

## Archaeological Services & Consultancy Ltd

**DESK-BASED ASSESSMENT:  
LAND SOUTH OF CALDECOTE FARM  
WILLEN ROAD  
MILTON KEYNES**

NGR: SP 8810 4220

*on behalf of SGS Construction Ltd*



Bob Zeepvat BA MIFA

August 2010

ASC: 1335/CFQ/1



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## Site Data

<i>ASC site code:</i>	CFQ	<i>Project no:</i>	1335
<i>OASIS ref:</i>	n/a	<i>Event/Accession no:</i>	AYBCM:2012.74
<i>County:</i>	Buckinghamshire (historic county)		
<i>Village/Town:</i>	Newport Pagnell		
<i>Civil Parish:</i>	Moulsoe CP (formerly Newport Pagnell CP & Willen CP)		
<i>NGR (to 8 figs):</i>	<i>Area</i>	SP 8810 4216	<i>Area</i>
<i>Extent of site:</i>	<i>A:</i>	13.2ha	<i>B:</i>
			16.3ha
<i>Present use:</i>	Pasture		
<i>Planning proposal:</i>	Gravel extraction		
<i>Planning application ref/date:</i>	Pre-planning		
<i>Local Planning Authority:</i>	Milton Keynes Council		
<i>Date of assessment:</i>	August 2010		
<i>Client:</i>	SGS Construction Ltd Hastings House Auckland Park Mount Farm Milton Keynes MK1 1BU		
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## Internal Quality Check

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<i>Revisions:</i>		<i>Date:</i>	
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## CONTENTS

Summary.....	4
1. Introduction .....	4
2. Aims & Methods .....	6
3. Archaeological & Historical Evidence .....	8
4. Walkover Survey .....	17
5. Statutory Constraints on Development.....	21
6. Assessment of Archaeological Potential .....	22
7. Acknowledgements .....	24
8. Historic Environment Record Data .....	25
9. References .....	28
10. Cartographic Sources.....	29
11. Aerial Photographs .....	29
12. Method Statement for Archaeological Desk-Based Assessment.....	30

### Figures:

1. General location.....	3
2. Site location and services .....	33
3. Available archaeological information for the assessment site and its surroundings .....	34
4. Extract from Jeffreys' Map of Buckinghamshire, 1770 .....	35
5. Extract from Ordnance Survey 2" map, 1815.....	35
6. Extract from the map of the estate of the trustees of Richard Busby, 1822 .....	35
7. Extract from Bryant's Map of Buckinghamshire, 1825 .....	35
8. Extract from the Ordnance Survey Old Series 1" sheet 45NW, c.1835 .....	36
9. Extract from the Ordnance Survey First Series 6" sheet, 1886 .....	36
10. Extract from the Ordnance Survey Second Series 6" sheet, 1900.....	37
11. Extract from the Ordnance Survey Third Series 6" sheet, 1926.....	37
12. Extract from the Ordnance Survey 1:10,560 sheet, 1950.....	38
13. Extract from the Ordnance Survey 1:10,560 sheet, 1958.....	38
14. Archaeological sites within the study area, recorded in the Milton Keynes HER.....	39

### Plates:

*Cover:* Caldecote Mill, early 1900s (*after* Mynard & Hunt 1995)

1. Vertical air photograph of site (NMR 4034), 1965 .....	15
2. Area B, HER 9 and associated features (NMR 153/130), 1969 .....	15
3. Area B, HER 12 and associated features (NMR 151/130), 1969 .....	16
4. Area A, looking north to Caldecote Farm .....	18
5. Area A, looking south-east .....	18
6. Area B, looking west .....	19
7. Area B, looking east .....	19
8. Caldecote Farmhouse, from south-east.....	20



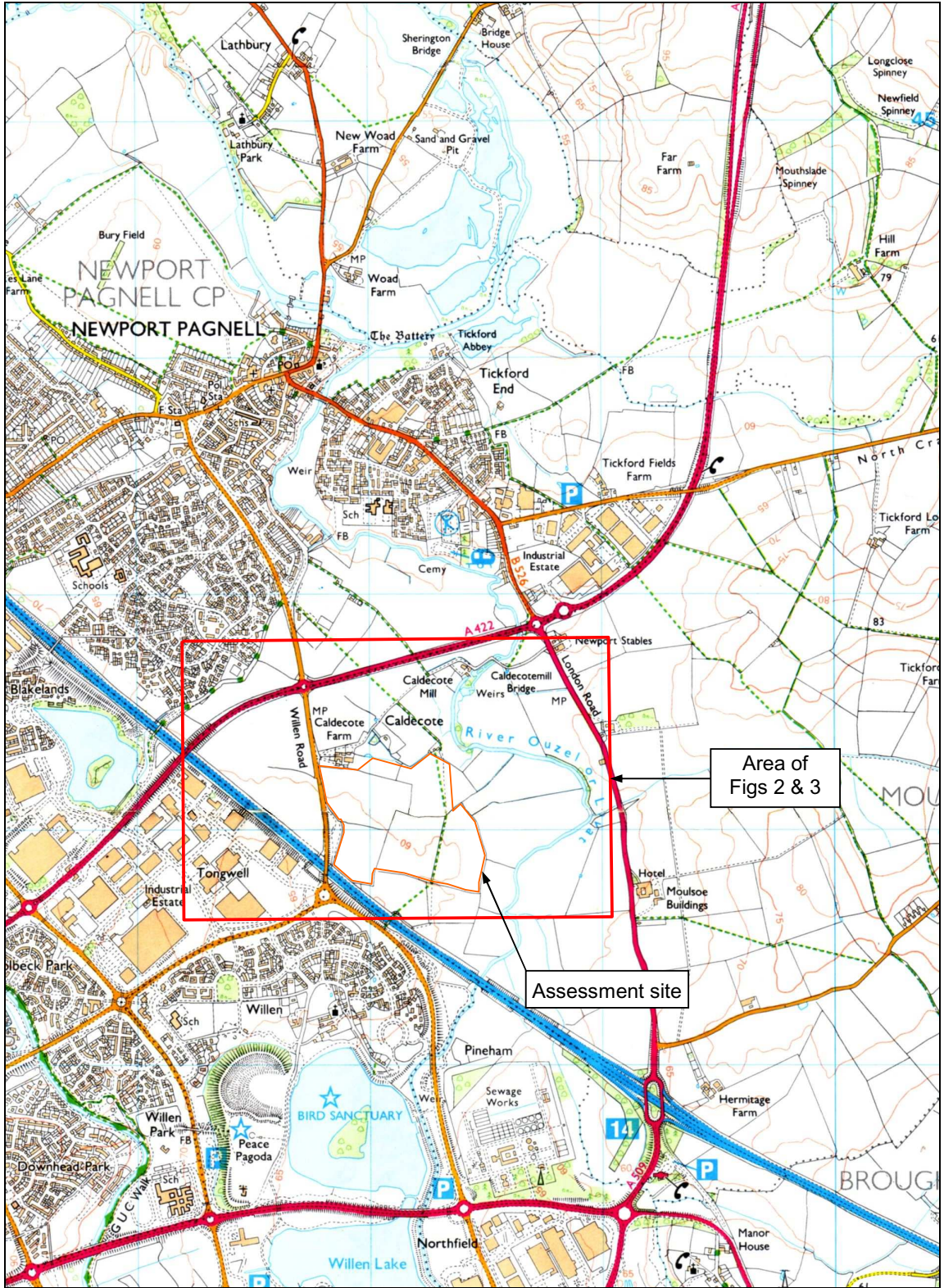


Figure 1: General location (scale 1:25,000)

## Summary

*In August 2010 an archaeological desk-based assessment was undertaken of c.30ha of land to the south of Caldecote Farm, Willen Road, Newport Pagnell, to inform proposals for gravel extraction.*

*The site is located on the gravel terraces on the west side of the Ouzel valley. Fieldwork, excavations and chance finds over the last half-century have revealed significant evidence of prehistoric activity, Bronze Age burial and Iron Age and Roman occupation within this landscape, though little is known of the assessment site, apart from two Bronze Age ring ditches and other possible features, visible as cropmarks on air photographs. The assessment site is therefore judged to have a medium to high potential for archaeology of these periods.*

*During the Saxon, medieval and post-medieval periods the assessment site has formed part of an agricultural landscape, belonging partly to the hamlet of Caldecote, probably established in the Middle Saxon period, and the village of Willen, a Late Saxon or medieval foundation. The available evidence suggests that part of Caldecote falls within the assessment site: this area is therefore judged to be of high archaeological potential, while the rest of the site has been given a low potential for remains of this period.*

*In the absence of any major disturbance, other than a modern main sewer crossing the site, the potential for the survival of archaeological remains is judged to be medium to high.*

## 1. Introduction

1.1 In August 2010 *Archaeological Services and Consultancy Ltd* (ASC) carried out an archaeological desk-based assessment of land south of Caldecote Farm, Willen Road, Milton Keynes, to inform proposals for gravel extraction from the site. The project was commissioned by *SGS Contracting Ltd*, and was carried out according to a standard method statement (Section 12).

### 1.2 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

### 1.3 *Management*

The assessment was carried out under the overall direction of Bob Zeepvat BA MIFA.

### 1.4 *The Site*

#### 1.4.1 *Location & Description*

The assessment site lies to the south of Newport Pagnell, in the civil parish of Moulsoe, within the Milton Keynes unitary authority area, centred on Ordnance Survey National Grid Reference SP 8810 4220 (Fig. 1). It is bounded to the

west by Willen Road, to the south by the M1, to the east by the floodplain of the river Ouzel, and to the north by Caldecote Farm and the adjoining hamlet of Caldecote.

The site consists of two distinct parcels of land (Fig. 2). Area A, to the north, covers *c.* 13.2 hectares. Area B, to the south, covers *c.* 16.3 hectares.

Prior to the reorganisation of parishes in the area brought about by the development of the new city of Milton Keynes, Area A was part of the civil parish of Newport Pagnell, and Area B formed part of Willen parish. Moulsoe parish extended westwards to the Ouzel, east of the assessment site.

A detailed description of the assessment site appears in Section 4 of this report.

#### 1.4.2 *Geology*

The site lies on more or less level ground, on the western side of the valley of the river Ouzel, traversed by the 60m contour (Fig. 2). Soils on the site and surrounding area belong to the Bishampton 2 association, a river terrace drift (Soil Survey 1983, 572t) described as 'Deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging'. The underlying solid geology is Cornbrash limestone (BGS sheet 203).'

Borehole surveys have been undertaken across Areas A and B to determine the depth and viability of the underlying gravel deposits. Overburden depths in both areas range from 0.5 – 1.2m, with no discernable trends across the site.

#### 1.4.3 *Proposed Development*

Gravel extraction is proposed in Area A. It is likely that Area B may also be considered for extraction at some future date. Although this assessment has been undertaken primarily in support of an application to extract gravel from Area A, the client has requested that the assessment should also give consideration to Area B.

## **2. Aims & Methods**

2.1 ‘Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered’ (IFA 2000).

2.2 The assessment was carried out according to the method statement (Section 12), and the Institute for Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

2.3 The following readily available sources of information were consulted for the desk-based assessment:

### *2.3.1 Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the Milton Keynes Historic Environment Record (HER). The study area employed in the HER search includes the site itself, and a surrounding area of approximately 1.5km radius.

### *2.3.2 Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the Local Studies Section, Milton Keynes Central Library.

### *2.3.3 Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal source consulted was the Local Studies Section, Milton Keynes Central Library.

### *2.3.4 Air Photographs*

Given favourable light and crop conditions, air photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time. The principal source consulted was the National Monuments Record (NMR), Swindon.

### *2.3.5 Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits. Boreholes and test pitting have been undertaken on Area A to determine the presence and depth of gravel: this information has been taken into account (para. 1.4.2, above).

### 2.3.6 *Secondary & Statutory Sources*

The principal sources consulted were the Local Studies Section, Milton Keynes Central Library, and ASC's reference collection.

## 2.4 *Walkover Survey*

As part of the assessment a walkover survey of the site was undertaken on 10<sup>th</sup> May 2010, with the following aims:

- 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 the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA.



### 3. Archaeological & Historical Evidence

- 3.1 The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

The study area lies within an area of archaeological and historical interest, and the site has the potential to reveal evidence of a range of periods. Figure 3 summarises the available archaeological information for the site and its immediate surroundings. The locations of known archaeological and historical sites recorded in the HER within the study area are shown in Fig. 14, and details appear in Section 8.

#### 3.2 *Archaeological & Historical Background to the Study Area*

##### 3.2.1 *Prehistoric (before 600BC)*

Early prehistoric activity in the Milton Keynes area is almost entirely represented by chance finds of flint hand-axes, often from gravel quarrying (Croft & Mynard 1994, 5). Such evidence from the study area is provided by an axehead and a flint flake of Palaeolithic (*before 10,000BC*) date from Newport Pagnell, over one kilometre to the north-east (HER 41). Ecofactual evidence for this period is provided by finds from the valley gravels of skeletal material representing *Bos primigenius* (ox), *Elephas primigenius* (mammoth), and *Equus* (horse) from Willen Lake and Cotton Valley sewage works, to the south of the assessment site (HER 25-28). It is likely that the landscape at this time, between periods of glaciation, would have consisted of temperate grasslands with few trees (Farley 2010, 12).

Evidence for activity of Mesolithic (*c.10,000-3,500BC*) and Neolithic (*c.3,500-2,000BC*) activity in the Milton Keynes area is almost totally confined to the valleys of the rivers Great Ouse and Ouzel, and their tributaries (Croft & Mynard 1994, 5), and is represented largely by implements of stone and bone, though occupation sites have been examined at Stacey Bushes (Green & Sofranoff 1985) and Heelands (Croft & Mynard 1994, 5). In the study area, fieldwork and excavation at Cotton Valley recovered quantities of worked flint and implements (HER 20, 22), while to the north of the assessment site, worked flint and flint tools were recovered during fieldwalking on the route of the A422 Newport Pagnell bypass (HER 16, 18). Fieldwalking in the fields south of Area B has produced flint flakes and cores (HER 43). A greenstone axe is recorded from Newport Pagnell (HER 08): though its precise findspot is uncertain.

Activity in the Ouse and Ousel valleys during the Bronze Age (*c.2,000-600BC*) is characterised by 'ring ditches' (ploughed-out burial mounds). Four ring ditches are recorded in the study area, two of them (HER 09, 12) within the assessment site. The other two, at Cotton Valley (HER 20) and Willen Quarry (HER 13) have both been excavated. The Cotton Valley ring ditch was dated to *c.1500-1000 BC*, and contained a primary cremation burial in an inverted collared urn, and several secondary urned cremations (Sandford 1974). The more recently excavated ring ditch at Willen Quarry was less well preserved, and did not contain any significant finds (Hunn 2008, 10). Perhaps the most

striking Bronze Age find recorded in the study area is a bronze sword, found on the bank of the Ouzel just over 1km north of the assessment site (HER 46).

### 3.2.2 *Iron Age* (600BC-AD43)

In contrast to earlier prehistoric periods, evidence for the Iron Age in the Milton Keynes area provides a far more balanced view of settlement and related activities. Although settlements still tend to favour river valley locations, occupation evidence is also found on the heavier clay soils away from the rivers, and it is evident that woodland clearance in these areas was taking place (Farley 2010, 54). In the Ouzel valley, Iron Age settlements have been examined at Pennyland (Williams 1993), Hartigan's Pit, Oakgrove (*ibid*), Wavendon Gate (Williams *et al* 1994) and Caldecotte (Zeepvat *et al* 1994). More recently, extensive Iron Age sites have been examined in the vicinity at Broughton Manor (*Recs Bucks* 48, 292: 49, 257-8), Brooklands (*Recs Bucks* 49, 257), and at Willen Quarry (*Recs Bucks* 47.1, 222: 48, 293), the latter being within the study area (HER 14).

The Willen Quarry site covered at least three hectares, and extended to the south-west beneath the M1, so its full extent could not be determined. It consisted of a series of enclosures, field boundaries, and trackways. Excavations revealed three penannular hut gullies, a corn dryer, three wells, a pond and two rectangular stone-flagged features, interpreted as possible cisterns. A single inhumation and a cremation cemetery of forty individuals, all of relatively low status, were also examined. Occupation on the site commenced in the Middle Iron Age, continuing into the Roman period.

Also in the study area, excavations at Cotton Valley revealed pits and ditches of Iron Age date, a large assemblage of late Iron Age pottery, and the cremation burial of a child (Sandford 1974). Other Iron Age finds from the study area are in contrast relatively sparse, consisting of chance finds of pottery (HER 03, 16).

### 3.2.3 *Roman* (AD43-c.450)

During the Roman period, the Milton Keynes area fell within the Romanised tribal *civitas* (canton) of the *Catuvellauni*, with its capital at *Verulamium* (St Albans). The area was predominantly rural and agricultural: the local centres were the small towns of *Magiovinium* (Dropshort Farm, near Fenny Stratford) and *Lactodorum* (Towcester). These towns lay along the road linking *Londinium* to *Deva* (Chester), latterly known as *Watling Street*. Other roads led westwards from *Magiovinium* towards Buckingham, and northwards to the small town at Irchester. Research undertaken some years ago (Viatores 1964, road 175) suggested that the latter road followed the west side of the Ouzel valley, passing to the west and north of the assessment site (HER 01), and crossing the Ouzel upstream of Caldecote Mill (HER 07), where there appears to have been a small riverside building. However, it has been suggested more recently (Mynard 1987, 12) that the road remained on the east bank of the Ouzel from *Magiovinium* northwards as far as Olney, where there is an extensive riverside settlement.

Settlement and related activity in the Ouzel valley during the Roman period appears to mirror that observed elsewhere in the Milton Keynes area.

Established settlements at Wavendon Gate, Caldecote, Brooklands and Willen Quarry continued into the Roman period with apparently little change, other than increased use of Romanised pottery and other artefacts. Some settlements declined and were abandoned, as at Pennylands and Hartigans: in contrast, the Broughton Manor settlement appears to have flourished, acquiring several large Roman buildings, and other trappings suggestive of a villa.

Apart from the Willen Quarry settlement and the possible building adjacent to Caldecote Mill, there is little recorded evidence for Roman activity within the study area. Roman pottery was recovered during fieldwalking on the Newport Pagnell bypass (HER 16) and in Willen Village (HER 24), and a possible Roman ditch was identified during the excavation of Willen Moat (HER 29). The HER also records two chance finds, a copper alloy stylus and a copper alloy tack (HER 51), but the imprecise grid reference given for them suggests that their precise provenance is unknown.

#### 3.2.4 *Saxon* (c.450-1066)

Evidence for Early (pagan) Saxon settlement in the Milton Keynes area is relatively good, when compared with the rest of the Southern Midlands (Croft & Mynard 1994, 15). Excavations at Pennylands and Hartigan's Pit have shown that both sites, abandoned in the first century BC, were reoccupied in the fifth or sixth century AD. Both remained in occupation until the Middle Saxon period, when they were finally abandoned in favour of new sites, which became the nuclei of the present villages of Great Linford and Milton Keynes. Nearer the study area, Newport Pagnell was established as a trading settlement at the confluence of the Ouse and Ouzel during the Saxon period (Page 1927, 409) and it is likely that the settlement at Caldecote (not to be confused with *Caldecotte* in Bow Brickhill parish) was probably also established in the Saxon period (*ibid*, 412), immediately north of the assessment site.

In contrast, physical evidence of Saxon date in the study area is slight, consisting only of a small amount of Middle Saxon pottery from the Willen Moat excavation (Mynard 1994, 117: HER 29).

#### 3.2.5 *Medieval* (1066-1500)

Caldecote first appears in the historical record in the Domesday Survey (1086), (Page 1927, 409). The name *Caldecote* translates literally as 'cold cottages', and can take a number of forms. It has been suggested that *cote* is a Middle Saxon, rather than a Late Saxon place-name element, which may indicate the date the settlement was established (Croft & Mynard 1994, 47).

As previously noted (para. 1.4.1), until recently the assessment site fell within two parishes, Newport Pagnell (Area A) and Willen (Area B). In 1086 the parish of Newport included the manors of Newport, Tickford and Caldecote. Newport was held by William Fitz Ansculf: when he was elevated to the barony of Dudley it passed to Fulk Paynel, whose family name became attached to that manor and to the town (Page 1927, 413). Tickford manor also belonged to Fitz Ansculf in 1086, and also passed to Fulk Paynel, who founded a cell to the abbey of Marmoutier early in the 12<sup>th</sup> century, which became Tickford Priory (*ibid*, 415).

The assessment site and surrounding area fell within the manor of Caldecote, which at Domesday comprised two fees. The first, consisting of three hides and a virgate, was held by William Fitz Ansculf: subsequently the mill was granted by Fulk Paynel to Tickford Priory, and the rest of the fee was held by Gervase Paynel (*ibid.*). The second fee was held in 1086 by Suerting of Lewin of Nuneham, and was assessed at 2½ hides. By the 14<sup>th</sup> century both fees were held by the de Eure family. At the end of the medieval period, Caldecote had passed by marriage to the Hanchett family: Thomas Hanchett died in possession of the manor in 1509.

Willen does not appear in Domesday, but can be identified with four hides and one virgate, including a mill, assessed under Caldecote and held by Alvared, under the Count of Mortain (Page 1927, 502). It is first mentioned in 1151-54, when the advowson of the church at Willen (HER 33) was held by Tickford Priory (Croft & Mynard 1994, 171), and the tenant was Philip de Kaynes (Page 1927, 502). At that time the name was spelt *Wilinges*, thought to mean 'at the willow trees' (*ibid.*, 45). By the early 14<sup>th</sup> century Willen was held by the de Verdon family, though from c.1350 to the end of the 15<sup>th</sup> century the descent of the manor is lost (*ibid.*). In 1499 the manor was held by Thomas Malyns of Blunham (Beds).

In the study area, evidence of medieval activity is provided mainly by discoveries of medieval pottery, and by earthworks, both surviving and visible as cropmarks on air photographs. To the immediate north of the assessment site, and extending into it, was the village of Caldecote (HER 04). The early layout of the village is not known, but it appears to have included a triangular village green, north of the above reference (HER 58). The green was probably surrounded by cottages, and there was a moated site (HER 06) on its north side. From the north corner of the green, a track led north-eastwards to the mill (HER 19). From the south corner of the green, a track led east and then north-east, towards the river. Between Moat Cottage and the river the site of the manor house has been identified (HER 05). Dredging operations in the vicinity have recovered quantities of medieval pottery and tile, as well as later material (HER 03). To the north of the village and across the assessment site to the south, cropmarks representing ridge and furrow ploughing have been identified on air photographs (Fig. 3: Plate 1).

### 3.2.6 *Post-Medieval (1500-1900)*

In 1541 the manor of Caldecote was bought by John White, whose family continued to hold it until the end of the 17<sup>th</sup> century. In 1750 the owner, William Blackwell, a banker of Pall Mall, acquired Caldecote mill and the land that had been granted by Fulk Paynel to Tickford Priory, and had since descended with Tickford Manor (Page 1927, 415). It was probably shortly after this time that the Manor House was demolished (Giggins 2008). The manor of Caldecote then descended through various owners to the end of the 19<sup>th</sup> century.

There are a number of documentary references to the manor and the village. *Caldecotte Green* is mentioned in 1648, *Great Green* in 1670, and both *Great Green* and *Little Green* in 1688 (Giggins 2008). Five cottages are mentioned

in a 1713 document (*ibid.*). A 1656 marriage settlement refers to a ‘capital mansion, dovehouse, stables, barns etc’ at the manor (*ibid.*).

The manor of Willen descended through several owners during the 16<sup>th</sup> and 17<sup>th</sup> centuries. In 1672 it was bought by Dr Richard Busby of Westminster School. Dr Busby died in 1695, and in his will bequeathed the manor to trustees for the foundation of a lectureship in divinity. It remained in the hands of the trustees until the advent of the new city (Croft & Mynard 1994, 175).

The earliest cartographic evidence for the assessment site and study area appears in Thomas Jefferys’ county map of 1770 (Fig. 4). While this provides no detail for most of the assessment site, it shows Caldecote village green with houses around it, the road to the mill and the mill itself, and a road leading from the south end of the green towards the river.

The Ordnance Survey 2" draft sheet (Fig. 5) shows the site and its surroundings in greater detail, including field boundaries. The houses to the west of the green have gone, and on the manor site there is a building, surrounded by ponds (HER 52-56). A drive or avenue runs north-westwards from the manor site to join Willen Road.

Research for this assessment revealed only one detailed early plan of the Willen part of the site. The three fields originally comprising Area B are shown in detail on a plan of Willen, prepared in 1822 for the Trustees of the Busby estate (Fig. 6). The tenant was Mr George Lines: details of the fields are as follows:

<i>No</i>	<i>Field Name</i>	<i>Arable</i>	<i>Pasture</i>	<i>Meadow</i>
33	Calves Close	11.1.5		
34	The Slipe		5.1.3	
35	Wormwood Ground	23.0.35		

Bryant’s county map of 1825 (Fig. 7) is less informative than the previous two maps. Inexplicably, it shows a long track leading southwards from the lane to the mill, with a group of buildings at its south end, labelled ‘Caldecote F<sup>m</sup>’. As this differs significantly from earlier and later maps, it can only be assumed that Bryant did not carry out his surveys as diligently as he might!

The First Edition 1" Ordnance Survey (Old Series) sheet published *c.* 1835 (Fig. 8) shows similar detail to the 1815 map. The drive to Willen Road bridges the water feature on the north side of the manor grounds (HER 56). Several of the other water features are linked, and appear to be defining a rectangular enclosure, probably a garden. On the south-west side of the manor site is a double row of trees, possibly an avenue.

By the appearance of the First Edition Ordnance Survey 6" sheet in 1886 (Fig. 9) the remaining village houses at Caldecote had disappeared. The present buildings - Caldecote Farm, Caldecote Cottage and Moat Cottage - are all shown, the latter two each with an adjacent well. West of Caldecote Cottage, on the former green, a D-shaped pond with a large central island (HER 06) appears for the first time, having the appearance of a moat. Within the manor enclosure only two water features remain (HER 52, 56): the others appear to be silted up or infilled, and there is a concentration of trees in the former possible

garden area. The drive running north-west from the manor site now terminates at its junction with the lane to the mill. On the assessment site, Areas A and B are both subdivided into smaller fields, and a track crosses both areas, running southwards from Moat Cottage.

### 3.2.7 *Modern (1900-present)*

Subsequent Ordnance Survey sheets for 1900, 1926, 1950 and 1958 (Figs 10-13) show little change to the site and surrounding area during the first half of the 20<sup>th</sup> century. The ponds to the north and south of the manor site were still open in 1958. The growth of Newport Pagnell post-World War I is marked by the appearance of the Newport Pagnell sewage farm c.1km north of the assessment site on the 1926 sheet. During this period there have been changes to the field boundaries within the assessment site, dictated by changing agricultural requirements. In the early 1970s a main sewer was laid between the aforementioned sewage farm and the new sewage works at Cotton Valley, crossing the assessment site and passing between the village green and the manor site. No record of any archaeological observations on this exercise have come to light.

## 3.3 *The Known Archaeology & History of the Site*

### 3.3.1 *Prehistoric (before 600BC)*

The HER records two Bronze Age ring ditches (HER 9 & 12), both appearing as cropmarks on air photographs within Area B (Fig. 3: Plates 2 & 3). Examination of air photographs for this assessment has also identified further circular and oval features close to HER 9, which could be contemporary. In the south-west corner of Area B, fieldwalking has recovered a scatter of worked flint (HER 10).

### 3.3.2 *Iron Age (600BC-AD43)*

No Iron Age features are recorded within the assessment site. However, a linear cropmark (HER 11) recorded in the HER from air photographs of Area B could belong to this period. It was not seen on the photographs examined for this assessment.

### 3.3.3 *Roman (AD43-c.450)*

No finds or sites of Roman material are recorded within the assessment site.

### 3.3.4 *Saxon (c.450-1066)*

No finds or sites of Saxon material are recorded within the assessment site.

### 3.3.5 *Medieval (1066-1500)*

Within the assessment site, examination of air photographs has revealed evidence for ridge-and-furrow ploughing in Areas A and B (Plate 1: Fig. 3). There are two HER references located within Area A. HER 4, close to the northern perimeter, refers to Caldecote village. HER 40, close to the boundary with Area B, is described as a possible moated site, visible on air photographs, and apparently predating ridge and furrow. It was not seen on the photographs examined for this assessment. Although not noted in the HER, the boundary



between Areas A and B was originally the parish boundary separating Newport Pagnell and Willen parishes, and is therefore of some antiquity.

3.3.6 *Post-Medieval* (1500-1900)

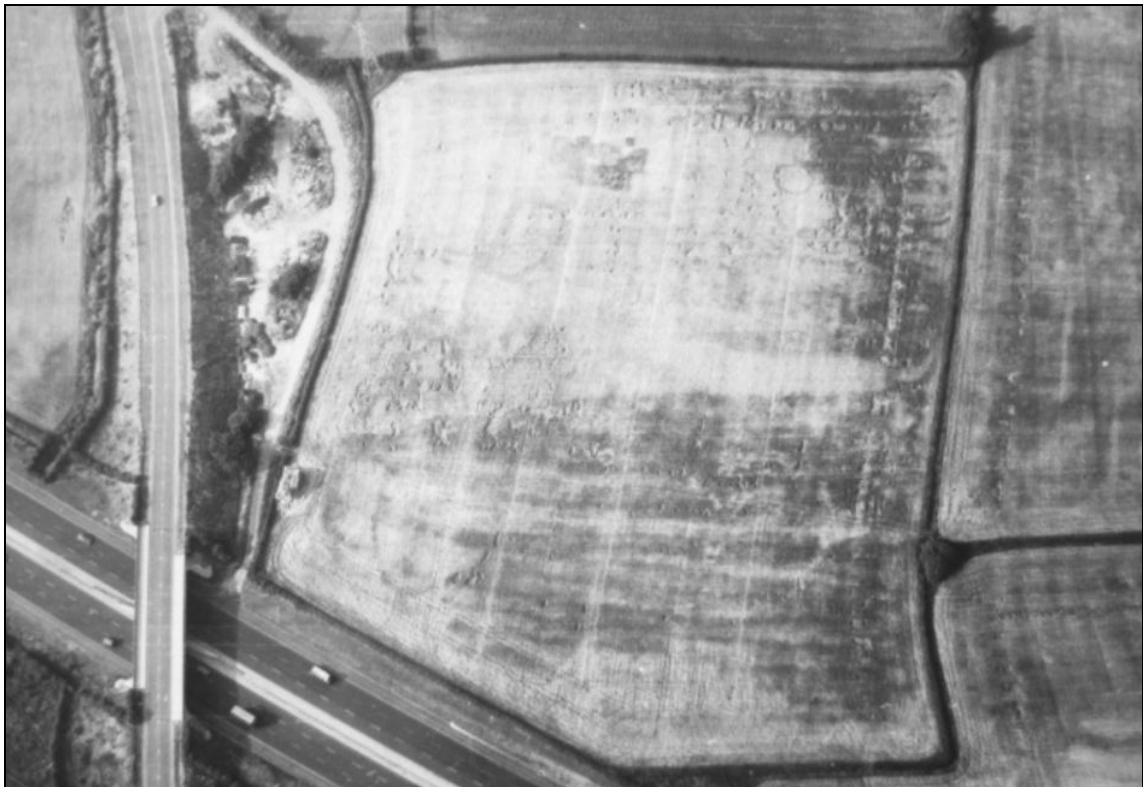
The only site of significance for this period is the site of Caldecote village (HER 4) in Area A, which remained in occupation until the late 18<sup>th</sup> century. The remainder of the site has been open farmland throughout this period. No post-medieval finds are recorded from the assessment site.

3.3.7 *Modern* (1900-present)

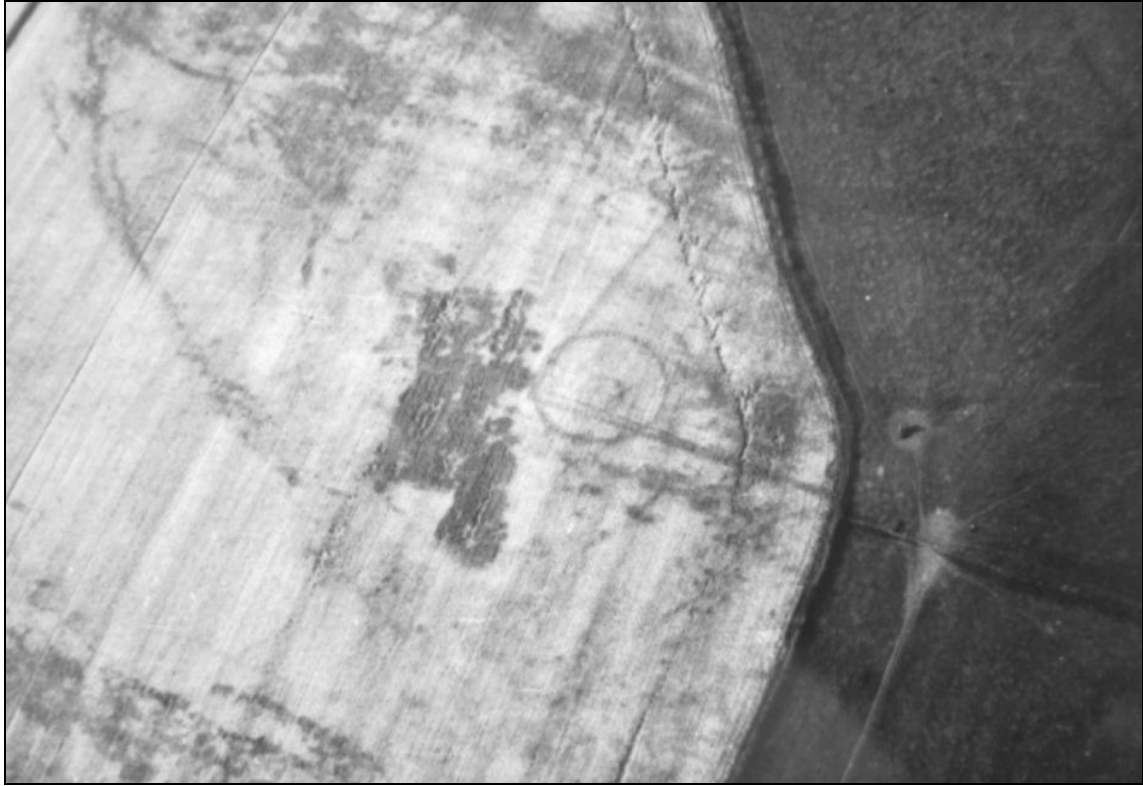
The assessment site has been open farmland throughout this period. Apart from ploughing, the only significant modern disturbance to the site has been the laying of a main sewer linking the former Newport Pagnell Sewage Farm with Cotton Valley Sewage Works (para. 3.2.7; Fig. 2). No archaeological finds were recorded from this exercise within the assessment site.



**Plate 1:** Vertical air photograph of site (NMR 4034), 1965



**Plate 2:** Area B, HER 9 and associated features (NMR 153/130), 1969



**Plate 3:** Area B, HER 12 and associated features (NMR 151/130), 1969

## 4. Walkover Survey

(Refer to Fig. 2 for details)

### 4.1 *Extent, Access & Present Use*

As previously noted, the assessment site comprises two land parcels, referred to as Area A and Area B, to the south of Caldecote Farm. The northern area (A) covers 13.2ha: the southern (B) extends over 16.3ha. A hedged boundary separates the two areas, and forms much of the boundary of Area B. Access to both areas is currently obtained from the north, through Caldecote Farm. Areas A & B are situated on flat terrain, which is bisected by the 60m contour. The area lies on the edge of the flood plain of the river Ouzel which flows in a northerly direction, following an extensive meander to the east of the assessment site. At its nearest point it is *c.*100m north-east of the north-east corner of Area 1.

Area A is currently grassed, and in use as pasture for horses (Plates 4, 5). Area B is in arable use (Plates 6, 7). A footpath crosses both areas on a north-south alignment, from Moat Cottage in the north to a pedestrian bridge over the M1 to the south.

A visual examination of Area A reveals traces of ridge and furrow ploughing, orientated roughly north-south. The outlines of former field boundaries are also visible, and there is some evidence of small-scale gravel extraction on the north edge of Area A, just to the east of Caldecote Farm. There is an absence of any distinguishing landscape features in Area B.

### 4.2 *Buildings*

There are no buildings within the assessment site. Adjacent to the north-west corner of Area A is Caldecote Farm. The house and buildings are mostly of brick under slate roofs, dating from the 19<sup>th</sup> century or later (Plate 8). Some 200m east of the farm, 80m north of Area A, is Caldecote Cottage, also of 19<sup>th</sup>-century date. Adjacent to the north-east corner of Area A, 200m east of Caldecote Cottage, is Moat Cottage, a small 19<sup>th</sup>-century house, much extended in the last ten years.

Adjacent to the west side of Areas A and B is a local authority travellers' site, built on the former alignment of Willen Road, disused since the construction of the M1. The buildings here are all small modern structures.

### 4.3 *Services*

No service plans are available for the assessment site: as agricultural land it is unlikely that any small-scale buried services (e.g. water pipes, drainage, telecoms) are present. However, an electricity supply pole route to the cottages crosses the site from south to north, passing to the west of Moat Cottage and terminating at Caldecote Mill. A buried major sewage pipeline also crosses the site on a north-west to south-east alignment, and can be traced on modern air photographs from Cotton Valley sewage works to the south, to the site of the former Newport Pagnell sewage farm to the north. There are manholes associated with this pipeline in the east end of Area B.



**Plate 4:** Area A, looking north to Caldecote Farm



**Plate 5:** Area A, looking south-east





**Plate 6:** Area B, looking west



**Plate 7:** Area B, looking east





**Plate 8:** Caldecote Farmhouse, from south-east

## **5. Statutory Constraints on Development**

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

### **5.2 *Conservation Areas***

The assessment site does not lie within a Conservation Area.

### **5.3 *Areas of Archaeological Significance***

The assessment site has not been designated as an Area of Archaeological Significance.

### **5.4 *Scheduled Ancient Monuments***

There are no scheduled ancient monuments within the assessment site, or the study area. Consideration has been given to bringing the moated site (HER 06) within English Heritage's Monument Protection Programme, along with the site of the village: this is currently under consideration (Giggins 2008).

### **5.5 *Listed Buildings***

There are no listed buildings within the assessment site, or the study area.

### **5.6 *Archaeology & Planning***

The framework for the management of archaeological issues in the planning system is currently set out in the document PPS5 *Planning for the Historic Environment*. Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, Milton Keynes Council, acting on the advice of their Archaeological Officer.

## 6. Assessment of Archaeological Potential

### 6.1 *Potential for Archaeological Remains*

#### *Early Prehistoric*

The assessment site is located on the gravel terraces on the west side of the Ouzel valley. Past investigations on gravel terrace sites in the Ouzel valley within Milton Keynes have demonstrated that these terraces are likely to contain evidence of the Palaeolithic, Mesolithic and Neolithic periods, typically in the form of flint and stone implements and assemblages. To date no occupation site of these periods has been located in the Ouzel valley, but the possibility cannot be discounted.

*The potential for the presence of early prehistoric remains within the assessment site is judged to be medium to high*

#### *Bronze Age*

This period is represented in the Ouse and Ousel valleys almost exclusively by its funeral monuments, 'ring ditches' (ploughed-out burial mounds). Two (HER 9, 12) are recorded within Area B of the assessment site, as cropmarks on air photographs. Other cropmarks visible on the assessment site could be of Bronze Age or later date.

*The potential for the presence of Bronze Age remains within the assessment site is judged to be high*

#### *Iron Age*

Investigations on sites in the Ouzel valley within Milton Keynes have demonstrated that the gravel terraces were still densely occupied during this period, though settlement was spreading to the heavier clay soils away from the valleys. Iron Age occupation sites have been examined at Willen Quarry and Cotton Valley, both within 1km of the assessment site, and others are recorded up the Ouzel valley, to the south. The Willen Quarry site covered at least three hectares. No Iron Age finds are recorded from the assessment site.

*The potential for the presence of Iron Age remains within the assessment site is judged to be medium to high*

#### *Roman*

During the Roman period the site lay within an agricultural landscape, well away from any population centres. The suggested route of the road between *Magiovinium* and Irchester passes to the immediate west and north of the assessment site, crossing the Ouzel above Caldecote Mill, though there is now good evidence to suggest that this route actually followed the east side of the valley, and came nowhere near the assessment site. Occupation continued in the Roman period on many of the aforementioned Iron Age sites, such as Willen Quarry. No finds of Roman material have been recorded on the assessment site.

*The potential for the presence of Roman period remains within the assessment site is judged to be medium to high*

#### *Saxon*

Although no finds of Saxon material have been recorded on the assessment site, place-name evidence suggests that the hamlet of Caldecote (HER 04) may have been

established in the Middle Saxon period, in the north part of the assessment area, east of Caldecote Farm.

*The potential for the presence of Saxon remains is judged to be high in the north part of the assessment site, and low elsewhere.*

#### *Medieval*

As noted above, the hamlet of Caldecote lies partly within the north side of the assessment site. The remainder of the assessment site appears to have been under agriculture, as fields belonging to Caldecote and the adjoining manor (later parish) of Willen. The boundary between the two assessment areas was originally the parish boundary separating Newport Pagnell and Willen parishes, and is therefore of some antiquity. No medieval finds are recorded within the assessment site.

*The potential for the presence of medieval remains is judged to be high in the north part of the assessment site, and low elsewhere.*

#### *Post-medieval*

Caldecote declined through the 18<sup>th</sup> and 19<sup>th</sup> centuries. By 1815 all the cottages on the south side of the green, within the assessment area, had disappeared. Throughout this period the remainder of the assessment site was under cultivation or pasture. No post-medieval finds are recorded within the assessment site.

*The potential for the presence of post-medieval remains is judged to be medium to high in the north part of the assessment site, and low elsewhere.*

### **6.2 Potential for the Survival of Archaeological Remains**

Since the medieval period at least, the assessment site has been largely under agricultural use. The area of the former hamlet, on the north side of the site, appears to have remained under grass for many years. The rest of the site has been either pasture or cultivated land at different times. While there is no evidence for any significant earthmoving, ploughing (especially in recent years) may have truncated any less substantial buried archaeological features. The one major disturbance has been the laying of a sewage main across the site, though damage from this should be confined to a relatively narrow corridor: no more than 20m wide.

*The potential for the survival of buried archaeological remains within the assessment site is judged to be medium to high*

### **6.3 Summary of Archaeological Potential**

In summary, the potential for the survival of buried remains of early prehistoric to Roman date on the assessment site is judged to be medium to high, most notably for the Bronze Age. There is also a high potential for the survival of Saxon to post-medieval remains in the north part of the assessment site, east of Caldecote Farm, where the hamlet of Caldecote appears to have been located. The potential for Saxon to post-medieval remains elsewhere on the assessment site is judged to be low.

## **7. Acknowledgements**

ASC is grateful to Adrian Chiarello of SGS Construction Ltd for commissioning and funding this assessment. Thanks are also due to Nick Crank, MKC Archaeological Officer, for providing access to the HER data and for his assistance. The assistance of the staff of the Milton Keynes Library and the NMR, Swindon, is also gratefully acknowledged.

The project was managed for ASC by Bob Zeepvat, who also researched and compiled the assessment report. The walkover survey was undertaken by Jonathan Hunn BA PhD MIFA. The report was edited by David Fell BA MA MIFA.

## 8. Historic Environment Record Data

Sites listed are those within the study area, *i.e.* 1.5km radius from SP 8810 4220 (Figs 3 & 14).

Map ref.	HER ref. no.	Grid Ref. (SP)	Type	Summary	Period	Proximity to site (m)
01	04864000	-	Road	Viatores Road 175	Roman	10
02	45800000	88170 42290	Settlement	Site of hamlet identified on AP	Medieval	20
03	45800001	88420 42330	Artefacts	Dredging recovered 5 medieval sherds, green glazed tile: post-med stoneware, earthenware, clay pipe bowls etc	Medieval	100
	45800002	88420 42330	Pottery	Belgic rim sherd from river bank. Found with med & post-med pottery etc	Later Iron Age	
04	45801000	88029 42288	Settlement	Caldecote village	Medieval	Area A
05	81500001	88335 42340	Manor	Caldecote Manor	Medieval	70
	81550000	88351 42328	House and Garden?	E C19 maps show tree lined avenue, suggesting large house. Ponds prob. elements of an ornamental garden	Post Medieval	
06	81510000	88010 42380	Earthwork	Caldecote Moat (1)	Medieval	70
07	136100000	88400 42600	Artefacts	Roman pottery & quern fragment Possible riverside dwelling near ford	Roman	300
	136100001	88400 42600	Artefacts	Roman pottery including grey and calcite gritted wares	Roman	
	136100002	88400 42600	Artefacts	Fragment of puddingstone quern, RB pottery with a small pierced lead weight	Roman	
	136101000	88400 42600	Settlement	Position of ford across Ouzel	Roman	
	136102000	88400 42600	Artefacts	Med & C18 pottery	Post-med	
08	137000000	88000 43000	Artefacts	Greenstone celt, oval with convex faces, sharp sides & conical butt-end	Neolithic	750
09	138600000	87950 41900	Cropmark	Ring ditch with associated rectangular enclosure with rounded ends	Bronze Age	Area B
10	138600001	87850 41850	Artefacts	Fieldwork for M1 widening located scatter of flint at SW end of this field.	Late Neo / Early BA	Area B
11	138700000	88200 41920	Cropmark	Cropmark on AP	Uncertain	Area B
	138701000	88220 41950	Cropmark	Straight linear cropmark on AP	Uncertain	
12	205000000	88444 41894	Cropmark	Ring ditch and associated linear features visible on AP	Bronze Age	Area B
13	816100000	87726 42101	Cropmark	Ring ditch, excavated Willen Quarry 2006	Bronze Age	100
14	205200000	87430 42220	Settlement	Settlement, excavated Willen Quarry 2006-2008	Iron Age / Roman	300
15	248000000	89060 42590	Cropmark	Oval ring visible as cropmark	Prehistoric	800
16	251900001	88120 42700	Artefacts	Flints found during fieldwalking, mainly in E part of search area	Neolithic	400
	251900002	88120 42700	Artefacts	Found during fieldwalking: 4 short end/round scrapers	Neolithic	
	251900003	88120 42700	Artefacts	Flint. specimen is fragmentary and the bifacial retouch is somewhat casual	Neolithic	
	251900004	88120 42700	Artefacts	Flint chopping tool: adze implement with retouched edge to form a wedge	Neolithic	
	251900005	88120 42700	Artefacts	Flint formed by careful working along 1 edge of a flake to leave a notch	Neolithic	
	251900006	88120 42700	Artefacts	Flint, partially flaked variety	Neolithic	
	251900007	88120 42700	Artefacts	Small blade with slight flat edge retouch, 1 utilised blade; 1 blade	Neolithic	
	251900009	88120 42700	Artefacts	6 flakes, some with edge damage/retouch; 16 waste & 3 struck flakes	Neolithic	
	251900008	88120 42700	Artefacts	1A/Belgic? sherd; 1 RB sherd; 1 med? Sherd, 2 bowl rims; 1 post-med sherd	Iron Age / RB / med	
17	252000000	88310 42740	Artefacts	Fieldwalking finds: c.70 sherds, mostly ?Potterspury type; inc. 4 rims, handle	Medieval	400
18	252100000	87310 42520	Artefacts	Flint blade, punch struck	Mesolithic	500
	283300000	88430 42650	Mill	Watermill shown on 1788 Map. Sluices, millrace, leat still exist.	Post med	
19	283300100	88430 42650	Mill	Caldecote Mill. 11 <sup>th</sup> century	Medieval	370



	283300101	88430 42650	Mill	1) In 1757 Wm Backwell acquired the mill & land in Caldicote granted to Tickford priory 2) Posse Comitatus (1798) records watermill at Newport Pagnell	Post medieval	
20	302100000	88600 40910	Ring ditch	Ring ditch of ploughed out barrow. Primary cremation comprised ashes of adult in inverted collared urn.	Bronze Age	800
	302100001	88600 40910	Artefacts	17 utilized flakes. Also 8 broken utilized flakes & 9 utilized thermal flakes	Neolithic	
	302100002	88600 40910	Artefacts	3 blades, 1 punch-struck & almost certainly Mesolithic	Mesolithic	
	302100003	88600 40910	Artefacts	Laurel-leaf blade fragment. Probably 80-90mm in original length	Neolithic	
	302101000	88600 40910	Hearth?	Hearth?	Neolithic	
	302102000	88600 40910	Cremation	Adult cremation, in collared urn	Bronze Age	
	302102001	88600 40910	Cremation	Fragmented cremation urn	Bronze Age	
	302102002	88600 40910	Artefacts	Flint axe, broken & reflaked at cutting edge & near butt producing a waisted effect, presumably for hafting.	Neolithic	
	302103000	88600 40910	Cremation Burial	Cremation in collared urn, much disturbed by ploughing. 12 bone frags	Bronze Age	
	302103001	88600 40910	Artefact	Pot	Neolithic	
21	303700000	87400 40700	Cropmark	Enclosure noted on aerial photograph	Uncertain	1150
22	306700000	88580 40810	Artefacts	Broken axe, reflaked at cutting edge & near butt, producing a waisted effect, presumably for hafting.	Neolithic	950
23	307100000	88500 40800	Cropmark	3 sides of ditched enclosure. Child's cremation and burnt daub suggest domestic site.	Later IA	950
	307101000	88500 40800	Ditch	Ditch	Later IA	
	307102000	88500 40800	Pit	Pit	Later IA	
	307102001	88500 40800	Artefacts	Pottery group from pit, c.475 sherds, inc. plain lid-seated jars, cups/beakers, platters, bowls etc	Later Iron Age	
	307103000	88500 40800	Cremation	Child's cremation in fragmentary vessel in shallow pit	Later Iron Age	
24	312000000	87820 41330	Artefacts	Pot sherds, found in NE corner of field, also N of small pond	Roman	470
25	320000000	88400 40900	Ecofact	Bos primigenius (ox) - horn	Pleistocene	850
26	320500000	88700 40700	Ecofact	Horse bone	Pleistocene	1070
27	327801000	87946 41052	Ecofact	Elephas primigenius - tusk	Pleistocene	730
28	327802000	87830 40920	Ecofact	Elephas primigenius - scapula	Pleistocene	900
29	326900000	88090 40850	Ditch	Found during Willen moat excavation	Roman	970
	355000000	88110 40850	Artefacts	Sherds found at Willen Moat	Saxon	
	365500000	88100 40850	Earthwork	Willen Moat	Medieval	
	365500010	88100 40850	Artefacts	Ditch fill produced late C3-4 pottery and middle Saxon pottery	Roman	
	365501000	88100 40850	Earthwork	Two house platforms near moat, partly excavated. Either side of sunken road	Medieval	
30	366600000	87700 41200	Artefacts	Pottery/tile in ploughsoil, W of church	Medieval	650
	366601000	87700 41200	Artefacts	Pottery/tile in ploughsoil, W of church	Medieval	
31	366602000	87830 41330	Artefacts	Sherds/tile found in field NW of church	Medieval	500
32	366603000	87950 41150	Artefacts	Nine sherds, fieldwalking find	Medieval	230
	366603010	87950 41150	Artefacts	Light blue glass bead, fieldwalking find	Medieval	
	366603020	87950 41150	Artefacts	Gritstone quern/whetstone?	Medieval	
33	372200000	87850 41222	Church	Parish Church of St Mary Magdalene	Med / post medieval	550
34	381100000	87950 41100	Earthwork	Possible ploughed out house platform	Medieval	700
	381101000	87950 41100	Artefacts	Scatter of sherds	Medieval	
35	381200000	87300 40800	Artefacts	Lava quern frag, Well Hill Field, Willen	Medieval	1160

36	382600000	88100 40900	Mill	Willen Mill. Weatherboarded undershot mill used for leather dressing. Dem. by 1825	Post medieval	870
	382600100	88100 40900	Mill	Deed granting half Willen mill c.1190 Mill held with Willen Manor 1499; 2 watermills mentioned 1641	Medieval	
	382601000	88100 40900	Mill	Willen Mill	Post-med	
37	384300000	86800 41100	Artefacts	Buckle/brooch. MD find	Medieval	1300
	384301000	86800 41100	Artefacts	Part of iron horseshoe, MD find	Medieval	
38	399500000	87850 41290	Artefacts	Pottery found in field N of church	Post Med	500
39	442900000	89000 42450	Brickworks	Site of 19th century brick works	Modern	700
40	455400000	88220 42075	Cropmark	Possible moated site visible on AP, apparently predating ridge and furrow	Medieval	On site
41	486700000	88800 43200	Artefacts	Flint axehead. Found ?Newport Pagnell c.1900.	Lower Palaeolithic	1060
	486701000	88800 43200	Artefacts	Unretouched flint flake	Lower Palaeolithic	
42	538200000	88900 42260	Cropmark	Possible sub-circular or half-circular enclosure with double ditch	Uncertain	500
43	588700000	88180 41630	Artefacts	Scatter of flint, SE end of field. Finds consist of flakes & cores	Late Neo. / Early BA	200
44	594100000	89050 41450	Artefacts	Fire-cracked flint from fieldwalking	Prehistoric	660
45	600700000	87800 41100	Artefacts	Stoneware sherds & roof tile found in grounds of Manor Farm	Post Medieval	700
46	707000001	87799 43291	Artefacts	Bronze sword bent in two found on the river bank	Bronze Age	1150
47	458030000	88038 42405	Building	Building on 1815 2" = 1 mile OS map	Post Med	150
48	458040000	88194 42303	Building	Building on 1815 2" = 1 mile OS map	Post Med	30
49	815001000	88203 42446	Building	Building on 1815 2" = 1 mile OS map	Post Med	120
50	821200000	88669 43249	Workhouse	Workhouse constructed after 1836, designed by William P Roote	Modern	1000
51	273300003	87000 43000	Artefacts	Broken copper alloy strap end	Medieval	1100
	273300006	87000 43000	Artefacts	Copper alloy stylus.	Roman	
	273300001	87000 43000	Artefacts	Copper alloy tack with a spherical head.	Roman	
52	815501000	88402 42276	Pond	Pond linked to river on north.	Post Med	60
53	815502000	88348 42281	Cropmark	Filled-in pond on 2005 AP	Post Med	30
54	815503000	88353 42365	Cropmark	Filled-in pond adj. to river. On 2005 AP	Post Med	80
55	815504000	88327 42355	Cropmark	Probable filled-in pond on 2005 AP	Post Med	40
56	815505000	88294 42379	Pond	Filled-in linear pond shown on 1st edition OS map. Linked by possible sluice to the river.	Post Medieval	70
57	815506000	88325 41321	Pond	Pond on 1834 1" OS map, extant. Forms 3rd side of a long pond with two side arms.	Post Medieval	430
58	45800200	88029 42287	Village Green	Maps 1760+ show triangular area with ponds and buildings to east and west. By C20 one building left on east.	Post medieval	30

## 9. References

### *Standards & Specifications*

- IFA 2000a Institute for Archaeologists' *Code of Conduct*.  
IFA 2000b Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.  
IFA 2001 Institute for Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.

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## 10. Cartographic Sources

*The following maps and plans were consulted in the course of this assessment:*

Date	Reference	Description
1760	Bucks Arch Soc 2000	<i>The County of Buckingham, surveyed in 1766-78, by Thomas Jefferys</i>
1815	Ordnance Survey	2" to 1 mile draft sheet.
1822	Croft & Mynard 1994, map L10	<i>Manor and Parish of Willen...belonging to the Trustees of Revd Richard Busby, deceased</i>
1825	Bucks Arch Soc 2000	<i>Map of the County of Buckingham, surveyed in 1824, by A Bryant</i>
1835	Cassini Sheet 152	Ordnance Survey Old Series One-Inch Map, Sheet 46NW (reprinted 2006)
1886	Ordnance Survey	First Edition 6" sheet X
1900	Ordnance Survey	Second Edition 6" sheet X NW & SW
1926	Ordnance Survey	Third Edition 6" sheet X NW & SW
1950	Ordnance Survey	6" sheet X NW & SW
1958	Ordnance Survey	1:10,560 sheet SP 84 SE
2010	Ordnance Survey	1:5000 digital mapping

## 11. Air Photographs

*The following NMR air photographs were examined in the course of this assessment:*

NMR i/d	Date taken	Type (O/V)	B&W/ Colour	Description/comments
4262	16.1.47	V	B/W	1:10000: pre-M1 landscape
0164	1.12.58	V	B/W	1:20000: South-east corner of assessment site
2125	18.10.62	V	B/W	1: 11400: West side of assessment site
4034	14.5.65	V	B/W	1:6000: Ridge & furrow south of Caldecote Farm
10904	30.6.68	V	B/W	1:7500: Ridge & furrow E and W of Caldecote Farm
151/130	21.7.69	O	B/W	Ring-ditch HER 12, SW corner of assessment site
153/130	21.7.69	O	B/W	Ring-ditch HER 9 in field by M1
10272	19.6.70	V	B/W	Ring-ditches to E and W of Willen Road
16551	25.7.70	O	B/W	Ring ditch E of Willen Road
823/213	2.7.75	V	B/W	Ridge & furrow and crop marks
2483/15	14.7.84	O	B/W	Crop marks of Willen Quarry site, E of Willen Road
2483/18	14.7.84	O	B/W	Crop marks of Willen Quarry site, E of Willen Road
14886	19.10.95	V	B/W	Ridge & furrow E & W of Willen Road
23689/21	19.11.04	O	Colour	Caldecote Farm and ridge & furrow
23689/23	19.11.04	O	Colour	Shows flooding along the river Ouzel

## 12. Method Statement for Archaeological Desk-Based Assessment

*Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered (IFA 2000).*

### **Standards**

The desk-based assessment will be carried out in accordance with Institute for Archaeologists' *Code of Conduct* (IFA 2000). This specification has been prepared with reference to the IFA's *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

### **Aims**

In general terms, the aims of the desk-based study shall be:

- To determine the location, extent, date, character, condition, significance and quality of the historic environment of the site, from documentary sources;
- To provide a comprehensive assessment of the regional context within which the archaeological evidence rests, and to highlight research priorities relevant to any further investigation of the site;
- To provide a predictive model of the archaeological remains likely to be present on site, and to assess their significance;
- To provide sufficient information to enable the formulation of an appropriate strategy for the management and/or investigation of the historic environment of the site.

### **Methods**

Any of the following sources of information may be consulted for the desk-based assessment, providing that they are readily available:

#### *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area.

**SOURCE TYPE:** Archaeological Excavation & Survey Records, National Monuments Records, National Buildings Records, County Sites & Monuments Records, Listed Buildings Lists, Scheduled Ancient Monuments Lists, Regional Inventories, Public & Private Collections of Artefacts and Ecofacts.

**SOURCE LOCATION:** National Heritage Bodies, Royal Commissions, Local Authorities, Museums, Archaeological Trusts & Units, Universities, Ordnance Survey, Local Archaeological & Historical Societies.

#### *Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The potential for further detailed documentary research will also be considered in the assessment.

**SOURCE TYPE:** Charters, Registers, Manuscript Collections (secular and ecclesiastical), Deeds, Wills, Estate Papers, Electoral Rolls, Contemporary Published Accounts (e.g. County & Agricultural Surveys), Industrial Investigations, Trade Directories.

**SOURCE LOCATION:** Public Record Office, Parish Records, Estate Collections, Museums, National & Local Libraries, County & District Archives, Study Centres, Press Libraries, Ordnance Survey, British Library.

#### *Cartographic & Pictorial Documents*

This is normally a very productive area of research.

**SOURCE TYPE:** Early Maps, Prints and Paintings, Inclosure & Tithe Maps, Ordnance Survey maps, Estate Plans, Goad Maps.

**SOURCE LOCATION:** Public Record Office, Parish Records, Estate Collections, Museums, National & Local Libraries, County & District Archives, Press Libraries, Ordnance Survey, Private Collections, Local Archaeological & Historical Societies.

#### *Aerial Photographs*

Given favourable light and crop conditions, aerial photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time.

**SOURCE TYPE:** Air Photographs.

**SOURCE LOCATION:** National Registers of Air Photographs (inc. RAF & OS flights), Museum Collections, National Heritage Bodies, Sites & Monuments Records, University Collections, Private Collections.

#### *Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs will be compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological / palaeoenvironmental deposits.

**SOURCE TYPE:** Borehole & Test-Pit Logs, Site Surveys, Geological Maps.

**SOURCE LOCATION:** Client's Engineers Records, Ordnance Survey, British Standards Institute, British Geological Publications.

#### *Secondary & Statutory Sources*

**SOURCE TYPE:** Regional & Period Archaeological Studies, Landscape Studies, Local Knowledge, Dissertations, Policy Statements and Research Frameworks, Legislative documents, European Directives, Local Government Plans, Constraints Maps.

**SOURCE LOCATION:** Libraries, Local Landowners, Local & National Museums, Universities, Academic Journals, Monographs & Other Publications, Local Archaeological & Historical Societies.

#### *Preliminary Walk-Over Survey*

As part of the assessment a preliminary walk-over survey of the site will be undertaken with the following aims:

1. 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.
2. To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
3. To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required.
4. With regard to (3), to carry out a Health & Safety Risk Assessment of the site.



### ***Staffing***

The assessment will be managed by ASC's Manager, **Bob Zeepvat BA MIFA**, an established archaeologist with extensive experience in managing archaeological projects, of a wide range of fieldwork, post-excavation and publication work in both rural and urban environments. Research and reporting for the assessment will be carried out by one of ASC's Project Officers, all of whom are members of the Institute for Archaeologists (MIFA or AIFA), with demonstrable track records in a wide range of fieldwork and assessment projects. Further details are available on ASC's website ([www.archaeological-services.co.uk](http://www.archaeological-services.co.uk)).

### ***Reporting***

The assessment report will normally be prepared within four weeks, and will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project
- background information about the site
- a summary of the aims of the project and the methods used
- the results of the research detailed above, supported by appropriate illustrative material
- a predictive model of the nature, location, extent, date, significance and quality of any archaeological material on the site revealed by the assessment
- the contents and location of the archive
- a database of information and a full bibliography

Copies of the report will be provided as required.

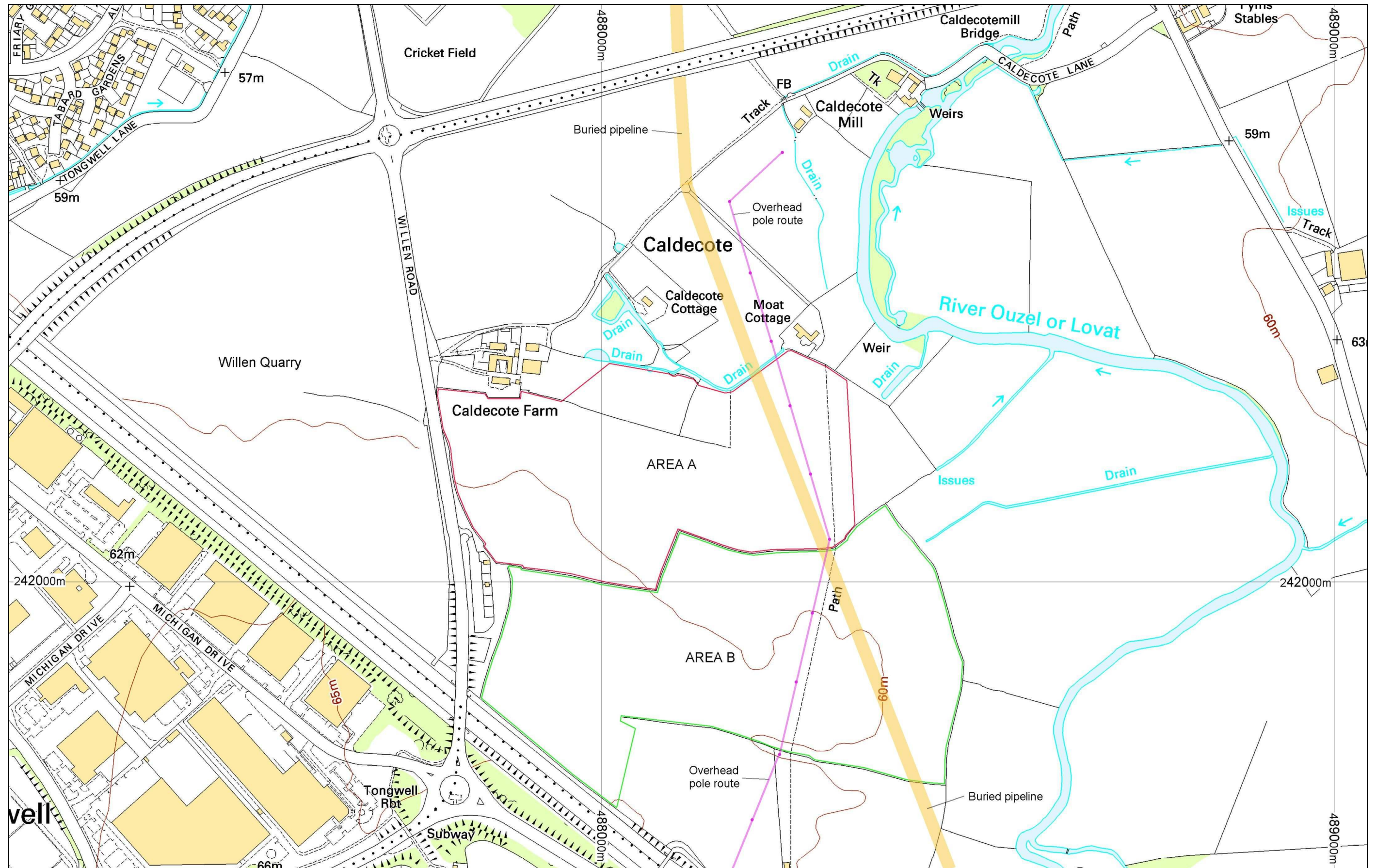


Figure 2: Site location and services (scale 1:5000)



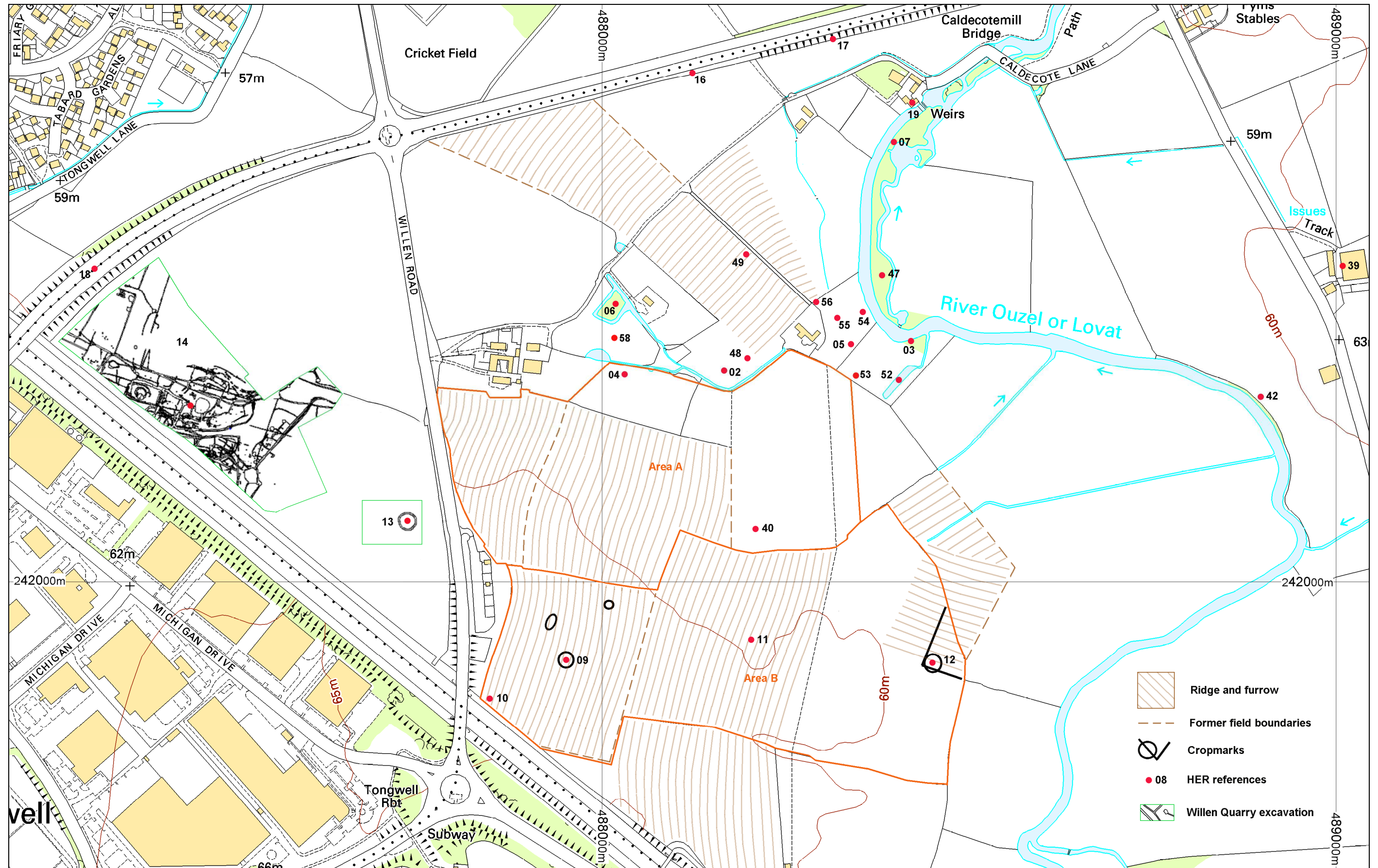


Figure 3: Available archaeological information for the assessment site and its surroundings (scale 1:5000)





Figure 4: Extract from Jeffreys' Map of Buckinghamshire, 1770

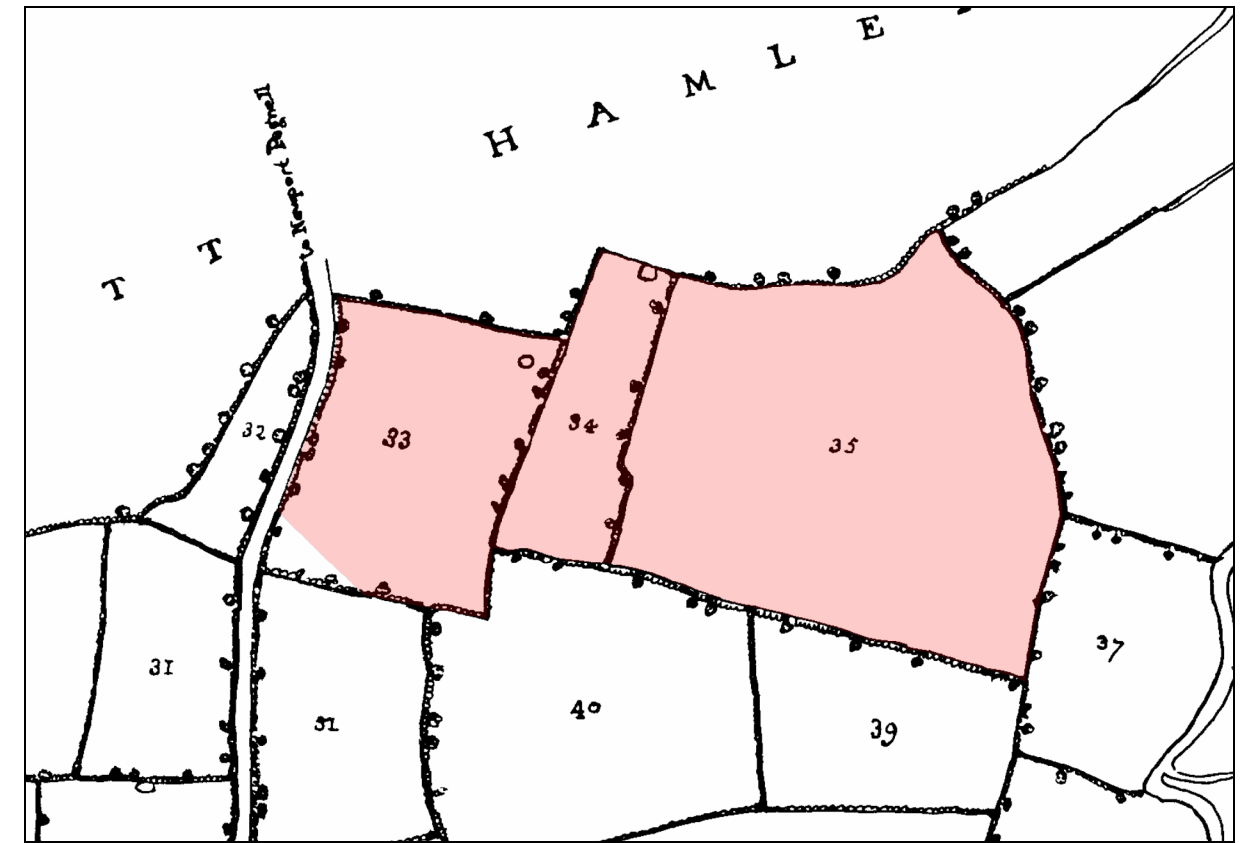


Figure 6: Extract from the map of the estate of the trustees of Richard Busby, 1822  
(Area B shaded in red)



Figure 5: Extract from Ordnance Survey 2" map, 1815



Figure 7: Extract from Bryant's Map of Buckinghamshire, 1825



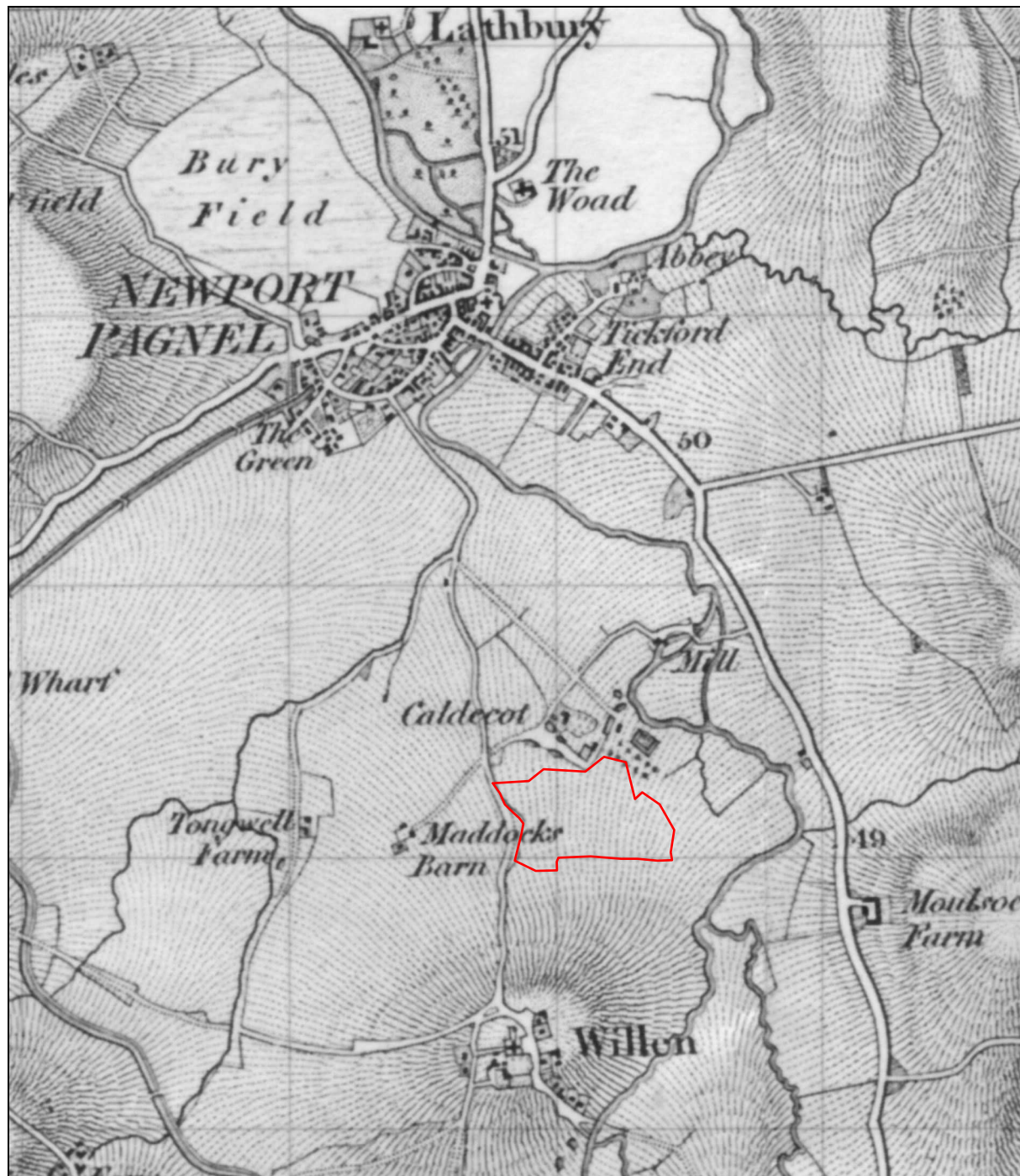


Figure 8: Extract from the Ordnance Survey Old Series 1" sheet 45NW, c.1835 (not to scale)

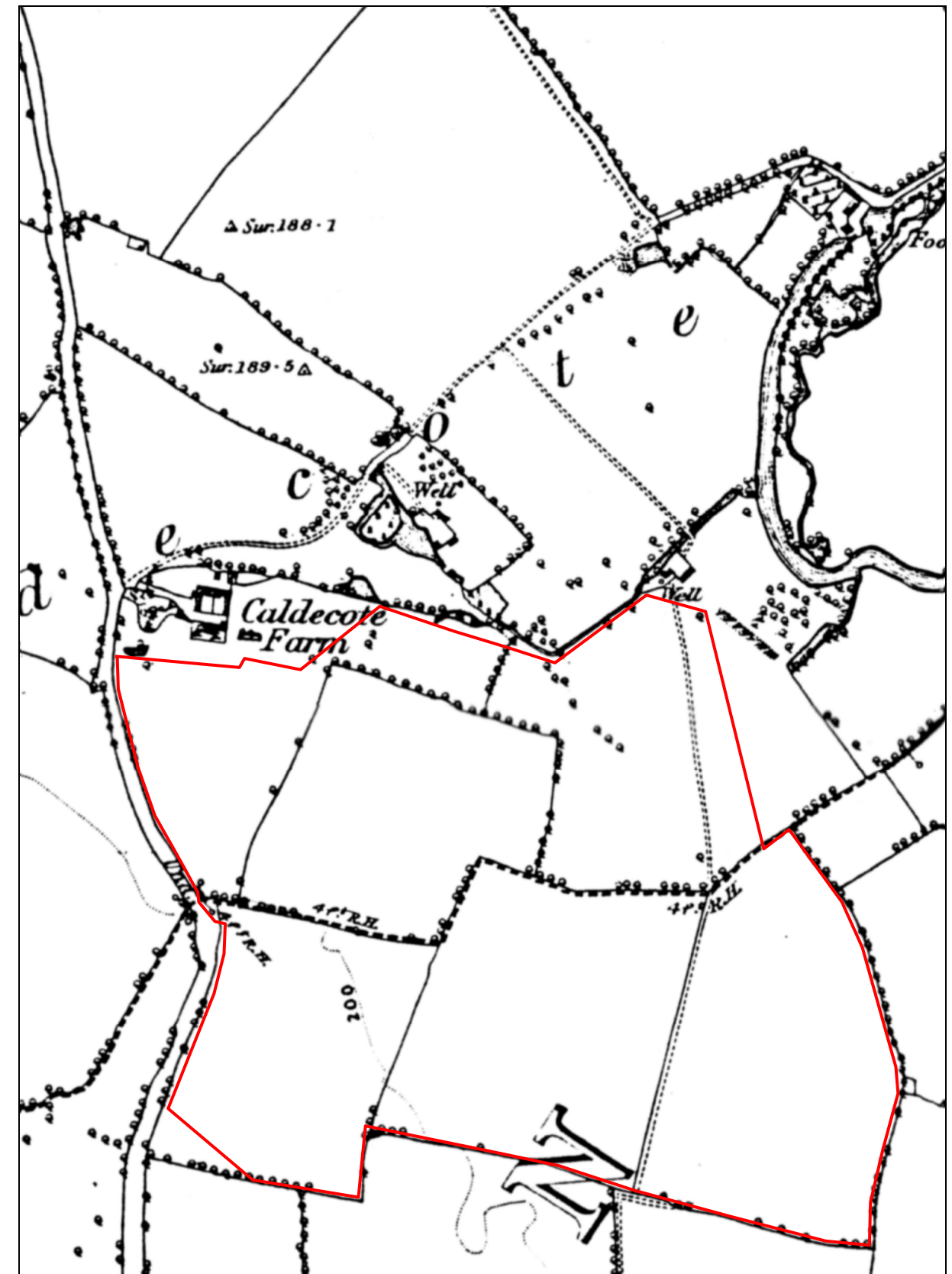


Figure 9: Extract from the Ordnance Survey First Series 6" sheet, 1886 (scale c.1:5250)

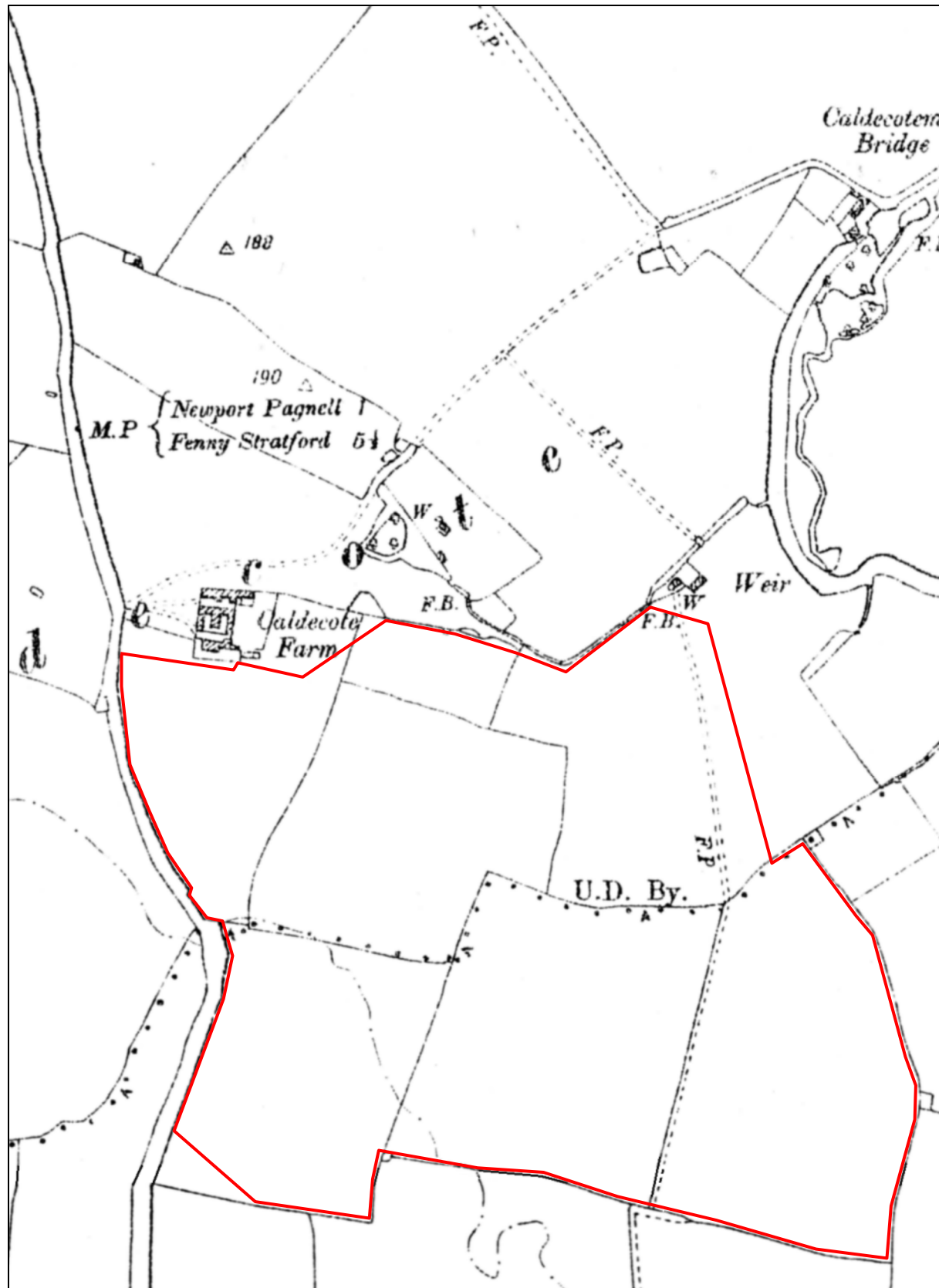


Figure 10: Extract from the Ordnance Survey Second Series 6" sheet, 1900 (scale c.1:5250)

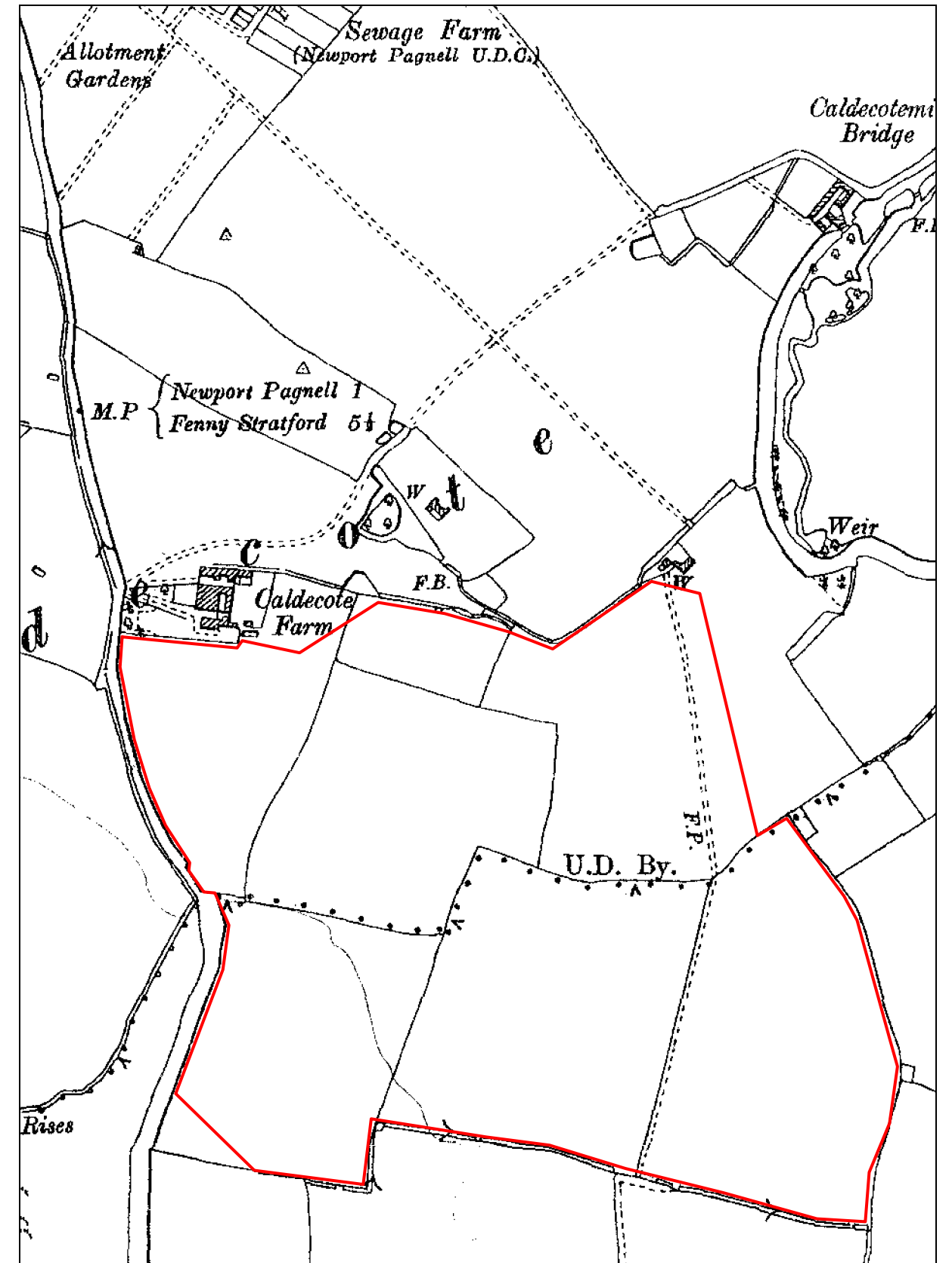


Figure 11: Extract from the Ordnance Survey Third Series 6" sheet, 1926 (scale c.1:5250)



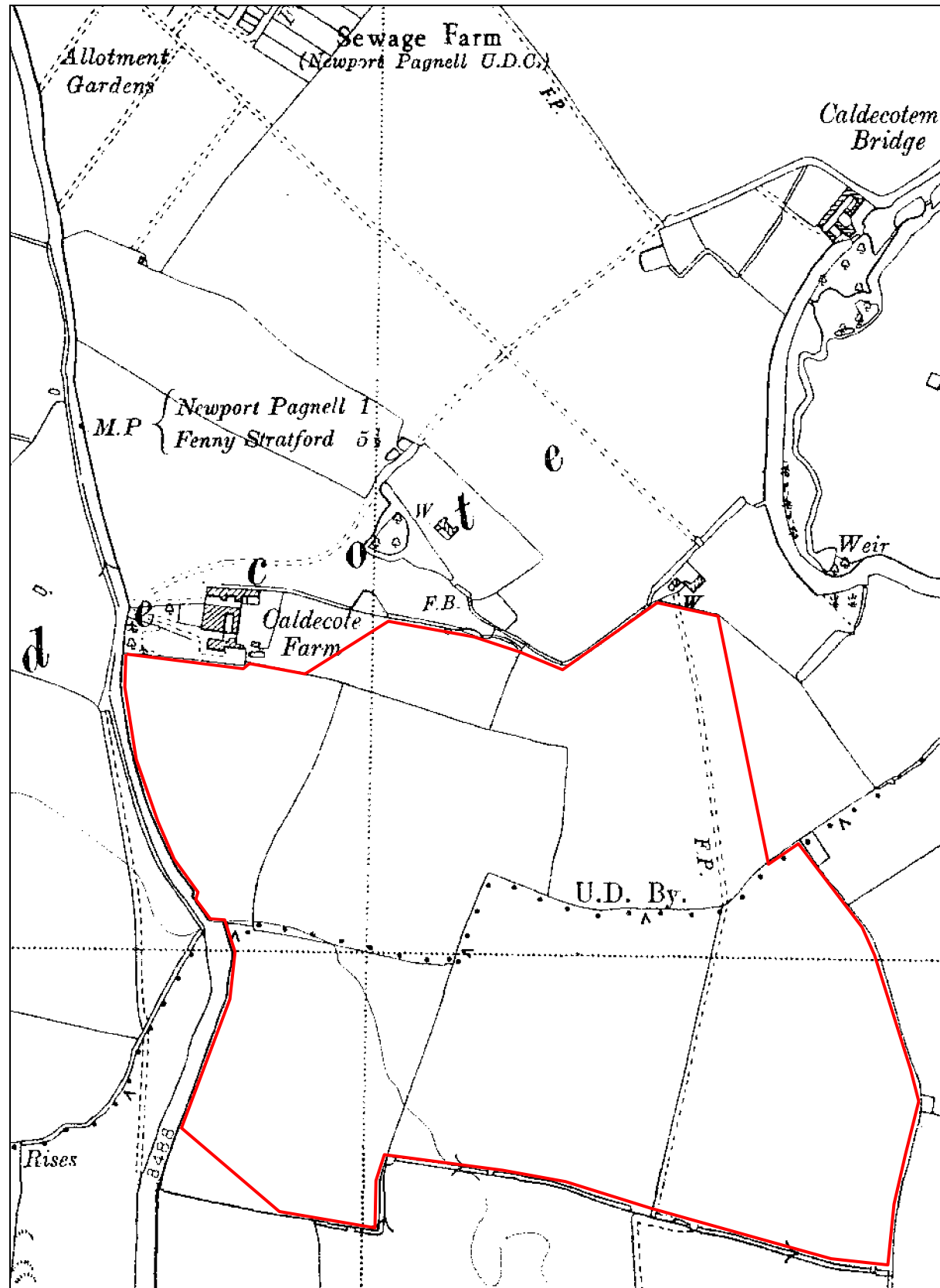


Figure 12: Extract from the Ordnance Survey 1:10,560 sheet, 1950 (scale c.1:5250)

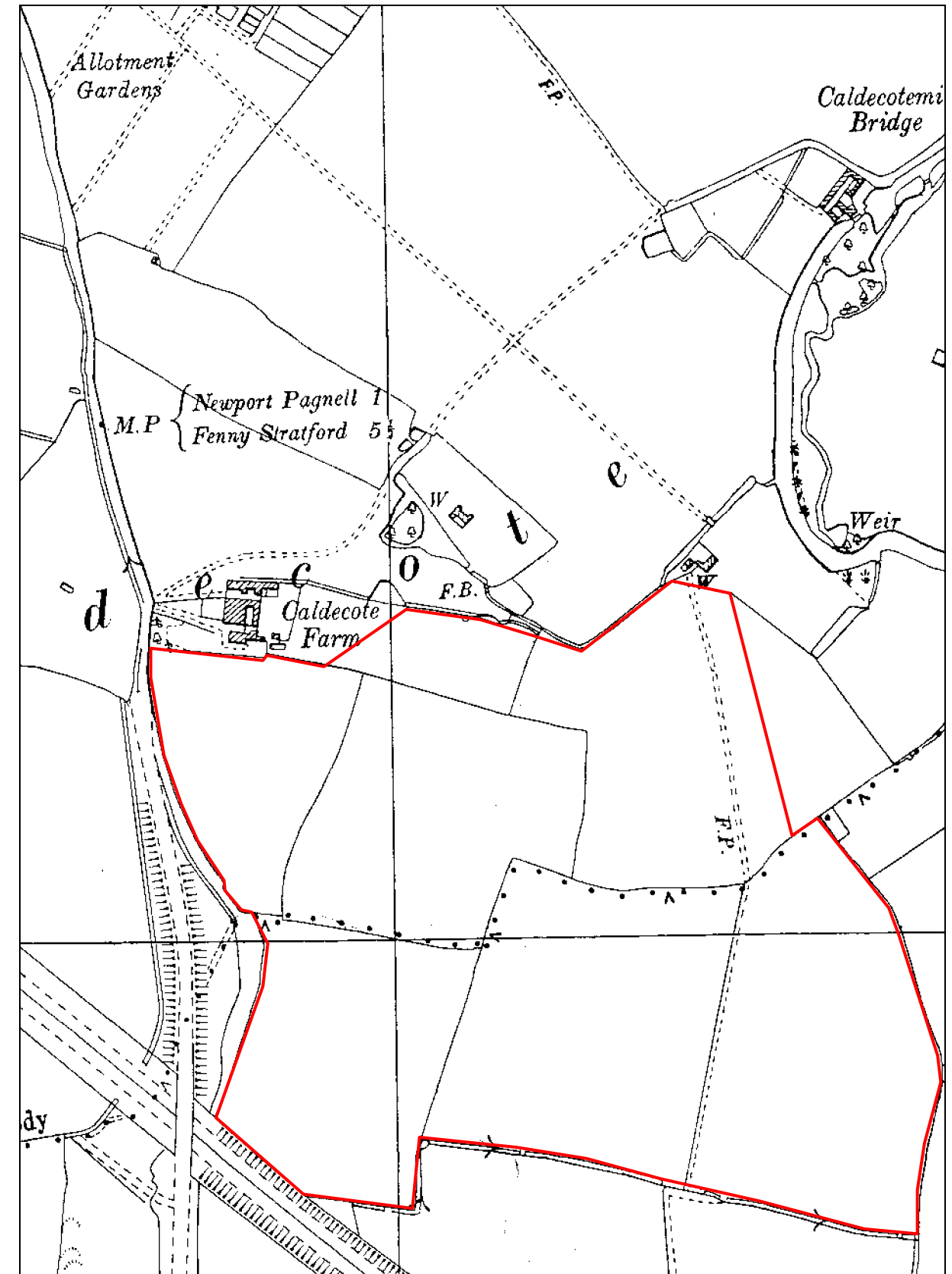


Figure 13: Extract from the Ordnance Survey 1:10,560 sheet, 1958 (scale c.1:5250)

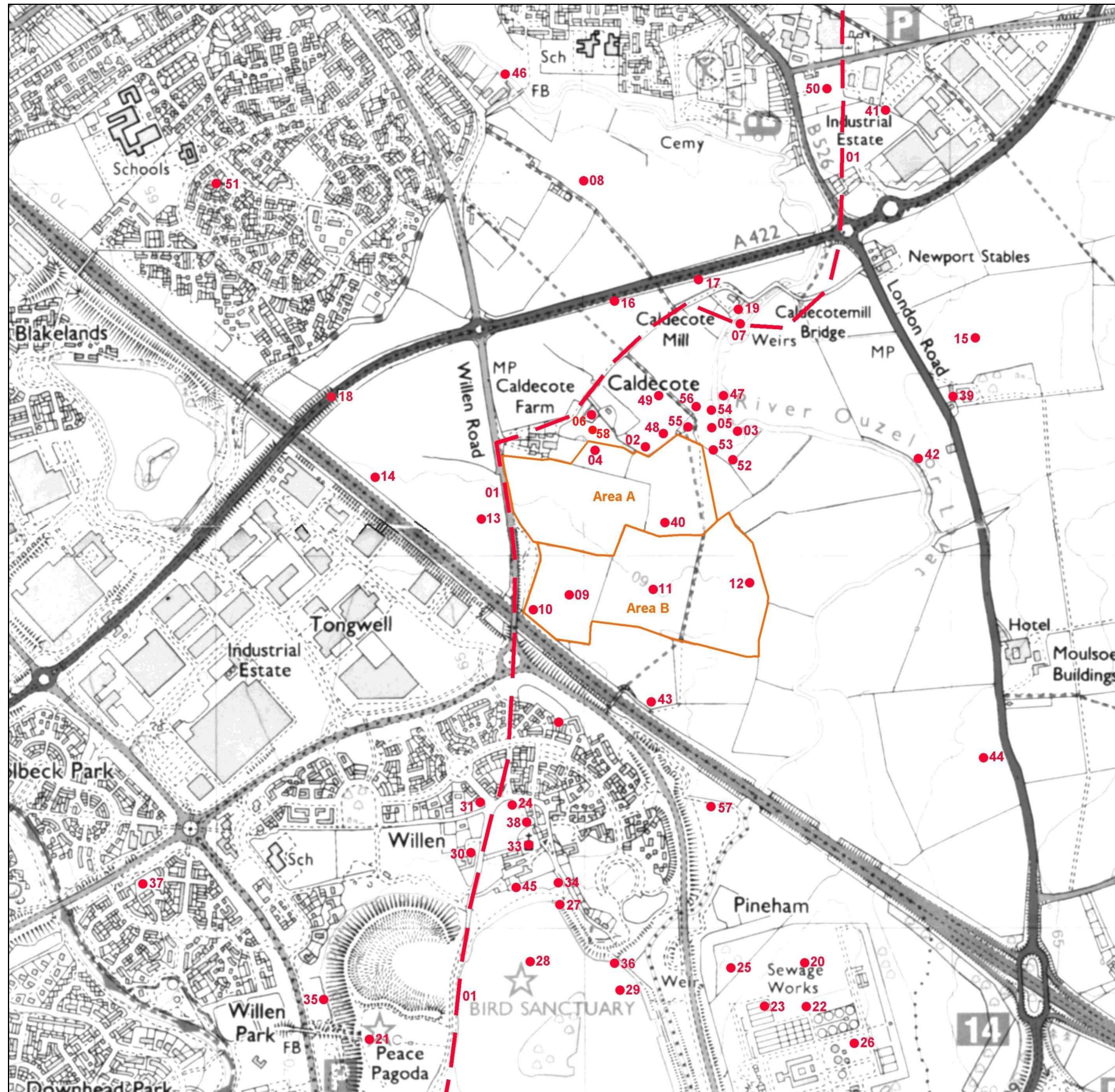


Figure 14: Archaeological sites within the study area, recorded in the Milton Keynes HER (scale 1:12,500)