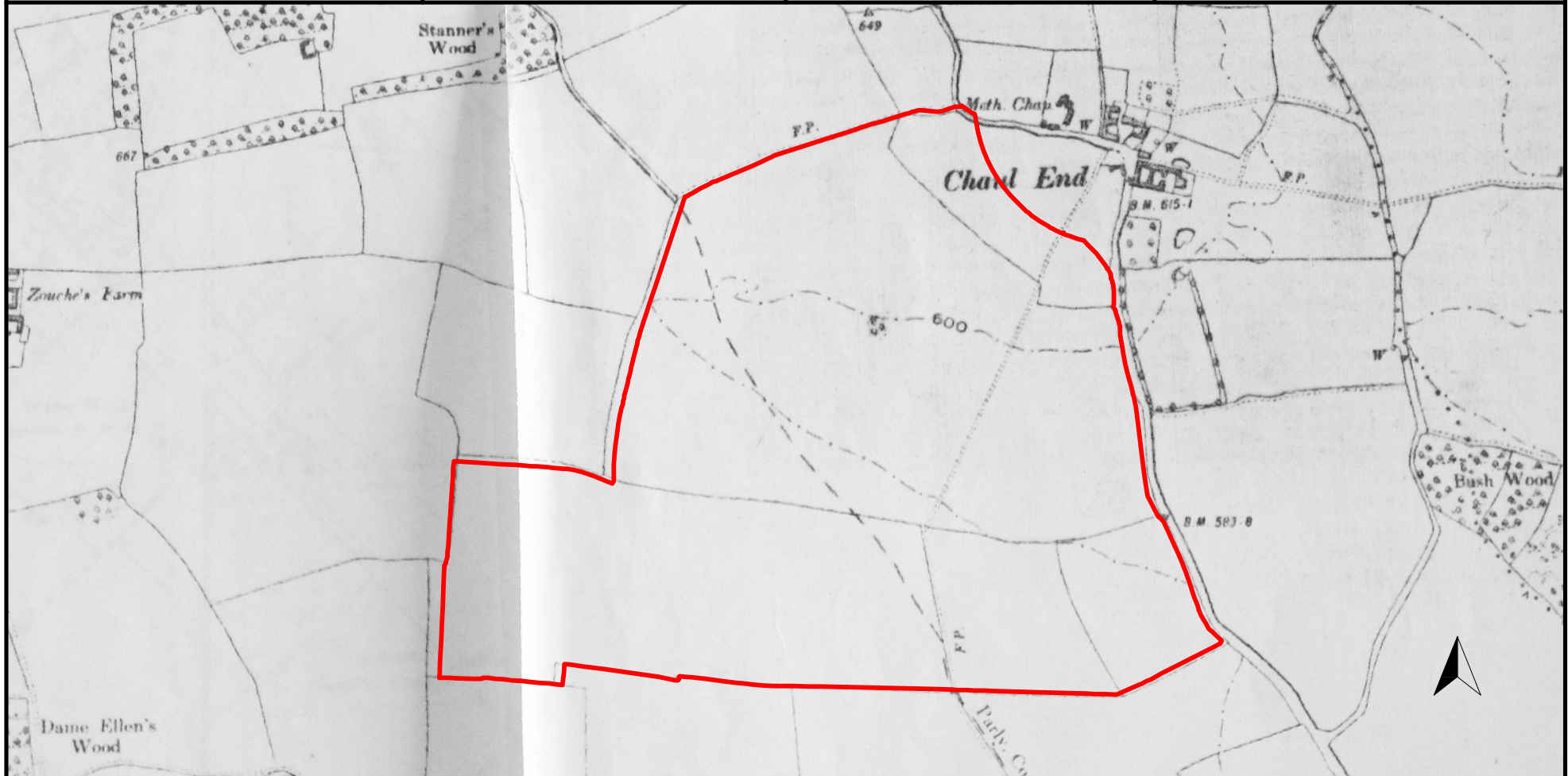


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Figure 6
Extract from the 2nd edition Ordnance
Survey map of 1901





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Figure 7

Proposed development

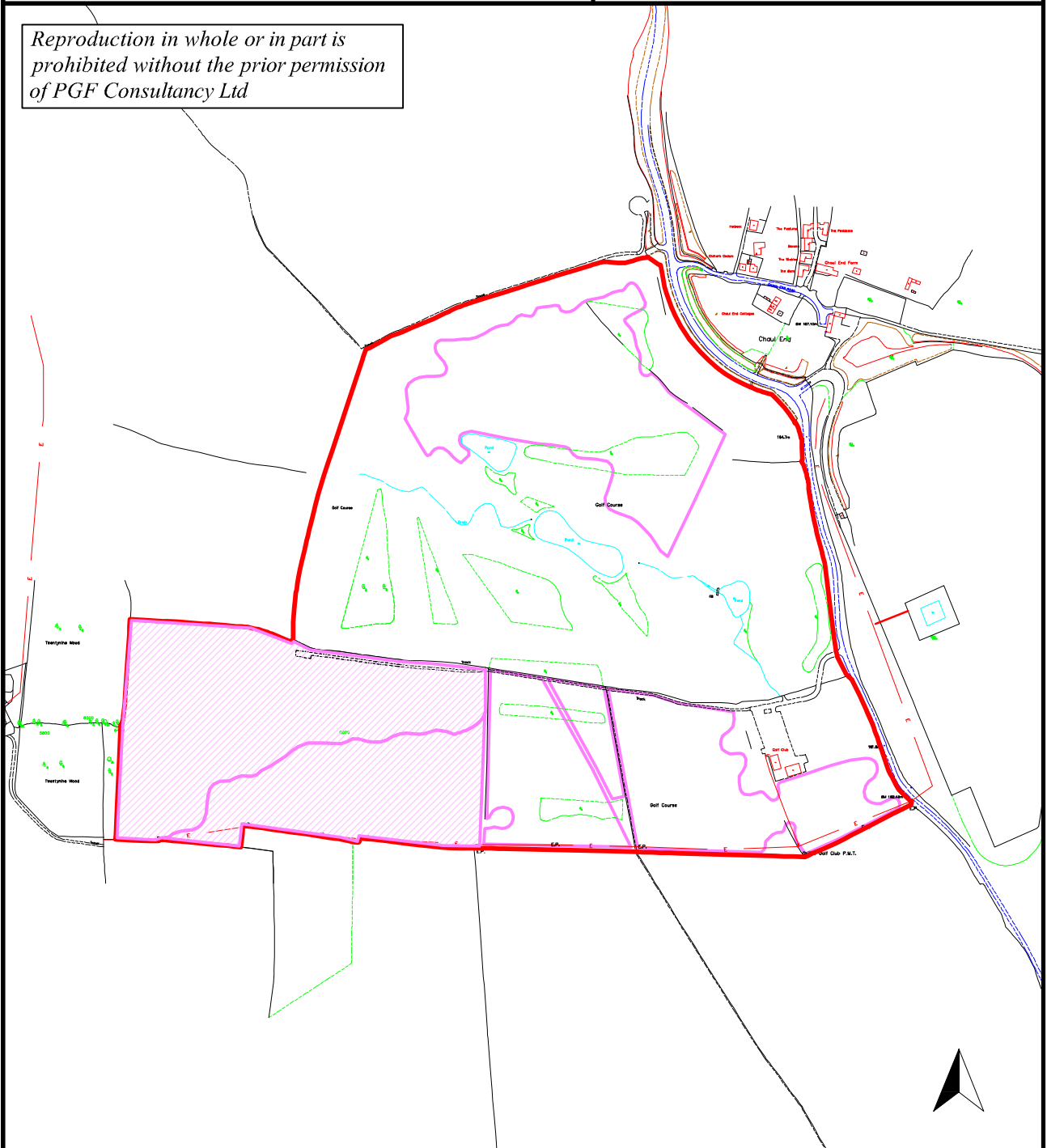
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0 400m



scale 1:8000 - for A4 plot

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ownership boundary



application areas



extension



Figure 8
View west from Club House over southern part of the golf course



Figure 9
View west over south-western part of development



Figure 10
View to northern development area



Figure 11
View to north-east and Chaul End