

Humber Historic Environment Record

Archaeological advisor to the East Riding of Yorkshire Council and Hull City Council.

Mr Alec Thompson Gabbitas Gill Partnership Ltd T/A GGP Consult	Our ref. Your ref.	HER/PA/CONS/28626
2 Hallam Road Priory Park East Hull HU4 7DY	•	James Goodyear 01482 612104 james.goodyear@hullcc.gov.uk 25 October 2021

Please quote our reference on all correspondence

Dear Mr Thompson,

Re: Erection of a 2 storey extension to existing Production Facility consisting of cold store, box freezer, workshop, stores and offices, external staircases and associated internal alterations/re-configurations following demolition of existing structures; construction of 2.4m high feature walls with brick pillars and rendered panels, creation of a new vehicular access from Neat Marsh Road and re-location of principal site entrance with on-site circulation and extension to existing car parking car and creation of visitor and HGV parking, erection of security building with raising arm barriers, pedestrian access security gates and turnstiles, industrial vehicle wash and boundary treatments in various heights and introduction of Community Woodland schemes, at Cranswick Country Foods Limited, Staithes Road, Preston (application number: DC/21/02002/STPLF).

Thank you for your email requesting a specification for a programme of archaeological evaluation by trial trenching at the above site.

The site of the proposed development lies within an area of archaeological importance, on the western side of the village of Preston. The main axis of the medieval village ran east to west, with the church at the eastern end. This particular part of the township was known as West End and had its own discrete manorial focus in the field to the west of the application site. After the 18th century, the orientation of the village changed to that of the modern settlement with a north to south lane (Kirkholme Street, now Main Street) becoming the main road through the village, and much of the West End was abandoned. The village itself is a pre-Conquest settlement, which has origins in the Saxon period.

The manorial site which lies in the field to the west of Blundells Farm took the form of a moated enclosure. This survived as a clearly defined earthwork into the 18th century and was first recorded on Ordnance Survey maps on the 1855 six inch to one mile edition. The





moat survived as a ditch visible on the west, north and east sides. There is the suggestion of an entrance on the west side, and there may also have been one on the east side, though which of these was original could only be ascertained by excavation. The chief house on the estate was called West Hall in the 13th century, and West Garth in the 16th century; it is safe to assume that this moated seignurial residence is that of West Hall. This was probably the home of the Preston family. In 1287 John of Preston held 3 carucates and 2 bovates of the Aumale fee in Preston. This estate was occasionally referred to as Preston Manor in the 16th century, and by the 17th century it was held by William Alford, who sold it in 1611 to Henry Alured. In 1759 much of the land surrounding the site was sold to Joseph Thompson, and it included 8 bovates called Priors, and several closes, among them Prior Garth (so-called because some of the adjoining land had been held by Warter Priory). By the time of the Inclosure of the parish in 1777 there was no longer any house on the site of the former moated manor. On grounds of form the moated site is most likely to have been constructed between the 12th and 14th centuries, probably as the chief residence of the de Preston family; and, whilst the documentary references to West Hall Garth suggest that the manor house was still standing in the 16th century, it was probably demolished in the 17th or early 18th century.

To the south of the proposal site an archaeological evaluation in the form of trial trenching discovered the remains a former hedgerow trench and a land-drain. Also recovered during this work was a small finds assemblage of post medieval pottery. The assemblage included a single sherd of late 17th or early 18th century Staffordshire slipware, the rest of the material was mostly 18th and 19th century in date. Another programme of archaeological evaluation work undertaken to the east of the application site identified a series of undated gullies possibly representing crofts and tofts associated with medieval Preston. Dating and sampling from one of the trenches suggests that there is potential for earlier occupation in the vicinity. The fabric, form and deposition of the pottery suggests that they have been discarded not too far from a domestic setting.

It is now standard practice to request that any archaeological deposits which are likely to be disturbed and/or damaged by development are recorded, either in advance of, or during development. This is in line with the policies set out in the National Planning Policy Framework, Section 16 'Conserving and enhancing the historic environment' (Dept. of Communities & Local Government, 2021).

Due to the archaeological potential of the site, it is recommended that an archaeological evaluation by trial trenching should take place in order to confirm the nature, extent, depth and significance of any deposits.

The results of the evaluation would provide for:

- 1. The proper identification and evaluation of the extent, character and significance of archaeological remains within the proposal site.
- 2. An assessment of the impact of the proposed development on the archaeological remains.
- 3. Allow for proposals to be agreed for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings





- it being understood that there shall be a presumption in favour of their preservation in situ, where feasible.

Accordingly, I attach a specification for an archaeological evaluation by trial trenching, which, if agreed, could be submitted with a planning application to the East Riding of Yorkshire Council.

It is the responsibility of the developer to commission a professionally qualified archaeological organisation or archaeologist to undertake this work. The attached brief can be sent to an archaeological contractor(s) to invite tenders.

The HER Office should be notified of the chosen archaeological contractor in advance of commencement of the evaluation. A programme of monitoring visits will then be agreed with the archaeological contractor, if it is deemed that these are necessary.

On the successful completion of the evaluation, the contractor will be required to produce a full Assessment Report, which would include proposals for any further work and for appropriate mitigation strategies. Copies of this document or documents shall be submitted to the commissioning body, the Local Planning Authority, and the Humber Historic Environment Record Office. Should the evaluation demonstrate the survival of archaeological remains on this site, there may also be a need to agree publication of the results of the fieldwork.

Should you require further clarification of anything in this letter, please do not hesitate to contact me.

Yours sincerely,

James Goodyear Development Management Archaeologist





SPECIFICATION FOR A PROGRAMME OF ARCHAEOLOGICAL EVALUATION BY TRIAL EXCAVATION

Site Name:	Cranswick Country Foods Limited, Staithes Road, Preston, East Riding Of Yorkshire
Proposal:	Erection of a 2 storey extension to existing Production Facility consisting of cold store, box freezer, workshop, stores and offices, external staircases and associated internal alterations/re-configurations following demolition of existing structures; construction of 2.4m high feature walls with brick pillars and rendered panels, creation of a new vehicular access from Neat Marsh Road and re-location of principal site entrance with on-site circulation and extension to existing car parking car and creation of visitor and HGV parking, erection of security building with raising arm barriers, pedestrian access security gates and turnstiles, industrial vehicle wash and boundary treatments in various heights and introduction of Community Woodland schemes
National Grid Reference:	TA 183 307
Planning Application Number:	DC/21/02002/STPLF
HER Casework Number:	HER/PA/CONS/28626
Date of Issue:	25 th October 2021

This specification is valid for one year from the date of issue. After this period, the Humber Historic Environment Office should be re-consulted. This document should be read in conjunction with the Notes for Archaeological Contractors proposing to work in the area covered by the Humber SMR (dated January 1999): these notes are available on request from the Humber HER.

1 SUMMARY

- 1.1 The proposal site lies within an area of potential archaeological importance. It is possible therefore, that archaeological remains will exist within the proposal site, and that development could damage/disturb them.
- 1.2 Accordingly, before development takes place, it has been recommended that a field evaluation is undertaken in order to assess the archaeological potential of the





development site and allow for mitigation options to be explored if they are required.

1.3 As the archaeological implications of the proposals cannot be adequately assessed based on the information currently available, in accordance with the recommendations in the National Planning Policy Framework, Section 16, Conserving and enhancing the historic environment' (Dept. of Housing, Communities & Local Government, 2021), a programme of archaeological evaluation has been proposed.

2. SITE LOCATION & DESCRIPTION (see Figure 1)

2.1 The proposal site is located on the southern side of Neat Marsh Road which lies in the western part of Preston. The grid reference for the site is TA 183 307.

3 PLANNING BACKGROUND

3.1 An application for Full Planning Permission for this development was submitted to the East Riding of Yorkshire Planning Department on 21st May 2021 (application number: DC/21/02002/STPLF). The application was validated on 7th July 2021. Currently the application is still pending consideration, however the Humber HER has recommended that a programme of archaeological evaluation take place prior to development commencing to ensure that the archaeological resource can be identified and assessed in order to inform any mitigation strategy that may be explored.

4. ARCHAEOLOGICAL BACKGROUND

- 4.1 The site of the proposed development lies within an area of archaeological importance, on the western side of the village of Preston. The main axis of the medieval village ran east to west, with the church at the eastern end. This particular part of the township was known as West End and had its own discrete manorial focus in the field to the west of the application site. After the 18th century, the orientation of the village changed to that of the modern settlement with a north to south lane (Kirkholme Street, now Main Street) becoming the main road through the village, and much of the West End was abandoned. The village itself is a pre-Conquest settlement, which has origins in the Saxon period.
- 4.2 The manorial site which lies in the field to the west of Blundells Farm took the form of a moated enclosure. This survived as a clearly defined earthwork into the 18th century and was first recorded on Ordnance Survey maps on the 1855 six inch to one mile edition. The moat survived as a ditch visible on the west, north and east sides. There is the suggestion of an entrance on the west side, and there may also have been one on the east side, though which of these was original could only be ascertained by excavation. The chief house on the estate was called West Hall in the 13th century, and West Garth in the 16th century; it is safe to assume that this moated seignurial residence is that of West Hall. This was probably the home of the Preston family. In 1287 John of Preston held 3 carucates and 2 bovates of the Aumale fee in Preston. This estate was occasionally referred to as Preston Manor





in the 16th century, and by the 17th century it was held by William Alford, who sold it in 1611 to Henry Alured. In 1759 much of the land surrounding the site was sold to Joseph Thompson, and it included 8 bovates called Priors, and several closes, among them Prior Garth (so-called because some of the adjoining land had been held by Warter Priory). By the time of the Inclosure of the parish in 1777 there was no longer any house on the site of the former moated manor. On grounds of form the moated site is most likely to have been constructed between the 12th and 14th centuries, probably as the chief residence of the de Preston family; and, whilst the documentary references to West Hall Garth suggest that the manor house was still standing in the 16th century, it was probably demolished in the 17th or early 18th century.

4.3 To the south of the proposal site an archaeological evaluation in the form of trial trenching discovered the remains a former hedgerow trench and a land-drain. Also recovered during this work was a small finds assemblage of post medieval pottery. The assemblage included a single sherd of late 17th or early 18th century Staffordshire slipware, the rest of the material was mostly 18th and 19th century in date. Another programme of archaeological evaluation work undertaken to the east of the application site identified a series of undated gullies possibly representing crofts and tofts associated with medieval Preston. Dating and sampling from one of the trenches suggests that there is potential for earlier occupation in the vicinity. The fabric, form and deposition of the pottery suggests that they have been discarded not too far from a domestic setting.

5 OBJECTIVE OF THE EVALUATION

5.1 As identified above, the proposal site has the potential to encounter activity from the medieval period onwards. Any ground disturbance has the potential to damage/disturb any archaeological remains which may exist within the site. The aim of the trial trenching evaluation is to gather sufficient information to establish the location, depth, significance and extent of any archaeological features within the proposal site. Should the survey indicate the presence of likely archaeological features, appropriate mitigation options can be explored to ensure preservation of the remains is achieved.

6 PROPOSED METHODOLOGY

- 6.1 An evaluation strategy is recommended, which comprises the excavation of three evaluation trenches: their approximate positions are shown on the accompanying plan.
- 6.2 Trench 1 is an evaluation trench measuring up to 20m x 2m and is located in the western development plot.

Trench 2 is an evaluation trench measuring up to 20m x 2m and is located in the western development plot.

Trench 3 is an evaluation trench measuring up to 20m x 2m and is located in the eastern development plot, on the western boundary.





Trench 4 is an evaluation trench measuring up to 20m x 2m and is located on the northern boundary of the eastern development plot.

Trench 5 is an evaluation trench measuring up to 20m x 2m and is located on the northern boundary of the eastern development plot, close to the eastern boundary.

Trench 6 is an evaluation trench measuring up to 20m x 2m and is located on the eastern boundary of the eastern development plot.

Trench 7 is an evaluation trench measuring up to 20m x 2m and is located in the central area of the eastern development plot.

Trench 8 is an evaluation trench measuring up to 20m x 2m and is located in the south-eastern area of the eastern development plot.

Trench 9 is an evaluation trench measuring up to 20m x 2m and is located in the south-western area of the eastern development plot.

Trench 10 is an evaluation trench measuring up to 20m x 2m and is located on the southern boundary of the eastern development plot.

6.3 If the dimensions of the trenches need to be altered, or their positions need to be moved to fit in with the current use of the site, this should be agreed in advance with the Humber Historic Environment Record Office.

The trenches are intended to establish the nature, date, extent and quality of survival of any archaeological remains within the development area.

- 6.4 The trenches can be opened, and the overburden removed, using an appropriate mechanical excavator with a wide bucket. Mechanical excavation equipment shall be used judiciously under direct archaeological supervision down to the first significant archaeological horizon or natural subsoil.
- 6.5 A sufficient sample of any archaeological features and deposits revealed will be excavated in an archaeologically controlled and stratigraphic manner, in order to establish the aims of the evaluation (see 5 above). The complete excavation of features is not regarded as necessary; a sufficient sample should be investigated to understand the full stratigraphic sequence in each trench, down to naturally occurring deposits. The sampling policy is as follows:
 - a) A 100% sample of stake-holes
 - b) A 50% sample of all post-holes, and of pits with a diameter of up to 1.5m
 - c) A minimum 25% sample of pits with a diameter of over 1.5m; including a complete section across the pit to recover its full profile
 - d) A minimum 20% sample of all linear features, up to 5m in length; and for features greater than this, a 10% sample
- 6.6 In certain cases, the use of mechanical excavation equipment may also be appropriate for removing deep intrusions (e.g. modern brick and concrete floors or footings), or for putting sections through major features after partial excavation (e.g. ditches, cellars, etc.), or through deposits to check that they are of natural origin.





- 6.7 A full written, drawn and photographic record will be made of all material revealed during the course of the trial excavation. Plans should be completed at a scale of 1:50 or 1:20 (as appropriate), whilst section drawings and elevations should be at a scale of 1:10. A minimum 35mm format for photography is required (in monochrome and colour), but this can be supplemented with digital photography. If digital photography is used, then a camera with a minimum resolution of 10 megapixels should be employed.
- 6.8 Deposits must be sampled for retrieval and assessment of the preservation conditions and potential for analysis of all biological remains. A strategy for the recovery and sampling of environmental remains from the site should be agreed with an environmental consultancy, in advance of the project (see Environmental Archaeology: A guide to the theory and practice of methods from sampling and recovery to post-excavation (second edition),: English Heritage Guidelines 2011): the sampling strategy should include a reasoned justification for selection of deposits for sampling, and should be developed in collaboration with a recognised bioarchaeologist.

Copies of the strategy must be submitted to the Principal Archaeologist of the Humber Archaeology Partnership, prior to commencement of site works. Opportunity should be afforded for an environmental specialist to visit the site during the evaluation and to discuss the strategy if required.

- 6.9 Lifting of human skeletal remains should be kept to the minimum which is compatible with an adequate evaluation. At sites known in advance to be cemeteries, provision must be made for site inspection by a recognised specialist. Excavators should be aware of, and comply with, provisions of Section 25 of the Burial Act of 1857, and pay due attention to requirements of Health and Safety.
- 6.10 A finds recovery and conservation strategy should be discussed with the Humber Historic Environment Record Office and the recipient museum in advance of the project commencing, and a policy for finds recording should be agreed and submitted to the Humber HER, before commencement of site works. Any recording, marking and storage materials should be of archive quality, and recording systems must be compatible with the recipient museum (see 9 below). Copies of all recording forms and manuals must be submitted to the HER, prior to the commencement of site works, if these have not been supplied previously. Contractors should make an allowance for a minimum of four boxes in calculating estimates for museum's storage grant. All finds (artefacts and ecofacts) visible during excavation must be collected and processed, unless variations in this principle are agreed with the Local Authority. Finds must be appropriately packaged and stored under optimum conditions, as detailed in the RESCUE/UKIC publication First Aid for Finds.
- 6.11 The archaeological contractor should demonstrate that they or their subcontractors possess the necessary levels of professional experience and technical expertise, to undertake such excavations, and to be familiar with the prehistoric, Romano-British, Anglo-Saxon and Anglo-Scandinavian, medieval and later artefacts of the region.





- 6.12 Excavation must be carried out by a professional archaeological contractor, who, in response to this specification, shall prepare a project design or addendum to this document. This is to be agreed, with the Humber HER, and the local planning authority, at the outset of the project. A programme of monitoring visits will also be agreed with the Humber HER if appropriate at this stage.
- 6.13 Archaeological contractors should make provision within their excavation strategies where necessary, for the use of shoring, pumps, or artificial lighting. Such strategies should also allow for sampling for radiocarbon, archaeomagnetic and/or dendrochronological determinations, as appropriate. Where in situ timbers are found to survive in good condition, samples should be taken for dendrochronological assay.
- 6.14 Arrangements for site access and reinstatement are to be agreed with the commissioning body.
- 6.15 Should the contractor or commissioning body wish to vary the survey strategy, if, for example, the trench size will result in access problems for the relevant machinery; this is to be agreed in advance with the Humber HER to resolve the matter.

7 REPORT PREPARATION, CONTENTS & DISTRIBUTION

- 7.1 Upon completion of the evaluation, the artefacts, soil samples and stratigraphic information shall be assessed as to their potential and significance for further analysis.
- 7.2 The report should include the following:
 - A non-technical summary of the results of the work, introduction and aim and objectives.
 - An introduction:
 - The site code/project number
 - Planning reference number and HER casework number
 - Dates when the fieldwork took place
 - Grid reference
 - An account of the methods and results of the evaluation, describing both structural data and associated finds and/or environmental data recovered.
 - Interpretation, including phasing of the site sequence and spot-dating of ceramics. (Descriptive material should be clearly separated from interpretative statements). This shall be supported by the use of photographs and drawings, to include an overall plan of the site accurately identifying the location of the trench; trench plans as excavated indicating the location of archaeological features, with at least one section detailing the stratigraphic sequence of deposits within the trench.





- A specialist assessment of the artefacts recovered with a view to their potential for further study. Allowance should be made for preliminary conservation and stabilization of all objects and an assessment of long-term conservation and storage needs. Assessment of artefacts must include inspection of X radiographs of all iron objects, a selection of nonferrous artefacts (including coins), and a sample of any industrial debris relating to metallurgy. A rapid scan of all excavated material should be undertaken by conservators and finds researchers in collaboration. Material considered vulnerable will be selected for stabilisation after specialist recording. Where intervention is necessary, consideration must be given to possible investigative procedures (e.g. glass composition studies, residues in or on pottery, and mineral preserved organic material). Once assessed, all material will be packed and stored in optimum conditions, as described in First Aid for Finds. Waterlogged organic materials should be dealt with, following the English Heritage documents, Guidelines for the care of waterlogged archaeological leather, and Guidelines on the recording, sampling, conservation and curation of waterlogged wood.
- A specialist assessment of environmental samples taken, with a view to their potential for subsequent study. Processing of all samples collected for biological assessment, or sub-samples of them, must be completed. Bulk and site-riddled samples from dry deposits should have been processed during the excavation, where possible. The preservation state, density and significance of material retrieved must be assessed, following methods presented in Environmental Archaeology: a Guide to the theory and practice of methods from sampling and recovery to post-excavation. Unprocessed sub-samples must be stored in conditions specified by the appropriate specialists. Assessments for any technological residues should be undertaken. Samples for dating must be submitted to laboratories promptly, so as to ensure that results are available to aid development of specifications for subsequent mitigation strategies.
- The results from investigations in Archaeological Sciences must be included in the Site Archive and presented in the Evaluation Report. Reports must include sufficient detail to permit assessment of potential for analysis. They should include tabulation of data in relation to site phasing and contexts, and must include nontechnical summaries. The objective presentation of data must be clearly separated from interpretation. Recommendations for further investigations (both on samples already collected, and at future excavations) must be clearly separated from the results and interpretation, and will be incorporated into the Specifications/Project Design for and future intervention or mitigation strategy.
- An assessment of the archaeological significance of the deposits identified, in relation to other sites in the region.
- A conclusion with recommendations for further post-excavation work, if required.





- Details of archive location and destination (with accession number, where known), together with a catalogue of what is contained in that archive.
- Appendices and figures, as appropriate, including a copy of the specification and/or project design.
- References and bibliography of all sources used.
- 7.3 Copies of the report must be submitted to the commissioning body, the Local Planning Authority and the Humber Historic Environment Record within an agreed timetable and subject to any contractual requirements on confidentiality (see 8.2 below). A copy of the Evaluation Report must also be sent to the Historic England Regional Advisor for Archaeological Sciences: Dr Andy Hammon, Historic England, 37 Tanner Row, York YO1 6WP.
- 7.4 Contractors should also supply a digital copy of the report in PDF format to the Humber Historic Environment Record Office.
- 7.5 A brief, interim report may be required shortly after the completion of fieldwork.

8 COPYRIGHT, CONFIDENTIAILITY & PUBLICITY

- 8.1 Unless the individual/organisation commissioning the project wishes to state otherwise, the copyright of any written, graphic or photographic records and reports rests with the originating body (the archaeological organisation undertaking the fieldwork and analysis). Agreements on copyright should be agreed with the commissioning body at the outset of the project.
- 8.2 The circumstances under which the report or records can be used by other parties should be identified at the commencement of the project, as should the proposals for distribution of the report (see 7 above). All archaeologists undertaking work must respect the commissioning body's requirements over confidentiality, but the archaeologist must endeavour to emphasise their professional obligation to make the results of archaeological work available to the wider archaeological community within a reasonable time.
- 8.3 The archaeologist undertaking the evaluation has a duty of confidence to the client the project between the commissioning body and the archaeological organisation or commissioning the work. All aspects of publicity must be agreed at the outset of individual undertaking the project.

9 ARCHIVE PREPARATION & DEPOSITION

- 9.1 The requirements for archive preparation and deposition must be addressed and undertaken in a manner agreed with the recipient museum: in this instance, the East Riding of Yorkshire Museums Service is recommended. The recipient museum must be contacted at an early stage, before submission of the project design and before commencement of fieldwork.
- 9.2 A site archive should be prepared in accordance with 'Standard and guidance

for the creation, compilation, transfer and deposition of archaeological archives', Chartered Institute for Archaeologists 2014.





- 9.3 The site archive, including finds and environmental material, subject to the permission of the relevant landowners, should be labelled, conserved and stored according to the United Kingdom Institute for Conservation (UKIC)'s Guidelines for the Preparation of Excavation Archives for Longterm Storage (Walker 1990) and the Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections, 1992. Provision should be made for the stable storage of paper records and their long-term storage on a suitable medium. An index to the contents of the archive, together with details of its date and place of deposition should be lodged with the HER.
- 9.4 The archive for this phase of work should be deposited with a suitable repository which meets the criteria for the storage of archaeological material, such as the East Riding of Yorkshire Museums Service.
- 9.5 Archive deposition must be arranged in consultation with the recipient museum and the Humber HER, and must take account of the requirements of the recipient museum and the relevant guidelines relating to the preparation and transfer of archives. The timetable for deposition shall be agreed on completion of the site archive and narrative.

10 PUBLICATION & DISSEMINATION

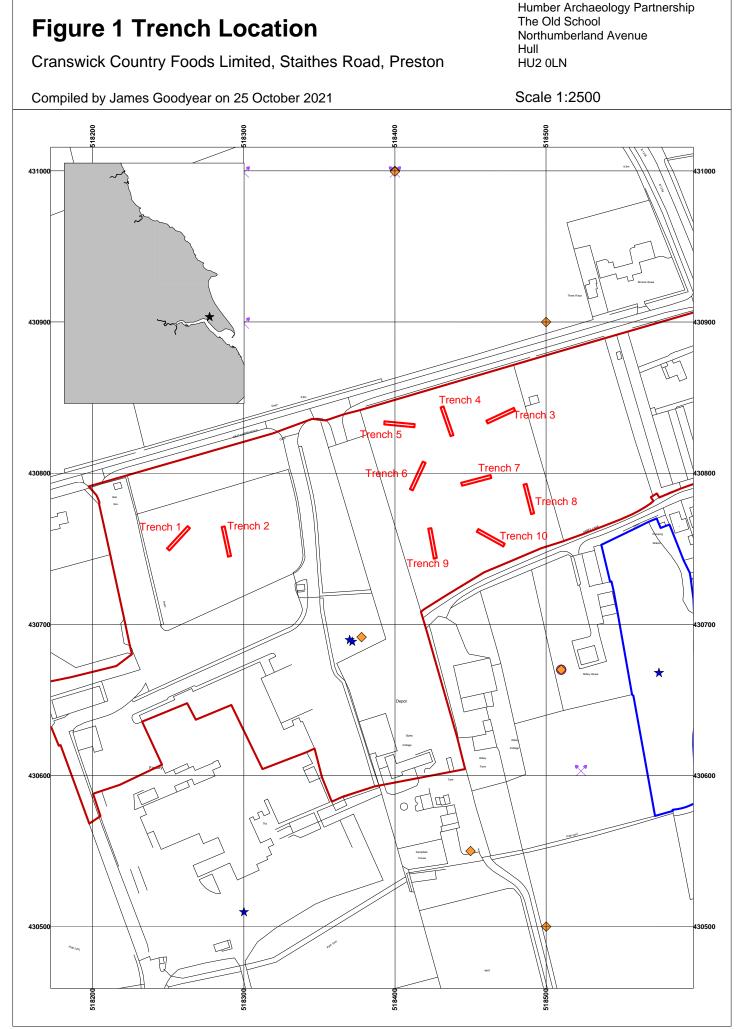
- 10.1 The information contained within the assessment report will enable decisions to be taken regarding the future treatment of the archaeology of the site and any material recovered during the evaluation.
- 10.2 The assessment may produce results of sufficient significance to merit publication in their own right or allowance should be made for the preparation and publication in a local journal of a brief note on the results of the evaluation and a summary of location and material held within the site archive.

11 MONITORING, HEALTH & SAFTEY, STAFFING & INSURANCE

- 11.1 The work will be monitored by the Humber Historic Environment Record Office who should be consulted before the commencement of the site works.
- 11.2 Health and safety will take priority over archaeological matters. All archaeologists undertaking fieldwork must comply with all Health and Safety Legislation, this includes the preparation of a Risk Assessment.
- 11.3 Necessary precautions should be taken over underground services and overhead lines.
- 11.4 The archaeologist or archaeological organisation undertaking fieldwork should ensure that they, or any proposed sub-contractors, are appropriately qualified to undertake such projects.







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