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## **ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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**DARLAND FARM  
GILLINGHAM  
KENT**

**June 2016**

**Local Planning Authority:  
Medway Council**

**Site centred at:  
TQ 78165 65729**

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MSc MIfA**

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## **EXECUTIVE SUMMARY**

The site of Darland Farm, Gillingham, Kent has been reviewed for its below ground archaeological potential.

In accordance with central, regional and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area.

In terms of Designated Heritage Assets there are no Scheduled Monuments and a Registered Park or Garden recorded within the study area.

Based on the HER evidence together with other sources, a low archaeological potential is identified for all periods, apart from the Roman Period where a moderate potential is identified and the Post-Medieval period where a high potential is identified for remains of the former brick works.

The site is proposed for the development of residential housing units with associated utilities, landscaping and access.

Past post-depositional impacts within the study site can be shown to have been severe as a result of quarrying related to the brick works.

Overall it would appear that while it is possible that as yet to be discovered archaeological remains may be present within discrete undisturbed areas of the site, the vast majority of archaeological evidence will relate to structures associated with the brick works, the balance of probability is that these will be of local significance.

Should the Archaeological Advisor to the council require further works these could follow planning consent secured by an appropriately worded archaeological planning condition.

## 1.0 **INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been prepared by Ewan Chipping and edited by Duncan Hawkins of CgMs Consulting on behalf of Hume Planning.
- 1.2 This assessment considers the site of Darland Farm, Gillingham, Kent. The site is centred at National Grid Reference TQ 78165 65729 (Fig 1). The site is approximately 3.9 hectares in extent and is centred at TQ 78165 65729 (Fig. 1). The site is surrounded by woodland and farmland close to Darland Banks, Pear Tree Lane is located along the southern site boundary.
- 1.3 In terms of Designated Heritage Assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields occur within the study site itself. A non-designated archaeological assets is recorded within the study sites itself, comprising of a Post-Medieval Brickworks (TQ 76 NE 327, TQ 7818 6567) no longer extent.
- 1.4 In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 Additionally, in accordance with the 'Standard and Guidance for Historic Environment Desk-**Based Assessments**' (Chartered Institute for Archaeologists 2014), the assessment includes an examination of published and unpublished material and charts historic land-use through a map regression exercise.
- 1.6 As a result, the assessment enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or archaeological solutions to the potential identified.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The NPPF Planning Practice Guidance was published online 6<sup>th</sup> March 2014 (<http://planningguidance.planningportal.gov.uk>). The Practice Guide issued in support of PPS5 is still valid however, and English Heritage have provided documentation translating former PPS5 policy into its NPPF counterpart.
- 2.3 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
  - Conservation of England's heritage assets in a manner appropriate to their significance, and
  - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.4 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.5 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- 2.6 Annex 2 also defines **Archaeological Interest** as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.7 A **Designated Heritage Asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.8 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, **artistic or historic**. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**
- 2.9 In short, government policy provides a framework which:
1. Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
  2. Protects the settings of such designations
  3. In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
  4. Provides for the excavation and investigation of sites not significant enough to merit **in-situ** preservation.
- 2.10 The NPPF Planning Practice Guidance was published online 6<sup>th</sup> March 2014 (<http://planningguidance.planningportal.gov.uk>). The Practice Guide issued in support of PPS5 is still valid however, and English Heritage have provided documentation translating former PPS5 policy into its NPPF counterpart. This guidance reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim **should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.** Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely **affect a key element of the heritage asset's special architectural or historic interest.** Additionally, it is the degree of harm, rather than the scale of development, that is to

be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.12 The Medway Local Plan 2003 contained the following policies relating to archaeology:

#### **POLICY BNE20 SCHEDULED ANCIENT MONUMENTS**

**Scheduled Ancient Monuments are defined on the proposals map. Development affecting Scheduled Ancient Monuments or other nationally important sites will not be permitted if it would:**

- (i) damage or destroy such sites; or**
- (ii) be detrimental to their setting.**

#### **POLICY BNE21 ARCHAEOLOGICAL SITES**

**Development affecting potentially important archaeological sites will not be permitted, unless:**

- (i) the developer, after consultation with the archaeological officer, has arranged for an archaeological field evaluation to be carried out by an approved archaeological body before any decision on the planning application is made; and**
- (ii) it would not lead to the damage or destruction of important archaeological remains. There will be a preference for the preservation of important archaeological remains in situ.**
- (iii) where development would be damaging to archaeological remains, sufficient time and resources are made available for an appropriate archaeological investigation undertaken by an approved archaeological body. Such investigations should be in advance of development and in accordance with a specification and programme of work approved by the council. Resources should also be made available for the publication of the results of the investigation.**

- 2.13 In terms of Designated Heritage Assets, as defined in paragraph 2.7 above, no Scheduled Monuments, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields or Protected Historic Wreck sites lie within the study site or its immediate vicinity.
- 2.14 In line with existing national, strategic and local planning policy and guidance, this desk-based assessment also seeks to clarify the sites archaeological potential and the need or otherwise for additional archaeological mitigation measures prior to the determination of a planning application.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

- 3.1.1 The British Geological Survey (online) shows the underlying geology of the study site to comprise Lewes Nodular Chalk Formation - Chalk. Superficial deposits are indicated as Head – Clay and Silt.
- 3.1.2 No Geotechnical data is currently available for the study site.

#### **3.2 Topography**

- 3.2.1 The study site is located on a north facing slope at 50m AOD in the south, decreasing to 40m AOD on the north.
- 3.2.2 The River Medway is located at its closest point c.3.3km north west of the site, at this point the river is widening as it reaches the estuary adjoining the Thames.

## **4.0     ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE**

(Including Map Regression Exercise)

### 4.1     Timescales used in this report:

#### **Prehistoric**

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

#### **Historic**

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1749
Modern	AD 1750	-	Present

### 4.2     **Introduction**

- 4.2.1     This chapter reviews existing archaeological evidence for the site and the archaeological/historical background of the general area and, in accordance with NPPF, considers the potential for as yet undiscovered archaeological evidence on the site. This is done through the consideration of archaeological evidence within a 1km radius of the site, also referred to as the study area, held on the Kent HER, together with a map regression exercise charting the history of the site from the 18<sup>th</sup> century to the present day. Data from the HER is shown on Figure 2.
- 4.2.2     In terms of Designated Heritage Assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields occur within the study site itself. The site is located in an area identified by the Medway Valley Palaeolithic Project Area indicating a medium potential for Palaeolithic finds.
- 4.2.3     Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

#### 4.3 **Prehistoric - Palaeolithic and Mesolithic, Neolithic, Bronze Age and Iron Age**

- 4.3.1 The Pleistocene geology and Palaeolithic archaeology of the Medway valley has been recently summarised by Bridgland (2000) and Wymer (1999). Palaeolithic artefacts can be found incorporated in both colluvial and alluvial deposits in the Medway Valley.
- 4.3.2 The HER records the findspot of flint artefacts from this period. A number of Palaeolithic flints including handaxes, flaked tools and debitage (TQ 76 NE 403, TQ 785 655) were found c.500m south east of the study site.
- 4.3.3 No finds of Mesolithic, Neolithic, Bronze Age or Iron Age date have been recorded by the HER within the study area. The nature of the coastal/marshland environment makes it likely the area was exploited seasonally in the late prehistoric period with settlements located on higher ground some distance from the study site.
- 4.3.4 A generally low potential is consequently identified for the Prehistoric periods at the study site itself. Should remains be present they will likely comprise of isolated flint finds.

#### 4.4 **Roman**

- 4.4.1 Activity in the vicinity of the study site increased in the Roman period. The HER records Romano-British burials **at Gransden's Brick Field in 1901, immediately** adjacent to the site (TQ 76 NE 38, TQ 7815 6558). Further cremations were found near Hale Farm c.550m north west (TQ 79 NE 37, TQ 7763 6596).
- 4.4.2 Findspots of this period include a coin (TQ 76, NE 281, TQ 785 658) recorded c.250m north east of the study site.
- 4.4.3 The archaeological potential of the study site for the Roman period can be identified as generally moderate due to the presence of funerary evidence found in very close proximity to the site.

#### 4.5 **Anglo-Saxon & Medieval**

- 4.5.1 No finds of Anglo-Saxon or Medieval date have been identified within the study area. Consequently a low potential for these periods has been identified for the study site.

#### 4.6 **Post Medieval and Modern (including historic map regression)**

- 4.6.1 The 1769 Andrews, Drury & Herbert Map of Kent (Fig 3) shows the study site to lie between the small settlements of Hale to the west and Barling Green to the east, in an area of woodland and open land.
- 4.6.2 The 1797 Ordnance Survey Drawing (Fig. 4) shows the study site to be located in an open area of fields.
- 4.6.3 The 1840 Ordnance Survey map (Fig. 5) shows the site in detail, from which it can be seen the site is part of several plots of land (likely agricultural) associated with Darland farm to the south east. The HER indicated a telegraph station (TQ 76 NE 76, TQ 78 65) was built in 1840, located c.700m south of the study site.
- 4.6.4 By the 1860 Ordnance Survey map (Fig. 6) the majority of the site it in use as a woodland plantation possibly an orchard.
- 4.6.5 The 1898 Ordnance Survey map (Fig. 7) shows the site in use as Darland Brick Works, there a five quarry pits located across the centre of the site along with four buildings. The brick works is recorded by the HER (TQ 76 NE 327, TQ 7818 6567). The HER also records a 19<sup>th</sup> century fort, c.850m north of the site, dating from 1899 which was built as part of the Chatham Ring Fortresses (TQ 76 NE 65, TQ 7817 6658).
- 4.6.6 The site is still a brick works in the 1910 Ordnance Survey map (Fig. 8), the quarry pits now extend as a line across the centre of the site along with further buildings. Some quarrying also appears to have taken place in the southern corner of the site and a kiln is located half inside the north western site boundary. The 1938 Ordnance Survey map (Fig. 9) shows further buildings constructed as part of the brick works in the northern area and southern corner. The site remains the same in the 1950 Ordnance Survey map (Fig. 10).
- 4.6.7 By the 1962 Ordnance Survey map (Fig. 11) it seems the quarry pits have been infilled, buildings are still present in the northern area and the site is still labelled 'works'.
- 4.6.8 The 1981 Ordnance Survey map (Fig. 12) indicated buildings associated with the brick works have been removed. Two new buildings have been constructed in the north east corner. The rest of the site seems to be agricultural land.
- 4.6.9 The 2015 Google Earth Image (Fig. 13) indicated the site in use as agricultural land.

4.6.10 The HER accounts a number of records within a 1km radius but of no relevance to the sites archaeological potential including; corn mill (TQ 76 NE 316, TQ 7781 6663), clay pits (TQ 76 NE 360, TQ 7735 6580; TQ 76 NE 359, TQ 7732 6600; Tq 76 NE 357, TQ 7756 6605), the site of a chapel (TQ 76 NE 461, TQ 7813 6530), farmsteads (MKE84780, TQ 7754 6612; MKE84781, TQ 7749 6616; MKE84790, TQ 7842 6661; MKE84791, TQ 7826 6565; MKE84792, TQ 7790 6529; MKE84793, TQ 7817 6521; MKE84794, TQ 7841 6488; MKE88601, TQ 7839 6659; MKE88889, TQ 7773 6575; MKE88890, TQ 7786 6586).

4.6.11 The potential of the study site for the Post Medieval and Modern periods can be identified as high for remains of the brick works that occupied the site between c.1898 and 1962. For all other remains associated with the Post-Medieval and Modern periods a low potential is identified.

#### 4.7 **Undated Evidence**

4.7.1 Five denholes were discovered in 1898 located c.800m north of the study site (TQ 76 NE 39, TQ 7795 6645). Three more deneholes are located c.1km south east (TQ 76 NE 50, TQ 7894 6514).

4.7.2 Three undated features were found at the former Civic Service Sports Ground (TQ 76 NE 400, TQ 7810 6649), c.800m north of the site.

#### 4.8 **Assessment of Significance**

4.8.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the **'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**

4.8.2 No designated archaeological assets as defined in the NPPF are recorded on or in close proximity to the study site. The site is identified to be within medium potential Medway Valley Palaeolithic Project Area.

4.8.3 Based on the HER evidence together with other sources, a low archaeological potential is identified for all periods, apart from the Roman Period where a moderate potential is identified and the Post-Medieval period where a high potential is identified for remains of the brick works.

- 4.8.4 Use as a brick works and associated quarrying on the site between c.1898-1962 is thought to have removed much of the in situ deposits in the central portion of the site.
- 4.8.5 Overall it would appear that while it is possible that as yet to be discovered archaeological remains may be present within discrete undisturbed areas of the site, the vast majority of archaeological evidence will relate to structures associated with the brick works, the balance of probability is that these will be of local significance.

## **5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

(Review of potential impact upon Heritage Assets)

### **5.1 Site Conditions**

- 5.1.1 The study site currently comprises open land close to Darland Farm.
- 5.1.2 The construction of the former brick works c.1898 which previously occupied the study site will have had a severe, negative archaeological impact, primarily through the extensive quarrying known to have taken place, together with the cutting of foundations and services of the buildings.

### **5.2 The Proposed Development**

- 5.2.1 The development proposal involves the construction of 44 residential houses with associated infrastructure and landscaping (Fig. 14).

### **5.3 Review of potential development impacts upon Heritage Assets**

- 5.3.1 As identified above, no designated archaeological assets are located within the study area.
- 5.3.2 In view of the study sites perceived and established archaeological potential, it is considered likely that the redevelopment proposals have the potential to impact upon archaeological remains of the brick works only, due to quarrying of the site associated with the works removing potential archaeological horizons.
- 5.3.3 Due to the archaeological potential of the site, any sub-surface building work such as the cutting of foundations could have the potential to impact as yet to be discovered archaeological deposits however it is thought these will be of local significance only.
- 5.3.4 Should the Archaeological Advisor to the council require further works these could follow planning consent secured by an appropriately worded archaeological planning condition.

## **6.0      SUMMARY AND CONCLUSIONS**

- 6.1      The site of Darland Farm, Gillingham, Kent has been reviewed for its below ground archaeological potential.
- 6.2      In accordance with central, regional and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3      In terms of Designated Heritage Assets there are no Scheduled Monuments and a Registered Park or Garden recorded within the study area.
- 6.4      Based on the HER evidence together with other sources, a low archaeological potential is identified for all periods, apart from the Roman Period where a moderate potential is identified and the Post-Medieval period where a high potential is identified for remains of the former brick works.
- 6.5      The site is proposed for the development of residential housing units with associated utilities, landscaping and access.
- 6.6      Past post-depositional impacts within the study site can be shown to have been severe as a result of quarrying related to the brick works.
- 6.7      Overall it would appear that while it is possible that as yet to be discovered archaeological remains may be present within discrete undisturbed areas of the site, the vast majority of archaeological evidence will relate to structures associated with the brick works, the balance of probability is that these will be of local significance.
- 6.8      Should the Archaeological Advisor to the council require further works these could follow planning consent secured by an appropriately worded archaeological planning condition.

## **SOURCES CONSULTED**

### **General**

British Library  
Centre for Kentish Studies  
Kent Historic Environment Record  
Kent History and Library Centre  
National Monuments Record

### **Internet**

British Geological Survey - <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>  
British History Online – <http://www.british-history.ac.uk/>  
Domesday Online - <http://www.domesdaybook.co.uk/>  
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>  
Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

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Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

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### **Cartographic**

1769 Andrews, Dury and Herbert Map

1797 Ordnance Survey Drawing

1840 Gillingham Tithe Map

1860 Ordnance Survey Map

1869-74 Ordnance Survey Map

1898 Ordnance Survey Map

1910 Ordnance Survey map

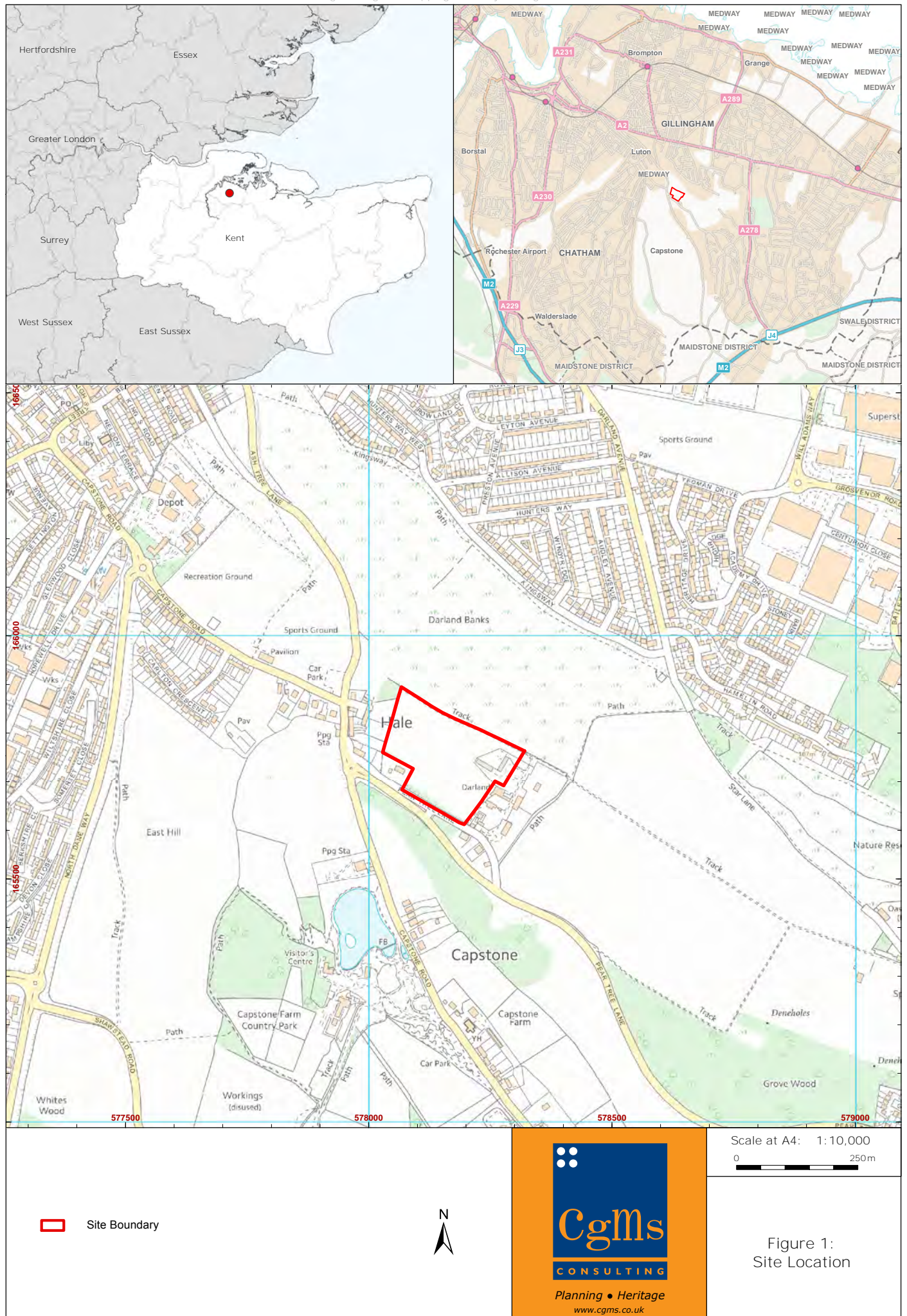
1938 Ordnance Survey Map

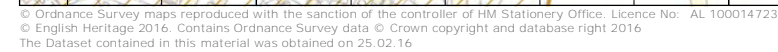
1950 Ordnance Survey Map

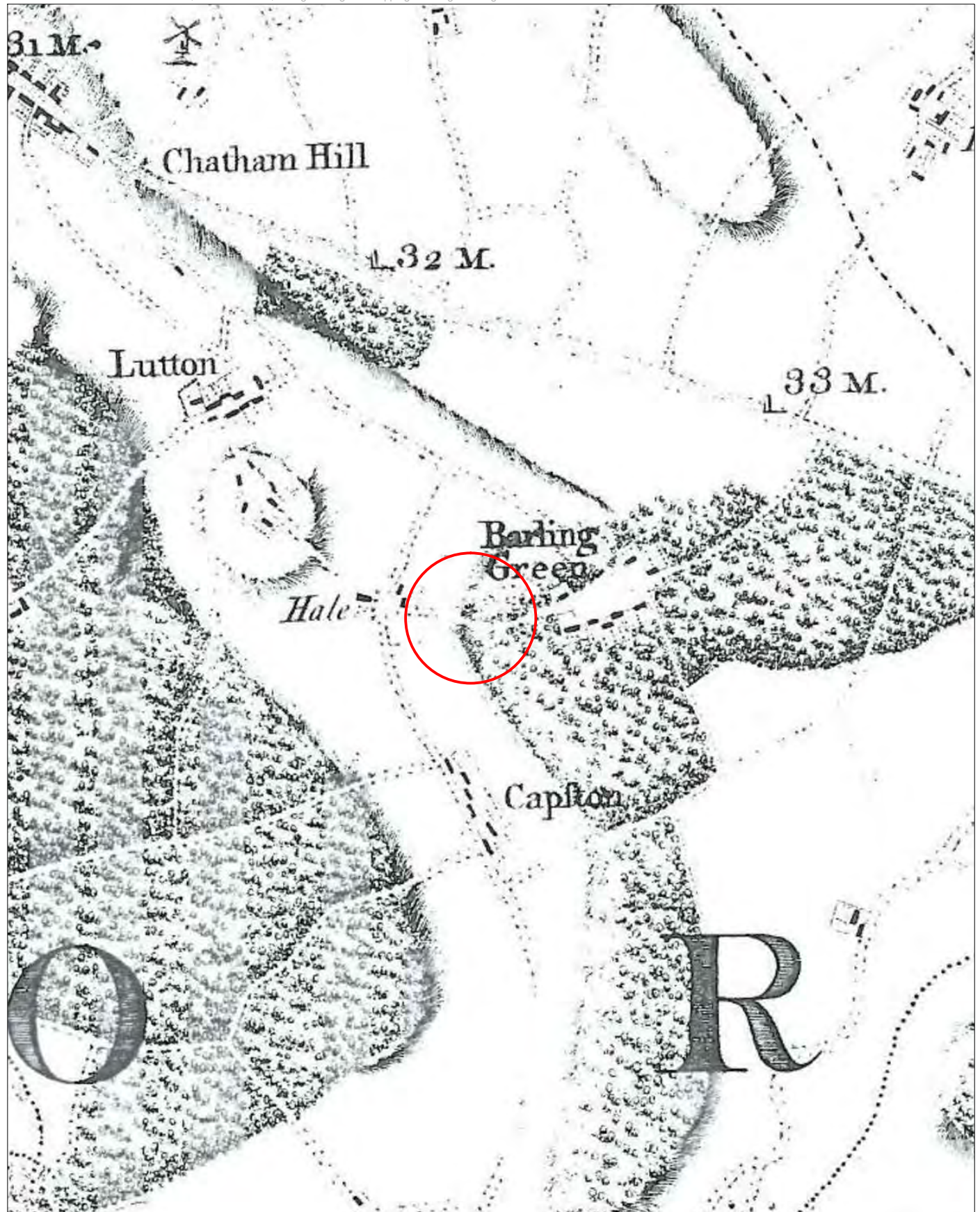
1962 Ordnance Survey Map

1981 Ordnance Survey Map

2015 Google Earth Image





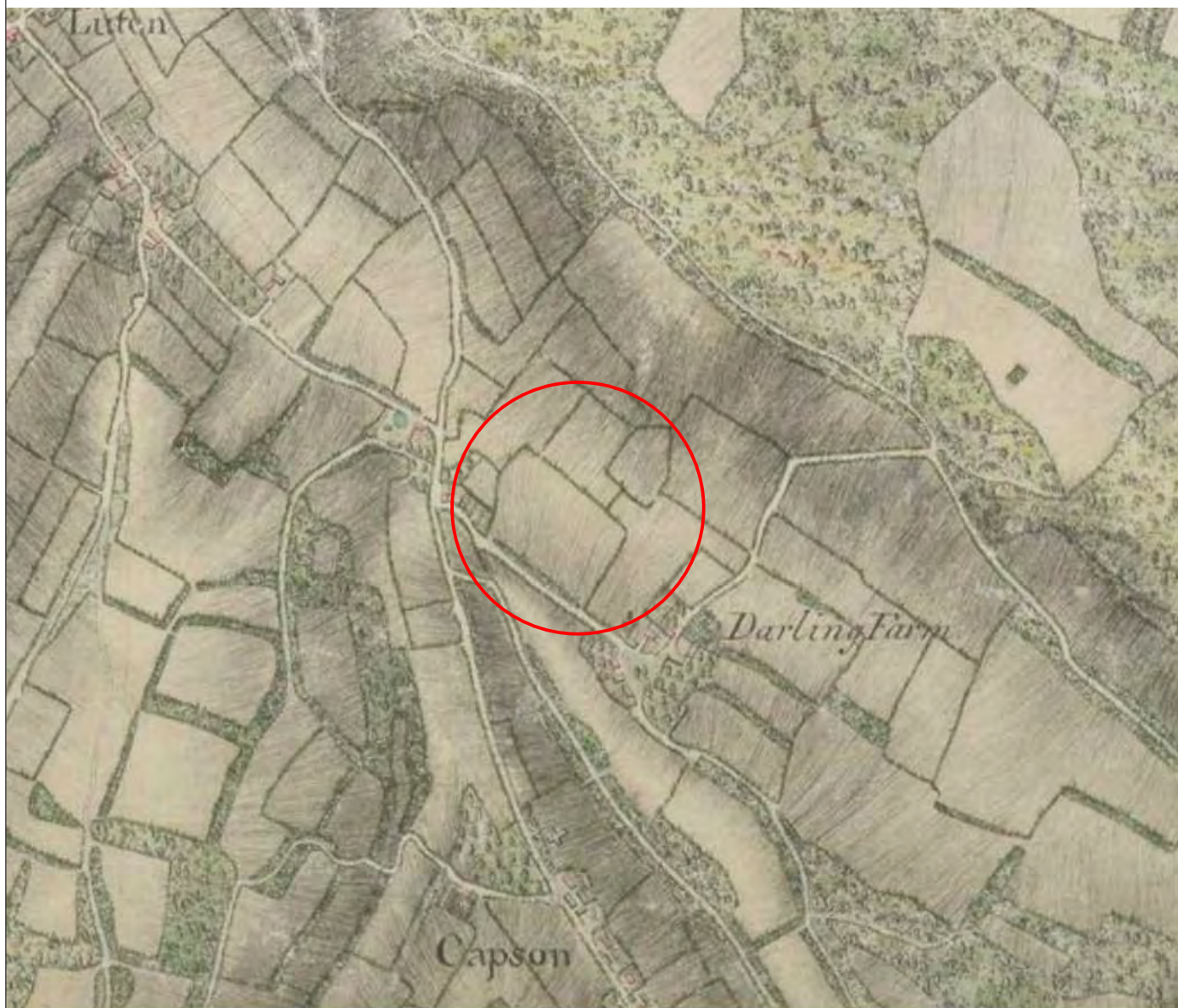


 Site Location



Not to Scale:  
Illustrative Only

Figure 3:  
1769 Andrews, Dury and  
Herbert Map

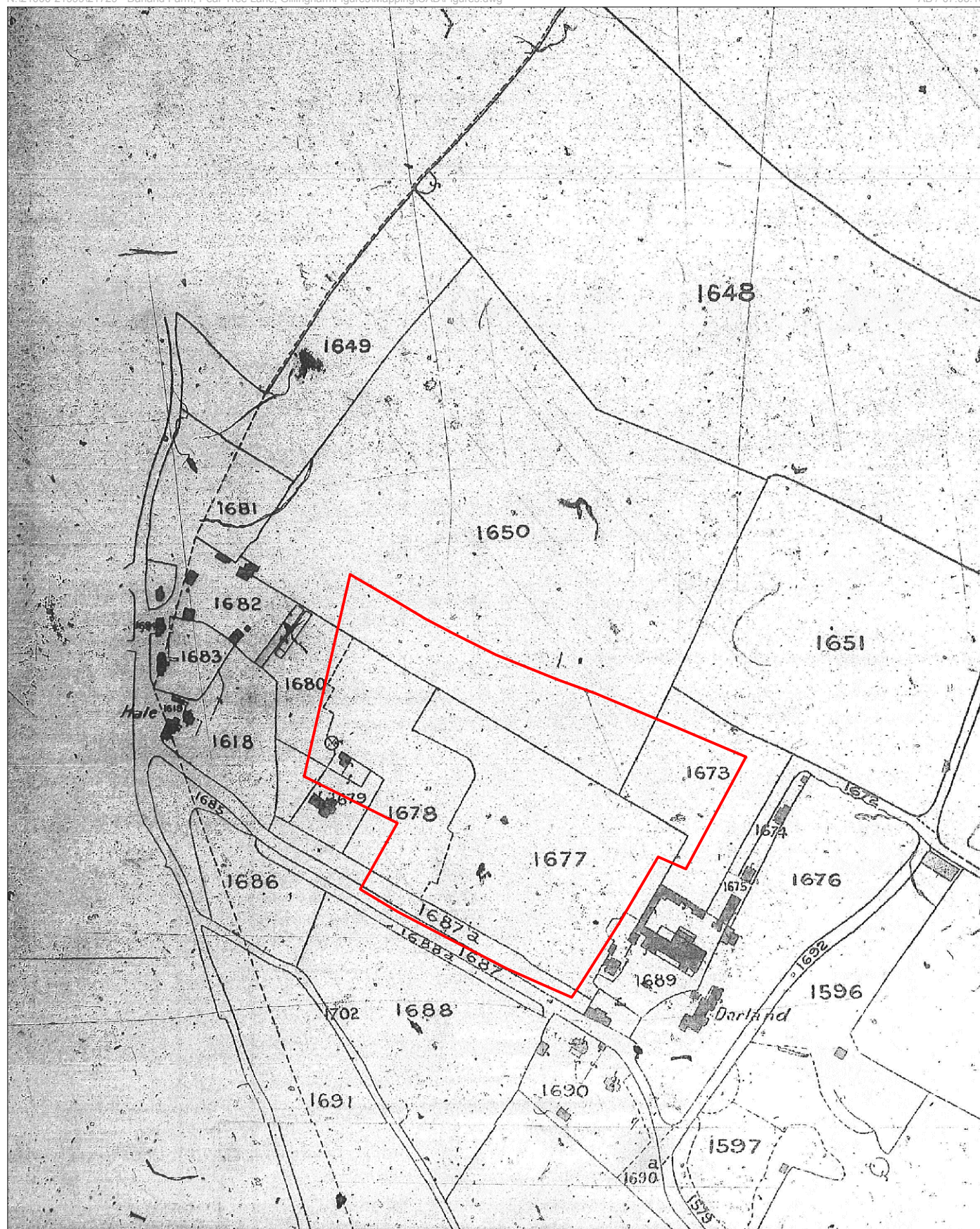


 Site Location



Not to Scale:  
Illustrative Only

Figure 4:  
1797 Ordnance Survey Map

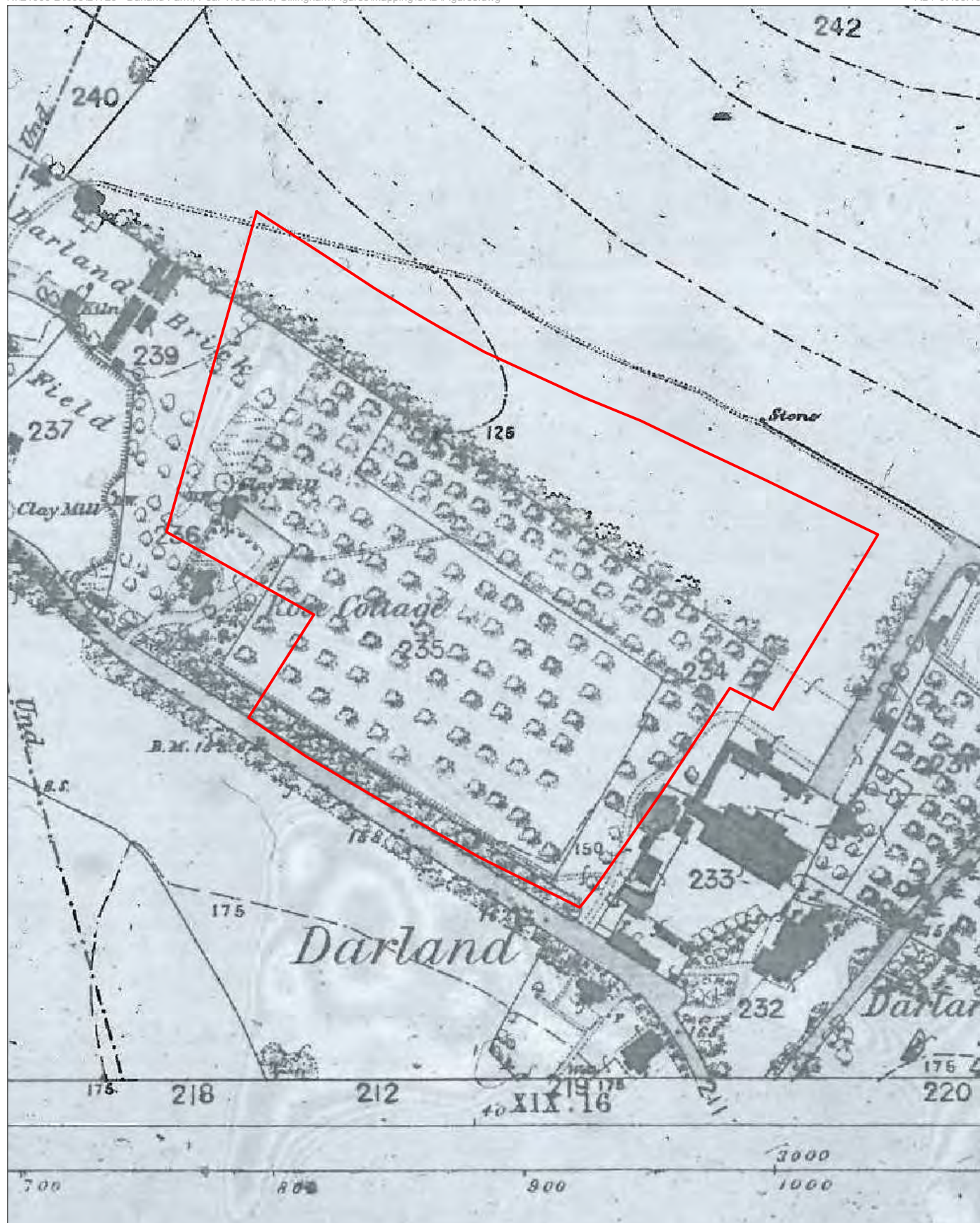


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 5:  
1840 Gillingham Tithe Map

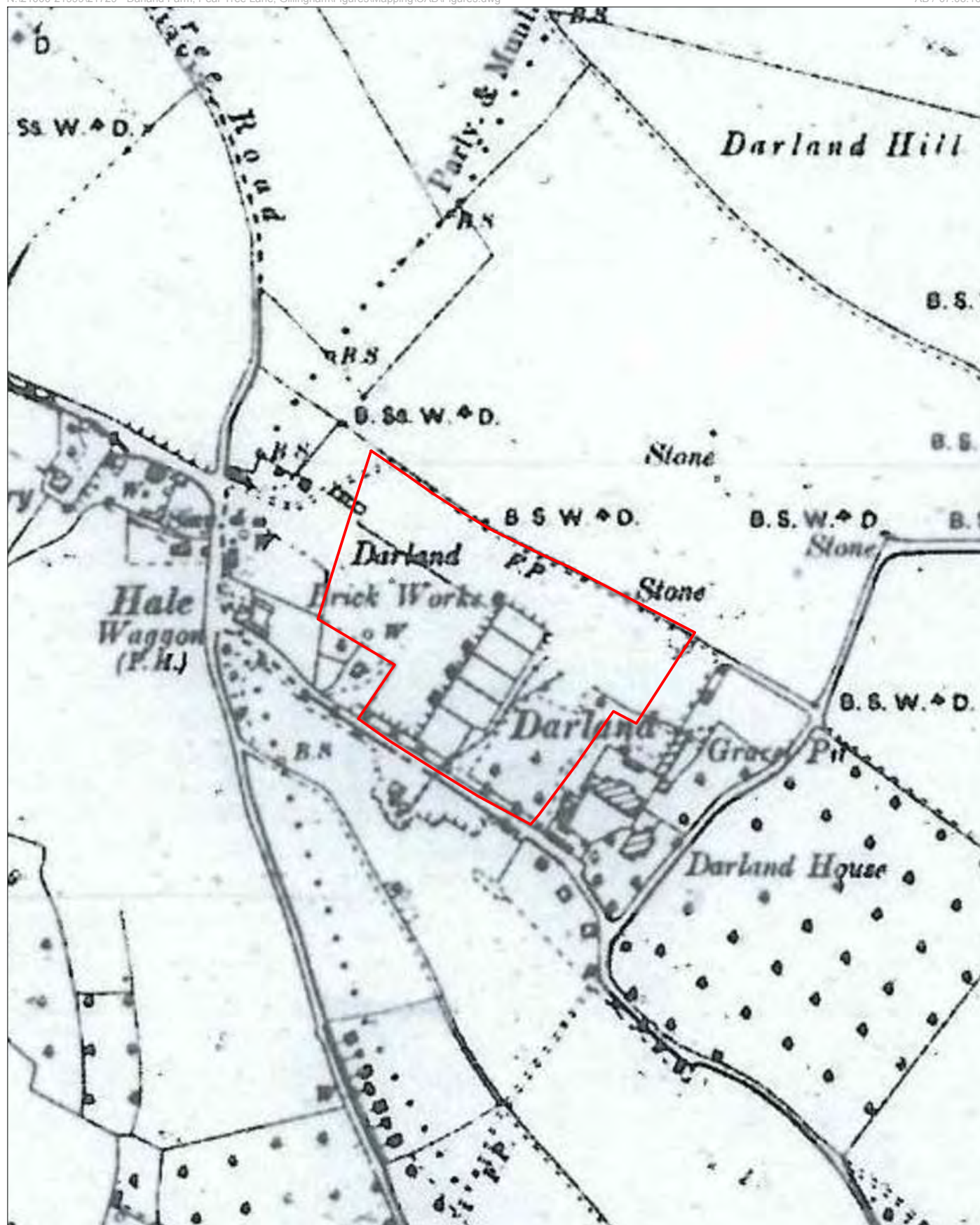


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 6:  
1860 Ordnance Survey Map

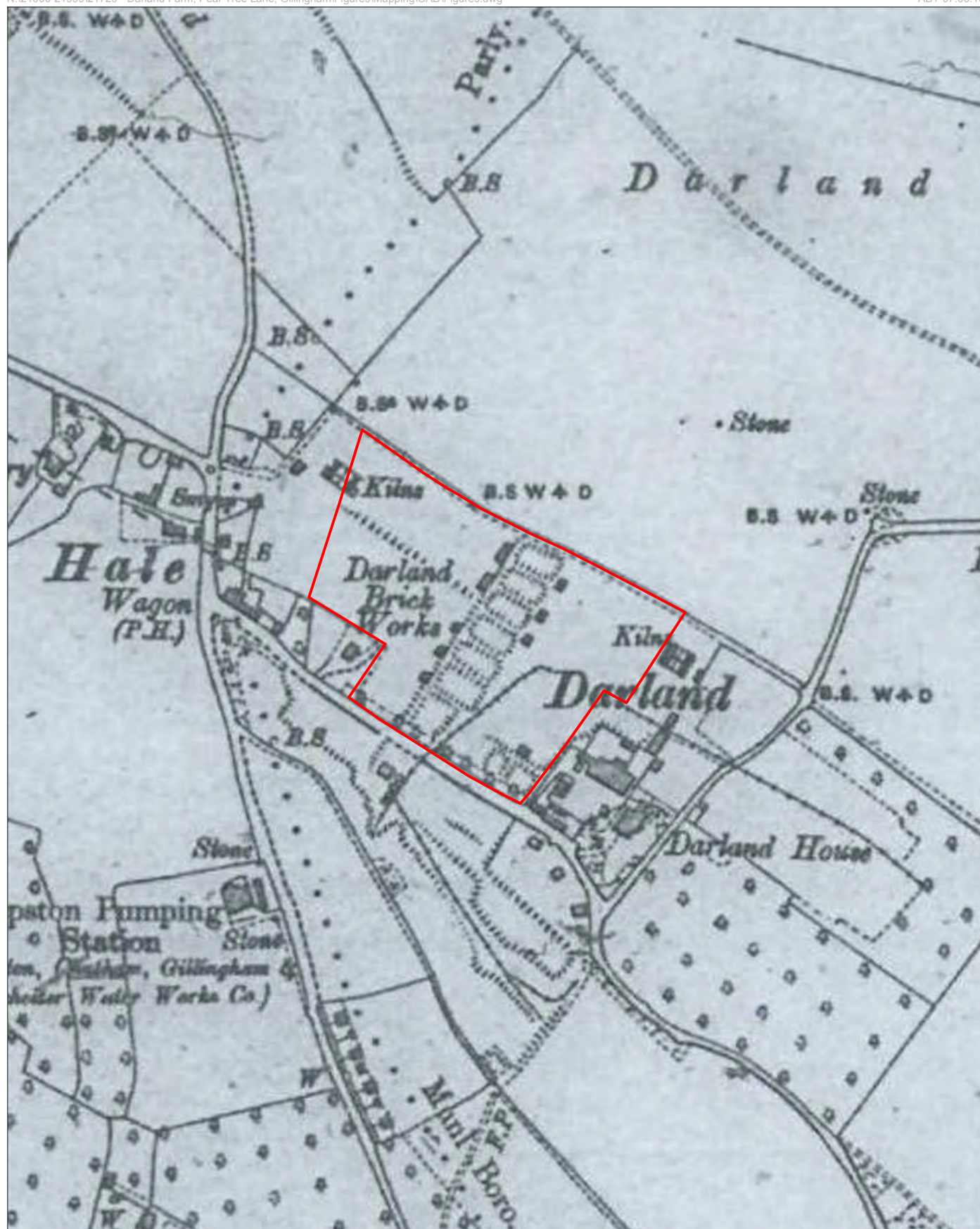


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 7:  
1898 Ordnance Survey Map

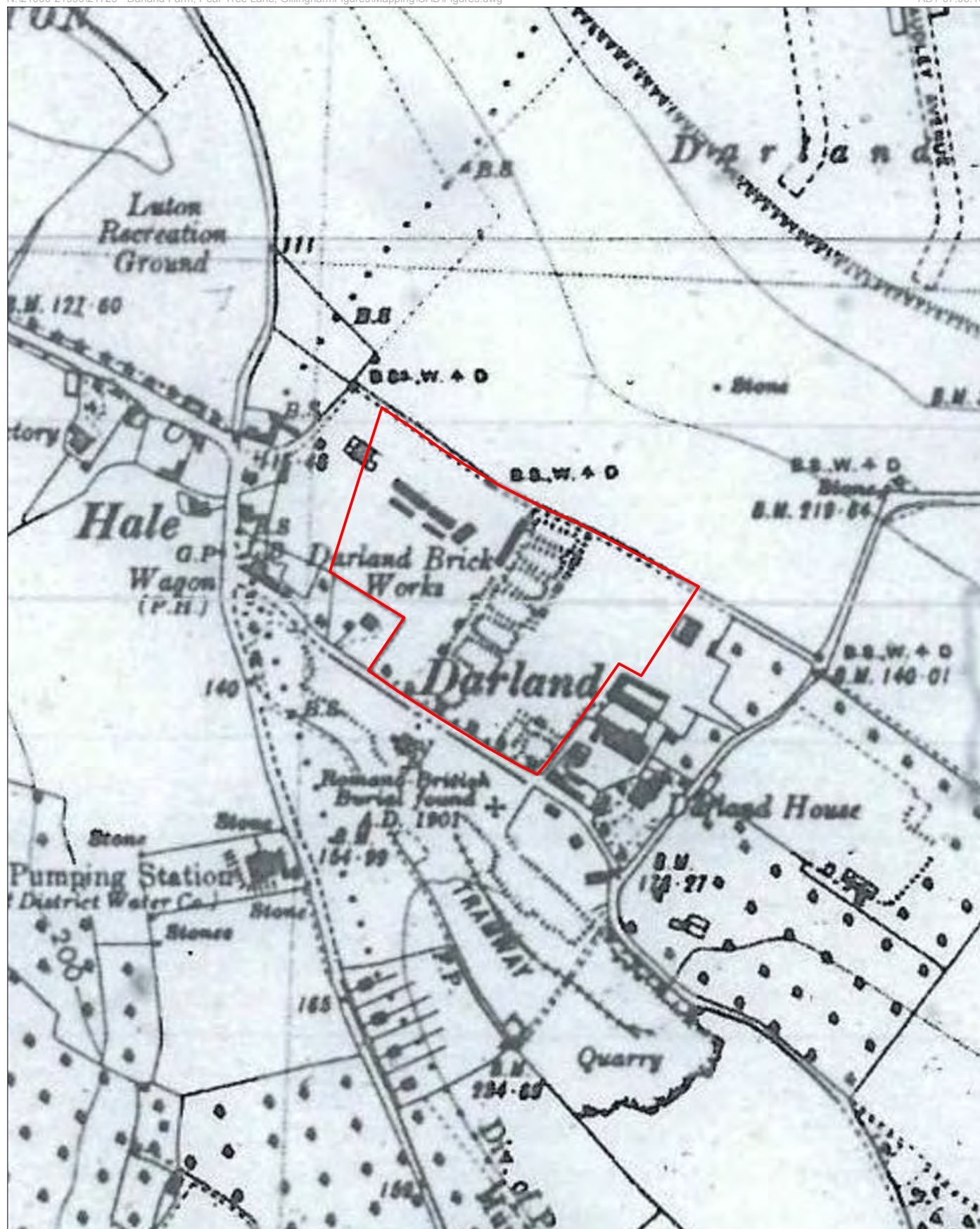


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 8:  
1910 Ordnance Survey Map

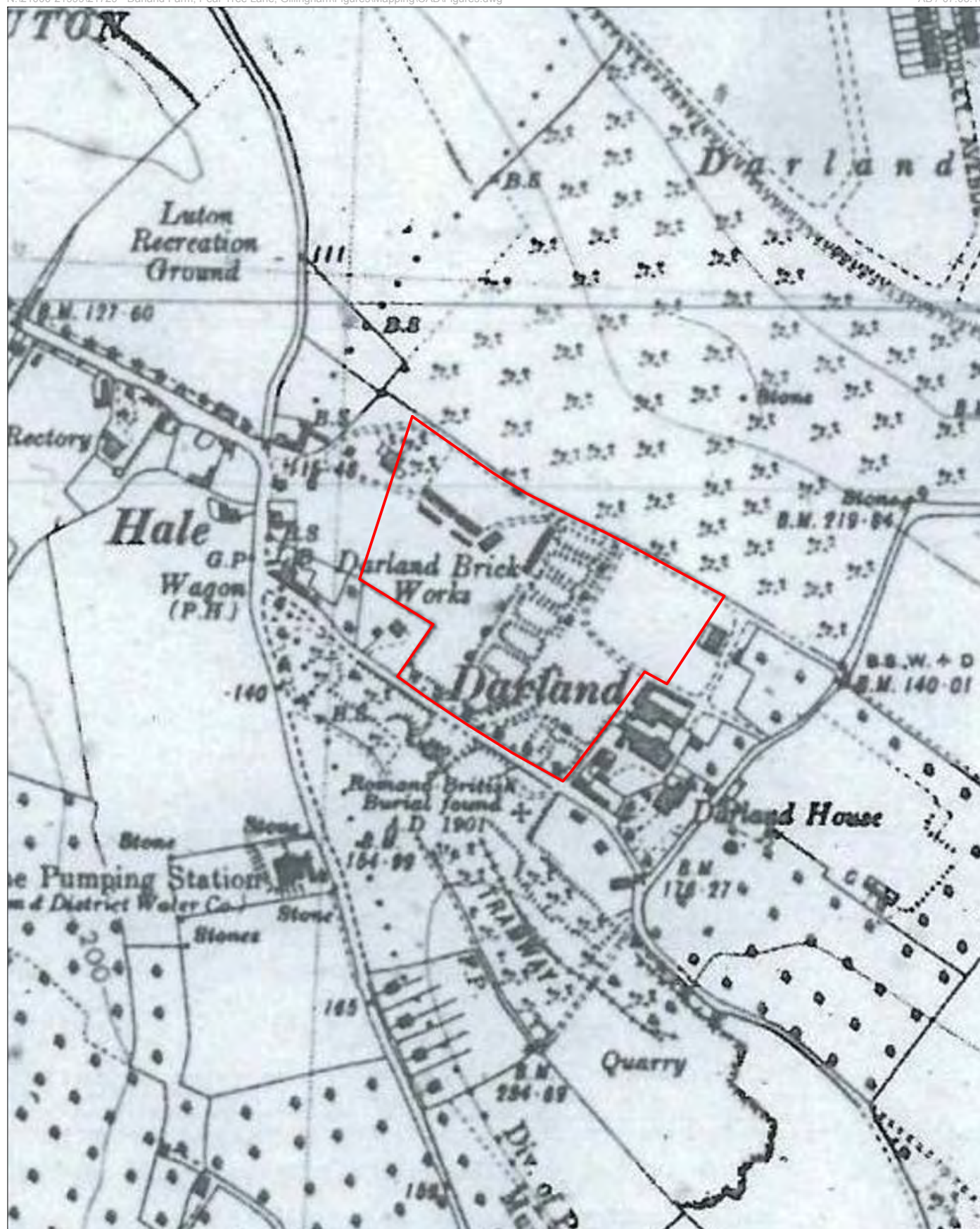


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 9:  
1938 Ordnance Survey Map

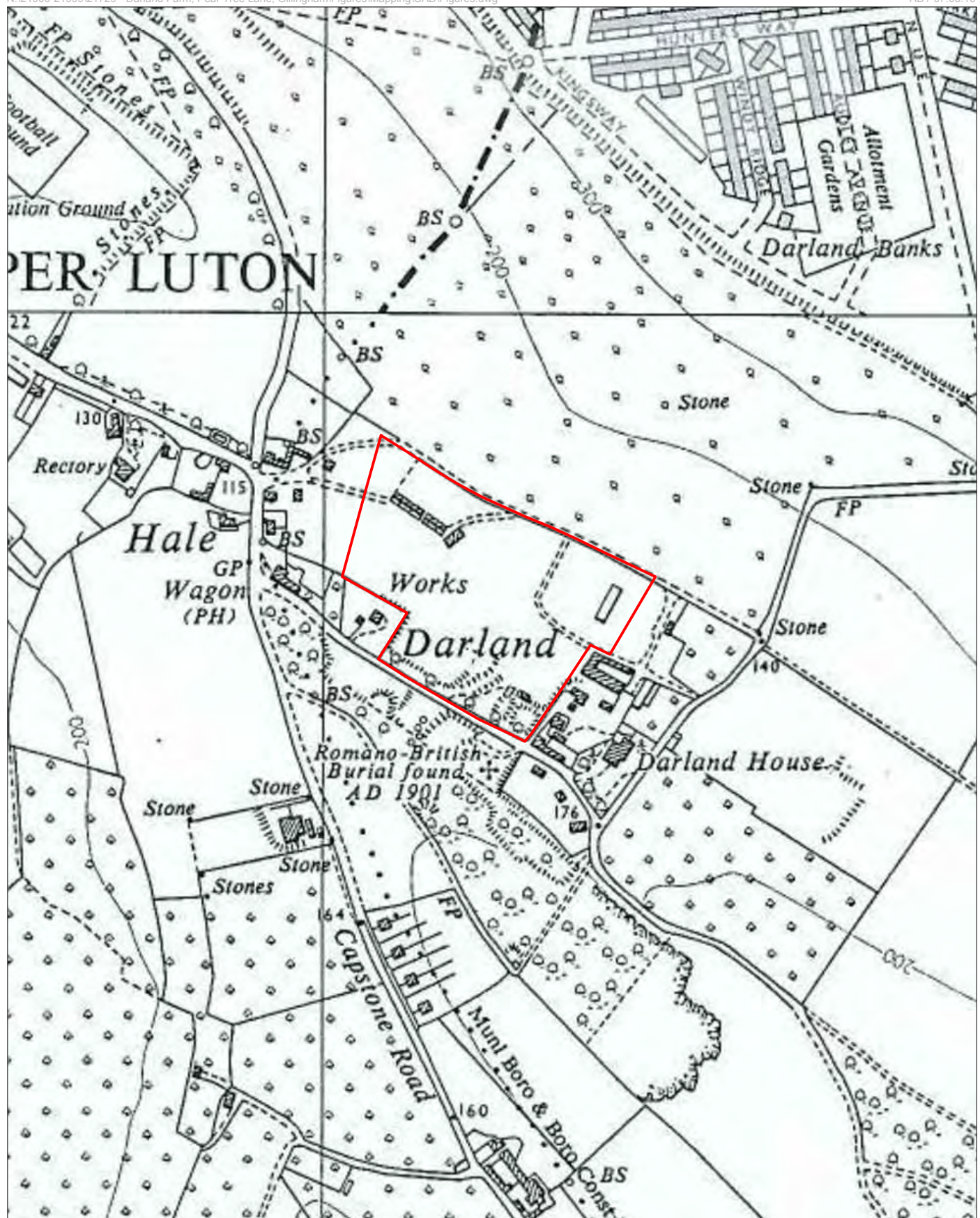


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 10:  
1950 Ordnance Survey Map

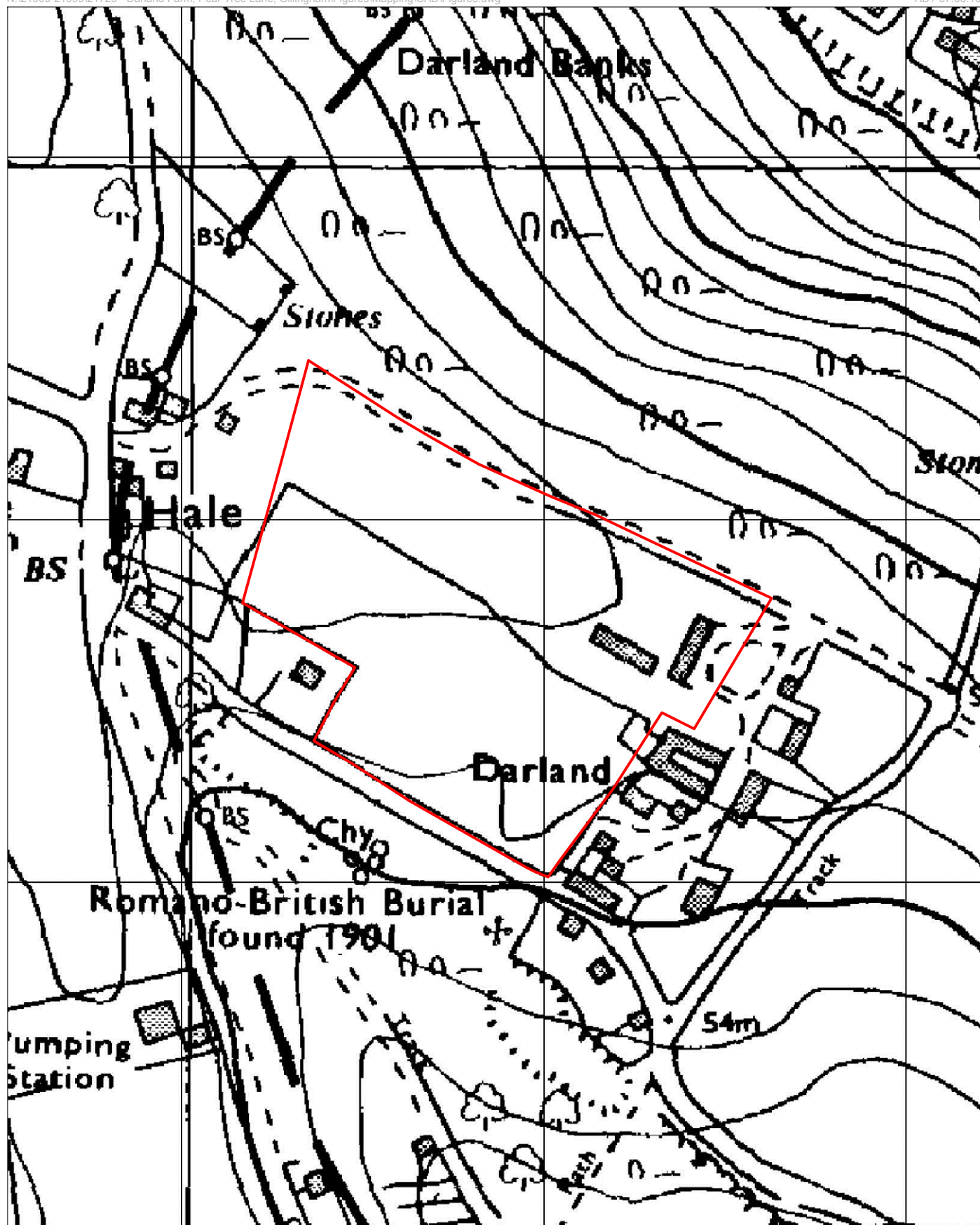


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 11:  
1962 Ordnance Survey Map



Site Boundary



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Not to Scale:  
Illustrative Only

Figure 12:  
1981 Ordnance Survey Map



 Site Boundary



Not to Scale:  
Illustrative Only

Figure 13:  
2015 Google Earth View

Site Boundary



Not to Scale:  
Illustrative Only

Figure 14:  
Proposed Development



