



**An Archaeological Evaluation on Land  
at Hall Farm, Hall Lane, Packington**

**NGR: SK 360 147**

Stephen Baker



**ULAS Report No 2018-028**

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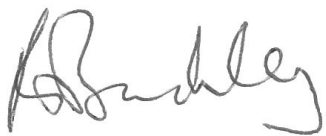
**An Archaeological Attendance and Recording during groundworks  
on Land at Hall Farm, Hall Lane, Packington**

**NGR: SK 360 147**

**Stephen Baker**

**For: Lychgate Homes Ltd**

**Planning Authority: North West Leicestershire District Council**

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# An Archaeological Evaluation on Land at Hall Farm, Hall Lane, Packington

Stephen Baker.

## Summary

*University of Leicester Archaeological Services (ULAS) carried out a programme of archaeological field evaluation by trial trenching on land at Hall Farm, Hall Lane, Packington on the 7th/8th February 2017 as a planning condition in accordance with the National Planning Policy Framework (NPPF) and in advance of the demolition of existing farm buildings, the retention and conversion of the farmhouse and frontage barn and the construction of five new residential dwellings. Evidence for medieval furrows and modern truncation was recorded. No archaeological deposits were observed during the work.*

*The site archive will be deposited with Leicestershire County Council, under accession number XA12.2018*

## 1. Introduction

1.1 A programme of archaeological field evaluation by trial trenching was undertaken by University of Leicester Archaeological Services on land at Hall Farm, Hall Lane, Packington on 7th/8th February 2018 in advance of the demolition of existing farm buildings, the retention and conversion of the farmhouse and frontage barn and the construction of five new residential dwellings (Figure 3).

1.2 The work followed the Written Scheme of Investigation (WSI) for an archaeological trial trench evaluation for Lychgate Homes Ltd on land at Hall Farm, Hall Lane, Packington, in accordance with National Planning Policy Framework (NPPF) (Section 12 Enhancing and Conserving the Historic Environment). The results described below are intended to provide a preliminary assessment of the character and extent of any heritage assets in order that the potential impact of the development on such remains may be assessed by the Planning Authority.

## 2. Site Description, Topography and Geology (Figure 1, Figure 2)

2.1 Packington (SK 3731 1445 centre) is located in north-west Leicestershire approximately 4.2 miles west of Coalville and 1.2 miles south of Ashby-de-la-Zouch. The area of approximately 5400m<sup>2</sup> lies to the north-west of the village on the south side of Hall Lane

2.2 The site consists of two distinct farmyards on two levels from east to west at approximately 110m and 106m aOD respectively, surrounded by ancillary farm buildings in varying states of disrepair. A planning application has been made for the retention and conversion of the existing farmhouse and frontage barn to form four new dwellings and the demolition of remaining agricultural buildings and subsequent erection of five single and two-storey dwellings

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2.3 The Ordnance Survey Geological Survey of Great Britain, indicates that the underlying geology of the site is likely to consist of Pennine Lower Coal Measures Formation. No superficial deposits are recorded within the proposed development area although a possible drift deposit of stoney red/brown clay was consistently observed

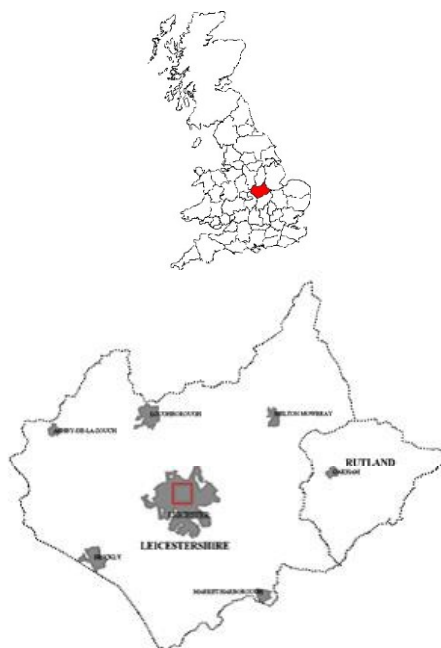


Figure 1: Leicestershire location

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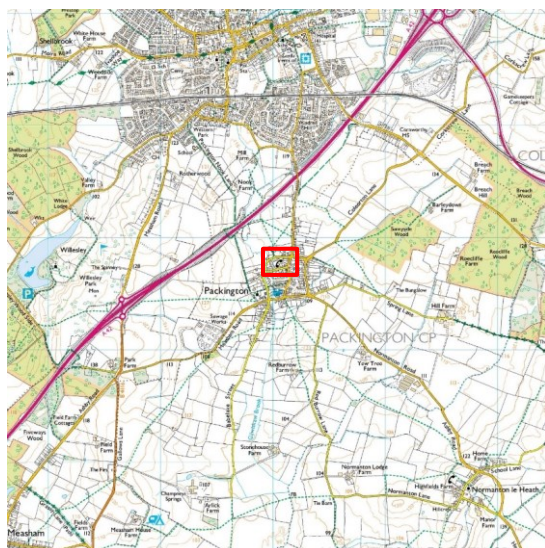


Figure 2: Packington location

### 3. Historical and Archaeological Background

3.1 Hall Farm is located within the historic settlement core of medieval and post-medieval Packington (MLE100599), within the designated Conservation Area (DLE657). The Historic Environment Record (HER) for Leicestershire and Rutland shows that there are a few known archaeological sites within the vicinity of the assessment area. The following summarises known sites in the vicinity of the proposed development.

3.2 There are no known early prehistoric sites within the vicinity of the site area. Fieldwalking in 1990 and 1996 recovered worked flint at Normanton le Heath approximately 1.6 miles to the south-east of the site, potentially of Neolithic date. One kilometre to the north-west of the site, faint circular marks were identified from aerial photography and interpreted as possible Bronze Age barrows. At Alton Grange 1.8 miles to the north-east, a similar circular feature was identified and Prehistoric pottery was also recovered during fieldwalking nearby.

3.3 There are no Iron Age or Roman sites known in the vicinity. The nearest evidence of this date is from 2km away, east of Heather Road. Here a Romano-British settlement site was excavated where enclosures, a possible timber building, and a pottery kiln were identified (Lucas 1981).

3.4 The actual settlement core of Packington village is of historic medieval and post-medieval date (HER ref. MLE 10599), with the 13th-century Church of the Holy Road surviving (MLE10868). A cropmark enclosure and ridge and furrow are also recorded on the HER database in the site environs.

3.5 Post-medieval activity is attested in the village core. Modern activity is known with coal mining in the area. The south of the current site is thought to have been mined in the interwar years. The subject site has been part of the Spring Lane opencast coal site worked in between 1950 and restored by 1953. The outcrop of the Yard seam was within the south one third of the field and the coal was worked from the surface down to a depth of 3.5 metres (Coal Mining Risk Assessment Report 2015). Evidence of ridge and furrow was identified, considered to be the only convincing anomaly of probable archaeological origin.

## **5. Aims and Objectives**

5.1 The main objectives of the archaeological work were:

- To identify the presence/absence of any archaeological deposits.
- To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
- To establish the relationship of any remains found to the surrounding contemporary landscape.
- To recover artefacts and ecofacts to compare with other assemblages and results
- To produce an archive and report of any results.

5.2 Within the stated project aims, the principal objective of the investigation was to establish the nature, date, depth, and significance of the heritage assets within their local and regional context in order to formulate a mitigation strategy, if necessary, to address the impacts of the proposed development on cultural heritage.





## 6. General Methodology and Standards

6.1 All work followed the Chartered Institute for Archaeologists (CIfA) Code of Conduct (2014) and adhered to their Standard and Guidance for Archaeological Evaluation (2014).

6.2 A site specific accession number/site code (XA12.2018) was obtained and used to identify all records and artefacts.

6.3 Unlimited access to monitor the project was available to the Client and his representatives, subject to the health and safety requirements of the site and representatives of North West Leicestershire District Council Planning Department were invited to visit the site prior to backfilling. Internal monitoring procedures were also undertaken where appropriate.

## 7. Methodology (Figure 5, Figure 6)

7.1 Five trenches were excavated across the development area (Figure 4) using a JCB fitted with a 1.60m wide toothless ditching bucket. Three trenches of 15 x 1.60m were located in the farmyards, two in the west and one in the east in front of the farmhouse, the latter relocated due to an extant modern foul waste service. A trench of 10 x 1.6m was located between mature trees to the south of the farmhouse and another of 24 x 1.6m to the south of the ancillary buildings.

7.2 The work followed the approved design specification (Buckley/Gonzalez, 2016) and adhered to the Institute for Archaeologists (CIfA) *Code of Conduct* and adhered to their *Standard and Guidance for Archaeological Field Evaluations* (2013).



Figure 4: Maching Trench 03, looking west

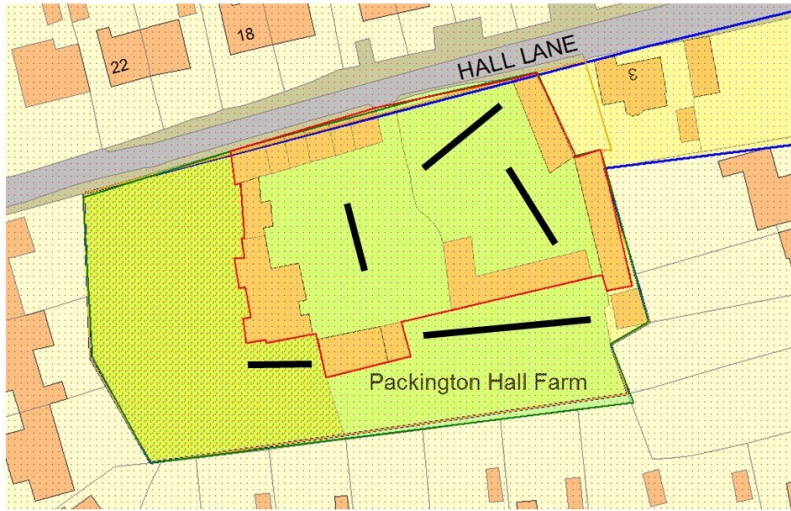


Figure 5: Proposed Trench location (not to scale)



Figure 6: Actual Trench location

## 8. Constraints

Some alterations were made to the proposed trench locations in the field. Trench 01 was relocated approximately 6m to the south to avoid an existing foul drainage service. The orientation of Trench 02 was limited by the presence of mature trees behind the farmhouse and Trench 05 was shortened from 30m to 24m due to the presence of mature vegetation in the south east of the development area and the proximity to the dilapidated buildings there.

## 9. Results (Table 1)

Table 1: Trench details

TRENCH	ORIENTATION	LENGTH AND WIDTH (metres)	TOPSOIL THICKNESS (metres)	SUBSOIL THICKNESS (metres)	DESCRIPTION	TRENCH DEPTH (MIN-MAX metres)
1	N - S	15.50 x 1.60	0.21 – 0.30	N/A	plough scars, modern service, no archaeological deposits	0.28 – 1.40
2	E - W	10 x 1.60	0.30 – 0.37	0.18 – 0.30	furrow, no archaeological deposits	0.73 – 1.15
3	NNW - SSE	15 x 1.60	0.14 – 0.35	N/A	Modern truncation, plough scars, no archaeological deposits	0.23 – 0.46
4	WNW - ESE	15 x 1.60	0.20 – 0.22	0.22 – 0.21	furrow, no archaeological deposits	0.27 – 0.57
5	E - W	24 x 1.60	0.10 – 0.26	0.20 – 0.37	furrows, no archaeological deposits	0.10 – 0.87

### 9.1 Trench 01 (Figure 7)

Trench 01 was located in the lower western farmyard in front of the farmhouse. A mid-light red/brown stony clay natural substratum with frequent sub-angular limestone was recorded along the length of the trench at a notably shallow depth (*c.*0.20m). A test pit, *c.*1.40m deep, was excavated into this at the southern end to determine and clarify levels. Possible plough scars running approximately east-west were recorded *c.*3.0m from the southern end and a drain associated with the farmhouse truncated the trench at its northern extent. No archaeological deposits or residual finds were recovered.



Figure 7: Trench 01, looking north

#### 9.2 Trench 02 (Figure 8)

Trench 02 was located to the south-west of the site behind the farmyard and revealed evidence for a possible furrow, consisting of silty sand with redeposited natural lenses and orientated approximately east-west. A test slot was machine excavated through this to a depth of *c.* 1.15m. A similar substratum to that in Trench 01 was observed. No archaeological deposits were encountered or finds recovered.



Figure 8: Trench 02, looking west

### 9.3 Trench 03 (Figure 9)

Located in the 'upper' farmyard to the west of the development area, Trench 03 exposed modern walls associated with demolished ancillary farmyard buildings/structure, one of brick at the southern end and another of stone and brick construction traversing the trench, approximately 9.0m to the north. Possible plough scars, some containing fragmentary brick and also orientated east/west, were recorded but no archaeological deposits or finds. A natural drift material of red/brown clay was reached consistently along the length of the trench.



Figure 9: Trench 03, looking north-west

#### 9.4 Trench 04 (Figure 10)

Also in the 'upper' farmyard, Trench 04 was located towards Hall Lane. A furrow was observed orientated east/west across the trench, *c.* 7m from the western end. The base of the trench was similar natural substratum. No archaeological deposits or finds were recovered.



Figure 10: Trench 04, looking west

#### 9.5 Trench 05 (Figure 11)

Located to the south-west of the development area and behind farmyard buildings, Trench 05 linked the 'upper' and 'lower' farmyards. Natural red/brown clay substratum was observed along the length of the trench. No archaeological deposits were observed or finds recovered but there was evidence of north-east/south-west furrows consisting of mixed yellow/brown silty sand with natural clay lenses.



Figure 11: Trench 05, looking west

## 11. Discussion

An archaeological evaluation was undertaken in February 2018 by University of Leicester Archaeological Services on behalf of Lychgate Homes Ltd. The development programme includes the demolition of several farm building (to be recorded under a separate investigation), the retention and conversion of the farmhouse and the construction of five new dwellings. With some minor alterations to the proposed layout, five trial trenches were excavated by JCB to provide a representational sample of the development area. There was some evidence from plough scars and furrows on similar orientations to suggest past agricultural activity and some modern disturbances related to the current land use on the site but no archaeological deposits were observed during the evaluation. From the levels of the natural stony clay recorded in all the trenches, it appears that a 'step' may have been excavated across the western side of the development, possible as groundworks to facilitate the construction of the farmhouse.

## 12. Archive

The site archive will be held by Leicestershire Museums Service, under accession no. XA12-2017.

The archive contains:

- 5 trench recording sheet
- 1 photographic recording sheet
- CD containing digital photographs and report
- Unbound copy of this report



- Thumbnail print of digital photographs

**OASIS data entry**

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Required project information includes the following fields which need to be clearly contained within the ULAS report. You may wish to print this page out or keep it at the back of the report to refer to until you have finished the report.

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-308809		
	<b>Project Name</b>	An Archaeological Evaluation on Land at Hall Farm, Hall Lane, Packington. LE65 1WE		
	<b>Start/end dates of field work</b>	07 <sup>th</sup> – 08 <sup>th</sup> February 2018		
	<b>Previous/Future Work</b>	No / Not known		
	<b>Project Type</b>	Field Evaluation		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Vacant - Previously developed		
	<b>Monument Type/Period</b>	none		
	<b>Significant Finds/Period</b>	none		
	<b>Development Type</b>	Residential		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
	<b>Planning Ref.</b>	15/01130/FUL		
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	Hall Farm, Hall Lane, Packington, LE65 1WE		
	<b>Study Area</b>	c.5400m <sup>2</sup>		
	<b>Site Coordinates</b>	SK 360 147		
	<b>Height OD</b>	106m - 110m aOD		
<b>PROJECT CREATORS</b>	<b>Organisation</b>	ULAS		
	<b>Project Brief Originator</b>	Local Planning Authority (North West Leicestershire District Council)		
	<b>Project Design Originator</b>	ULAS		
	<b>Project Manager</b>	Richard Buckley		
	<b>Project Director/Supervisor</b>	Stephen Baker		
	<b>Sponsor/Funding Body</b>	Lychgate Homes Ltd		
<b>PROJECT ARCHIVE</b>		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	ULAS	ULAS	ULAS
	<b>ID (Acc. No.)</b>	none	XA12.2018	XA12.2018
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<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Title</b>	An Archaeological Evaluation on Land at Hall Farm, Hall Lane, Packington		
	<b>Author</b>	Stephen Baker		
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### 13. Publication

A summary of the work will be submitted for publication in the local archaeological journal *Transactions of the Leicestershire Archaeological and Historical Society* in due course. The

report has been added to the Archaeology Data Service's (ADS) Online Access to the Index of Archaeological Investigations (OASIS) database held by the University of York.

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#### 15. Acknowledgements

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