

05.12.2025

**LAND TO THE NORTH OF 23 BECK LANE, SKEGBY, ASHFIELD,  
NOTTINGHAMSHIRE, NG4 3DT**

**Archaeological Evaluation Report**

NGR: SK 50638 60706  
Planning Authority: Ashfield District Council  
PCAS job no. 3159  
PCAS Site code: BLSE 24  
OASIS ID: preconst3-535664

Prepared for  
Griffiths Developments

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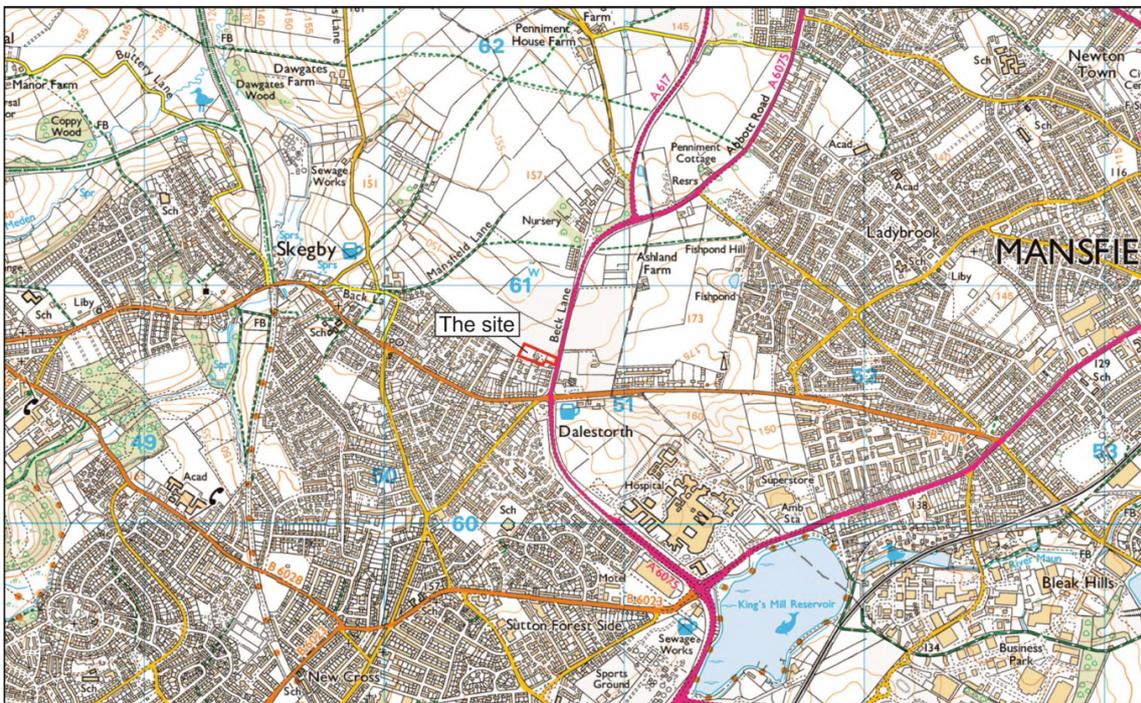
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## Summary

PCAS Archaeology Ltd. was commissioned by Griffiths Developments to undertake a scheme of archaeological evaluation on land east of Beck Lane, Skegby, where residential development is proposed. Presented below are the results of Phase 1 of the archaeological program; to inform the requirement for Phase 2 archaeological mitigation works, if required.

Bronze Age ring ditches and enclosures with associated cremation burials were revealed during investigations ahead of a housing development to the north of the current site. There is little evidence of any later activity until the mid-20<sup>th</sup> century when the site was developed as a plant nursery. Some buildings at the site date from this period.

The results of the four-trench evaluation indicate that there was minimal past habitation of this particular area. A pit/terminal feature and a linear feature were exposed, but no finds were recovered from these features.



**Figure 1:** Site location map at scale 1:25,000. OS Explorer map 260 Nottingham. Site location is shown in red (OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278).

## **1.0 Introduction**

PCAS Archaeology Ltd. (PCAS) was commissioned by Griffiths Developments to undertake a scheme of archaeological evaluation at a site off Beck Lane, Skegby, where residential development is proposed.

The site has formerly been used as a plant nursery, with several extant buildings lying towards the centre of the plot. Recent archaeological work to the north and west of the site has revealed part of an extensive prehistoric landscape, with Bronze Age ring ditches, enclosures, and cremation burials.

The evaluation was carried out in accordance with current best practice and national guidance, including:

- NPPF, National Planning Policy Framework (2023)
- ClfA Code of Conduct (2022)
- ClfA Standards and Guidance for Archaeological Evaluation (2023)
- Management of Research Projects in the Historic Environment (MoRPHE) (2015)

## **2.0 Location and Description**

Skegby is a village in the Ashfield district of Nottinghamshire. Formerly discrete, Skegby is now the northern suburb of Sutton in Ashfield, lying on the A617 bypass around the northeast of Ashfield.

Beck Lane is the A617 that branches northwards from the B6014 roundabout. The site lies on the west side of the road on the northern edge of the former village. It comprises a roughly rectangular plot of approximately 1.83 acres, with the plot of No. 23 Beck Lane occupying the excluded southeast corner. The site has previously been used as a plant nursery.

The approximate central NGR of the site is SK 50638 60706.

## **3.0 Topography and geology**

The site lies on a bedrock geology of Lenton Sandstone with no recorded superficial deposits in this area (British Geological Survey). Ground investigation works (Ivy House Environmental, 2023) recorded topsoil between 0.30- 0.50m above the natural geology.

Skegby developed on a tributary of the River Meden, with the site lying on the slopes to the east of the village core, at around 165mOD.

## **4.0 Planning Background**

The National Planning Policy Framework (NPPF, revised 2023) places the responsibility for dealing with heritage assets affected by development proposals with the developer. Developers are required to 'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible' (NPPF, p211). Developers are obligated to produce a definitive method of archaeological mitigation to fulfil this requirement.

Redevelopment plans are currently being prepared for the site off Beck Lane. The current proposals are for 36 new dwellings, comprising 22no. 2-bed houses, 10no. 3-bed houses and 4no. 1-bed maisonettes.

A phased mitigation strategy involving post-determination evaluation trenching (results within this report) will require the approval of the Senior Planning Archaeologist for Nottinghamshire, before continuing to Phase 2, if deemed necessary.

## **5.0 Archaeological and Historical Background**

The site lies in the middle of several areas of cropmarks; interpreted as most likely being prehistoric in date. Ahead of The Hawthorns development to the north and west of the site, archaeological investigation of one of these cropmark complexes confirmed the presence of late Neolithic – Bronze Age enclosures with associated cremation burials in the west of the site (closest c.380m northwest of the site), with trenches closer to Beck Lane finding more disperse ditches, with geophysical anomalies in the area perhaps relating to geological features (Patrick, 2022).

There are no Roman or early medieval monuments in the vicinity of the site; Skegby settlement was almost certainly established in the early medieval period based on place name evidence, but the river bank, around 1km to the west of the site, is likely to have been a focus for early occupation. The medieval manor house lies on the east bank of the river, with the 13<sup>th</sup> century church on the west bank; the site lies on the periphery of the parish in what was probably part of the common fields.

Historic mapping indicates this area had been enclosed prior to the Skegby Enclosure of 1823; the long narrow fields here likely being a relic of the furlongs of the medieval field system. The site continued to be part of a larger field until the mid 20<sup>th</sup> century when a plant nursery was opened. A complex of buildings in the centre of the site includes elements from the 1950's nursery, with more open space in the eastern paddock and the west end of the plot.

Ground investigation works have confirmed the presence of a natural fissure on the west side of the buildings in the centre of the site (Ivy House Environmental, 2023). This likely is part of the geological anomalies that were encountered during the evaluation to the north (Patrick, 2022).



**Figure 2:** Aerial image showing the redline site, overlain with the results of the work undertaken at The Hawthorns (Patrick, 2022). 1:5000.

## 6.0 Methodology

The evaluation involved the investigation of four trenches that were considered to have the highest archaeological potential. Three trenches measured 30m x 2m, with the fourth slightly shorter, measuring 20m x 2m.

The investigation involved controlled monitoring of topsoil and subsoil stripping by machine, followed by manual cleaning and excavation of archaeological features, the recovery of artefactual or ecofactual remains in conjunction with detailed recording.

Where identified, archaeological features were examined with a view to determining their date, character and survival condition and recorded by measured plan and section drawings at scale (1:20), incorporating Ordnance Survey datum heights.

A written record of each significant stratigraphic horizon and archaeological feature was made using standard PCAS context recording forms. These were supplemented by a narrative account in the form of a site diary.

A full report on the results of the project will be submitted within three months of the completion of the excavation (presented here). An online record of the project data was initiated with the Archaeological Data Service (OASIS database) before fieldwork commenced, and completed at the end of the project, including an uploaded digital copy of this report.

## 7.0 Results

*A full context summary list appears as Appendix 1 and photographs are included throughout the text. The evaluation identified two features, each with a single fill.*

The natural pink clayey silt and Lenton sandstone geology (**102, 202, 301, 401**) was sealed in Trenches 1 and 2 by a subsoil. The subsoil was a light grey-brown, firm, sandy silt, with frequent pebbles. It was 0.14m thick in Trench 1, 0.20m thick in Trench 2 (**101, 201**). The most recent deposit across all the trenches was the moderately firm topsoil, a dark brown-grey sandy silt with frequent pebbles, measuring 0.2-0.32m in thickness (**100, 200, 300, 400**).

### *Trenches with Archaeology*

#### *Trench 1*

In the centre of Trench 1, against the long northeastern edge of the trench, a pit/terminal feature was exposed [**103**]. This continued beyond the limit of the excavation, but was found to have steep, stepped sides and a concave base, extending 1.8+m long x 2.0m wide x 1.3m deep. It contained one sterile fill (**104**). The fill was a moderately firm, mid grey-brown silt with frequent round pebbles and moderate charcoal flecks. It yielded no finds.

#### *Trench 4*

In the centre of Trench 4, a linear feature was exposed, continuing beyond the limits of the excavation on both the western and eastern edges [**402**]. The linear was oriented NNE-SSW and had moderately steep sides and a concave base. It measured 2.0m+ long, 1.04m wide, and 0.52m deep. It contained a single fill, sterile, of a mid-brown sand silt, moderately firm, with frequent limestone fragments and frequent rounded pebbles (**403**). It yielded no finds.



**Plate 1 (clockwise a-d):** Trench 1 (looking NW), Trench 2 (looking NE), Trench 4 (looking NNW), Trench 3 (looking N)



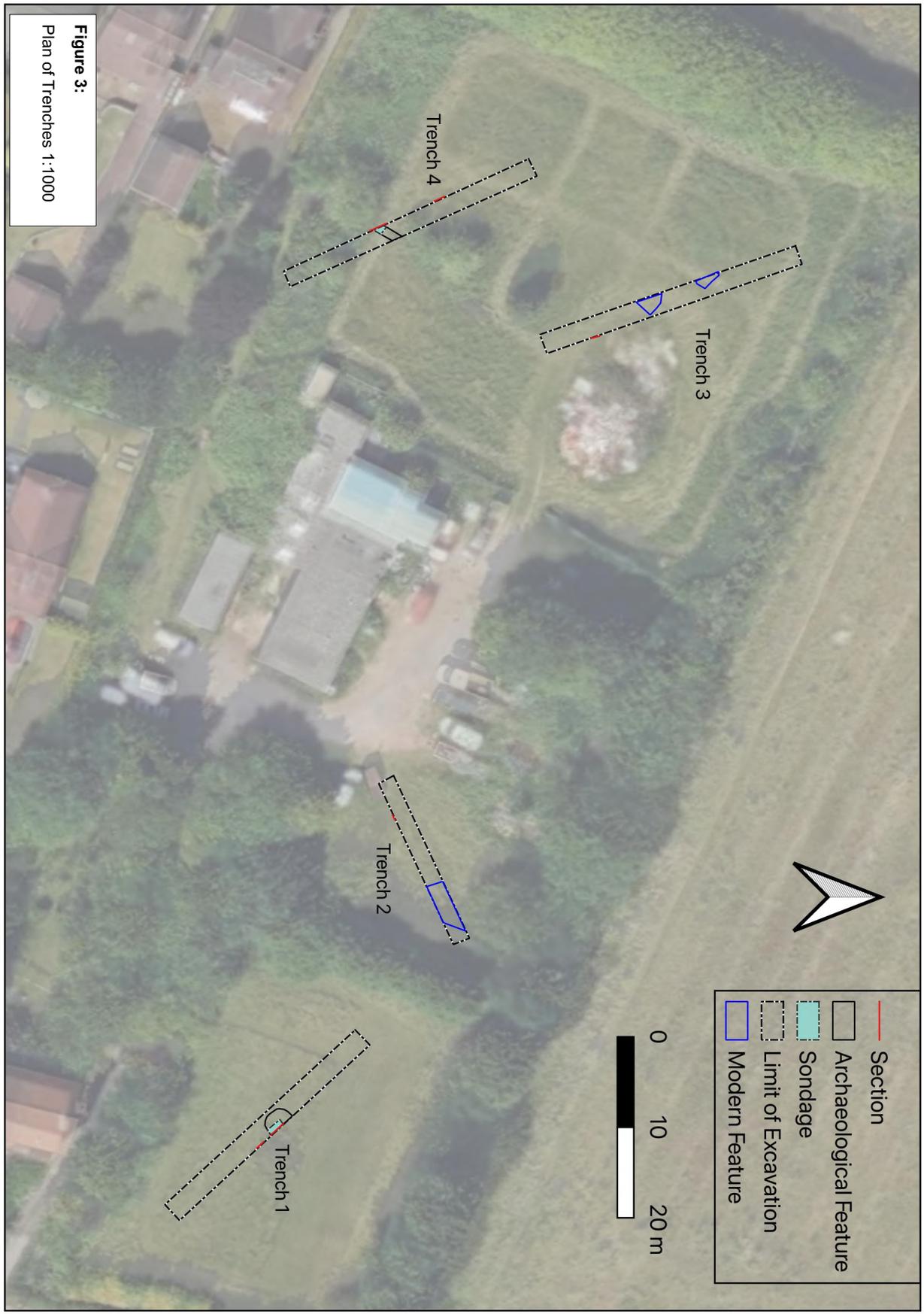
**Plate 2:** Pit/Terminal [103] (looking E)

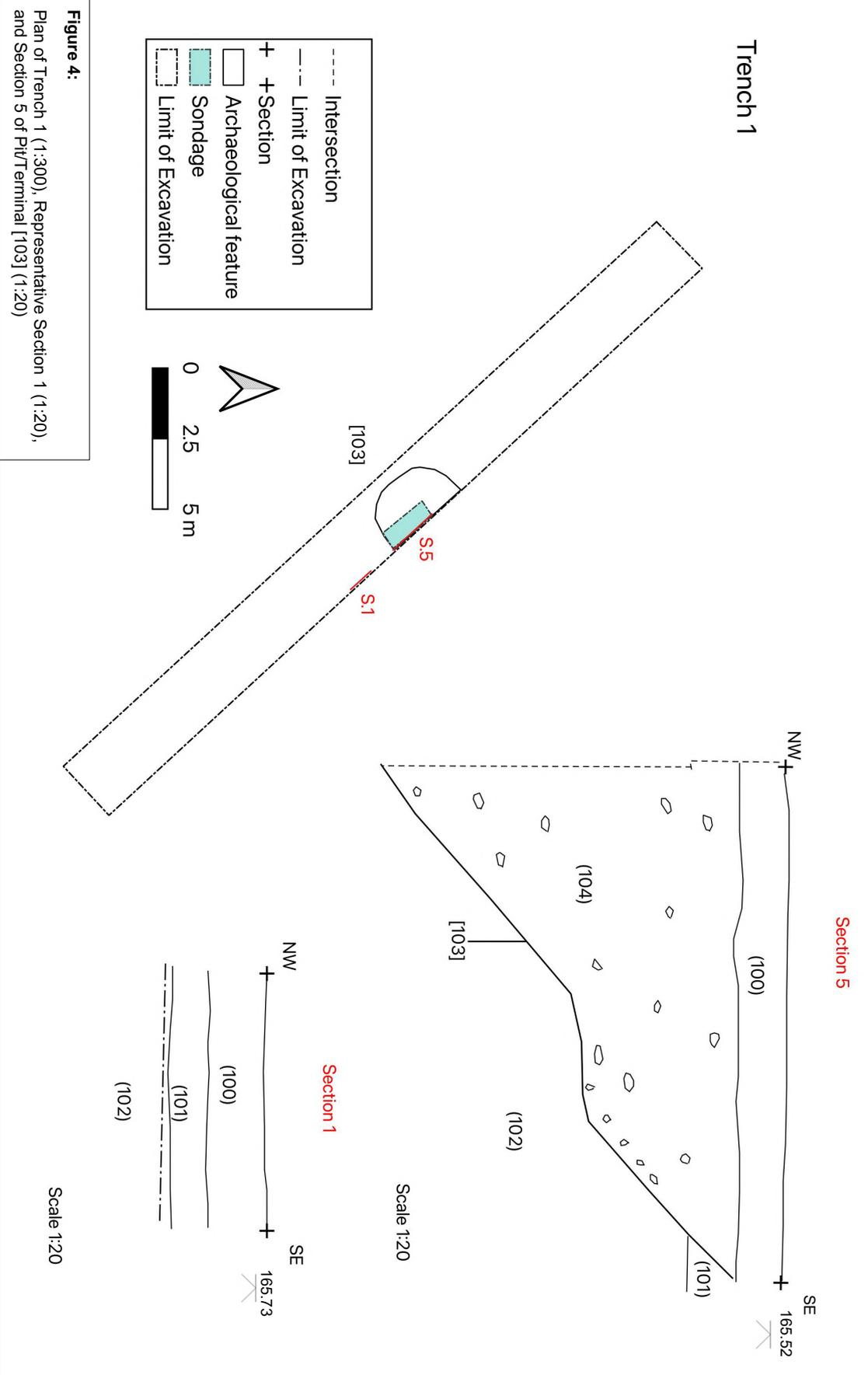


**Plate 3:** Linear [402] (looking SW)

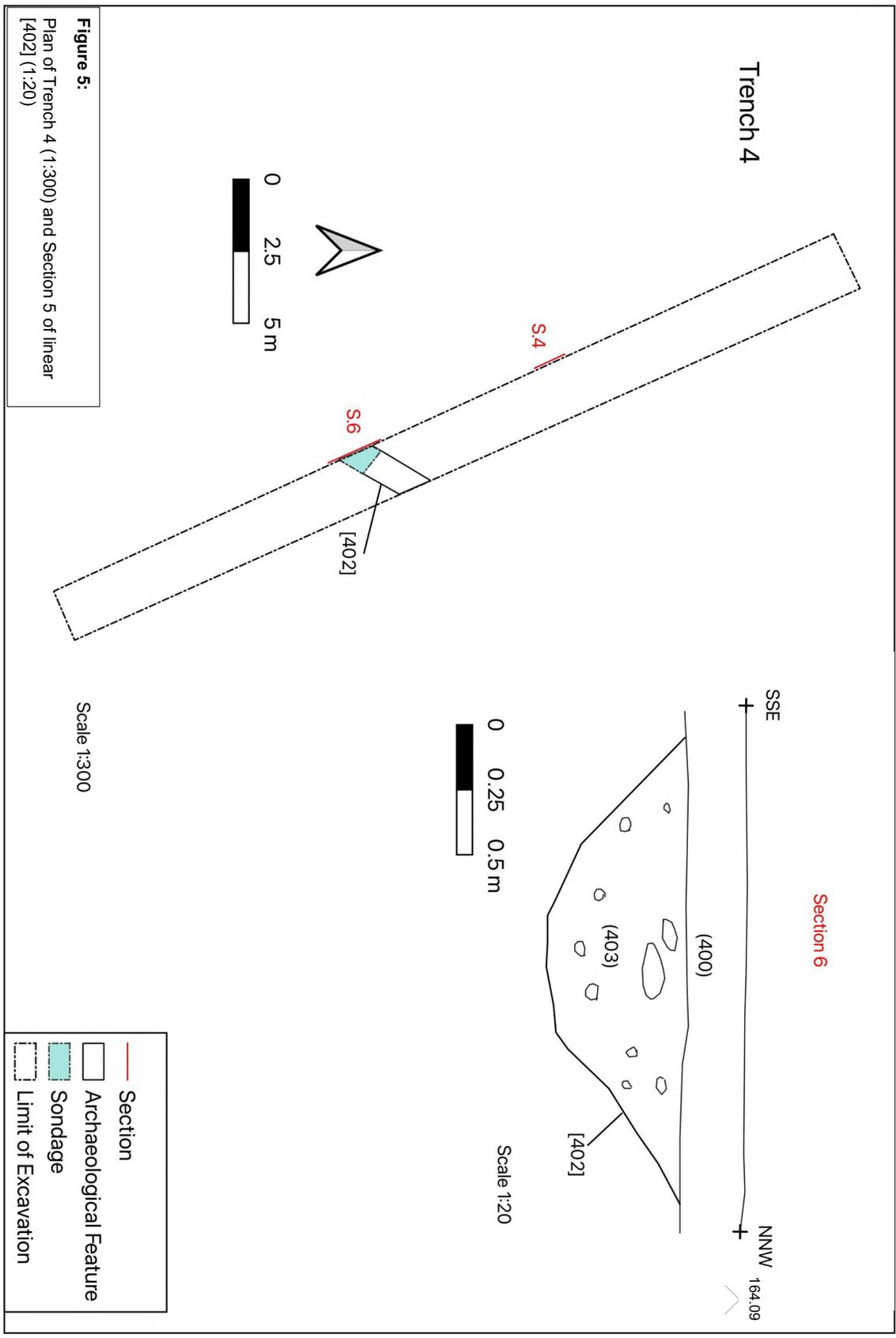


**Plate 4:** Representative Section Trench 1 (looking NE)





**Figure 4:**  
 Plan of Trench 1 (1:300), Representative Section 1 (1:20),  
 and Section 5 of Pit/Terminal [103] (1:20)



## 8.0 Conclusion

The results of the investigation indicate minimal habitation of this area. A pit/terminal feature and a linear feature were exposed, and no finds were recovered. These features may be related to those associated with the archaeological investigation to the north and west of the site, which were confirmed to be late Neolithic-Bronze Age enclosures, but the results are inconclusive.

No further archaeological features were exposed within the trenches.

## 9.0 Effectiveness of Methodology

Archaeological evaluation was an appropriate method for gathering information about the archaeological potential for the site. Project Archive

The project archive, consisting of the site recording and this report, is currently held at the offices of PCAS Archaeology Ltd. in Saxilby, Lincolnshire while being prepared for deposition. Copies of the project report will be sent to the client and the Nottinghamshire Historic Environment Record (HER) within 6 months of the acceptance of the final report. The archive will be deposited with the Nottingham Museums within 12 months of the acceptance of the final report under the accession number. Following deposition, the archive will be uploaded to the Archaeology Data Service OASIS (Online Access to the Index of archaeological investigations) database for public consultation.

## 10.0 Acknowledgements

PCAS Archaeology Ltd would like to thank Griffiths Developments for this commission.

## 11.0 References

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[https://www.inspirepicturearchive.org.uk/image/21242/Dalestorth\\_House\\_Skegby](https://www.inspirepicturearchive.org.uk/image/21242/Dalestorth_House_Skegby)

*Land off Beck Lane, Skegby*  
*Archaeological Evaluation Report*

[https://www.inspirepicturearchive.org.uk/image/23001/Dalestorth\\_House\\_Skegby](https://www.inspirepicturearchive.org.uk/image/23001/Dalestorth_House_Skegby)

<http://list.historicengland.org.uk/mapsearch.aspx>

Appendix 1: Context Summary

CONTEXT	TYPE	DESCRIPTION	FINDS
100	Layer	Topsoil. Dark brown-grey, sandy silt, with frequent pebbles, moderately firm. 0.20 m thick.	N/A
101	Layer	Subsoil. Light grey-brown, sandy silt, firm, with frequent pebbles. 0.14 m thick.	N/A
102	Layer	Natural geology. Stiff pink and clay silt, firm, lenses of light grey brown silt, frequent pebbles.	N/A
[103]	Cut	Large pit/terminal. Steep sides with a step, then steep again. Concave base, not fully exposed. 1.8+ m long x 2.0+ m wide x 1.3 m deep.	N/A
(104)	Fill	Fill of [103]. Mid grey brown silt, frequent round pebbles, moderate charcoal flecks, moderately firm, sterile other than charcoal – no finds.	N/A
200	Layer	Topsoil. Dark brown-grey, sandy silt, with frequent pebbles, moderately firm. 0.32 m thick.	N/A
201	Layer	Subsoil. Light grey-brown, sandy silt, firm, with frequent pebbles. 0.20 m thick.	N/A
202	Layer	Natural geology. Stiff pink and clay silt, firm, lenses of light grey brown silt, frequent pebbles.	N/A
300	Layer	Topsoil. Dark brown-grey, sandy silt, with frequent pebbles, moderately firm. Shallow, no subsoil. 0.20 m thick.	N/A
301	Layer	Natural geology. Mostly limestone with loose yellow sand. Lenses of pink clay silt.	N/A
400	Layer	Topsoil. Dark brown-grey, sandy silt, with frequent pebbles, moderately firm. 0.22 m thick.	N/A
401	Layer	Natural geology. Mostly limestone with loose yellow sand. Lenses of pink clay silt.	N/A
[402]	Cut	Ditch. Linear, NNE-SSW oriented, moderately steep sides, concave base. 2.0+ m long x 1.04 m wide x 0.52 m deep.	N/A
(403)	Fill	Fill of [402]. Mild brown sandy silt, moderately firm, frequent limestone fragments, frequent rounded pebbles. Sterile.	N/A

## OASIS Summary

<b>OASIS ID (UID)</b>	preconst3-535664
<b>Project Name</b>	Evaluation at Land to the north of 23 Beck Lane, Skegby, Ashfield, Nottinghamshire, NG4 3DT
<b>Sitename</b>	Land to the north of 23 Beck Lane, Skegby, Ashfield, Nottinghamshire, NG4 3DT
<b>Sitecode</b>	BLSE 24
<b>Project Identifier(s)</b>	BLSE 24
<b>Activity type</b>	Evaluation
<b>Planning Id</b>	
<b>Reason For Investigation</b>	Planning requirement
<b>Organisation Responsible for work</b>	PCAS Archaeology Ltd
<b>Project Dates</b>	07-Jul-2025 - 09-Jul-2025
<b>Location</b>	<b>Land to the north of 23 Beck Lane, Skegby, Ashfield, Nottinghamshire, NG4 3DT</b> NGR: SK 50638 60706 LL: 53.14110555576448, -1.244452305263014 12 Fig: 450638,360706
<b>Administrative Areas</b>	Country: England County/Local Authority: Nottinghamshire Local Authority District: Ashfield Parish: Ashfield, unparished area
<b>Project Methodology</b>	The evaluation consisted of the investigation of four trenches across the site, targeting areas considered to have the highest archaeological potential. Three trenches measured 30m x 2m, with the fourth slightly shorter, measuring 20m x 2m.
<b>Project Results</b>	The results of the four-trench evaluation indicate minimal habitation of this area. A pit/terminal feature and a linear feature were exposed, and no finds were recovered. The features may be related to the archaeological investigation to the north and west of the site, which were confirmed to be late Neolithic-Bronze Age enclosures, but no results are conclusive.
<b>Keywords</b>	
<b>Funder</b>	Private or public corporation Griffiths Developments
<b>HER</b>	Nottinghamshire HER - unRev - STANDARD
<b>Person Responsible for work</b>	Leigh Brocklehurst
<b>HER Identifiers</b>	
<b>Archives</b>	Documentary Archive, Digital Archive - to be deposited with Nottingham City Museums and Galleries; Documentary Archive, Digital Archive - to be deposited with Nottinghamshire Archives;