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LINDSEY ARCHAEOLOGICAL SERVICES

Manby Middlegate, Grimoldby, Lincs.
**Proposed Residential Development adjacent to Manby Health
and Leisure Club**
NGR: TF 3925 8750
ELDC Planning Application No.: N/067/1211/05

Archaeological Desk-Based Assessment

Report for

Knight Frank LLP

by

G. Tann

LAS Report No. 863

September 2005

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Conservation
Services

09 SEP 2005

Highways & Planning
Directorate

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Manby Middlegate, Grimoldby, Lincs.
Proposed Residential Development adjacent to
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Summary

The proposed development is on a site which is partly occupied by a former petrol filling station. A small area of a grass field may retain vestigial evidence of medieval ridge and furrow, but there has been considerable disturbance across the site.

This assessment has identified no reason to anticipate occupation features or other significant archaeological remains of any period on this site.

Introduction

Lindsey Archaeological Services (LAS) was commissioned in August 2005 by Knight Frank LLP to prepare an archaeological desk-based assessment (and site walk over) of land adjacent to Manby Health and Leisure Club, Manby Middlegate, Grimoldby, Lincs. (Figs. 1 and 2).

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

Planning Background

An application for residential development on land beside the Health and Leisure Club has been submitted to East Lindsey District Council. The Lincolnshire County Council Built Environment Assistant has recommended that a desk-based assessment be produced as the first element in a programme of investigations intended to enable an informed planning decision to be made relating to the proposals for the site.

Details of past planning applications for this site are provided elsewhere in this report.

Method

A desk-based assessment of the application site, within a 0.5km surrounding area, was undertaken in order to identify and assess all archaeological constraints. This was supplemented by a site walk over on August 25th 2005. Research for the assessment was conducted by G. Tann between August 23rd and 26th 2005. The following sources were consulted and available information researched:

- Site visit
- Lincolnshire Historic Environment Record: database of sites and monuments, parish folders, previous archaeological surveys and investigations, National Mapping

Programme Aerial Photograph plot overlays, 1971 vertical air photographs

- Lists of Buildings of Special Architectural or Historic Interest/Images of England website
- Lincolnshire Archives: Enclosure/Tithe Maps and other historic maps
- A2A website
- Lincoln Central Library Local Studies Collection: Ordnance Survey Maps
- GetMapping 1999 air photographs

The Application Site

The site lies on the north side of the B1200 Manby Middlegate road between Louth and the coast, opposite a Health Centre built on part of the former RAF airbase, and beside the Manby Arms public house (Fig. 3).

The planning application is for construction of 24 dwellings on land to the east and north of the existing health centre. A new access road will be constructed off Manby Middlegate, to serve the health and leisure club, the proposed residential development and the existing caravan park to the north (Fig. 4).

Geology

The application site lies at just below 13.7m OD, within an area of typical stagnogley soils (Holderness Association) in the Lincolnshire Middle Marsh. The drift geology is boulder clay derived from glaciation of the Chalk Wolds (Soil Survey 1983). No previous geotechnical investigation of the site has been identified.

Archaeological and Historical Background (Fig. 2)

Previously recorded sites and findspots from the vicinity are listed in the Lincolnshire Historic Environment Record. These have been allocated Primary Record Numbers (PRNs) and these are used in the text. A summary list of entries in the vicinity is provided in Appendix 1.

Prehistoric and Roman

Infrequent prehistoric and Roman finds have been reported from this area. A Mesolithic flint scraper **PRN 43638** was found near Church Lane, Manby. Iron Age and Roman features **43633** and **43634** were found on the same site. Romano-British pottery **PRN 41302** has been found close to Grimoldby church. A fourth-century Roman coin **PRN 41305** was found outside the RAF Manby main gate in 1954.

The B1200 Manby Middlegate road may overlie a Roman road which has been tentatively mapped between Saltfleetby and Tathwell (Margary road ref. 273; Margary 1973, 241-2). The parish boundary between Manby and Grimoldby parishes is along Manby Middlegate, and this could indicate that the road pre-dated establishment of the parishes in the Saxon period.

Saxon, Medieval and Post-medieval

Settlements at Grimoldby and Manby are documented in the 1086 *Domesday Survey*. Both settlements form part of a line of villages on a north-west/south-east alignment beside the western edge of the Lincolnshire outmarsh. The place-name *Grimalbi* is thought to refer to 'Grimaldbi's farmstead/village', with the Old Danish personal name Grimalbi (Cameron 1998, 54). The sites of the present village cores are about 400m from Manby Middlegate, which may have been a deliberate avoidance of the route to the coast.

A pit containing ninth- or tenth-century Saxon pottery **PRN 43636** has been recorded from north of Church Lane. Two pieces of a a 10-11th-century Anglo-Saxon grave cover (incorrectly identified in the HER as a 7th century cross fragment) **PRN 41682**, were reportedly found in the churchyard or the chancel during rebuilding in 1889 together with part of a grave marker of similar date (now all inside the church) indicates activity at that period.

Archaeological investigations in advance of development at Glebe Paddock, Grimoldby, identified pottery from the twelfth century and later, and earthwork remains of a medieval settlement (**PRNs 43478, 43308, 43911**). This location is close to the church, where a medieval stone churchyard cross is sited (**PRN 41303, SAM 22735**).

The NMR Lincolnshire Mapping Programme overlays contain an entry for settlement earthworks south-east of the Middlegate junction, at the edge of Manby parish. The air photographs for that field show ridge and furrow, within a number of small rectilinear enclosures. Although it is possible that an area of medieval house platforms and small attached tofts was later ploughed, the photographs appear to show that a block of ploughed land was later sub-divided, and this may never have contained medieval dwellings.

Clearance of farmland and some village buildings for the construction of Manby RAF airfield to the south of Manby Middlegate began in 1935 (World Choice 1981). It opened in August 1938 as an Air Armament School, and eventually covered an area of 235ha (including small areas to the north of Manby Middlegate). The base was renamed the Royal Air Force Flying College in 1949, and after further name changes eventually closed in March 1974 with a resultant considerable impact on the local economy (Hancock 1978, 28; Holliss 1989).

Previous Recorded Land Use of the Application Site

The 1824 Ordnance Survey 1" map shows open land either side of the road to the west of the crossroads (OS 1824). The earliest available map which shows the application site in detail is the 1:10,560 (6") survey of the area by the Ordnance Survey surveyed in 1888 (Fig. 5; OS 1891).

A square building, almost certainly the existing main building, was shown on the 1:10,560 Ordnance Survey map revised in 1905 and again in 1947 (Fig. 6; OS 1951). At that date the adjacent public house had not been built, although its grounds had been taken from the garage premises. Although the earliest identified documented mention of the garage dates from 1964, information provided by the client states that a garage constructed of brick with a corrugated asbestos roof on a pitched steel frame during the 1920s. This became a Vauxhall dealership which drew on a customer base from the Manby airbase. The façade of the existing main building appears to date from the 1930s.

Basic provision had been made by 1948 for a caravan site on the field to the rear of the garage, the present Health and Leisure Club manager has recollected. In 1974, planning permission (E/67/1954/74) was granted to A.W. Jaines Ltd, The Garage, for a toilet, shower and laundry block for the caravan site. There was a landscaping scheme required at that time. A 1976 renewal application (E/67/2426/76) referred to an existing caravan site. In 1982, permission was obtained to site a single temporary mobile home (E67/628/82).

In 1993, planning permission was granted to Mr M. Vickers for a new 10,000 gallon underground fuel storage tank at Jaines' Garage. At the same date, permission was obtained to construct a new canopy over relocated petrol pumps (N/067/1244/93). Manby Caravans received planning permission in March 1994 to form a leisure centre out of the former garage and workshop premises (N/067/0049/94). The permission restricted activities on the garage forecourt area to refuelling of vehicles.

The Health and Leisure Club began trading in 1995. In June 1995, an application for alterations at Manby Health and Leisure referred to the site of a former workshop that had been demolished (N/067/0893/95). Six months later, permission was granted for part of the touring caravan site to be used for seven seasonally occupied static holiday caravans. In March 2001, a site licence for 120 touring caravans was issued.

Although the garage premises were converted in 1995, forecourt petrol sales may have continued until late 1999. At that time, the canopy was removed, and the petrol pumps and islands dismantled. Petrol and diesel fuel tanks are believed to remain under the site

Site Visit

The site was visited by G. Tann on August 25th 2005 in good weather and lighting conditions. The Health and Leisure Club occupies the main building of the former garage, which has an impressive façade. It is set back from the Manby Middlegate road, and separated by a small strip of land from the adjacent premises to the west (Pl. 1). The former garage owner's house is at the west side of the main building, with more recent extensions on its western side and to the rear (Pl. 2). The west gable end of the house retains painted lettering with the remains of a sign

advertising a Petrol Filling Station (Pl. 3). On the broad concrete and tarmac frontage, the rubber lids of four fuel tanks are visible, as well as the scars where two pump islands have been removed (Pl. 1). A jet car wash machine stands against the western boundary. Inspection covers mark the position of a sewer or other service in front of the main building, and electricity and water services are present below ground in this area.

The rear of the Health and Leisure Club, and the caravan park, are accessed to the west of the house past a security barrier (Pls. 4 and 5). This area is also tarmac covered. A hedge between this property and the Manby Arms public house has gravel and flint rubble at its base, probably deriving from previous ground disturbance. The site slopes downwards from the road towards the north, with no apparent surface indications of a ditch flanking the road.

To the rear of the main building is an open space, beside a detached building which has been partly demolished. This appears to have formed a garage workshop. Metalled ground around it separates it from a large earth bank which defines the northern limit of the club premises (Pl. 6). The bank was probably built with material removed when the hard-standing around the garage building was laid.

The area behind the rear of the Manby Arms property, and beyond the earth bank, is open mown grass acting as a caravan park. A brick toilet block is positioned in the centre, outside the application site (Pl. 7). Two rough tracks lead from the edge of the former garage yard into the field. There is evidence of underground electricity and water services within the caravan site.

Very slight linear depressions were seen in the grass field, which may be the remains of medieval plough furrows not previously recorded or seen on air photographs. Most of these were aligned parallel to the field hedges, but some west-east depressions were seen at the north-west part of the field, outside the application site. Ridge and furrow has been identified in adjacent fields, but within the caravan site some of the undulations might have been caused by recent activity.

Planning Policies

An extract of policies from the East Lindsey Local Plan relating to archaeology and conservation is provided below (Appendix 2).

Scheduled Ancient Monuments and Listed Buildings

The nearest scheduled monument is a medieval cross **SAM 22735** beside Grimoldby church. St Edith's Church, Grimoldby, is a Grade II listed building, and St Mary's Church, Manby is Grade II*. Eastfield Farm, on Manby Middlegate, about 600m from the site, is also listed (Grade II). The setting of Listed Buildings and Scheduled Ancient Monuments which might be affected by

development is a consideration in the planning process, and intervisibility and audibility are considered.

Hedgerows, Historic Parks and Gardens, Ancient Woodland

The application site is not in the vicinity of any Historic Parks and Gardens, or areas of Ancient Woodland. The antiquity of the hedgerows could not be established as no early maps were available.

Conservation Areas

There are no designated Conservation Areas in the vicinity of the application site.

Archaeological Potential of the Application Site

The available plotted air photographs indicate that land immediately north of Manby Middlegate was cultivated in the medieval period. The remains of ridge and furrow may be present to the rear of the application site. Despite its proximity to the crossroads, there are no indications that the junction was a focus for settlement. Medieval occupation earthworks have been reported from land in Manby parish beside the road, but analysis of an air photograph of 1999-2000 suggests that the land there has also been ploughed (although some other features have subdivided the ploughed area into blocks). The road follows the boundary between the two settlements and land near the boundary of each is more likely to have been farmland than habitation sites. The road name could refer to a thoroughfare midway across two adjoining open fields.

The earliest known house sites alongside Manby Middlegate are at the edge of Enclosure period fields, and probably date from the eighteenth century.

Manby Middlegate has been proposed as a Roman or earlier road leading to the contemporary salt-marshes. Salt-processing on the Lincolnshire coast was active from the Late Bronze Age until the sixteenth century, with the coastline altering as sea-level rose and fell. The modern road has some straight lengths, followed by parish boundaries, but its antiquity has not been proven. It is likely that the standard features of Roman military roads would not be needed for use by salters, and determining the origins of this road at this location would be difficult or impossible. As ground level rises towards the present villages of both Grimoldby and Manby, there is no topographical reason why this position should have been settled in the Roman or earlier period.

On the basis of information gathered for this assessment, the potential for archaeological features other than medieval plough furrows to have been present on this application site is low. Any features present will have been affected by the previous land use, with garage buildings, surfaced yards and various underground services. Between the existing buildings and the road,

at least one large fuel tank has been sited below ground. There will have been a severe impact on deposits during its installation.

Potential Impact of the Proposed Development on Archaeological Remains

The development proposals envisage retention of the former garage (and existing Health and Leisure Club) but demolition of the house. The new access road will cross the application site, with housing to either side. The proposed development will remove or disturb any archaeological deposits which are present.

Conclusion

The application site is at the very edge of Grimoldby parish and there is only evidence for medieval ploughing in the immediate vicinity. Slight undulations at the northern end of the application site – and within the caravan park beyond it – may be the remains of medieval ridge and furrow or more recent disturbance. Manby Middlegate may be a Roman or earlier road, but there is no evidence of early activity beside it in this area.

Much of the application site has been developed in the past, with a garage house, workshop and tarmac-covered yard and forecourt affected by the proposals. The underground fuel tanks are suspected to remain on the site, but this area will be used for car parking.

Only the grass area at the northern end of the application site may be suitable for geophysical survey. The tarmac area could be examined by evaluation trenching between existing services. The assessed archaeological potential for this site is low.

Acknowledgements

LAS would like to thank the following individuals and organisations for their help during the preparation of this assessment:

Rachel Marshall (Knight Frank); Manby Health and Leisure Club; Lincolnshire Archives; Lincoln Central Library Local Studies Collection; Karen Dennis (Built Environment Assistant (Records), Conservation Services, Lincolnshire County Council).

Figures were prepared by Matt Jordan. The report was collated and produced by Doug Young.

G. Tann
Lindsey Archaeological Services
September 2005

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- Lincolnshire Standard* 10/7/1964.
- Louth Standard* 17/11/2000 "Filling station to close".
- OS 1824 Ordnance Survey 1: mapOS 1891 Ordnance Survey 1:10,560 map, Sheet XLV111.SE, surveyed 1888
- OS 1953 Ordnance Survey 1:10,560 map, Sheet TF 38. Revised 1905, with partial revision 1947-53.
- OS 1956 Ordnance Survey 1:10,560 map, Sheet TF 38 NE. Revised pre 1930.
- Sizer, S. nd, ?1997 *A History of Grimoldby.*
- Soil Survey 1983 *Soils of Eastern England: Sheet 4.* Soil Survey of Great Britain.

Air Photographs:

- HSL UK 72 46 Run 39 fr 0123 16/4/1972
- GetMapping *Millennium Map.*

Contents of Site Archive

- Correspondence
- Architects Plan kd03116-36
- Photographs: colour digital, LAS film no. 05/83/jpegs1948-1971.

APPENDIX 1

APPENDIX 1

Reported Archaeological Sites and Findspots near the Application Site

(Source: Lincolnshire Historic Environment Record)

Lincs. PRN	NGR (all TF)	Description	Status
	399 885	Eastfield Farmhouse, Manby Middlegate	LB II
41302	392 879	Romano-British pottery scatter, 1977	
41303	39257 87977	Medieval churchyard cross	SAM 22735; LB II
41305	397 870	Roman coin, 4thC, 1954.	
41306	3992 8664	St Mary's Church, Manby	LB II*
41682	3992 8664	Remains of Anglo-Saxon grave cover (incorrectly recorded in the HER as a cross)	
43308	3923 8800	Earthworks of ?medieval settlement, Grimoldby	
43396	390 866	Site of RAF Manby	
43478	3923 8800	12thC pit, undated gullies and possible medieval hollow-way, Grimoldby	
43479	3923 8800	Earthwork mound of wartime gun emplacement, perhaps reusing medieval house platform	
43500	3994 8673	Earthwork remains of medieval village, Manby	
43633	3994 8673	Middle/Late Iron Age features	
43634	3994 8673	Romano-British features	
43636	3994 8673	9th/10thC pit	
43637	3994 8673	Undated remains of timber building	
43638	3994 8673	Mesolithic flint scraper	
43911	3923 8799	Post-medieval building remains; 14th-18thC pottery	
44421	3927 8795	St Edith's Church, Grimoldby	LB I
45602	392 879	Post-medieval building remains	
46204	3815 8769	Ridge and furrow earthworks visible on air photographs	
46205	3820 8706	Ridge and furrow earthworks visible on air photographs	
46206	3891 8792	Ridge and furrow earthworks visible on air photographs	
46207	3975 8841	Ridge and furrow earthworks visible on air photographs	
46214	3920 8824	Medieval settlement of Grimoldby	

APPENDIX 2

APPENDIX 2

Extracts from the East Lindsey Local Plan: Alteration 1999 Current Local Plan, adopted in 1995, formally amended in 1999

Policy C6 Archaeology

A planning application for development on, or affecting, a known or suspected site of archaeological interest must be accompanied by a site evaluation sufficient to allow the Council to determine the site's archaeological significance.

The Council will not permit development which would harm the site or setting of :-

- a scheduled ancient monument;

- any unscheduled nationally important archaeological site or monument; or- any locally important archaeological site deemed worthy of preservation in situ. On other archaeological sites where preservation in situ is not warranted, development will be permitted provided:-

a) any disturbance is kept to a minimum or avoided altogether;

b) the developer makes satisfactory provision for the excavation, recording, archiving and publication of any archaeological remains which will be affected by the development; and

c) its form, scale, proportions, siting, materials, boundary treatment and associated landscaping respect and complement the setting or archaeological significance of the site.

4.30 Archaeological remains are a finite and non-renewable resource, often highly fragile and vulnerable to damage and destruction. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

4.31 The District Council will support the County Council in its aim to protect Scheduled Ancient Monuments at all times and will try to make sure that offenders causing damage to them are prosecuted. There will be a strong presumption against all development which harms the site, character or setting of Scheduled Ancient Monuments as stressed in the Government's PPG16 - "Archaeology and Planning". In the case of other sites of archaeological importance the Council will also try to make sure that the archaeological effects of development proposals are fully assessed before planning applications are determined. Planning Permission will not be granted without such an assessment. To this end the Council will liaise closely with the Archaeological Service provided by the County Council.

4.32 Policy C6 seeks to protect sites yet undiscovered or unrecorded as well as those which are fully documented. The Sites and Monument Register is constantly evolving with information on new and existing sites. Under the National Monuments Protection Programme, English Heritage is reviewing and updating sites to be protected. This will clearly increase the number of sites to fall within the terms of this Policy.

4.33 Although Scheduled Ancient Monument Consent is the responsibility of the Secretary of State acting on the advice of English Heritage, the Council will normally oppose development which would harm other sites of archaeological importance. However, permission may be granted if the Applicant has shown that the site will be preserved either in situ or by record and that the proposed development is totally sympathetic to the site's character. Site investigation and recording should be seen as part of normal development costs to be borne by the Developer.

4.34 *Any development allowed on an archaeological site must include the preservation in situ of the remains, except in the case of a site deemed by the County Council Archaeologist to not warrant such preservation. In such a case, the Council will negotiate with the Developer to achieve preservation by record which may include full excavation or a watching brief during development operations. This may be secured through a planning condition attached to the planning permission or a legal (Section 106) agreement.*

4.35 *The site evaluation to determine the archaeological status of the site may, in the first instance, be a desk-based assessment using existing records. Should any field evaluation or impact assessment be necessary - in the view of the County Archaeologist - then this shall be undertaken by specialist archaeological services and be submitted to, and agreed by, the Council before any planning permission will be granted.*

4.36 As a result of site investigations, the Council may consider it necessary to re-negotiate the terms of the planning permission. Should the Council use its powers to revoke a permission, then a compensation sum would be agreed, if necessary.

APPENDIX 3

**East Lindsey Local Plan 2001 - 2021
First Deposit June 2004 Written Statement**

ARCHAEOLOGY

4.42 Buildings are significant archaeological and cultural artefacts and it is important that proper records are made and retained, which document works to them. The Council will be advised by its archaeological advisors (currently Lincolnshire County Council) on the need for such a record on a case-by-case basis. Exceptions will only be considered where the building is of no historic or architectural importance.

4.43 The making of the archive will be required by condition on the approval.

4.44 A record can range from simple photographs to full measured survey and a judgement on the appropriate level of recording must be made in each case. Its archaeological advisers will again advise the Council in this respect.

4.45 The resultant archive will be deposited in the Sites and Monuments Record (SMR), maintained by the County Council (Built Environment Team, Planning and Conservation Group, Planning and Highways Directorate, Lincolnshire County Council, City Hall, Lincoln LN1 1DN), which is accessible to all.

Policy C10 Archaeology

A planning application for development on, or affecting, a known or suspected site of archaeological interest must be accompanied by a site evaluation sufficient to allow the Council to determine the site's archaeological significance. The Council will not permit development that would harm the site or setting of :-

a) a scheduled ancient monument;

any unscheduled nationally important archaeological site or monument; or

any locally important archaeological site deemed worthy of preservation in situ.

On other archaeological sites where preservation in situ is not warranted, development will be permitted provided:-

a) any disturbance is kept to a minimum or avoided altogether;
and

b) the developer makes satisfactory provision for the excavation, recording, archiving and publication of any archaeological remains which will be affected by the development.

4.46 Archaeological remains are a finite and non-renewable resource, often highly fragile and vulnerable to damage and destruction. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

4.47 In considering applications that affect archaeological sites, the Council will follow the advice offered in *PPG16: Archaeology and Planning*.

4.48 At present there are 104 Scheduled Ancient Monuments (SAMs) in East Lindsey. Works within the scheduled areas requires Scheduled Monument Consent (SMC), for which application is made to the Secretary of State. In addition to SAMs, PPG 16 recognizes 'unscheduled monuments of national importance or of particular local importance', which are worthy of preservation in situ, as well as other sites where 'preservation by record' (ie excavation) may be acceptable

4.49 The archaeological record is documented in the County's Sites and Monument Record (SMR). It is constantly evolving with information on new and existing sites being added to the SMR.

4.50 In all cases, the Council will ensure that the archaeological effects of development proposals are fully assessed before planning applications are determined. To this end the Council will liaise closely with its archaeological advisors (currently Lincolnshire County Council) regarding the form and extent of a site evaluation as part of a planning application. The may, in the first instance, be a desk-based assessment using existing records and/or a field evaluation.

4.51 Developers are strongly encouraged to discuss their proposals with the Council's archaeological advisors prior to submitting their planning application.

4.52 There will be a strong presumption against all development that harms the site or setting of Scheduled Ancient Monuments and Unscheduled Sites of National Importance or particular local importance.

4.53 In the case of other archaeological sites, Policy C10 aims to secure 'preservation by record' and the Council will negotiate with the Developer to achieve this. It may include full excavation or a watching brief during development operations. It will be secured through a planning condition attached to the planning permission or a legal (Section 106) agreement.

THE FIGURES

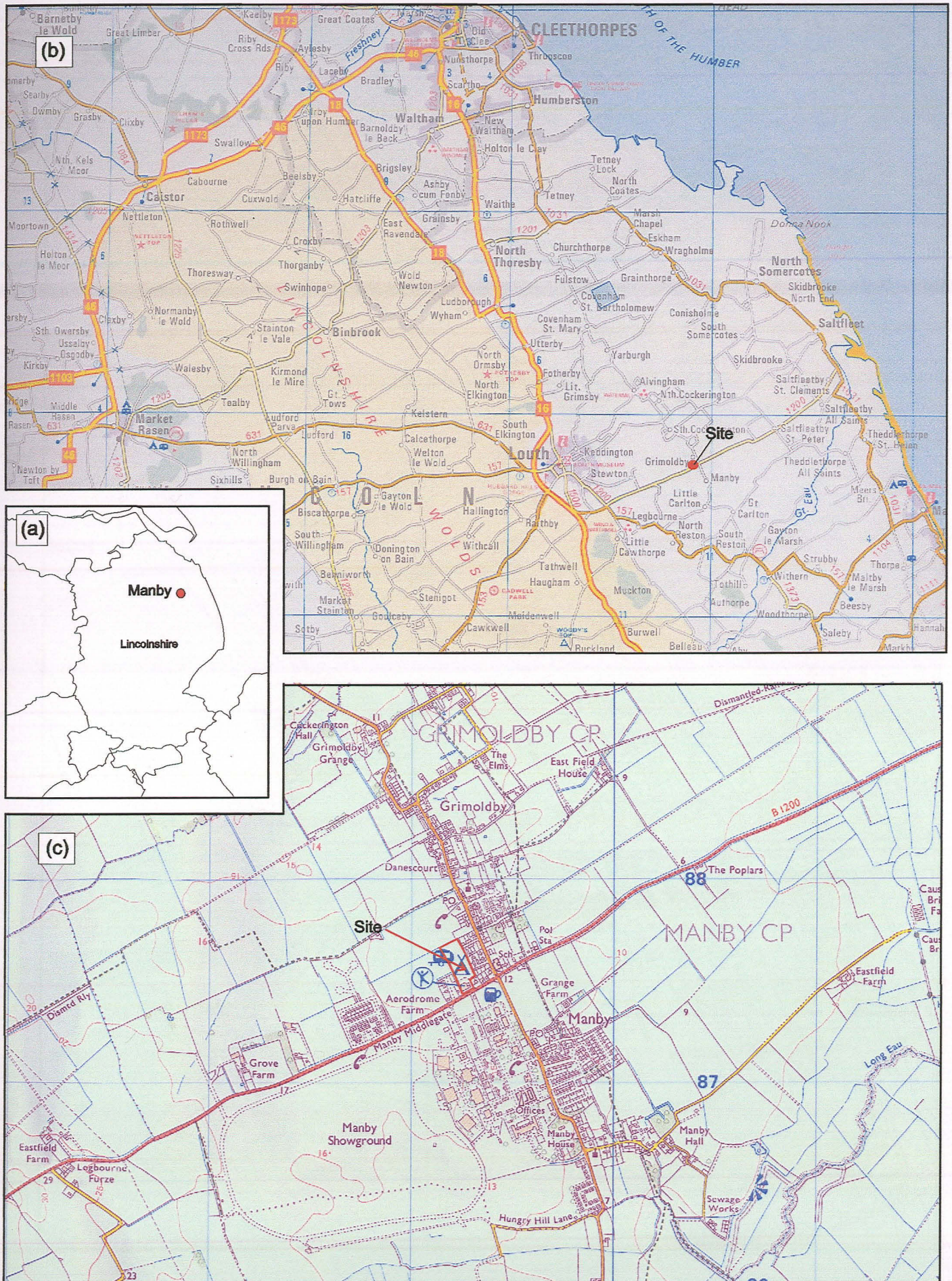


Fig.1 Location of Grimoldby and Manby (c based on the 1999 Ordnance Survey 1:25,000 Explorer map, sheet 283 Crown copyright, reproduced with the permission of the controller of HMSO. LAS Licence No. AL 10002165)

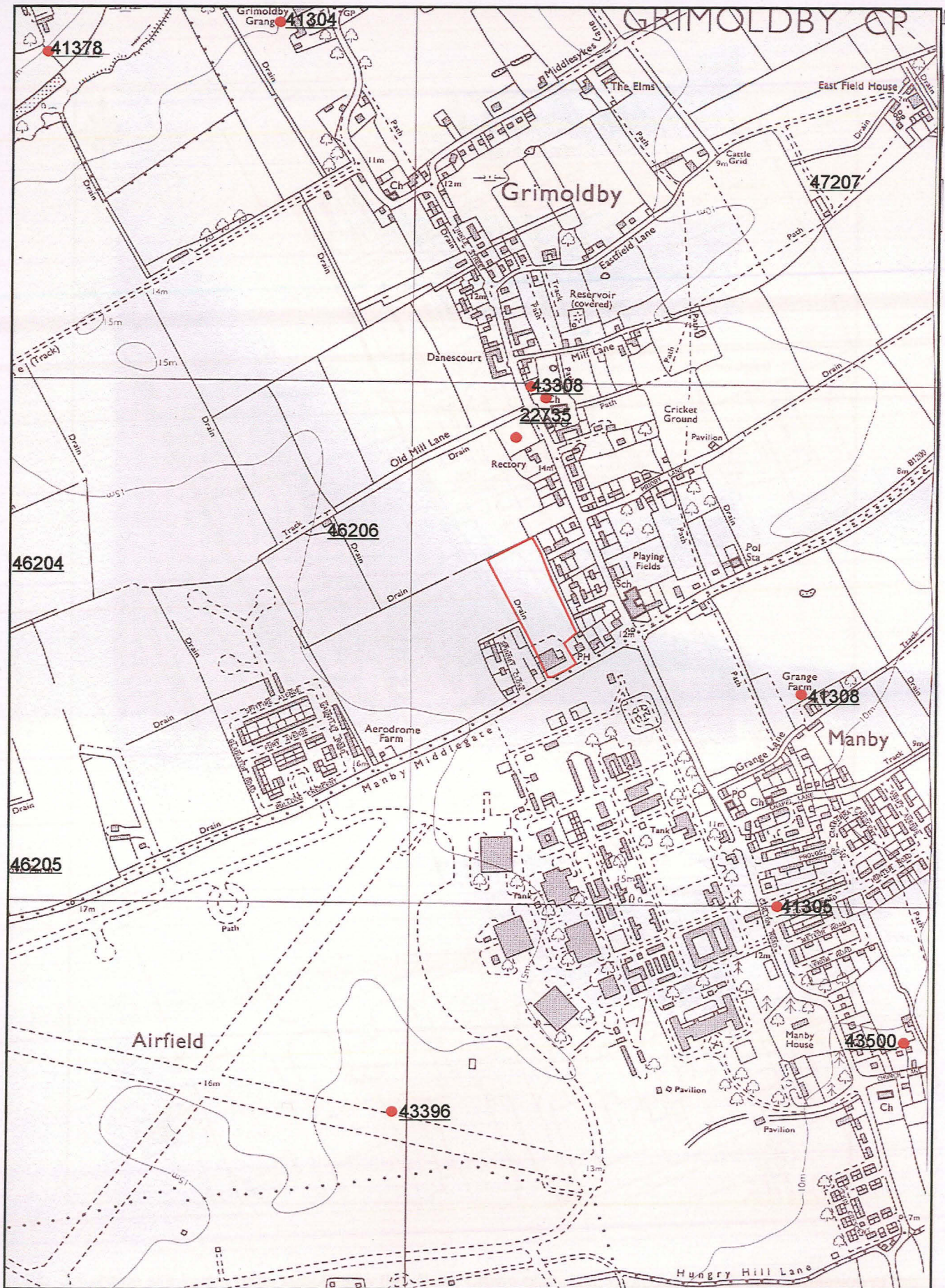


Fig. 2 Location of the application site, showing recorded archaeological sites and finds from the vicinity (information taken from Lincolnshire Historic Environment Record, based on the 1979 Ordnance Survey 1:10,000 map sheet TF 38 NE. © Crown copyright, reproduced with the permission of the controller of HMSO. LAS Licence No. AL 100002165).



Fig. 3 Existing site layout (plan supplied by the client, Crown copyright, reproduced with the permission of the controller of HMSO. LAS licence No. AL 100002165).

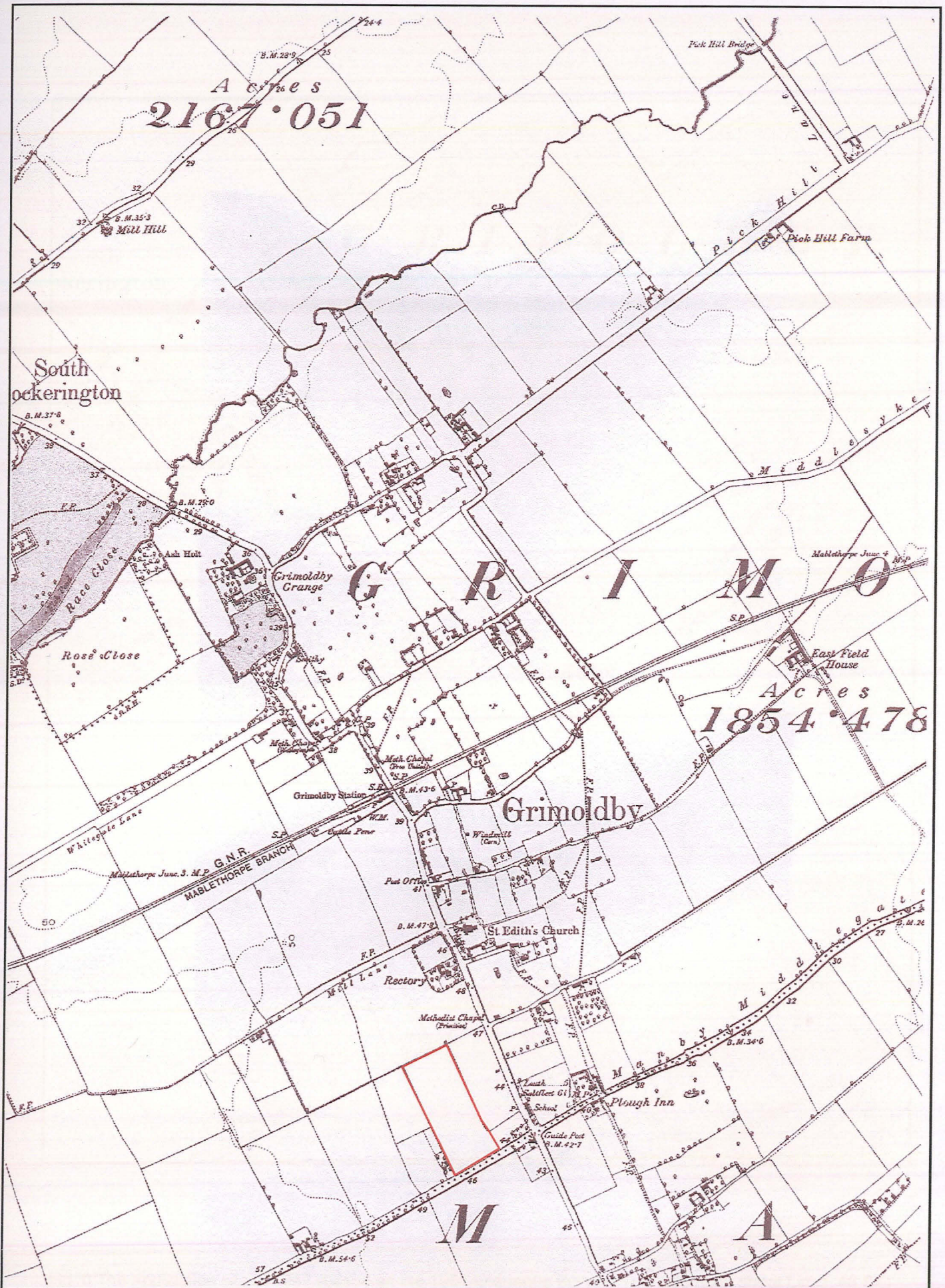


Fig. 5 The application site in 1888 (based on the 1891 Ordnance Survey 1:10,560 map, sheet Lincs. 48 SE).

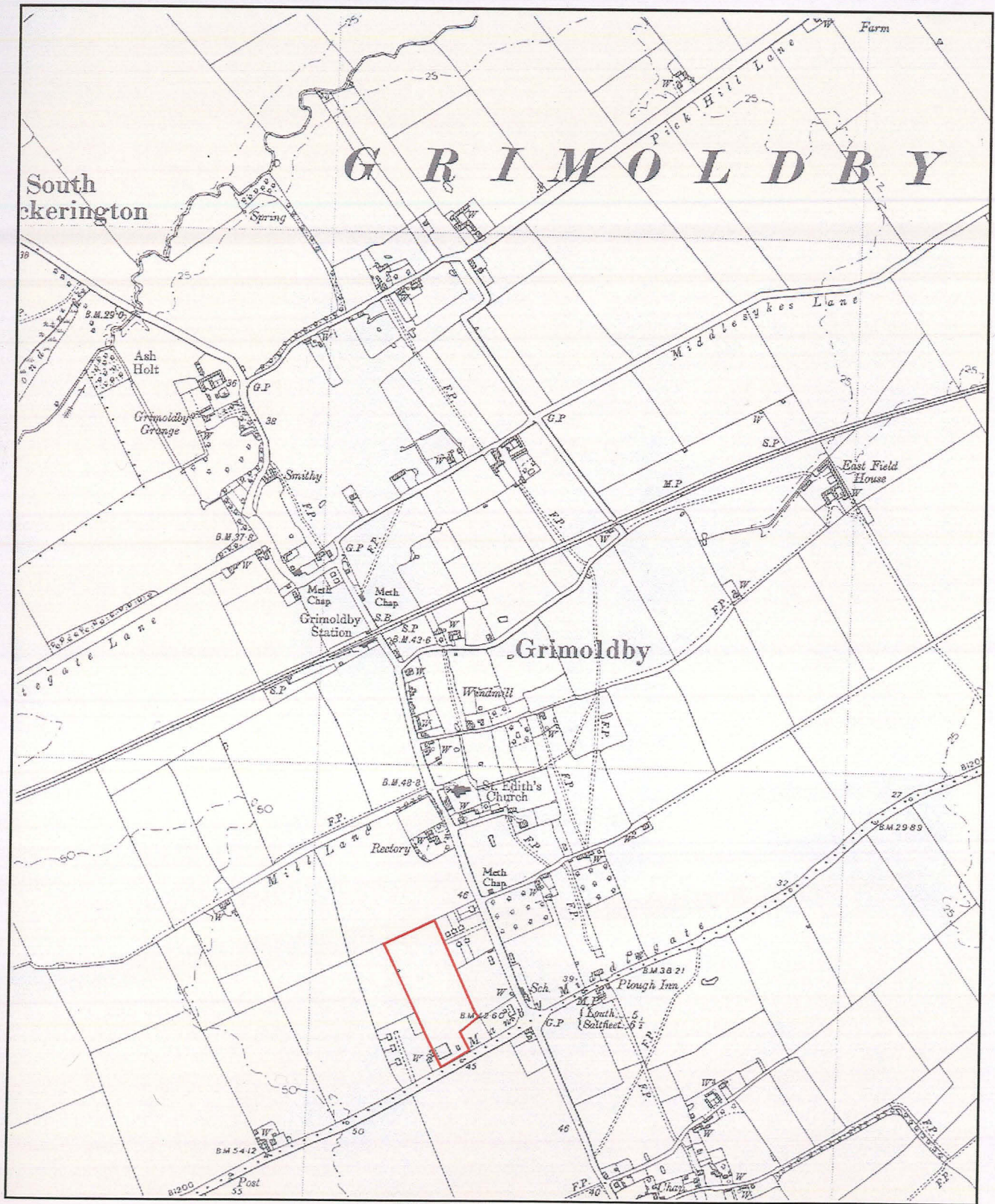


Fig. 6 The application site in 1947 (based on the 1951 Ordnance Survey 1:10,560 map, sheet Lincs. 48 SE).

THE PLATES



PI. 1 The former garage forecourt, showing the converted garage, the positions of underground fuel tanks, and the sites of removed pump islands (looking west).



PI. 2 Front elevation of the garage house (looking north).



Pl. 3 Eastern gable of the house, showing part of a sign advertising the petrol filling station.



Pl. 4 Yard to the east of the former garage, providing access to the caravan park (looking north).



Pl. 5 Buildings at the rear of the former garage premises (looking west).



Pl. 6 Soil bank between the garage buildings and the caravan park (looking west).



Pl. 7 Grass field at the northern part of the application site, with linear depressions which may be ridge and furrow (looking north-west).