

MAP
ARCHAEOLOGICAL PRACTICE Ltd.

**Land North of Penny Pot Lane
Killinghall Moor
Harrogate
North Yorkshire**

SE 27418 55898

**MAP 5.29.2012
Desk Based Assessment**

**MAP
ARCHAEOLOGICAL PRACTICE LTD**

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Residential Development

Desk Based Assessment

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Report Prepared By	Report Authorised By
Date:	Date:

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Non Technical Summary

This report has been prepared by MAP Archaeological Practice Ltd under instruction from Persimmon Homes and Hallam Land Management, to provide a Desk Based Assessment assessing the Historical and Archaeological background and the impact of the Proposed Residential Development at Land to the North of Penny Pot Lane, Killinghall Moor, Harrogate, North Yorkshire; in order to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance, as required by National Planning Policy Framework (March 2012).

The Site is proposed for consideration as a future residential development within the Local Development Framework.

There are no Designated Sites (World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Battlefields, Registered Park and Gardens or Listed Buildings) within the Proposed Development Area that would prevent the sites development.

The Proposed Development Area is described as part of “a large area of parliamentary enclosure forming part of the Forest of Knareborough enclosure award (1770)” on the North Yorkshire Historic Landscape Characterisation.

The North Yorkshire Historic Environment Register notes the line of a pipeline and a possible Roman Road within the Proposed Development Area. An 1871 map by the historian William Grainge shows the line of the Catterick to Adel Roman Road c. 100m to the east of the Proposed Development Area.

1. Introduction

- 1.1 This Desk-based Assessment was commissioned by Persimmon Homes and Hallam Land Management, and was undertaken by MAP Archaeological Practice Ltd, for a Proposed Residential Development Site Land to the North of Penny Pot Lane, Killinghall Moor, Harrogate, North Yorkshire (SE 27418 55898: Fig. 1).
- 1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including World Heritage Statue, Scheduled Ancient Monument Legislation, Listed Buildings, Designated Conservation Area, National Planning Policy Framework (March 2012)).
- 1.3 There are no Scheduled Ancient Monuments, Conservation Areas, Registered Park and Gardens, Listed Buildings or Registered Battlefields within the Proposed Development Area.
- 1.4 All work was funded by Persimmon Homes and Hallam Land Management.
- 1.5 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

2. Site Description

- 2.1 The Proposed Development Area (Figs. 1 & 2) comprises c. 25 hectares, and stands at heights of between 120m A.O.D and 143m AOD. Killinghall Moor is located 2 km west of the centre of

Harrogate, which is 20km north of Leeds. The Proposed Development Area is located north of Penny Pot Lane and east of Oaker Bank, with large modern residential developments to the north and south-east and west agricultural fields west of Oakdale Golf Course (Fig. 2).

- 2.2 The Proposed Development Area is on soils of the Dunkeswick Soil Association (711p), described as slowly permeable seasonally waterlogged fine loamy and fine loamy over clayey soils, associated with similar clayey soils over geology of till from Palaeozoic and Mesozoic sandstone and shale (Mackney 1984, 16), and Wilcocks 1 Soil Association (721c), described as slowly permeable seasonally waterlogged fine loamy and fine loamy over clayey upland soils with a peaty surface horizon over geology of drift from Palaeozoic sandstone, mudstone and shale (*ibid*, 18).

3. Planning Background

- 3.1 There have been no recent planning applications for the Proposed Development Area.

4. Aims and Objectives

- 4.1 The Desk Based Assessment has been prepared in accordance with best practice guidelines issued by the Institute of Field Archaeologists Standard and Guidance for archaeological desk-based assessment, 3.2.7 (IFA 2001).
- 4.2 An assessment is required that will (1) consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact on them of the proposal and (2) assess the historic interest of the standing buildings and their contribution to the area's historic character and will consider the impact of the development proposal.

4.3 The aim of the Heritage Statement is to:

- Identify recorded features of historical and archaeological significance within the study area
- Establish the potential for hitherto unrecorded and unknown sites
- Assess the relative importance of the sites
- Assess the likely impact of the proposed development on the sites
- Make recommendations to mitigate any impact of the development on the sites

5. Methodology

5.1 The following organisations were researched or consulted: -

- I. National Archives;
- II. National Monument Register;
- III. North Yorkshire Record Office; and,
- IV. North Yorkshire Historic Environment Register.

5.2 The following data sources were utilised for assessment:

- I. North Yorkshire Historic Environment Record (HER) entries for 1km around the site;
- II. National Monuments Record;
- III. Listed Building/Conservation records;
- IV. Aerial Photographs;
- V. Scheduled Monuments List;
- VI. English Heritage Register of Historic Parks and Gardens and Register of Battlefields;

- VII. Visual inspection of the site;
- VIII. Plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post war Ordnance Surveys up to the present day;
- IX. Place and street name evidence;
- X. Trade and Business Directories;
- XI. Historical documents and photographs; and
- XII. Appropriate archaeological and historical journals and books.

6. Policy Context

6.1 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including Scheduled Ancient Monument Legislation, National Planning Policy Framework (March 2012) and by the Harrogate District Council Local Development Framework (LDF) Core Strategy (2009).

6.2 National Planning Policy Framework – 12. Conserving and enhancing the historic environment

6.2.1 NPPF -12 sets out the Government's objectives for the historic environment and rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The NPPF also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that

any damage or loss is permitted only where it is properly justified.

6.3 Harrogate District Council LDF Core Strategy (2009)

6.3.1 The Harrogate District Council Local Development Framework Core Strategy states the Environmental and Development Impact of Designated Assets (Scheduled Ancient Monuments, Conservation Areas, Registered Parks and Gardens, Registered Battlefields and Listed Buildings).

7. Significant Criteria

7.1 The principal aims of the Heritage Assessment are:-

- I. To identify known cultural heritage and archaeological sites within or in the vicinity of the proposed development;
- II. To identify areas within the application boundary with the potential to contain any previously unrecorded archaeological remains;
- III. To assess the physical and visual effects of the proposed development upon historic buildings or archaeological sites and their settings;
- IV. To propose appropriate mitigation measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified; and,
- V. To assess the acceptability of the development proposals with respect to cultural heritage and archaeology in relation to local plan policies and national planning guidance.

7.2 Criteria of Sensitivity

7.2.1 The criteria of sensitivity has been assessed in accordance with the following principles:

Table 1: Criteria of Sensitivity

Sensitivity	Type of Heritage Asset
Very High	World Heritage Sites – sites of universal value, importance and significance

High	Designated Heritage Assets as defined in NPPF such as Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area
Medium	Undesignated Heritage Sites, such as listed on the County Historical Environment Register
Low	Sites or Buildings which may have some potential interest or significance but which have not been identified by the Local Authority
Negligible	Buildings or sites of no architectural, historical, aesthetic or communal significance

7.3 Significance of Impacts

7.3.1 The significance of impacts has been assessed in accordance with the following principles:

Table 2: Significance of Impacts

Magnitude	Factors in the assessment
Substantial	Very significant impact. <i>Adverse Impact-</i> when the development proposals would destroy or significantly compromise the integrity of a regionally or nationally important archaeological site or historic building and mitigation could not remove or modify such effects. <i>Beneficial Impact-</i> The proposals would result in effects that improve the historic landscape character and the quality of the archaeological record by detailed recording and increased interpretation and public dissemination.
Moderate	Significant impact. <i>Adverse Impact-</i> development proposals would partially damage or compromise but not destroy the integrity of a regional or national important archaeological site or historic building. Adequate mitigation measures can be specified. Impact on the setting of sites, buildings and historic landscapes which would diminish the character, appearance and understanding. <i>Beneficial Impact-</i> The proposals would result in effects that fit very well with the historic landscape character enabling the restoration of valued characteristic features.
Minor	Slight impact. <i>Adverse Impact-</i> Integrity of regional and national important sites not substantially compromised. Locally significant sites and historic buildings could be destroyed or substantially compromised. However, substantial mitigation measures can be specified. <i>Beneficial Impact-</i> The proposals would result in effects that improve the archaeological understanding of the quality and character of the site.
Negligible	Very slight impact. The proposals would have no effect on archaeological sites, historic buildings or historic landscapes.

7.3.2 The significance of effects are summarised below:-

Table 3: Significance of Effects

Sensitivity Impact	Very High	High	Medium	Low	Negligible
Substantial	Substantial	Substantial	Moderate	Minor	Minor
Moderate	Substantial	Substantial	Minor	Minor	Negligible
Minor	Moderate	Moderate	Negligible	Negligible	Negligible
Negligible	Minor	Minor	Negligible	Negligible	Negligible

8. Results

- 8.1 Killinghall Moor is located on the western outskirts of the City of Harrogate, in the District of Harrogate in the County of North Yorkshire, which was formerly in the Wapentake of Barkston-Ash in the West Riding of the County of York.
- 8.2 There are no Designated Sites (World Heritage Site, Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Registered Park and Gardens or Registered Battlefields) within the Proposed Development Area. Within one kilometre of the Proposed Development Area, there is one Designated Site (Harrogate Conservation Area) and two Grade II Listed Buildings (Table 4; Fig. 3).
- 8.3 There are six Non-designated sites on the North Yorkshire Historic Environment Record (HER) within and bordering the Proposed Development Area including two Monuments (an Aerial Photographic Cropmark and Knaresborough Forest), three events (two Desk Based Assessments and one Archaeological Watching Brief) and two Historic Landscape Characterisation designations (Table 5; Figs. 4, 5 & 6).
- 8.4 Within one kilometre of the Proposed Development Area, there are three Non-designated sites on the North Yorkshire HER, all

Historic Landscape Characterisation designations (Table 6; Fig. 6).

Table 4: Designated Sites and Listed Buildings within 1km of the Proposed Application Area identified on the North Yorkshire Historic Environment Record

HER Ref. No.	Grid Ref.	Description	Period
DNY964	SE 299 549	Harrogate Conservation Area Assigned 15/04/1973 Amended 16/12/2010	
DNY5242 MNY9244	SE 27210 54980	Milepost. Mid 19 th century. Cast-iron plate-attached to gritstone block. Triangular in section with round head, top part only visible approximately 40 centimetres. Inscriptions: top part - "DUDLEY HILL KILLINGHALL & HARROGATE ROAD KILLINGHALL" Grade II Listed Building	19 th century
DNY5426 MNY9245	SE 27670 56720	Milepost. Mid 19 th century. Cast-iron plate attached to gritstone block. Triangular in section, approximately one metre high with rounded head. Inscriptions: head - "DUDLEY HILL KILLINGHALL & HARROGATE ROAD KILLINGHALL"; left face- "KILLINGHALL 1½ MILES"; right face - "BRADFORD 19 MILES". The iron plate fastened to the stone slab by 2 round- headed bolts through the head. Grade II Listed Building	19 th century

Table 5: Non-designated Sites on the North Yorkshire Historic Environment Record within the Proposed Application Area

HER Ref. No.	Grid Ref.	Description	Period
MNY32581	SE 265 566	Aerial Photographic Cropmark: Killinghall Moor to Hampsthwaite possible Roman Road (?) Email correspondance from Timothy Akers regarding crop marks visible on air photos which he has identified as a possible Roman Road and associated features. The alleged route could be gas and water pipes (2010) see ENY3454 (Fig. 5)	Roman
MNY32583	SE 21553 53979	Monument: Knaresborough Forest and boundary The Forest of Knaresborough	Medieval and Post- medieval

		was a Royal hunting ground from Norman times and may well have been established earlier. The Forest boundary has been perambulated on several occasion during its history. Most recently in 1767, when boundary marker stones were erected to denote the Forest Boundary. Documents record a total 49 stones, a number of which were observed during a series of exploratory visits commencing in 2007. The position of 31 stones was confirmed.	
ENY3453	SE 26847 56441	Event: Desk Based Assessment 1996 - Harlow Hill to Clapham Bridge Pipeline Assessment (water pipeline corridor) Northern Archaeological Associates	
ENY3454	SE 26829 56404	Event: Archaeological Watching Brief 1997 Pateley Bridge Water pipeline - Only a limited number of features were recorded Northern Archaeological Associates	
ENY1719	SE 27990 57430	Event: Desk Based Assessment 1991 - Harrogate, Knaresborough and Killinghall Relief Roads: Northern Relief Roads Northern Archaeological Associates	
HNY4559	SE 250 565	Historic Landscape Characterisation This is part of a large area of parliamentary enclosure forming part of the Forest of Knaresborough enclosure award. This covers several parishes and consists of medium sized regular fields defined by straight hedgerows. The enclosure award dates to 1770 with amending acts in 1774, 1789 and 1795.	18 th century
HNY5192	SE 306 553	Historic Landscape Characterisation This is the modern expansion of Harrogate in the form of cul de sac estates with medium density housing.	20 th century

Table 6: Non-designated Sites within 1km of the Proposed Application Area identified on the North Yorkshire Historic Environment Record

HER Ref. No.	Grid Ref.	Description	Period
HNY4690	SE 273 544	Historic Landscape Characterisation Area of woodland focussed on Birk Crag and consists of mainly broad-leafed species, although there are some coniferous species as well, which are defined externally by regular hedgerows	16 th to 19 th century
HNY4652	SE 266 555	Historic Landscape Characterisation Hildebrand and Unlacke Barracks Area of military accommodation and consists of barracks. It is quite a moderately sized establishment with medium sized buildings and is still active.	20 th century
HNY5196	SE 285 557	Historic Landscape Characterisation Oakdale Golf Course Harrogate	20 th century

8.4 Neolithic/Bronze Age

8.4.1 There are no Neolithic or Bronze Age Sites noted on the North Yorkshire HER within one kilometre of the Proposed Development Area.

Potential: Low

Significance: Local

8.5 Iron Age

8.5.1 There are no known Iron Age sites within one kilometre the Proposed Development Area on the North Yorkshire HER.

Potential: Low

Significance: Local

8.6 Roman

8.7.1 There is an Aerial Photographic Cropmark interpreted by Tim Akers as the line of a Roman road (MNY32581; Table 5; Fig. 4) on the North Yorkshire HER within the Proposed Development Area. This cropmark

may relate to the water pipe line installed in 1997 rather than a Roman Road (see Para 8.10.1 below - ENY3453 & ENY3454; Table 5; Fig. 5).

8.7.2 A Possible Roman Camp and Roman Road noted on Killinghall Moor by William Grainge from his book “The History and Topography of Harrogate and the Forest of Knasresborough” (1871: Fig. 7). “The Roman Road ran through the forest from Cataractonium (Catterick) to Burgadunum (Adel, Leeds) along the west side of the Vale of York ... passing through Killinghall Moor, where there is a camp of undisputed Roman type, near Warren House, south to Harlow Hill and Harrogate” (ibid, 31).

Potential: Moderate

Significance: Local to Regional

8.7 Anglo-Saxon/Anglo-Scandinavian

8.7.1 There are no Anglo-Saxon sites or finds known from or within one kilometre of the Proposed Development Area.

Potential: Low

Significance: Local

8.8 Medieval

8.8.1 Killinghall was a township in the Parish of Ripley in the Lower Division of the Claro Wapentake in the West Riding of Yorkshire. Killinghall, or “*Chenihalle*” was mentioned as one carucate of Land belonging to the King.

8.8.2 There are no known Medieval Sites or Finds within the Proposed Development Area.

8.8.3 The Proposed Development Area is known as Killinghall Moor, which was within the Forest of Knaresbrough (MNY32583; Table 5; Fig. 4).

Potential: Low

Significance: Local

8.9 Post-medieval

8.9.1 The Historic Landscape Characterisation states the Proposed Development Area was within the Enclosure Award for the Forest of Knaresbrough dated to 1770 (HNY4559; Table 5; Fig. 6). Within one kilometre of the Proposed Development Area, the area of Birk Cragg is described as woodland dating from the sixteenth to nineteenth centuries (HNY4690; Table 6; Fig. 6).

8.9.2 On enclosure of the Forest of Knaresborough, the Rector of Ripley received in lieu of tithes in this township an allotment of 544a 3r 2p of land on Killingworth moor (Grainge 1871, 181).

8.9.2 Within one kilometre of the Proposed Development Area there are two mid-nineteenth century mileposts, which are Grade II Listed Buildings (MNY9244/DNY5426 & MNY9245/DNY5242; Table 4; Fig. 3). These mileposts relate to the eighteenth century turnpike from Killinghall south to Leeds, which forms the western border of the Proposed Development Area.

Potential: Low

Significance: Local

8.10 Modern

8.10.1 There are three events (Non-designated sites) noted on the North Yorkshire HER for the Proposed Development Area (ENY1719, ENY3453 and ENY3454; Table 5; Fig. 5). Two Desk Based Assessments including for the Harrogate, Knaresborough and Killinghall Relief Roads (NAA 1991; ENY1719) and for the Harlow Hill to Clapham Bridge Water Pipeline (NAA 1996; ENY3453). There was an Archaeological Watching Brief undertaken for the Pateley Bridge Water pipeline (NAA 1997; ENY3454) where a limited no of features were observed.

8.10.2 The northern part of the Proposed Development Area is noted on the Historic Landscape Characterisation as the modern expansion of

Harrogate as medium density housing (HNY5132; Table 5; Fig. 6). To the south-west of the Proposed Development Area are Hildebrand and Unilacke Barracks (HNY4652; Table 6; Fig. 6). To the east of the Proposed Development Area is the Oakdale Golf Course (HNY5196; Table 6; Fig. 6)

8.10.3 The First Edition Ordnance Survey map c. 1856 (Fig. 8) shows the proposed development area as ten enclosed fields on Killinghall Moor.

8.10.4 The 1910 Edition Ordnance Survey map (Fig. 9) shows the Proposed Development Area as five enclosed fields with quarries to the north and an “isolation hospital” to the east, which had been constructed in c. 1906.

Potential: Low

Significance: Local

8.11 Listed Buildings

8.11.1 There are no Listed Buildings within or bordering the Proposed Development Site. There are two Listed Buildings within one kilometre (both Grade II Listed Buildings; DNY5426 & DNY5242; Fig. 3), both are mileposts dated to the mid-nineteenth century.

8.13 Site Walkover

8.13.1 The site was visited on the morning of Thursday 3rd May 2012.

8.14 Potential for Unrecorded Sites

8.14.1 The potential for unrecorded sites is low.

8.15 Evidence of Previous Disturbance

8.15.1 The only evidence for the site is the existence of a pipeline dating to the late twentieth century and the use of the site for agricultural purposes.

9. Assessment of Potential Effects

9.1 The Proposed Development area originated as an area of Knaresborough Forest which was enclosed in the late eighteenth century. This area has been known as Killinghall Moor. The construction and operational phases of the development without appropriate mitigation would have a major effect on the any surviving subsurface archaeology.

9.2 Potential Effects

9.2.1 The Constructional and Operational Phases of the development will have a minor effect on the overall historical integrity of the landscape. This landscape consists of an enclosed farmland

9.2.2 The Designated Conservation Area and the Grade II Listed Buildings are located over 300m from the site and are shielded from the development by local topography (roads and hedge boundaries)

9.2.3 The categories of development, which could affect the archaeological resource, are the construction of the roads, service trenches, house foundations and landscaping. Major impacts are foreseen during the development of the road systems, service provision house foundations and landscaping. The potential for damage to archaeological remains is assessed as low but this would need to be assessed by further archaeological evaluation prior to development.

10. References

Primary

www.heritage-gateway.org.uk

www.old-maps.co.uk

www.british-history.ac.uk

North Yorkshire Heritage and Environment Section - Historic Environment Register

Listed Buildings Register

National Monuments Register

First Edition Ordnance Survey Map c.1856. Scale 6" to 1 mile.

Ordnance Survey Map, 1910. Scale 6" to 1 mile. Sheet 220 NW

Ordnance Survey County Series Map, 1890-1892. Scale 25" to 1 mile

Ordnance Survey County Series Map, 1909. Scale 25" to 1 mile

Secondary

- | | |
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Smith, A.H. 1961

The Placenames of the West
Riding.

11. List of Contributors

Desk Based Assessment by Paula Ware and Kelly Hunter

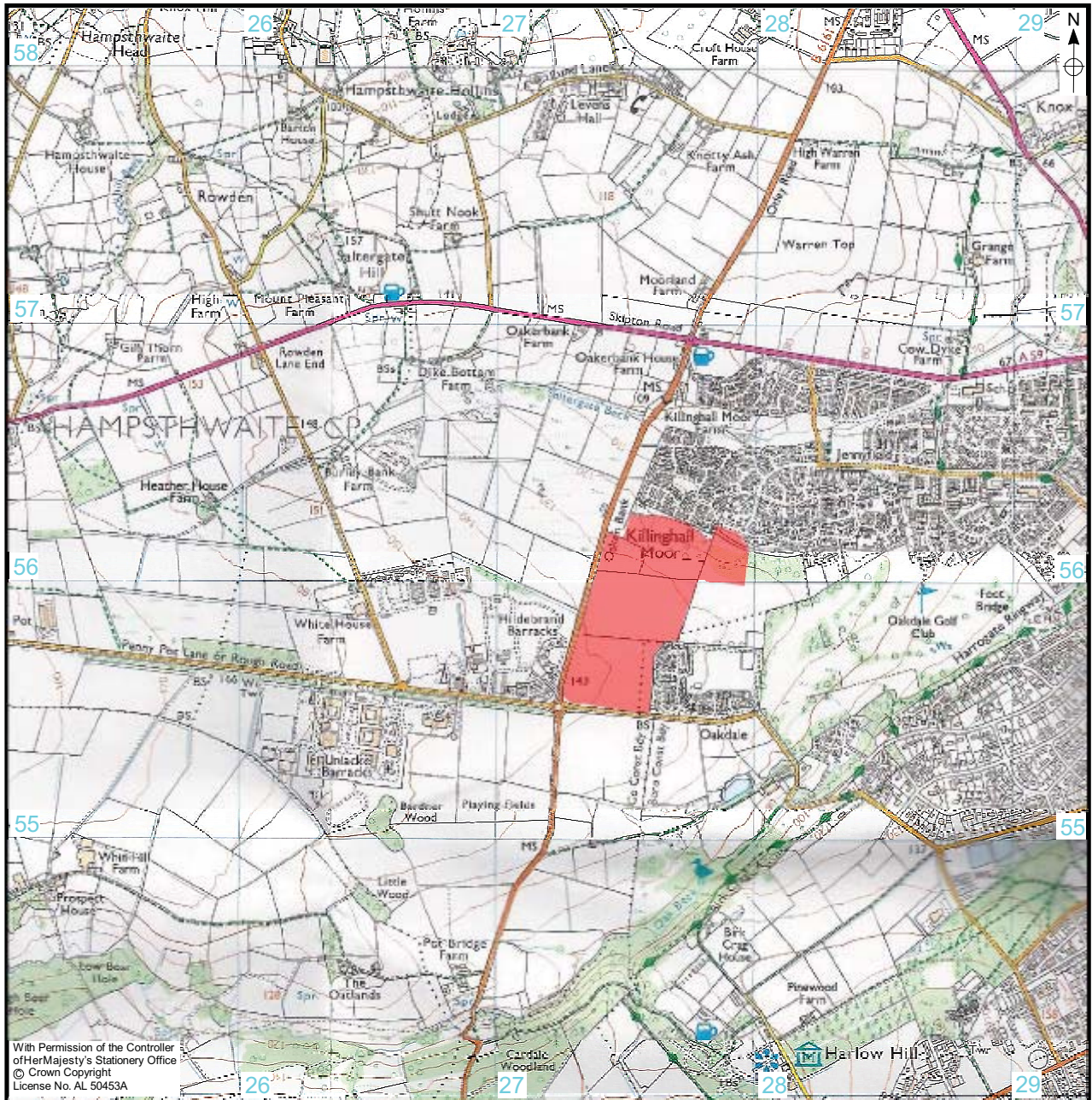
Site Walkover by Paula Ware and Kelly Hunter

Report by Paula Ware and Kelly Hunter


Edited by Paul Ware

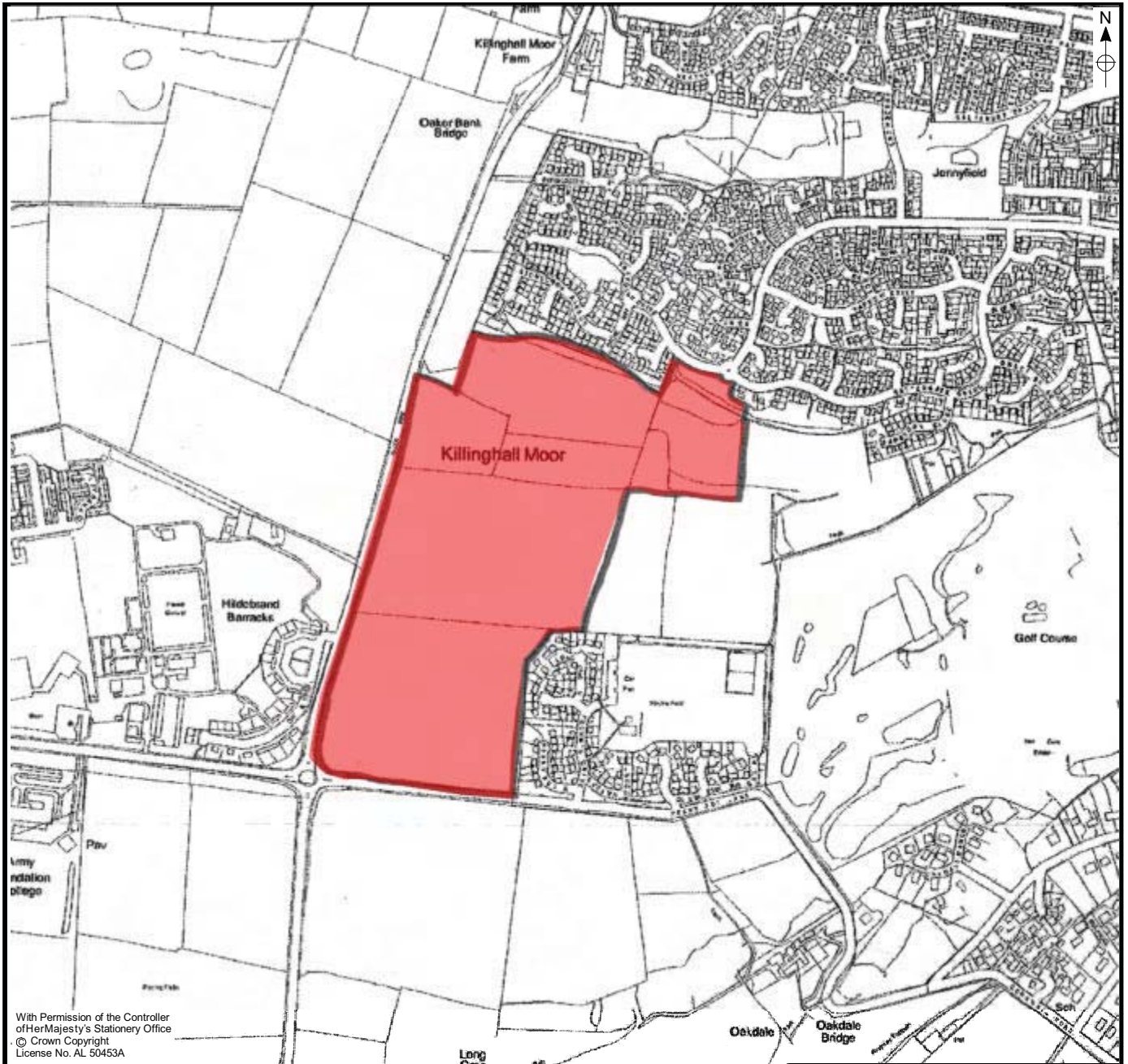
Drawings by Kelly Hunter

Plates, Administration, Filing, Copying and Binding by Sophie
Langford



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	TITLE: Site Location.	
SITE: Land at Penny Pot Lane, Killinghall Moor, Harrogate, North Yorkshire	FIGURE: 1.	Scale: 1:25,000
CLIENT: Persimmon Homes and Hallam Land Management	DRAWN BY: KCH	



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TITLE: Proposed Development Area.

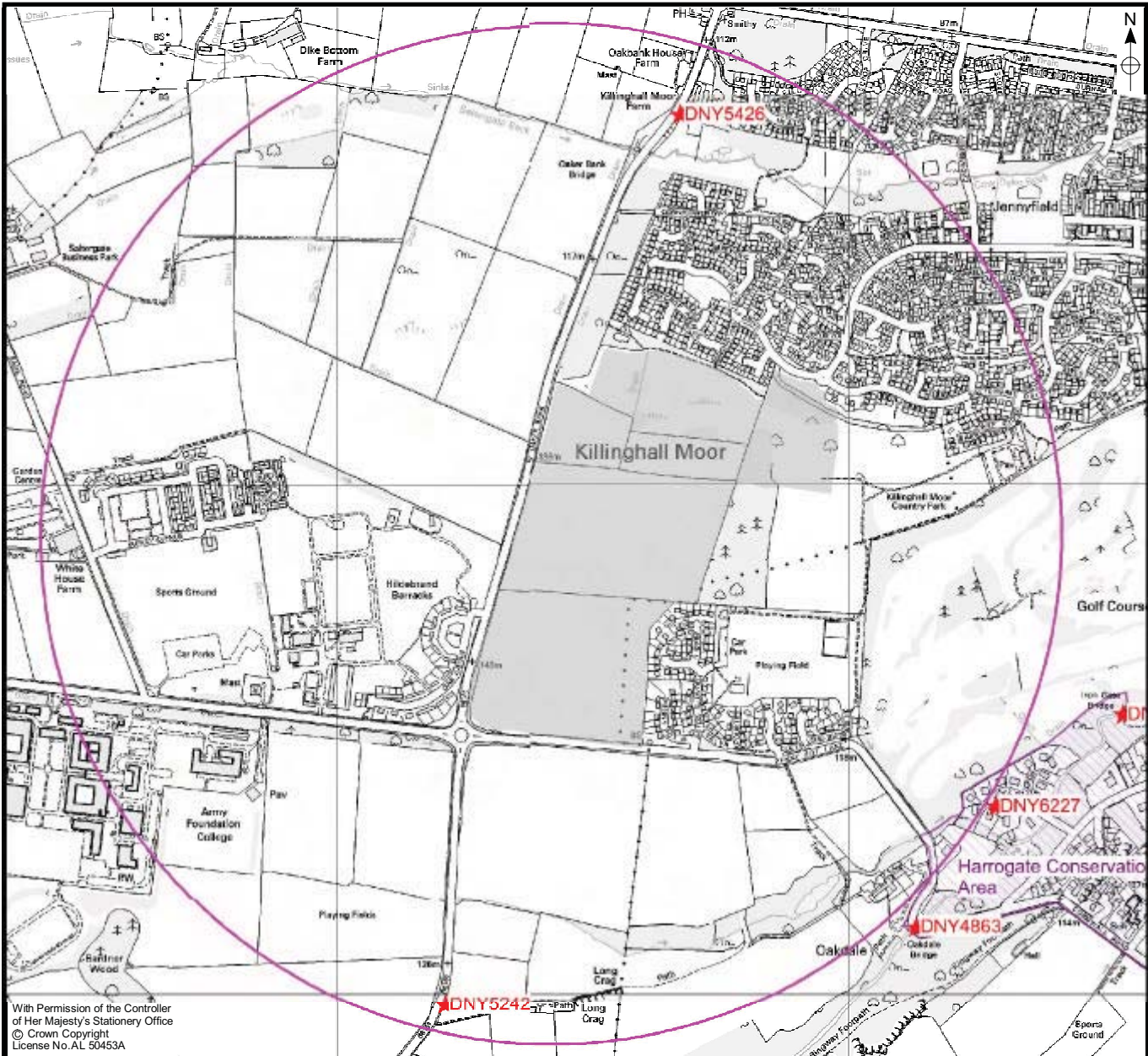
SITE: Land at Penny Pot Lane, Killinghall Moor,
Harrogate, North Yorkshire

FIGURE: 2.

Scale: 1:10,000

CLIENT: Persimmon Homes and Hallam Land
Development

DRAWN BY: KCH



MAP
Archaeological
Practice Ltd.

SITE: Land North of Penny Pot Lane, Harrogate,
North Yorkshire

CLIENT: Persimmon Homes and Hallam Land
Developments

TITLE: Harrogate Conservation Area and
Listed Buildings.

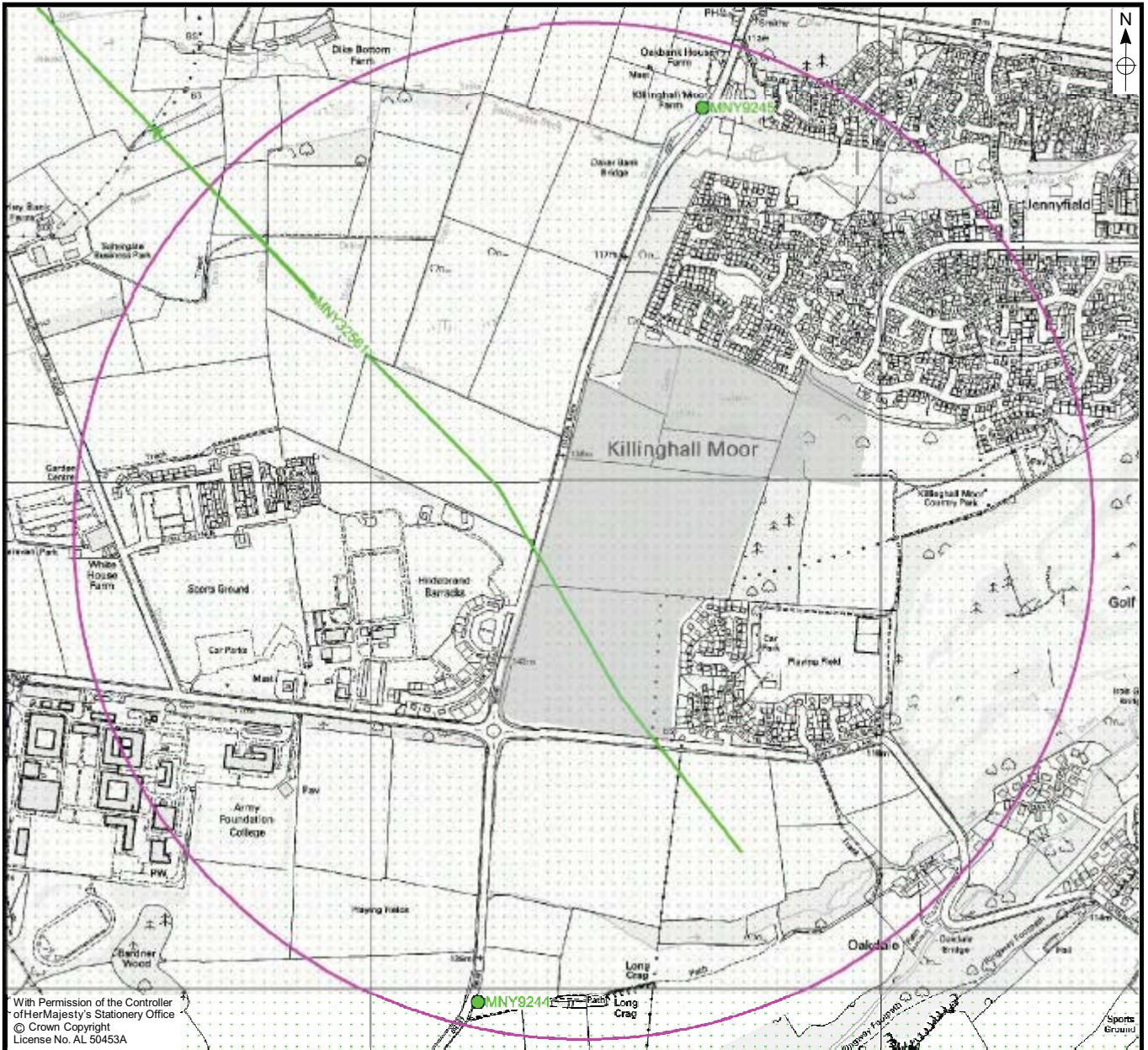
Figure 3.

Scale: 1:12,500

DRAWING REF.:

DRAWN BY: KCH

REVISIONS:



MAP
Archaeological
Practice Ltd.

SITE: Land North of Penny Pot Lane, Harrogate,
North Yorkshire

CLIENT: Persimmon Homes and Hallam Land
Developments

TITLE: Monuments on the North
Yorkshire HER.

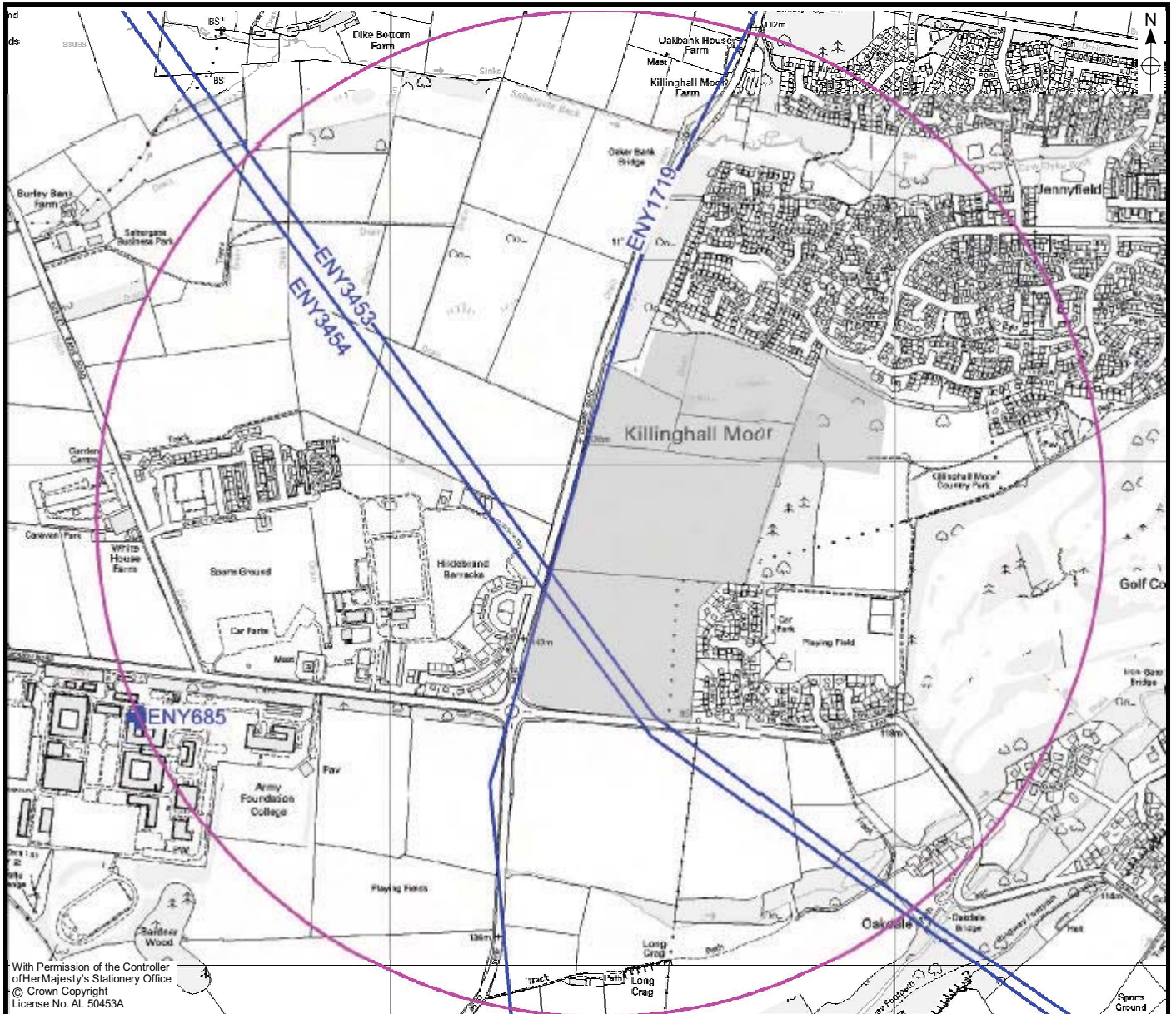
Figure 4.

Scale: 1:12,500

DRAWING REF.:

DRAWN BY: KCH

REVISIONS:



MAP
Archaeological
Practice Ltd.

SITE: Land North of Penny Pot Lane, Harrogate,
North Yorkshire

CLIENT: Persimmon Homes and Hallam Land
Developments

TITLE: Events on the North Yorkshire
HER.

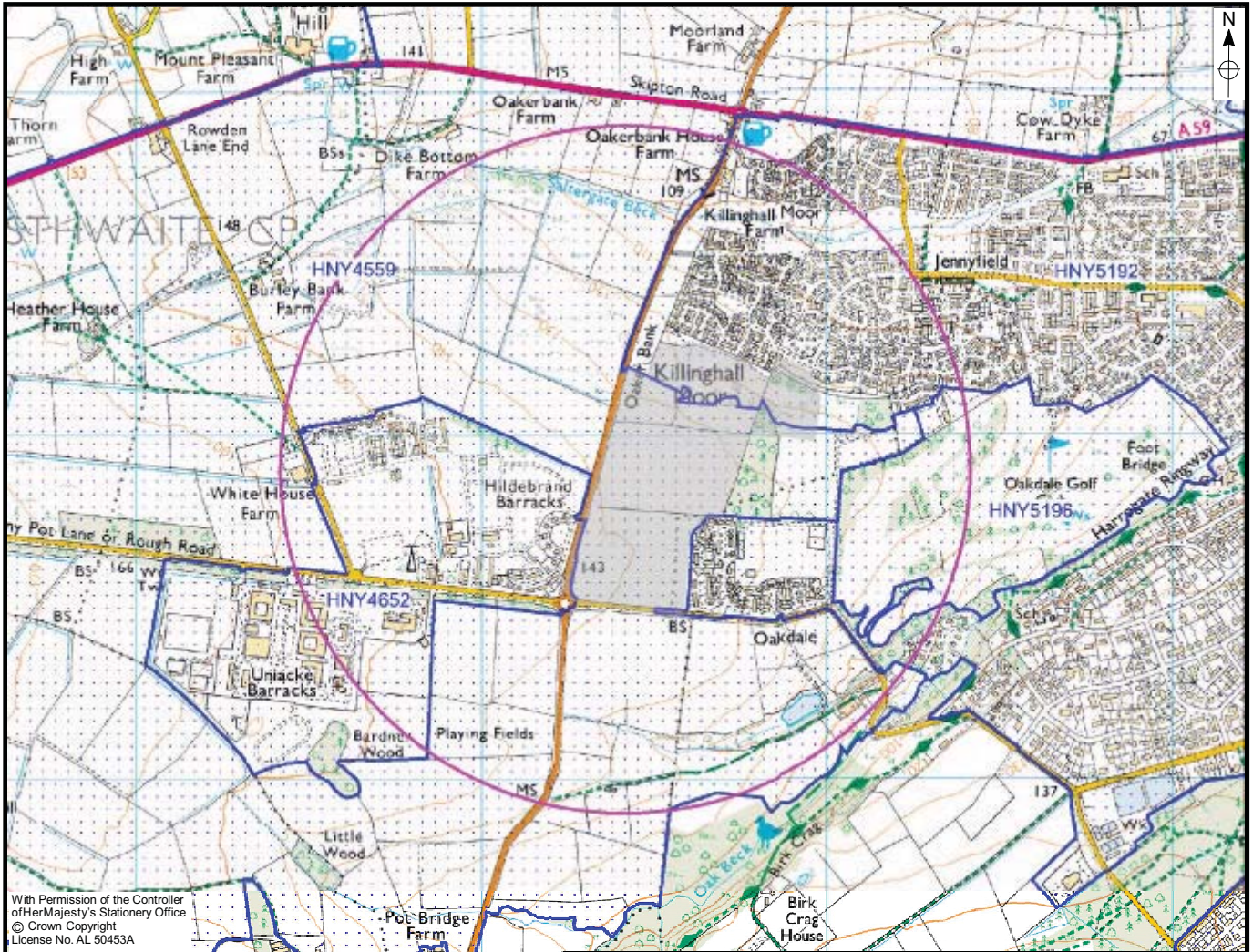
Figure 5.

Scale: 1:12,500

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DRAWN BY: KCH

REVISIONS:



MAP
Archaeological
Practice Ltd.

TITLE: Historic Landscape
Characterisation.

Figure 6.

Scale: 1:12,500

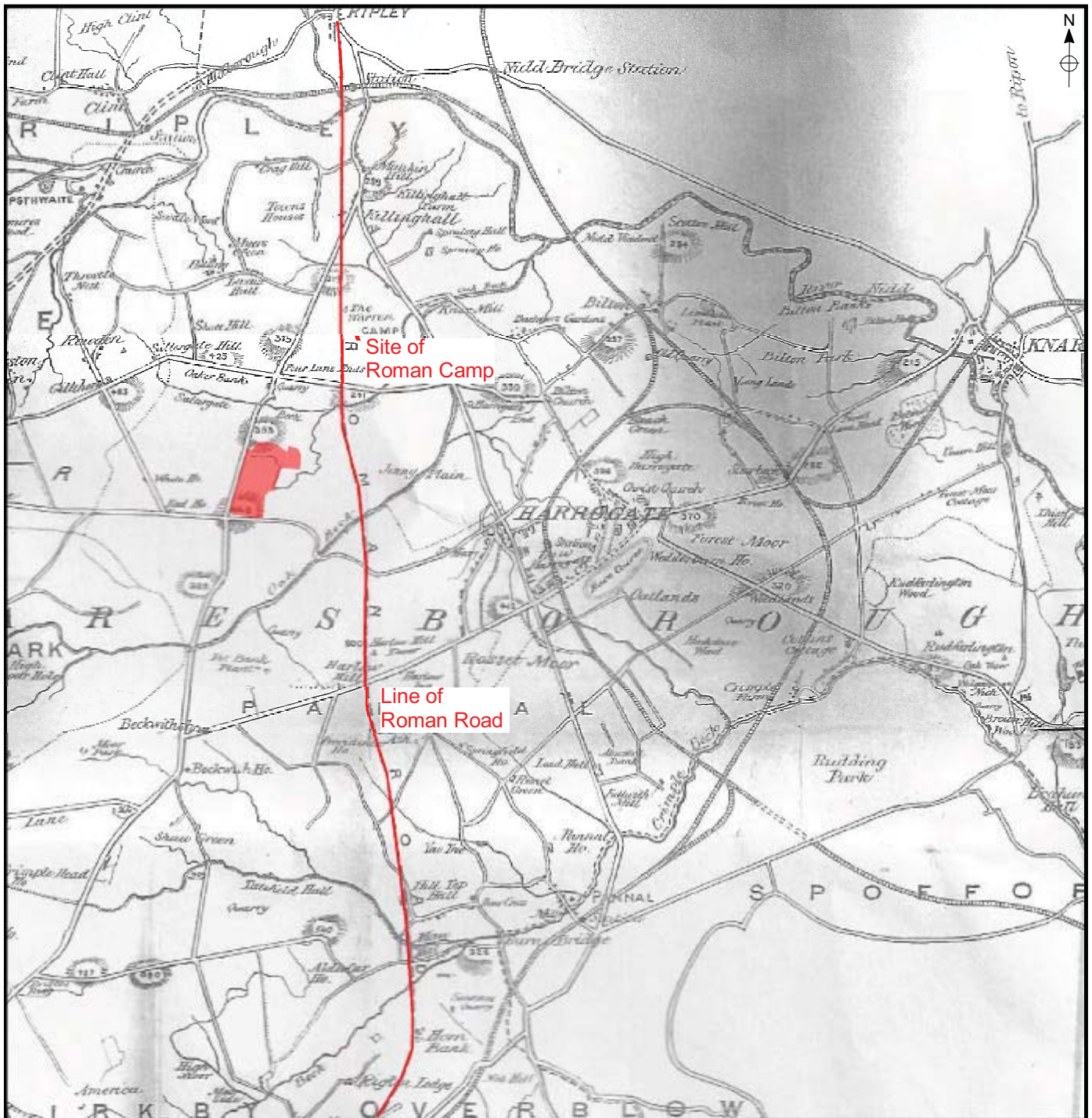
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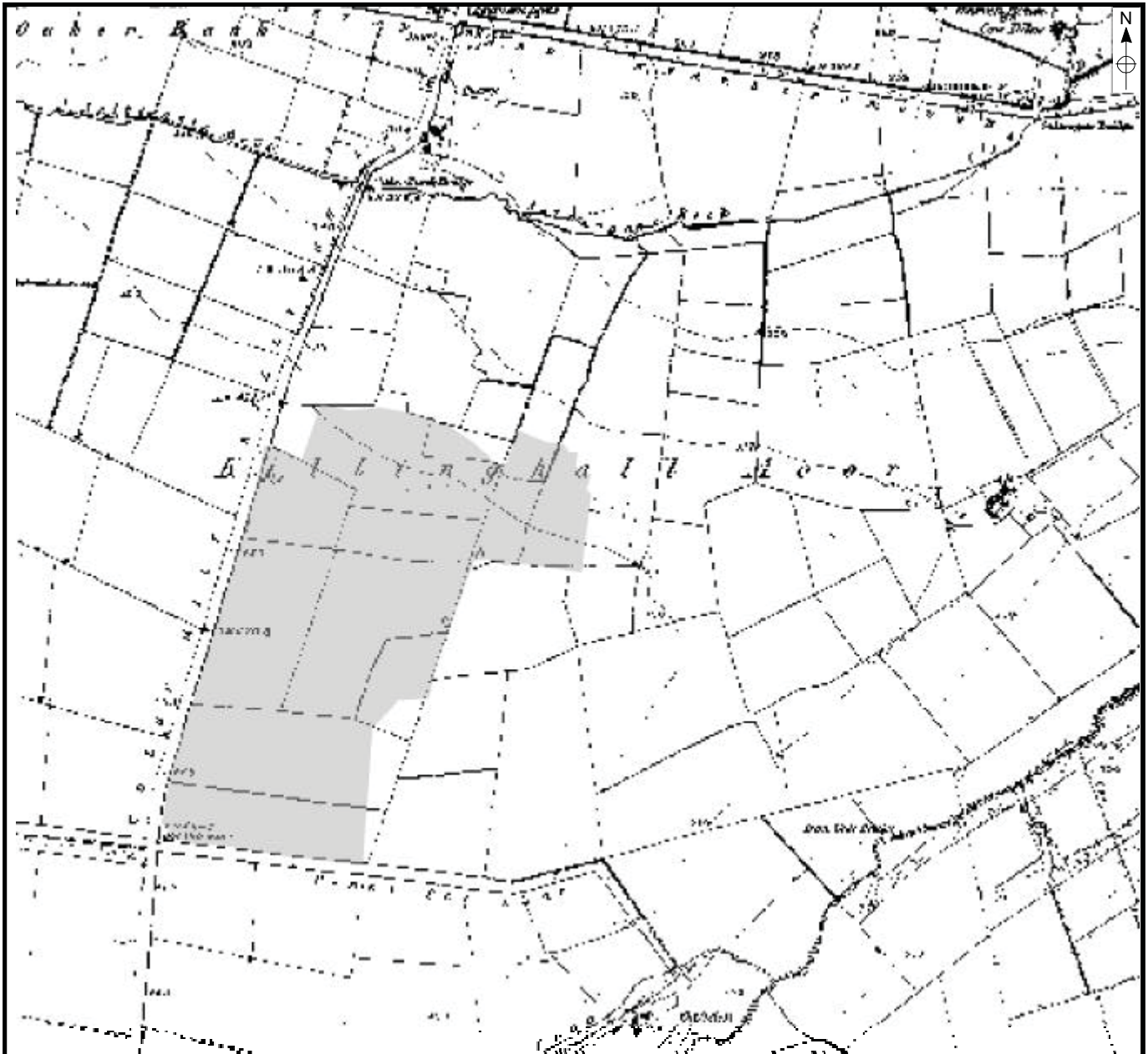
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North Yorkshire

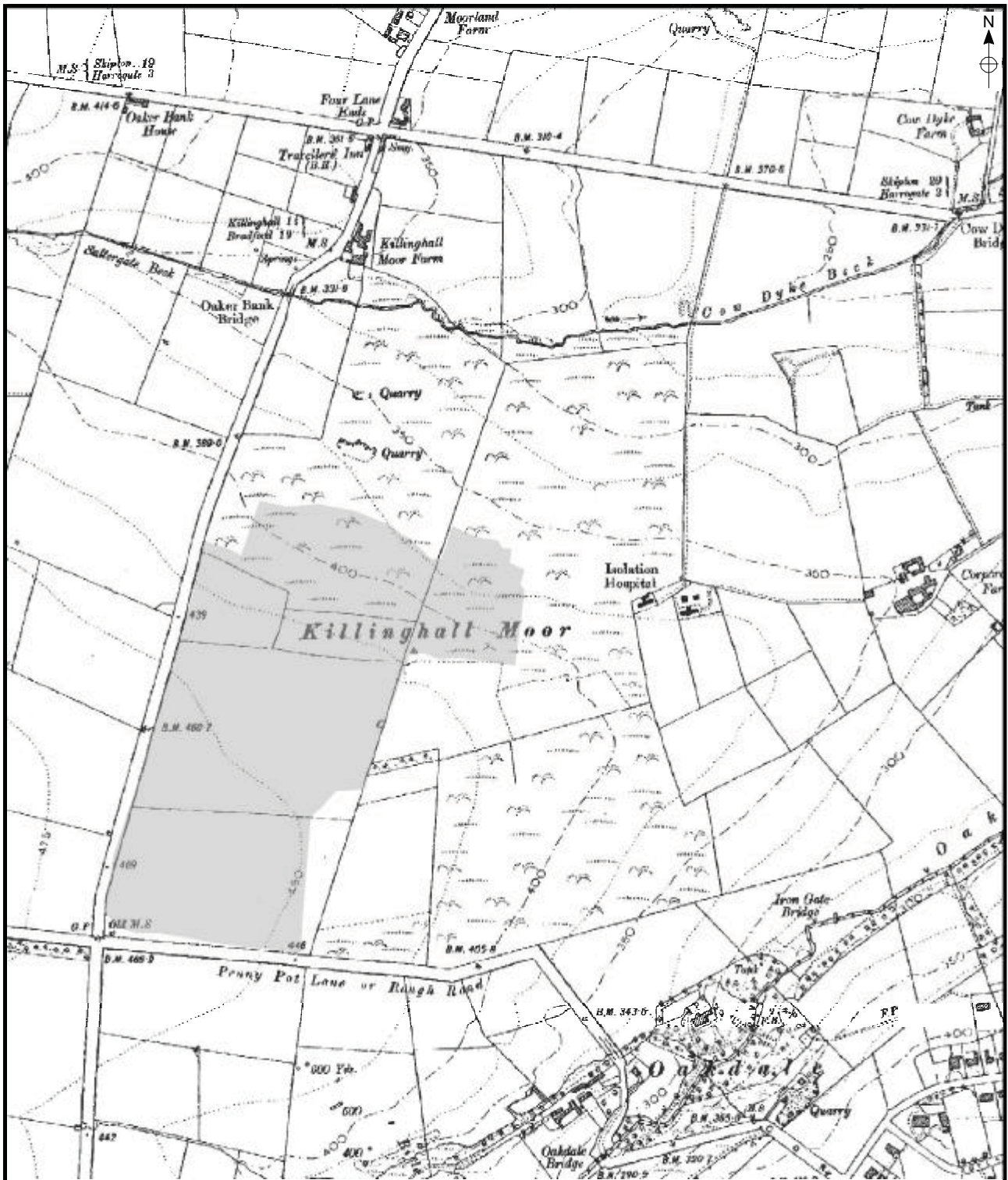
CLIENT: Persimmon Homes and Hallam Land
Developments



	<p>TITLE: Location of Roman Camp and Roman Road on Killinghall Moor proposed by William Grainge in the History and Topography of Harrogate and the Forest of Knaresborough, 1871.</p>	
<p>SITE: Land at Penny Pot Lane, Killinghall, Harrogate, North Yorkshire</p>	<p>FIGURE: 7.</p>	<p>Not to Scale</p>
<p>CLIENT: Persimmon Homes</p>	<p>DRAWN BY: KCH</p>	



	TITLE: Extract from the 1856 First Edition Ordnance Survey Map.	
SITE: Land at Penny Pot Lane, Killinghall Moor, Harrogate, North Yorkshire	FIGURE: 8.	Scale: 1:10,560
CLIENT: Persimmon Homes	DRAWN BY: KCH	



TITLE: Extract from the 1910 Edition Ordnance Survey Map.

SITE: Land at Penny Pot Lane, Killinghall Moor, Harrogate, North Yorkshire

FIGURE: 9.

Scale: 1:10,560

CLIENT: Persimmon Homes

DRAWN BY: KCH



Plate 1. View of Proposed Development Area. Facing North-east.



Plate 2. View of Proposed Development Area. Facing East.



Plate 3. View of Proposed Development Area. Facing South-east.



Plate 4. Hedgerow on Penny Pot Lane. Facing West.



Plate 5. View of Proposed Development Area. Facing North.



Plate 6. View of Proposed Development Area. Facing North-west.

