

98/16



LINDSEY ARCHAEOLOGICAL SERVICES

**Market Stainton
New Farm Crops Proposed Glasshouse
Complex**

NGR: TF 22700 80291
ELDC Planning Application No. N/117/0734/98

**Archaeological Desk-Based Assessment
and
Earthwork Survey**

**Report prepared for C.R. Parrot Consultants
(on behalf of New Farm Crops Ltd.)**

**LAS Report No. 307
August 1998**

Lincolnshire County Council
Archaeology Section

23. SEPT 98

acceptance 23/09/98

EVENTS 43576 43578

SOURCE 48318

44518 483413 undated.

Contents

List of Figures

List of Plates

Summary 1

Introduction 1

Planning Background 1

Methods and Sources 1

Topography and Geology 2

Archaeological and Historical Background

Prehistoric 2

Roman 3

Medieval and Post-medieval 3

Site Description 4

The Earthwork Survey 5

Planning Constraints 5

Archaeological Potential of the Proposed Application Site 6

Potential Archaeological Impact of the Proposed Development 6

Conclusion 6

Acknowledgements 6

References and Background Sources 7

Appendix 1: Summary List of Archaeological Sites and
Artefacts (Source: Lincolnshire Sites and Monuments Record) 8

Appendix 2: Market Stainton Hall Listed Buildings Description 9

List of Figures

Fig. 1 Market Stainton. Site location. Reproduced from the 1956 O.S. 1:10,560 map with the permission of the Controller of HMSO, © Crown copyright. (LAS licence AL50424A).

Fig. 2 The proposed glasshouse development. From plan supplied by New Farm Crops.

Fig. 3 Part of the 1824 OS 1st edition one-inch scale map (enlarged scale).

Fig. 4 Part of the 1891 OS 1: 10,560 map (enlarged scale) showing parkland surrounding the Hall and containing the application site. Note the diverted footpath west of the park and the alignment of the original track through the park, preserved by three trees

Fig. 5 part of the 1906 OS 1: 2,500 map (enlarged scale)

Fig. 6 Tracing of part of the plan of an estate in the parish of Market Stainton. Surveyor R. S. Booth of Wainfleet (LAO HIG 12/3)

Fig. 7 Earthwork survey. Scale 1:500 with approximate position of proposed glasshouse complex marked in orange.

List of Plates

Pl. 1 Market Stainton. General view from south-west corner of survey area, looking north along hollow way

Pl. 2 Continuation of hollow way through dense vegetation to north of paddock

Pl. 3 View looking west along hollow way with large house platform to left and application site on lower area to the right, beyond the fence.

Pl. 4 Closer view of application site looking north-west

Pl. 5 Former gamekeeper's cottage (New Farm Crops offices) to east of survey area with landscaped lawns.

Pl. 6 Paddock to west of survey area, looking east, showing a raised platform defined by shallow hollow ways running north-south and west-east.

Market Stainton
New Farm Crops Proposed Glasshouse Complex
Archaeological Desk-Based Assessment and Earthwork
Survey

NGR: TF 22700 80291

ELDC Planning Application No. N/117/0734/98

Summary

A desktop assessment and earthwork survey of the proposed development area has established that the site lies within the area of medieval village remains of Market Stainton. The site lies adjacent to a large house platform defined on all four sides by deep hollow ways. The glasshouse complex would encroach on a hollow way forming the northern boundary of the large house platform but the site itself is disturbed either by the removal of trees or shallow quarry pits. It is not clear whether it contains building plots. Levelling of the ground proposed for the construction of the greenhouses would probably disturb archaeological horizons if present.

Introduction

Lindsey Archaeological Services (LAS) was commissioned in July 1998 by C.R. Parrot Consultants (on behalf of New Farm Crops Ltd.) to prepare an archaeological desk-based assessment and earthwork survey of land 100m NW of Market Stainton Hall.

The purpose of the assessment is to identify the archaeological potential of the application site by collating available existing information.

The Application Site

Market Stainton is situated within the Lincolnshire Wolds, 27km NE of Lincoln, 10km NW of Horncastle and 12km SW of Louth (Fig. 1). The proposed application site is located west of Market Stainton Hall within a paddock, which at present contains a small stable building, the remainder of the area being under grass.

The planning application is for the construction of four glasshouses and a shade tunnel, with an associated access road and screening. The access road is intended to lead SE of the glasshouse and join an existing drive to the Hall (Fig. 2)

Planning Background

Planning application N/117/0734/98 was submitted to East Lindsey District Council by the client. Lincolnshire County Council Archaeology Section requested an archaeological evaluation in advance of determination of the application, consisting of a desk-based assessment and an earthwork survey of the site and its setting. A project brief was prepared by LCC Archaeology Section in June 1998. After consideration of the survey and assessment, a decision will be made as to whether trial trenching is also required.

Methods and Sources

A desk-based study of the application site within a 1km surrounding area was

undertaken in order to identify and assess all possible archaeological constraints. Research for the assessment was conducted by N. Field and G. Tann during July 1998; the site was inspected on July 15th and 23rd when the earthwork survey was undertaken. The following sources were consulted and available information researched:

- Lincolnshire County Council County Archaeology Office (Sites and Monuments Record)
- Lincolnshire Archives Office (Lincoln) (Ordnance Survey maps, manuscript maps and other documentary and published sources)
- Lincoln Central Library Reference Department (Local Studies Collection)
- National collections of aerial photographs at Cambridge University and the National Air Photographic Library, Swindon (RCHM[E])

Topography and Geology

Market Stainton is situated at the crest of the valley slope west of the River Bain, at an altitude of about 95m OD. A small, disused, gravel pit about 500m north of the application site marks readily accessible gravel deposits (Fig. 1). A small pond 35m west of the application site is marked on maps from 1848 but not labelled (LAO HIG 12/3). This pond is still extant and may represent either another gravel pit or a clay pit for the bricks used in the hall and outbuildings. A more recent pond is located to its west.

Archaeological and Historical Background

Prehistoric

The application site lies 400m east of Caistor High Street, a road linking Horncastle with Caistor and the River Humber (Fig. 1). This road is flanked in places with prehistoric burial mounds of Bronze Age date and has been tentatively identified as a prehistoric routeway from the Wash to the Humber.

The Sites and Monuments Record (SMR) notes three prehistoric sites within the parish. These are at Ranby Hoe (SMR 40391), a barrow near Caistor High Street (SMR 40392, but probably a duplication of Ranby Hoe), and Beacon Hill (SMR 40393, possibly also actually the same site).

Beacon Hill is named on the Ordnance Survey First Edition 1: 63,360 map and depicted as a circular raised feature on high ground NW of Ranby Church (Fig. 3). The 1956 OS 1:10,560 map (Fig. 1) omits the mound and places the name Beacon Hill straddling Caistor High Street, with a triangulation point (SMR 40393) on the eastern verge about 200m NW. It marks the site of a tumulus named as Ranby Hoe (SMR 40391) to the NE of Ranby Church, 100m east of the omitted mound location.

With the Ordnance Survey cartographic information it is possible to suggest a resolution to the confusion which has developed. The only illustrated mound was on the 1824 map at TF 2272 7914, a location different from the various SMR entries (but described on an OS index card as being on the 1924 (sic) map). This may have been a round barrow known as, or constructed on, the natural elevation called Beacon Hill. A tumulus 29m diameter and 6.5m high was levelled in 1833, with a skeleton recovered apparently in association with

stags' horns, stones and flints. Destruction of the mound would explain its omission from later maps. Its position close to Ranby Church would agree with other sources. The Royal Commission on Historic Monuments (RCHME) has plotted a round barrow from cropmarks at TF 228 791. This reduces the density of suspected burial mound sites in Market Stainton to two.

An air photograph taken by P. Everson in July 1977 shows several ditched trackways, apparently multi-phased, close to the stream east of the village (TF 240 797; 2984/17A). Although a prehistoric presence in or near the village is likely, no other traces of occupation have yet been reported. Close examination of any area of land in this district is likely to produce worked flint artefacts.

Roman

The Caistor High Street which runs west of the village, through Ranby, appears to have remained in use during the Roman period, linking the walled settlements at Caistor and Horncastle with South Ferriby on the Humber estuary. A late-third/early fourth century Roman coin hoard of 200-300 coins (SMR 40378) was found in Hillside field, south of the village in 1915-16 during ploughing, within the remains of a pot. A second hoard of 400 coins of similar date also within a pot was reported from NW of the village, in 1938-9 (SMR 40379). There are no reported Roman remains from the site itself.

Medieval and Post Medieval

The earliest recorded form of the place-name is *Staintone* [1086 Domesday Survey]. The fuller name *Steynton Market* is documented from 1286. The name appears to derive from the Old English or Old Scandinavian elements for 'a farmstead on stony ground', common in the north of England (Mills 1996, 306).

In 1086 the parish lay within the Gartree wapentake (Foster and Longley 1924, 165). Four carucates of land held by Rannulf de Sancto Walarico were assessed for geld; there was soke land for seven plough teams. A single team was there in demesne, sixteen sokemen, nine villeins and three bordars had four teams and two oxen in a team. Two mills produced five shillings and eight pence revenue and 80 acres of meadow was assessed for taxation.

The village acquired its market by 1284, and supported a three-day fair in mid-October (Platts 1985, App. 1). The site of the market and fair was probably on the village green, located immediately south of the parish church (St. Michael's, SMR 40394) and some 400m south of the application site (Fig. 5). Market Stainton does not appear to have prospered as a market centre and remained a small settlement. In 1563 the Diocesan Return for Lincolnshire records seventeen households in Stainton, compared with fourteen in neighbouring Stenigot and 31 in Donington on Bain parishes (Hodgett 1975, 193).

During the eighteenth century the Market Stainton estate formed part of the Earl of Scarborough's landholding, and in 1770 a rent increase was made to reflect land improvements and higher prices (Beastall 1978, 133-4).

The earliest identified estate plan of Market Stainton is a printed plan by R.S. Booth of Wainfleet in 1877 (LAO Hig 12/3; Fig. 6). This is a detailed survey and closely resembles the later similar large scale Ordnance Survey material. No Tithe or Enclosure maps were located. A second copy of the plan, within the same bundle reference, has been annotated with hand written field names, sub-divisions and notes. The notes suggest that it refers to a dispute generated by the 1848 sale catalogue, so it is probably shortly after 1877. The annotations reflect either direct or hearsay information, probably from more than one source. The plot west of the preserved road alignment is labelled 'Sarah's Close', and 'Sites of Old Buildings' has been written on land south of the main hall drive. Further evidence of abandoned house sites may be present in the field name of 'Hob Dales' south of the Stenigot Road; the first element may derive from either *hob* (Middle English, 'hob goblin') or *hobbe* (Old English, tussock, hummock); possibly referring to uneven earthworks (Smith 1987, 255).

Site Description

The modern village of Market Stainton is a small settlement, which is located to the south of the Market Stainton Hall. The minor road leading from Ranby to Market Stainton now terminates at Market Stainton Grange, SW of the hall. A series of footpaths deflect around the western boundary of Park Wood before returning to field boundaries on the Ranby road alignment as far north as the gravel pit (Fig. 1). Maps from 1891 onwards mark a line of three deciduous trees within the hall grounds apparently preserving a field boundary on that alignment (e.g. Figs. 4 and 5). The original route was very probably the deep hollow way, which runs along the western boundary of the paddock included in the earthwork survey. Construction of the Hall and creation of the surrounding park led to the diversion of the Ranby road.

The modern diversion marks the boundary between the regularly laid out rectangular plots of land visible in the paddock, which was inspected but not surveyed (Fig. 7), and the ridge and furrow of the medieval fields to the west. Further ridge and furrow remains have been sketch plotted from aerial photographs as part of the RCHM(E) National Mapping Project, copies of which are held at the Lincolnshire SMR. Remains are visible in fields east of the Hall, labelled 'Stone Close or Onset' and 'The Dales' on the annotated plan (Fig. 6) and between the Grange Farm and the church on the west side of the road. The presence of ridge and furrow helps to define the limits of the medieval settlement which are the subject of this report. It looks as if the settlement was a linear development along the Ranby Road and that the survey area lay at its northern limit. It is not known whether the loss of the northern end of the village occurred at the same time or if the settlement had already shrunk before the creation of the park but the only surviving village earthworks are now contained within the park boundaries.

The disused gravel pit and name 'Gravel Pit Covert' which are marked NW of the Hall on the 1956 Ordnance Survey map are not shown on the OS 1824 smaller scale map; this may indicate that the pit was opened during the nineteenth or early twentieth century for road metalling material (Figs. 1 and

3). The pond immediately west of the application site could be a clay pit associated with manufacture of bricks for the hall buildings.

The Earthwork Survey

The application site was surveyed on July 23rd by Naomi Field and Nick Thompson (Fig. 7). The survey area comprised a single paddock immediately west of the New Farm Crops offices which are located in the former gamekeeper's cottage, built in 1907.

A hollow way (footpath) was identified aligned NW-SE parallel to the west boundary of the survey area (Pl. 1). This acts as a continuation, on the same alignment, of the road from Ranby which now terminates beside Grange Farm. A drive to the offices of New Farm Crops uses a short part of this alignment before turning to the east (and forming the southern boundary of the earthwork survey area). The hollow way continues northwards beyond the survey area through an overgrown area which was fenced off and was not accessible for survey (Pl. 2).

Within the main paddock, there is a substantial raised sub-rectangular surrounded by hollow ways on all four sides which form the west, south and eastern boundaries of the survey area (Pl. 3). A hollow way on the north side of the platform crosses the centre of the paddock and leads towards the Hall outbuildings. It forms the southern limit of the proposed glasshouse complex. *house platform*

The area of the proposed glasshouses contains poorly defined undulations which may be recent disturbance of the ground following the removal of trees or possibly old quarry pits (Pl. 4).

East of the survey area are the New Farm Crops office buildings (constructed c.1907 with modern extensions), with associated car park and landscaped lawns (Pl. 5). Two manhole covers mark the position of a septic tank north of the office buildings. This is located in a depression in the ground which extends from the paddock into the landscaped back garden, and which probably pre-dates the insertion of the septic tank. The depression may represent small-scale quarrying or could be a tree-hole.

The paddock west of the survey area contains further rectangular plots defined by hollow ways set out in a regular grid (Pl. 6).

Planning Constraints

There are no Scheduled Ancient Monuments within the application site or which will be affected by development on the application site. The site does not lie within a Conservation Area.

Market Stainton Hall, its carriage house, tack rooms and stable block north of Stenigot Road are buildings listed as of Special Architectural or Historic Interest, designated Grade II (Appendix 2). The potential effect on the setting of these structures is considered when planning applications are determined.

All three buildings have been identified as being of early nineteenth century

build, confirming the 1848 sale poster description of the hall as a 'modern mansion' (LAO HIG 12/3). Buildings are shown on the site of the hall in 1824 (OS 1824, Fig. 3).

Archaeological Potential of the Proposed Application Site

Within this area of the Wolds, prehistoric and Romano-British material may be found on any site examined in detail. At present there are no indications of any such material on or adjacent to the application site.

The application site lies immediately north of a substantial house platform which is different in character to the surrounding plots, which may also have contained houses. The possibility that this was the site of a house of higher status cannot be discounted. The site of the proposed greenhouse complex is more disturbed than the remainder of the two paddocks and it is not clear whether there were further house plots in this area. Rubbish pits and other ephemeral features might be present.

Potential Archaeological Impact of the Proposed Development

The planning application for greenhouses involves the construction of four glass houses and one shade tunnel over an area c.43m x 26m. Each glass house will be 20 x 6.7m and the shade tunnel 18m x 6m with gravel paths 2m wide to allow access for a forklift truck. The access road will be 3m wide and connect the glass houses with the existing offices and turn south to join the main drive (Fig. 2). The south-east corner of the complex would extend across the hollow way which runs west-east along the north side of the large house platform.

The glass houses would be built on pads c.600mm square within strip foundations c.650mm deep. It is proposed to lower the west end of the site by up to 600mm in order to build all the glass houses at the same level. This would make any archaeological remains present vulnerable to destruction from the development.

Conclusion

The application site lies outside the present village centre but within an area that may have been a part of the medieval settlement as suggested by the earthwork remains but their character and date cannot be determined from the available evidence. The glasshouse complex lies north of a substantial house platform in an area of poorly defined earthworks which may have been disturbed by modern activity. No archaeological finds of any other date have been reported from the immediate vicinity. The proposed levelling of the site would have an impact on archaeological remains should they be present. A less destructive alternative would be to raise the levels at the eastern end of the site or to build the glass houses on different levels.

Acknowledgements

LAS would like to thank the following organisations and individuals for their help during the preparation of this assessment; Lincolnshire County Archaeology Section, especially Jim Bonnor (Assistant County Archaeological Officer) Mark Bennet (SMR Officer) and Sarah Grundy (Assistant SMR

Officer); Staff at the Lincolnshire Archives Office and staff at Lincoln Central Library Reference Collection.

The earthwork survey was conducted by Naomi Field with surveying by Nick Thompson. The report was collated and produced by Jane Frost.

References and Background Sources

Beastall, T.W. 1978 *Agricultural Revolution in Lincolnshire*. History of Lincolnshire vol. 8. Lincoln.

DoE 1987 *List of Buildings of Special Architectural or Historic Interest*. Department of the Environment.

Foster, C.W. and Longley, T. 1924 *The Lincolnshire Domesday and The Lindsey Survey* Lincoln Record Society, Vol. 19 (reprinted 1976). Gainsborough.

Hodgett, G.A.J. 1975 *Tudor Lincolnshire*. (History of Lincolnshire Vol. 6). Lincoln.

Mills, A.D. 1996 *A Dictionary of English Place Names*. Oxford.

OS 1891 *Ordnance Survey 1:10,560 map, surveyed 1887*

OS 1906 *Ordnance Survey 1:2,500 First edition map*.

OS 1996 *Ordnance Survey 1:50,000 Landranger map Sheet 122*.

Platts, G. 1985 *Land and People in Medieval Lincolnshire* (History of Lincolnshire, Vol. 4) Lincoln.

Geoff Tann and Naomi Field
Lindsey Archaeological Services
August 14th 1998

APPENDIX 1

Summary List of Archaeological Sites and Artefacts (Source: Lincolnshire Sites and Monuments Record)

Abbreviations

NGR: National Grid Reference

PRN: Lincs. County Sites and Monuments Record Primary Record Number

PRN	NGR (TF)	Description
40378	228 795	305 Roman coins found 1915/6 in jar
40379	228 795	400 coins found 1938/9
40391	2278 7914	Site of Ranby Hoe round barrow.
40392	2255 7922	round barrow on Caistor High Street
40393	2251 7924	beacon, medieval?
40394	2279 7991	St Michael's parish church

APPENDIX 2

Listed Buildings at Market Stainton Hall

(DoE 1987 *List of Buildings of Special Architectural or Historic Interest*)

Market Stainton Hall II ref. 298.002

Formerly listed as Stainton Hall. Small country house. Early 19th century. Stock brick. Hipped slate roof with four ridge stacks. Two storey, 3-bay front with central doorway with Ionic porch with entablature, traceried fanlight, reeded doorcase and partially glazed double doors. Porch flanked by single, long glazing bar sashes with three glazing bar sashes above. All the windows with shaped blind hoods. Two storey, 5-bay SE front with five glazing bar sashes and five glazing bar sashes above, that to the right with shaped blind hood. Interior hall with cantilevered staircase with plain bannisters, decorated tread ends and moulded handrail. Lantern dome above and arcaded first floor landing with reeded pilasters. Fine contemporary fireplace in drawing room with white and yellow marble decoration.

Carriage house and tack rooms II ref. 298.003

Carriage house and tack rooms. Early 19th century. Stock brick. Hipped slate roof. Single storey with two storey central bay. 10-bay front. Central doorway with segmental head and double plank doors. To the right, two rounded doorways, one with plank door, the other with double stable doors. Blind round headed panel beyond with round headed doorway to left with double stable doors. Doorway beyond with segmental head and double stable doors. Doorway to right of central doorway with round head, fanlight and plank door. Blind rounded headed panel beyond containing rectangular shuttered opening. Round headed blind panel to right with doorway with flat head and double plank doors beyond.

Stable block II ref. 298.004

Stable block. Early 19th century. Stock brick. Hipped corrugated iron roof with decorated eaves. Two storey, 5-bay front with central doorway leading to cross passage, with rounded head, fanlight and plank door. Doorway flanked by two round headed glazing bar sashes on each side. Blind panel with segmental head above doorway, flanked by two glazing bar sashes on each side, all with segmental heads. Stalls intact inside in two bays to left.

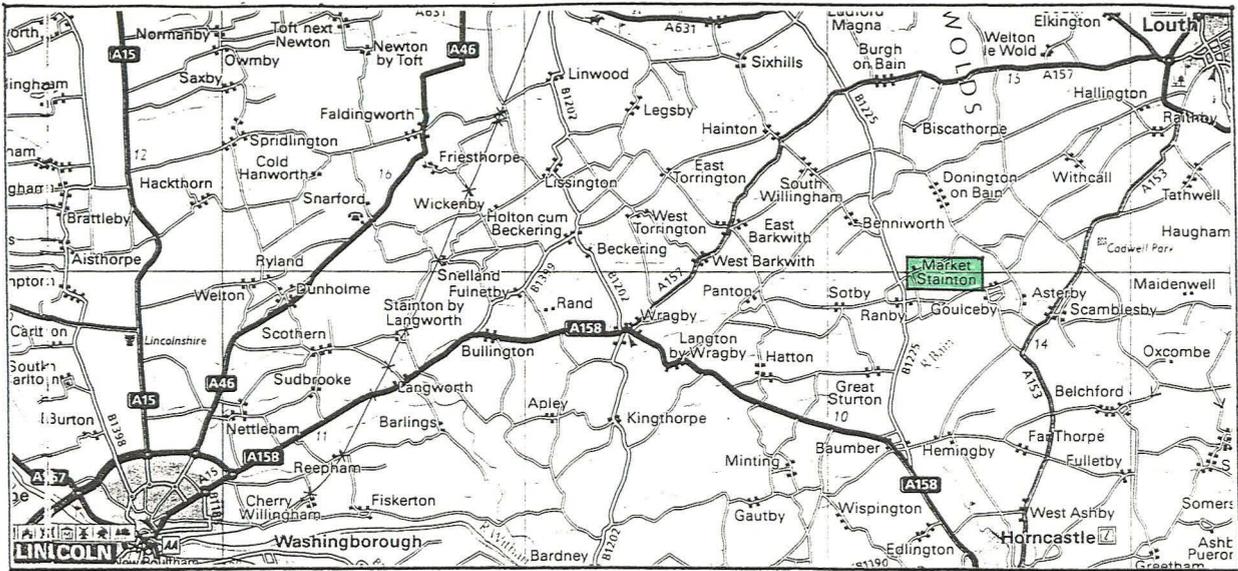


Fig. 1 Market Stainton. Site location. Reproduced from the 1956 O.S. 1:10,560 map with the permission of the Controller of HMSO, © Crown copyright. (LAS licence AL50424A).



Fig. 3 Part of the 1824 OS 1st edition one-inch scale map (enlarged scale).

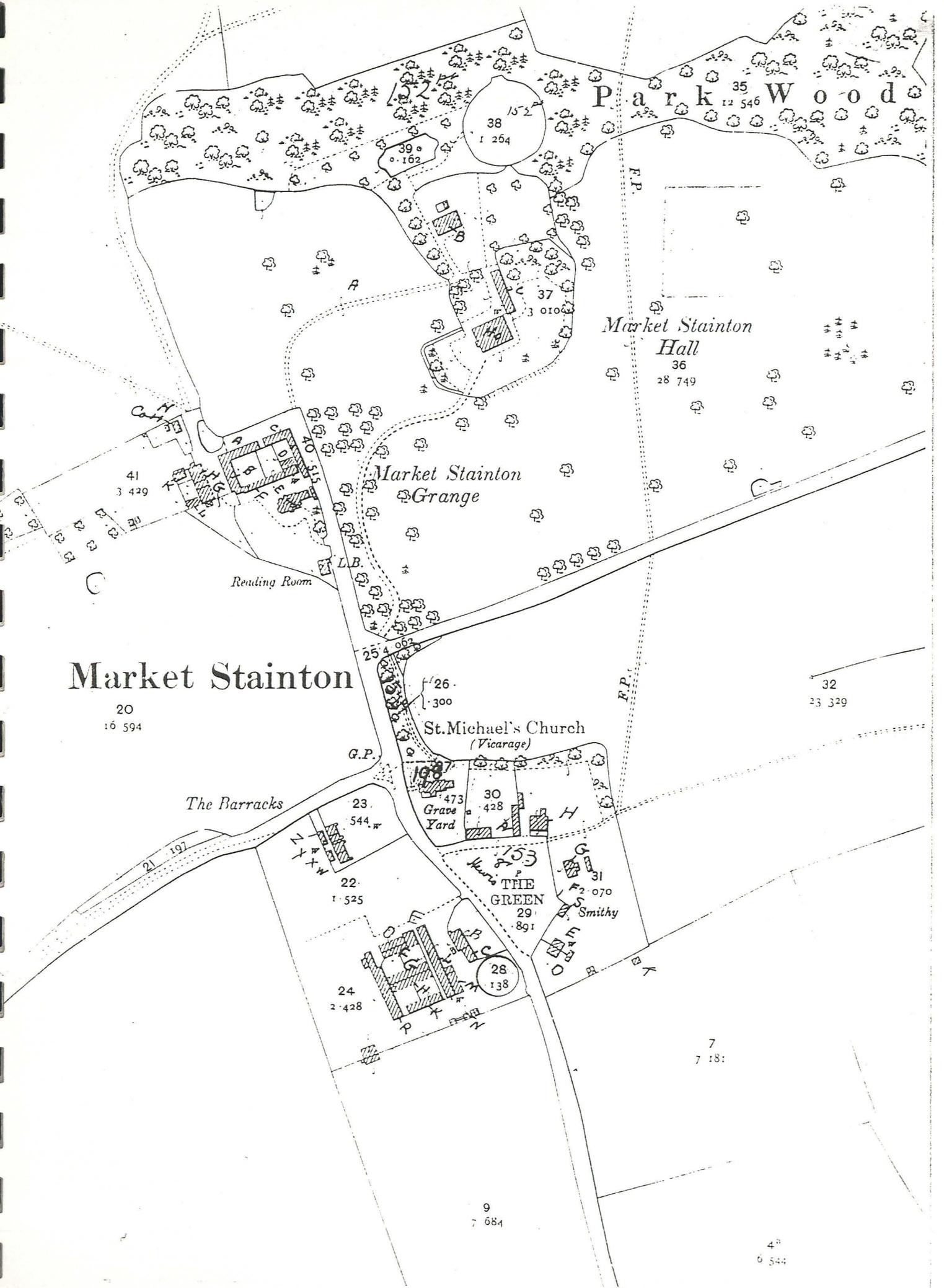


Fig. 5 part of the 1906 OS 1: 2,500 map (enlarged scale)

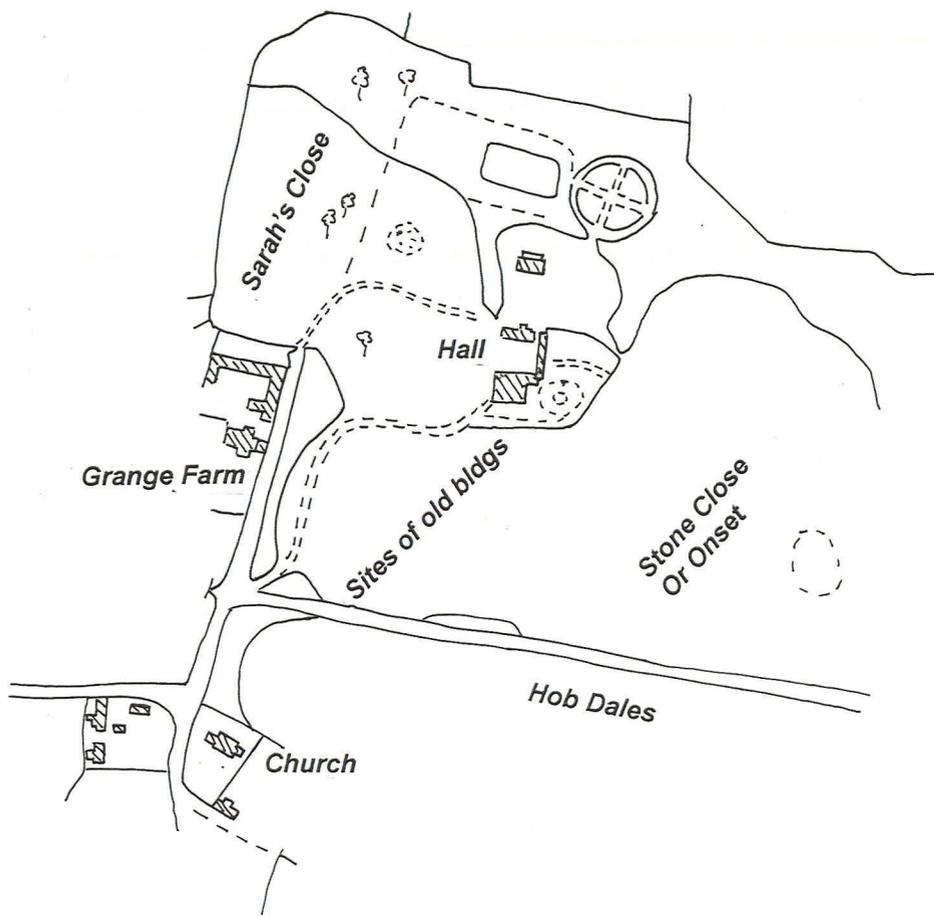
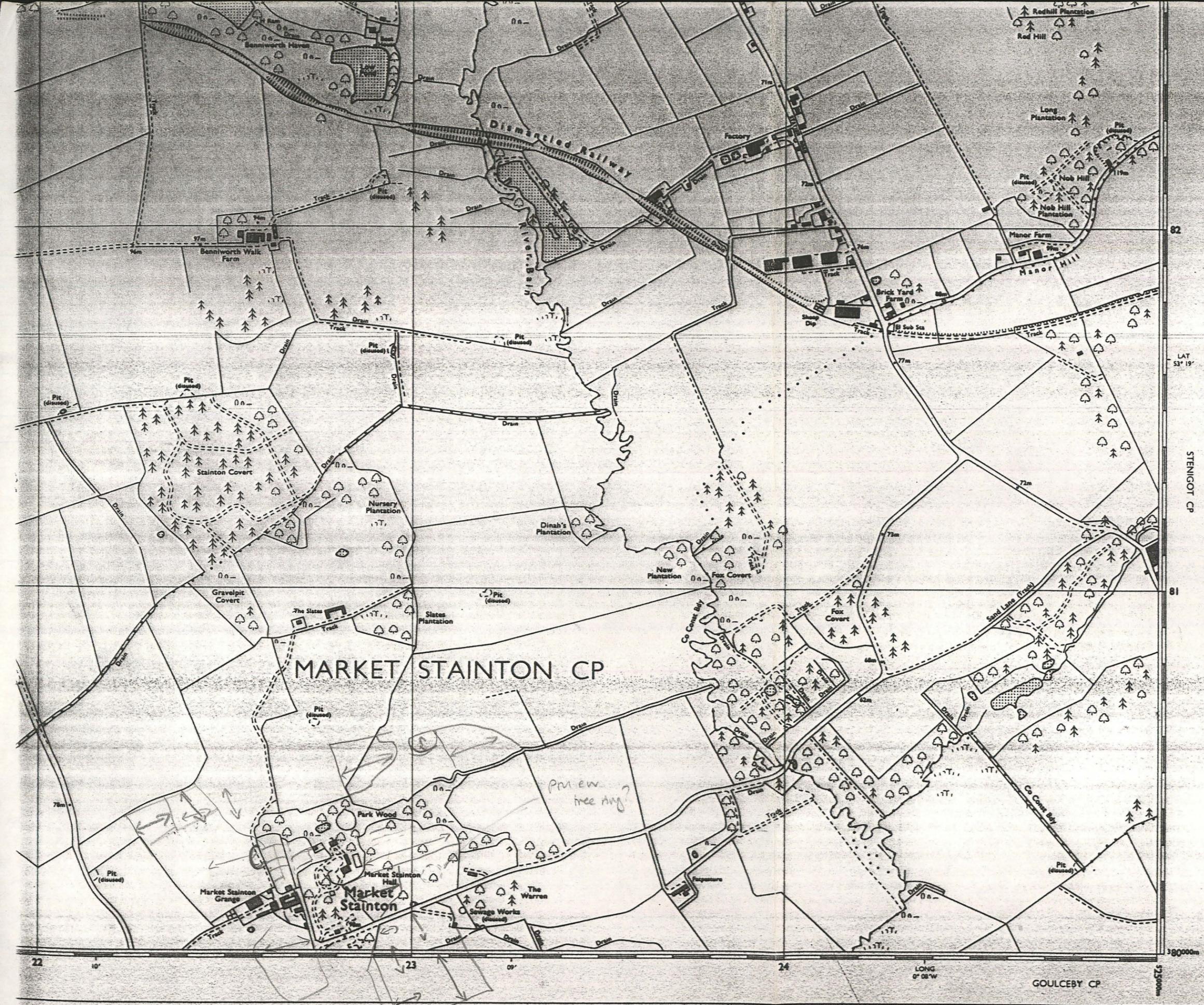


Fig. 6 Tracing of part of the plan of an estate in the parish of Market Stainton. Surveyor R. S. Booth of Wainfleet (LAO HIG 12/3)



MARKET STAINTON CP

82

LAT 53° 19'

STENIGOT CP

81

59000m
52500m

22

10'

23

09'

24

LONG 0° 08' W

GOULCEBY CP

pm. ew. tree Aug?

TF 28 SW



Reference

--- Earthworks observed but not surveyed

Site
**New Farm Crops
Market Stainton**

Plan
**Earthworks
Survey**

Scale : 1/500 Date : 30/07/98

Plan Ref : LAMSE/1137-1


LINDSEY ARCHAEOLOGICAL SERVICES
25 WEST PARADE LINCOLN LN1 1NW
TELEPHONE 01522 544554 FACSIMILE 01522 522211
EMAIL: lae@lindseyarchaeology.demon.co.uk

Based upon Ordnance Survey Superlan data
© Crown Copyright reserved



Pl. 1 Market Stainton. General view from south-west corner of survey area, looking north along hollow way

Pl. 2 Continuation of hollow way through dense vegetation to north of paddock





Pl. 3 View looking west along hollow way with large house platform to left and application site on lower area to the right, beyond the fence.

Pl. 4 Closer view of application site looking north-west





Pl. 5 Former gamekeeper's cottage (New Farm Crops offices) to east of survey area with landscaped lawns.

Pl. 6 Paddock to west of survey area, looking east, showing a raised platform defined by shallow hollow ways running north-south and west-east.

