



ARCHAEOLOGICAL
MONITORING REPORT

STAINSBY GRANGE
EQUESTRIAN CENTRE
THORNABY-ON-TEES

prepared for
Peter and Paula Allen

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+STAINSBY GRANGE EQUESTRIAN CENTRE, THORNABY-ON-TEES
ARCHAEOLOGICAL MONITORING REPORT

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1.0 INTRODUCTION

- 1.1 This report presents the results of archaeological monitoring (a ‘watching brief’) during soil-stripping in advance of construction of a proposed training area (a menage) at Stainsby Grange Equestrian Centre, Thornaby-on-Tees (centred at NGR: NZ 46512 15845; Figs 1 and 2). Although Thornaby-on-Tees forms part of Stockton-on-Tees Borough, Stainsby Grange itself is located within the Borough of Middlesbrough.
- 1.2 The development area was located within the Scheduled Monument of Stainsby Deserted Medieval Village (National Heritage List for England (NHLE) No. 1016352). Statutory protection for archaeological sites and historic structures of national importance is provided by the Ancient Monuments and Archaeological Areas Act 1979. The Act states that any works affecting a Scheduled Monument require permission from the Secretary of State, in the form of Scheduled Monument Consent (S00241542; Appendix B).
- 1.3 The archaeological monitoring was undertaken between the 15th–17th September 2021. This report has been produced by Northern Archaeological Associates (NAA) for Peter and Paula Allen.

2.0 LOCATION, TOPOGRAPHY AND GEOLOGY

- 2.1 Stainsby Grange is located at the western side of the A19 to the east of Thornaby-on-Tees. The development area for the menage was located immediately to the east of Stainsby Hall and consisted of undulating grassland, bordered to the west, south and east by existing driveways. Beyond these to the south was grassland and to the east an area of hardstanding used for parking. Large buildings forming part of the equestrian centre were located to the north.
- 2.2 The area of development was sub-rectangular in shape and extended to an area of c.3190m². The site was generally 17.7m above Ordnance Datum (aOD), rising gradually to c.18.6m aOD near the south-eastern corner.
- 2.3 The bedrock below the site is mapped as Permian and Triassic sandstone of the Sherwood Sandstone Group, overlain by Devensian Diamicton till (BGS 2021).

3.0 SUMMARY ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 Stainsby was first mentioned in the Domesday Survey of 1086. Few documents relating to the manor of Stainsby have survived, although it was recorded as having a fishery in

1247 and a mill was noted in c.1300. The name Stainsby Grange Farm suggests a monastic connection, as granges were typically out-farms under monastic control, but no documentary evidence for this has survived. The first detailed map of Stainsby Township from 1757 shows a field layout similar to that surviving today.

Previous investigations in the vicinity of the PDA

- 3.2 An earthwork survey of the deserted medieval village was carried out in 1982 (Wade and White 1982). This recorded clear evidence of medieval settlement and fields; however, the slight earthworks within the development area were not easily interpretable.
- 3.3 In connection with the current development proposal, several previous phases of archaeological work have been undertaken. A geophysical (magnetometer) survey of the development area undertaken in 2014 by the Landscape Research Centre identified several anomalies (Lyll 2014). Some of these appeared to be modern and corresponded to some of the visible earthworks, suggesting that those too are relatively modern in origin. Others were suggested to represent the possible remains of a medieval settlement. A series of linear anomalies may represent a north-to-south aligned trackway with others at right angles marking possible toft and croft boundaries, while a group of discrete anomalies were suggested to represent possible rubbish pits.
- 3.4 Following this survey, a test-pit evaluation of the development area was undertaken (Wells 2020; not illustrated). Fifteen square pits were excavated, with sides of between 0.4m and 0.5m in length and depths ranging from 0.1m to 0.45m. Topsoil was 0.09-0.2m thick across the area. Within most of the pits the topsoil overlay sterile deposits of undetermined origin, although it was suggested that they could represent earthworks relating to the medieval village, and their subsequent landscaping/spreading. In Trial Pit 6 in the eastern half of the area, the topsoil sealed a feature corresponding with one of the possible north-south aligned ditches recorded by the geophysical survey. This contained a fragment of post-medieval brick. In Trial Pit 2, located on the higher ground towards the south-eastern corner of the development area, topsoil overlay a 0.25m-thick layer of dark greyish-brown clayey silt, which in turn overlay a mixed layer more than 0.12m thick containing charcoal flecks. This was taken as indicative of possible *in situ* archaeological deposits in this part of the development area.

4.0 AIMS AND OBJECTIVES

4.1 Given that the development area was located within the scheduled area of Stainsby Deserted Medieval Village, any archaeological remains were considered to be of national importance.

4.2 The main aim of the archaeological monitoring was to identify, investigate and preserve by record any archaeological remains that would be adversely impacted by construction of the new menage. The main objectives were to:

- provide a detailed record of the archaeological remains that may be present within the area of the development in advance of their loss through the proposed works;
- recover and assess any associated structural, artefactual and environmental evidence;
- recover any unstratified artefacts of intrinsic interest;
- carry out post-excavation analysis, to make the results of the archaeological works accessible via an illustrated report and, if appropriate, to undertake further analysis and publish the results in a local, regional or national journal;
- deposit the results of the work with the Middlesbrough Council Historic Environment Record (HER), the receiving museum, the Historic England Archive and the Archaeology Data Service; and
- undertake a scheme of work that meets national and regional standards (Historic England 2015a; SYAS 2018).

5.0 METHODOLOGY

5.1 The development consisted of levelling of the site prior to raising of the ground level using imported clay (within which the new drainage will be laid), a geotextile membrane, a layer of crushed stone, a second geotextile membrane and finally a layer of sand in order to create the menage surface. The required construction level was achieved by two phases of soil stripping. Phase 1 included removal of the topsoil across the development area, which generally achieved the desired level. Phase 2 comprised additional stripping of 0.5m of sterile subsoils from a higher area located at the south-eastern corner.

5.2 All soil stripping was undertaken by the construction contractor, working at all times under archaeological supervision and in accordance with the WSI (NAA 2021). Stripping was carried out using a back-acting mechanical excavator fitted with a wide,

toothless bucket. All soil removed was visually screened by the monitoring archaeologist to recover any significant artefacts and scanned with a metal detector in order to collect any items of metalwork. All metal detecting was carried out in accordance with The Treasure Act Code of Practice (2nd revision) (DCMS 2008).

- 5.3 A photographic record of the site was taken using digital photography at a minimum resolution of 10 megapixels. Photographs include a north arrow and standard metric scales as appropriate.

Finds recording

- 5.4 All finds processing and storage was carried out in compliance with guidelines issued by the Chartered Institute for Archaeologists (CIfA 2014a) and those established by the Institute of Conservation (<https://www.icon.org.uk/resources/standards-and-ethics.html>). Pottery and animal bone were collected as bulk samples. Finds were appropriately recorded and processed using NAA systems and submitted for post-excavation assessment.
- 5.5 All finds recovered were appropriately packaged and stored under optimum conditions. Finds recovery and storage strategies were in accordance with published guidelines (English Heritage 1995; Watkinson and Neal 2001).

6.0 RESULTS

- 6.1 Approximately 0.1m-0.2m of topsoil was removed from west to east across the development area during Phase 1 soil stripping. The topsoil comprised dark clayey silt, which contained frequent modern finds to the south-west and in the vicinity of a recently demolished shed. Fragments of medieval pottery were also present in the topsoil (Appendix A); the majority of which were derived from the south-east quadrant of the development area.
- 6.2 The topsoil strip revealed areas of sterile subsoil deposits (as previously recognised during trial pit evaluation) and did not expose natural deposits or archaeological features. This sterile subsoil was interspersed with amorously shaped areas of darker silty (Plate 1), which frequently contained modern debris such as plastic and baling twine.



Plate 1: General shot of the development area after topsoil strip, looking east.



Plate 2: Trench section at the south-east corner, looking east. Scales = 0.1m, 0.5m.

- 6.3 During Phase 2 soil stripping, the sterile subsoil deposit was removed to a depth of 0.5m within the south-eastern part of the development area (Plate 2). Excavations did not fully remove this deposit, as soil stripping had achieved the desired construction level and no further excavations were required. No archaeological features or finds were exposed.

7.0 THE FINDS

Medieval pottery (Charlotte Britton)

- 7.1 A total of 25 sherds of pottery were recovered (including two pieces of kiln furniture) that dated to the 11th–14th century and possibly the post-medieval period. The assemblage represented 18 separate vessels. The material was produced within the local region and the wares identified were primarily typical of the period and area. The sherds represented utilitarian wares, taking the forms of unidentifiable hollow vessels, most likely representing jugs, bowls and dishes. As the wares and decoration within the assemblage were commonplace and simple, it intimated that the community the material was derived from may have been rural and of modest means.

- 7.2 The two pieces of kiln furniture recovered may have dated to the medieval or post-medieval period and may suggest that a pottery production site was located in the vicinity. Alternatively, these spacers may have simply arrived within a batch of pottery vessels.

- 7.3 As the majority of the pottery was recovered from topsoil and was typical for the period and region, no further study is recommended, and the material should be discarded.

8.0 DISCUSSION

- 8.1 Archaeological monitoring of the groundworks at Stainsby Grange Equestrian Centre achieved all aims and objectives set out in the WSI (NAA 2021).

- 8.2 Sterile subsoil deposits, described as of undetermined origin during trial pit evaluation of the site, were present across the area of development, in conjunction with amorphously shaped areas of dark clayey silt. It is probable that the sterile deposits represented the remains of earthworks associated with the medieval village, and their subsequent landscaping/spreading. The darker deposits most likely represented levelling of the area and infilling of earthworks. Considering the frequent inclusions of plastic debris, this occurred during the modern period.

8.3 The majority of pottery fragments were recovered from the south-eastern area of the development area, and many of the types and wares were consistent with those used by communities during the 11th-14th centuries.

9.0 ARCHIVE DEPOSITION

9.1 The archive resulting from the archaeological monitoring, including photographs and digital data will be deposited with ADS (Archaeological Data Service) upon completion of the project. An OASIS entry has been completed for the project (<http://oasis.ac.uk/england/>; northern1-504093).

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APPENDIX A
MEDIEVAL POTTERY ASSESSMENT

Charlotte Britton

INTRODUCTION

This report discusses the finds recovered during the 2021 archaeological monitoring at Stainsby Grange Equestrian Centre, Thornaby-on-Tees (NGR: NZ 46512 15845). The assemblage consisted of 27 artefacts (229.6g) recovered from topsoil, that dated to between the medieval and modern periods (see Table 1).

METHODOLOGY

The assessment work was carried out on 14th January 2022 and the materials were assessed by eye and in line with the relevant standards and guidelines (Chartered Institute for Archaeologists (CIfA) 2020). The pottery was examined in accordance with Barclay et al. (2016). The material was organised by stratified deposit (context) and quantified by count and weight. Form, ware and date were identified where possible.

Table A1: all material by count and weight (g)

material	count	weight (g)
Animal Bone	1	11.5
CBM	1	32.6
Pottery	25	185.5
Total	27	229.6

OUTLINE OF THE ASSEMBLAGE

The Pottery

A total of 25 sherds (185.5g) of pottery was recovered (including two pieces of kiln furniture) that dated to between the 11th-14th century and possibly the post-medieval period. The assemblage represented 18 separate vessels and two pieces of kiln furniture, and the sherds were in fair to very good condition. The material was produced within the local region and the wares identified were primarily typical of the period and area. The sherds represented utilitarian wares, taking the forms of unidentifiable hollow vessels, most likely representing jugs, bowls and dishes (Table 2).

The most abundant wares recovered were various locally made gritty wares that were buff, oxidised and reduced in colour, and displayed frequent quartz, iron and micaceous inclusions. Dating to the 11th-13th century, these were common to the north of England at the time. A couple of gritty ware examples displayed sooting on the exterior surface, indicating that the vessels they derived from had been held over a fire during their use. A single sherd (8.9g) of splashed ware was also recovered, that had a hard-gritty fabric that was buff to pinkish in colour. Dating to the 11th-mid 13th century, the ware was also common to the area and displayed a characteristic patchy pitted yellow glaze, which had been sprinkled over the exterior surface. A single sherd of sandy gritty ware was also recovered, dating between 11th-14th century, that displayed a reduced core with oxidised-pinkish margins.

In addition, six sherds (45g) of Tees Valley Redware-type pottery were recovered, belonging to five separate vessels. Dating a little later, to between the 13th-14th century these sherds exhibited a characteristic pinkish fabric, with frequent quartz and iron inclusions. Most sherds also had the characteristic white slip on the external body, with two sherds also having a light brown speckled glaze present. As the name suggests, this pottery was also produced within the local region.

The fabrics and forms recovered within the medieval pottery assemblage indicated that the vessels represented were utilitarian in nature, probably used in the storage, preparation and consumption of food.

Five additional sherds (42.1g) of pottery were recovered that were undiagnostic in date and form. The sherds belonged to c.3 separate vessels and were white in colour. The fabric was very hard, very smooth and displayed extremely sparse inclusions in the form of mica, tiny quartz and additional black grits. One body sherd displayed a possible applied decoration and the rims present appeared similar to Roman mortaria forms. A date or exact form was unattributable.

In addition to the pottery recovered, two pieces of kiln furniture were identified. These took the form of wad clay, which were small rolled pieces of clay used as spacers to separate vessels inside a kiln, during the firing process. The pieces were essentially undiagnostic in date and may have dated from the medieval or post-medieval period.

Animal Bone

A single fragment (11.5g) of animal bone was recovered that derived from a large mammal and was undiagnostic in date.

Ceramic building material (CBM)

A single fragment (32.6g) of CBM was recovered that was derived from a machine-made pantile, that was modern in date.

PROVENANCE OF OBJECTS

All the finds recovered were from topsoil and were therefore residual, offering little information about the site or features located in the vicinity.

DISCUSSION

The Pottery

The wares and forms present in the medieval pottery assemblage were utilitarian in nature and were highly typical of a domestic medieval settlement in the north-east of England. The material recovered was typical for the area, and probably originated from production sites in the immediate or adjacent regions, between the 11th-14th centuries. Although recovered from topsoil, the pottery suggested that the area around Stainsby Grange had a domestic population during this early medieval period, with the assemblage probably being associated with the local medieval settlement (known as Stainsby Deserted Medieval Village) that was previously identified by an earthwork and subsequent surveys in the vicinity (NAA 2021, 2-3). As the wares and decoration within the assemblage were commonplace and simple, it intimated that the domestic community it derived from may have been rural and of modest means.

The two pieces of wad clay recovered may have dated to the medieval or post-medieval period and suggested that a pottery production site could have been located around the site during this time. Conversely, these spacers may have simply arrived with a batch of pottery but should be kept as reference for any finds recovered during further work undertaken in the area.

The five sherds (42.1g) of white bodied pottery that were undiagnostic in date and form should also be kept and reassessed if any subsequent pottery is recovered at the site.

Animal Bone and CBM

The animal bone and CBM recovered were residual and could tell us very little about the site at Stainsby Grange beyond indicating that animals lived/were consumed in the area at some point in the past and that a brick-built building may have been located in the vicinity, during the modern period.

Table A2: pottery with period, count and weight (g)

ware	period	count	weight (g)
Gritty ware	11th-13th century	6	41
Gritty ware - oxidised	11th-13th century	2	17.3
Gritty ware - reduced	11th-13th century	1	7.8
Gritty ware?	11th-13th century	1	4.9
Kiln Furniture	Medieval- Post-medieval?	2	9.6
Sandy gritty ware	11th-14th century?	1	8.9
Splashed ware	11th-mid 13th century	1	8.9
Tees Valley Redware-type	13th-14th century	4	32.9
Tees Valley Redware-type?	13th-14th century	2	12.1
White bodied pottery	unknown	5	42.1
Total		25	185.5

RECOMMENDATIONS

The assessed material was generally in a good condition but as the majority of the pottery was recovered from topsoil and was typical for the periods and region, no further study is recommended. The pottery assemblage, along with the undiagnostic and modern materials such as the animal bone and CBM are therefore recommended for discard.

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APPENDIX B
SCHEDULED MONUMENT CONSENT



Mr Michael Mealing
Michael Mealing Planning
2 Cottage Farm
Stockton-on-Tees
TS19 7HW

Direct Dial: 07774 331422

Our ref: S00241542

29 July 2021

Dear Mr Mealing

**Ancient Monuments and Archaeological Areas Act 1979 (as amended); Section 2
control of works
Application for Scheduled Monument Consent**

**STAINSBY MEDIEVAL VILLAGE AND OPEN FIELD SYSTEM
Scheduled Monument No: SM 28559, HA 1016352
Our ref: S00241542
Application on behalf of Peter and Paula Allen**

1. I am directed by the Secretary of State for Digital, Culture, Media & Sport to advise you of the decision regarding your application for Scheduled Monument Consent received 28 June 2021 in respect of proposed works at the above scheduled monument concerning the construction of an outdoor arena/menage to be used in connection with equestrian centre activities, particularly riding instruction and schooling of horses in the NW corner of the larger scheduled area. This will entail lowering the ground level by c. 500mm in the SE part of the development area and raising it across the NW section. The former will impact on to the uppermost levels of archaeological earthworks whilst the latter will protect any remains. The construction will entail minimal topsoil scraping off, archaeology (if present) will be planned, excavated where necessary to provide understanding but left in situ where possible and recorded. A Terram layer will be laid down to protect any undisturbed features prior to the construction layers being deposited.

The applicants are seeking to expand facilities in order to widen their equine-therapy programme, further promoting rehabilitation through riding, and offering the benefits of equestrianism to all. To achieve their goal, they have set up a Community Interest Company (Stainsby Grange Pegasus CIC) and are aiming to be accepted as one of the British Horse Society's (BHS) recognised centres under its 'Changing Lives Through Horses' initiative. This BHS strategy aims to promote horses as the inspiration for change, with participants developing key life skills through equestrian activity.

The applicants considered raising the level of the paddock as a whole to accommodate suitable drainage and the various layers making up the arena at Historic



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England's request. However it was determined this would have led to a significant increase in the height of the western part of the paddock, as well as more modest increases elsewhere and resulted in a need for some form of retaining structure to hold back materials, which, in itself, may have given rise to further intrusion into the archaeological surface due to the need to guarantee safe and secure foundations.

The lowering of the surface in the south-east quadrant and importation of appropriate fill to raise the western sections will make it possible to finish the western edge of the arena in the form of a batter. This will obviate the need for retaining structures, the landform being sculpted and planted so as to form a stable edge. Without the need for retaining structures, there will be no need to change the position of the existing fencing enclosing the paddock. There will be no need, also, for new or additional post holes to be dug, thus avoiding the potential for further intrusion into underlying archaeology and less visual disturbance to the setting of the monument.

To guard against unnecessary and avoidable damage to features of archaeological interest, both in the south-east corner and across the site as a whole, an archaeologist will be appointed with a watching brief to monitor excavation as it proceeds. This will ensure that the impact of construction is adequately mitigated. The works were detailed in the following documentation submitted by you:

- SMC Application
- Archaeological Monitoring Written Scheme of Investigation
- Illustrative Construction Profile
- Location Plan 1 to 2500
- Stainsby Grange Topographical Survey
- Topography and Proposed Levels in Cross Section

2. In accordance with paragraph 3(2) of Schedule 1 to the 1979 Act, the Secretary of State is obliged to afford you, and any other person to whom it appears to the Secretary of State expedient to afford it, an opportunity of appearing before and being heard by a person appointed for that purpose. This opportunity was offered to you by Historic England and you have declined it.

3. The Secretary of State is also required by the Act to consult with the Historic Buildings and Monuments Commission for England (Historic England) before deciding whether or not to grant Scheduled Monument Consent. Historic England considers the effect of the proposed works upon the monument to be works which would not significantly diminish the visual amenity of the monument but would cause some damage to the monument's archaeological deposits or evidence, which can be acceptably mitigated by conditions or safeguards already specified in the application to ensure prior archaeological excavation and recording. The effects of the works on the setting of the monument have also been assessed and are not considered to be an



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overriding factor in this instance. The applicant has sought to limit impacts through design wherever possible. The public benefits of the proposal, i.e. the objective of using horses to promote positive mental and physical well-being, providing much needed support to those adults and children who have additional needs, such as those with Autism Spectrum Disorder (ASD), those suffering Behavioural, Emotional and Social Difficulties (BESD), and those with Special Educational Needs (SEN) is a public benefit which outweighs the limited impact to archaeological remains on this edge of a much larger monument.

I can confirm that the Secretary of State is agreeable for the works to proceed providing the conditions set out below are adhered to, and that accordingly Scheduled Monument Consent is hereby granted under section 2 of the 1979 Act for the works described in paragraph 1 above, subject to the following conditions:

- (a) The works to which this consent relates shall be carried out to the satisfaction of the Secretary of State, who will be advised by Historic England. At least 4 weeks' notice (or such shorter period as may be mutually agreed) in writing of the commencement of work shall be given to Ms. Lee McFarlane, Inspector of Ancient Monuments, Historic England, Bessie Surtees House, 41-44 Sandhill, Newcastle, NE1 3JF; 07774-331422; lee.mcfarlane@HistoricEngland.org.uk, in order that an Historic England representative can inspect and advise on the works and their effect in compliance with this consent.
- (b) The specification of work for which consent is granted shall be executed in full.
- (c) This consent may only be implemented by Peter and Paula Allen.
- (d) Prior to commencement of works, a Section 42 Licence (metal detecting) shall be applied for by the archaeological contractor from the Inspector of Ancient Monuments at Historic England (Lee McFarlane, details as in (a) above).
- (e) Prior to building up of the menage layers the site will be covered in a geotextile Terram to protect the undisturbed archaeological remains and act as a barrier between the disturbed and undisturbed ground.
- (f) All those involved in the implementation of the works granted by this consent must be informed by the owners, Peter and Paula Allen, that the land is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (as amended); the extent of the scheduled monument as set out in both the scheduled monument description and map; and that the implications of this designation include the requirement to obtain Scheduled Monument Consent for any works to a scheduled monument from the Secretary of State prior to them being undertaken.



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- (g) Equipment and machinery shall not be used or operated in the scheduled area in conditions or in a manner likely to result in damage to the monument other than that which is expressly authorised in this consent.
- (h) Any ground disturbance works to which this consent relates shall be carried out under the detailed archaeological supervision of Alice James, Northern Archaeological Associates or her nominated representative who shall be given 4 weeks' notice (or such shorter period as may be mutually agreed) in writing of the commencement and timetable of work. No works shall commence until Alice James, Northern Archaeological Associates or her nominated representative has confirmed in writing to Historic England that they are willing and able to carry out the agreed supervision.
- (i) The Written Scheme of Investigation (including analysis, post-excavation and publication proposals) for which consent is granted shall be executed in full, unless variations have been agreed under the terms of condition 1.
- (j) A report on the archaeological recording shall be sent to the Middlesbrough Historic Environment Record and to Laura Long (laura.long@HistoricEngland.org.uk) at Historic England within 3 months of the completion of the works (or such other period as may be mutually agreed).
- (k) The contractor shall complete and submit an entry on OASIS (On-line Access to the Index of Archaeological Investigations - <http://oasis.ac.uk/england/>) prior to project completion, and shall deposit any digital project report with the Archaeology Data Service, via the OASIS form, upon completion.

4. By virtue of section 4 of the 1979 Act, if no works to which this consent relates are executed or started within the period of five years beginning with the date on which this consent was granted (being the date of this letter), this consent shall cease to have effect at the end of that period (unless a shorter time period is set by a specific condition above).

5. This letter does not convey any approval or consent required under any enactment, bye law, order or regulation other than section 2 of the Ancient Monuments and Archaeological Areas Act 1979.

6. Your attention is drawn to the provisions of section 55 of the 1979 Act under which any person who is aggrieved by the decision given in this letter may challenge its validity by an application made to the High Court within six weeks from the date when the decision is given. The grounds upon which an application may be made to the Court are (1) that the decision is not within the powers of the Act (that is, the Secretary of State has exceeded the relevant powers) or (2) that any of the relevant requirements have not been complied with and the applicant's interests have been



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substantially prejudiced by the failure to comply. The "relevant requirements" are defined in section 55 of the 1979 Act: they are the requirements of that Act and the Tribunals and Inquiries Act 1971 and the requirements of any regulations or rules made under those Acts.

Yours sincerely

L McFarlane

Lee McFarlane

Inspector of Ancient Monuments

E-mail: lee.mcfarlane@HistoricEngland.org.uk

For and on behalf of the Secretary of State for Digital, Culture, Media and Sport



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

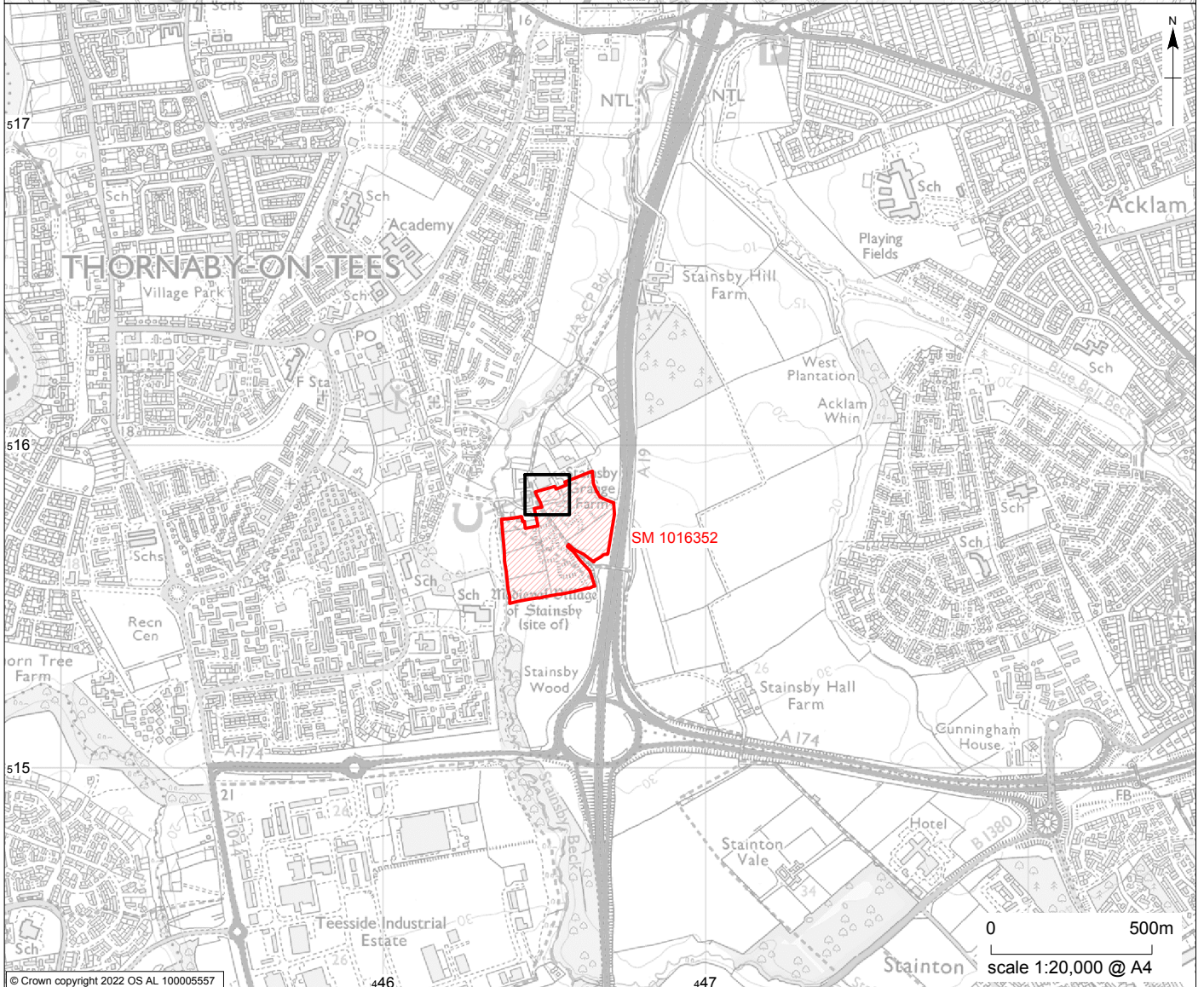
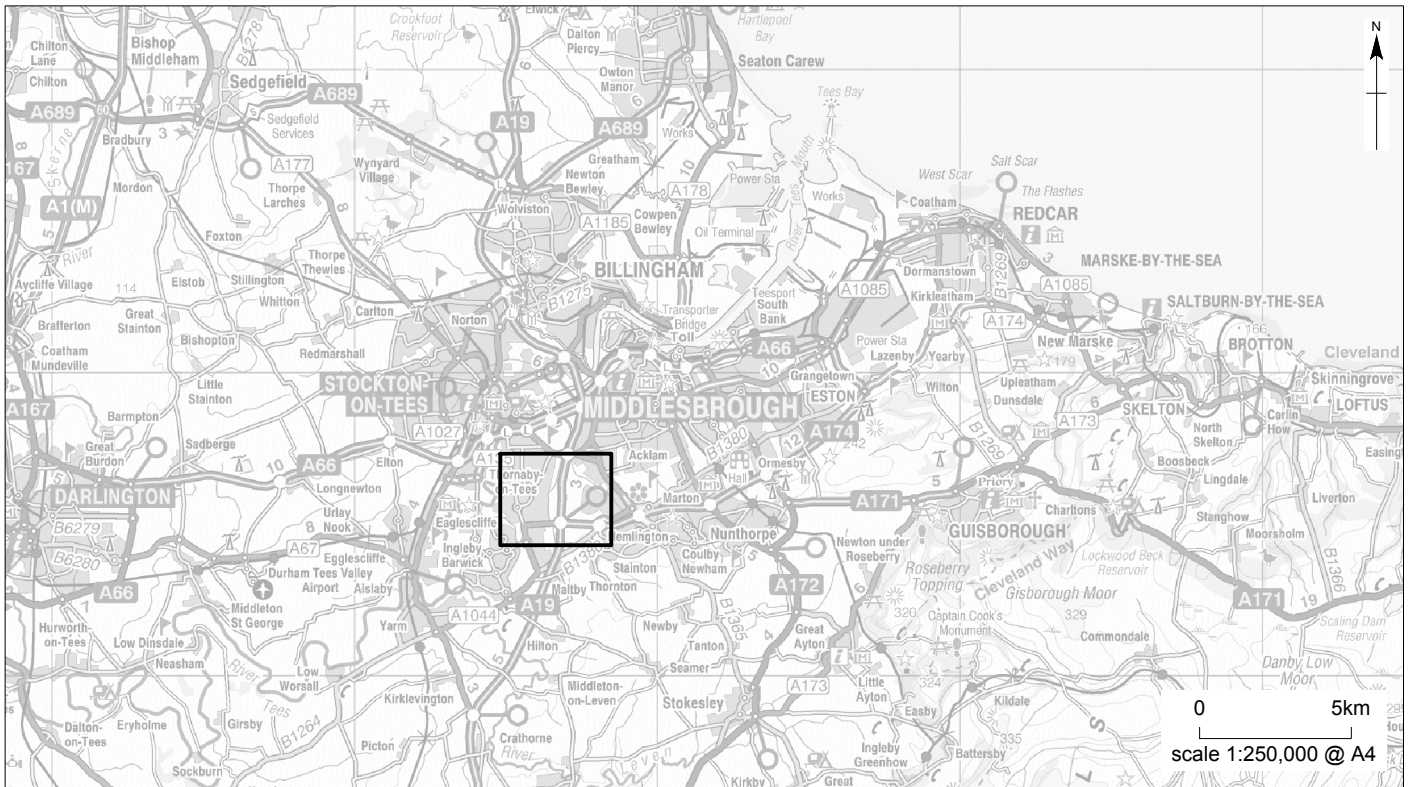
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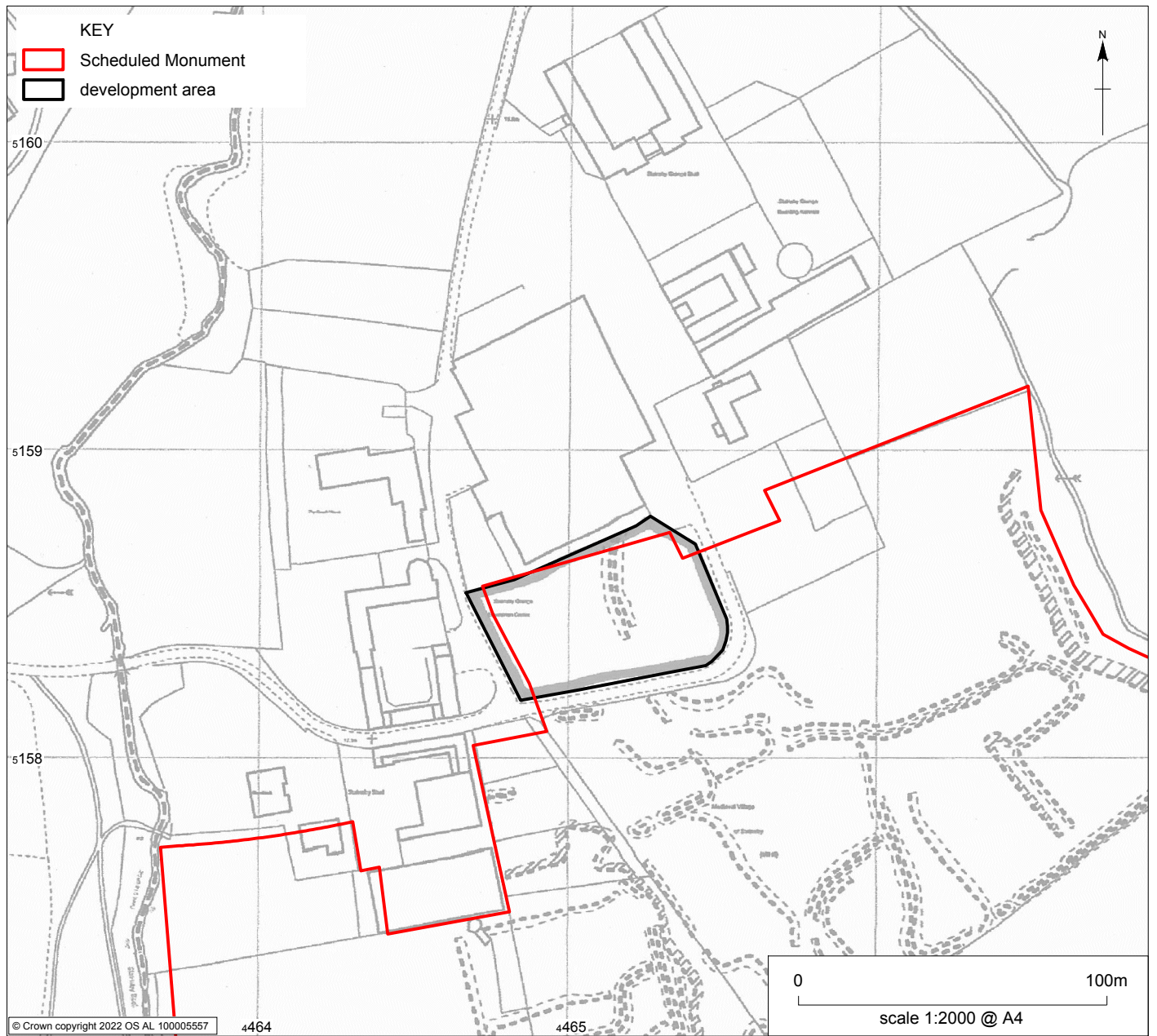
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Stainsby Grange Equestrian Centre: site location

Figure 1



Stainsby Grange Equestrian Centre: development area

Figure 2