

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Lakeland Leisure Estates Ltd

Hungerford Marina, Bath Road
Hungerford
West Berkshire

archaeological desk-based assessment

report 3678rev
May 2015

Contents

1.	Summary	1
2.	Project background	2
3.	Landuse, topography and geology	3
4.	Site walk-over survey	3
5.	Historical and archaeological development	4
6.	The potential archaeological resource	7
7.	Impact assessment	7
8.	Recommendations	7
9.	Sources	7
Appendix 1: Historic Environment Record		9

Figures

Figure 1:	Site location and Historic Environment Record
Figure 2:	Site as existing
Figure 3:	Proposed development
Figure 4:	Extract from Saxton's Map of Wiltshire, 1574
Figure 5:	John Speed's Map of Wiltshire, 1611
Figure 6:	Extract from Andrews and Dury's Map of Wiltshire, 1773
Figure 7:	Extract from Stanley's Map of Hungerford, 1808
Figure 8:	Extract from a map of the Hungerford Turnpike Road, 1816
Figure 9:	Extract from the 1st edition Ordnance Survey map, 1882
Figure10:	Extract from 2nd edition Ordnance Survey map, 1900
Figure 11:	Extract from the 1913 edition Ordnance Survey map
Figure 12:	Extract from the 1925 edition Ordnance Survey map
Figure 13:	The northern part of Area B, looking north
Figure 14:	The northern part of Area B, looking south
Figure 15:	The southern part of Area B, looking south-west
Figure 16:	The western part of Area A, looking south-west
Figure 17:	Groundwater monitoring point in Area A
Figure 18:	The south-western part of Area A, looking north

1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment conducted in advance of a proposed development to the north and south of Bath Road (A4), Hungerford, West Berkshire. The assessment comprised a search of pertinent documentary and cartographic records, records of archaeological interventions, the Historic Environment Record, and a site walk-over survey. The assessment areas are for two areas to be used for spoil deposition in relation to the construction of a marina.
- 1.2 The works were commissioned by Lakeland Leisure Estates Ltd and conducted by Archaeological Services Durham University.

The archaeological resource

- 1.3 There are no historic or statutorily protected buildings in the vicinity of the site. There are no Scheduled Ancient Monuments on or in the near vicinity of the site but the Scheduled Roman villa at Littlecote lies just over 2km to the north-west and the Registered Park and Garden of Littlecote House is over 500m to the north-west.
- 1.4 There is no direct evidence of prehistoric or Roman activity in the proposed development area. Earlier prehistoric deposits may be present at depth. There is evidence that the surrounding area was exploited in later prehistory and during the Roman period, and an as yet unidentified resource relating to this has the potential to survive within the proposed development area.
- 1.5 The area lies to the south-west of the medieval village of Chilton Foliat and to the west of Hungerford, and it is probable that the area was used in the medieval and post-medieval periods as agricultural land. Evidence relating to this in the form of field boundaries and agricultural features may survive.
- 1.6 Archaeological deposits relating to buildings known as The Barracks may survive on the northern part of Area A, including building foundations. These are also likely to be regarded as having limited archaeological significance.

Impact assessment

- 1.7 The proposed development has limited potential to impact upon any archaeological resource that may be present, as the works are not envisaged to entail groundworks below the level of the topsoil.

Recommendations

- 1.8 No archaeological deposits have been identified which require preservation *in situ*.
- 1.9 Because of the limited extent of groundworks associated with the development, no further archaeological works are recommended.

2. Project background

Location (Figures 1 & 2)

- 2.1 The site is located at to the north of the A4 (Bath Road) west of Hungerford, West Berkshire (Area A: 3174 6829; Area B: NGR centre: SU 3160 6880). The northern area (Area B) is roughly rectangular in plan, and covers of approximately 5.2 ha. The northern area is surrounded by agricultural land with a garden centre (Cobb's Farm) to the south. The southern site is irregular in plan and covers an area of 1.47ha. To the south is the Kennet and Avon Canal and the River Dun and to the west High Close Farm.

Development proposal (Figure 3)

- 2.2 This development proposal relates to spoil storage areas associated with the Hungerford Marina, for which there is extant planning permission (03/01105/RESMAT and 14/00408/RESMAJ). The construction of the marina with access to the Kennet and Avon Canal would create excess spoil some of which would need to be stored off site. Excess soil from the site generated from excavation of the marina would be relocated to the two proposed development areas (A & B). This report supports the application for the spoil storage areas.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development.

Methods statement

- 2.4 The works have been conducted in accordance with standard Archaeological Services' procedures for assessments. The works comprised the study of pertinent cartographic and other historical sources, records of previous archaeological interventions, sites listed in the Historic Environment Record (HER) within 1km of the proposed development area, and a site walk-over survey. HER references are referred to in brackets throughout the text of this report, and are listed in Appendix 1.

Planning guidance

- 2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in the *National Planning Policy Framework*.

Dates

- 2.6 The field visit took place on 14th January 2015. This report was prepared for February 2015 and revised for May 2015.

Personnel

- 2.7 Research was conducted and this report prepared by Judith Roberts, with graphics by David Graham. The Project Manager was Daniel Still.

OASIS

- 2.8 Archaeological Services Durham University is registered with the **Online Access** to the **Index of archaeological investigationS** project (**OASIS**). The OASIS ID number for this project is **archaeol3-201725**.

Acknowledgements

- 2.9 Archaeological Services Durham University is grateful for the assistance of staff of West Berkshire County Record Office and Newbury Library (Local History Section) in facilitating this scheme of works.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of this assessment, the northern development area (Area B) comprised fields of grass and horticultural land. The southern area (Area A) was made up of fields of improved grassland divided by a tree-line.

Topography

- 3.2 The northern development area sloped down from the 145m OD in the north to 125m OD in the south-eastern corner. To the south of the A4 (Bath Road) the southern site sloped down from approximately 110m OD near Bath Road to 104m OD near the Kennet and Avon Canal.

Geology and soils

- 3.3 The underlying solid geology of the area comprises Cretaceous period Seaford Chalk Formation, which is overlain by Quaternary period clay with flints, silt, sand and gravel.

4. Site walk-over survey

- 4.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed.
- 4.2 The northern area (Area B) had been divided into two by a row of young fir trees. To the north was a field of improved grass (Figure 13). The field was bounded on the north, west and east by a post and wire fence. To the north was a reservoir. To the east was a sunken footpath with recently planted and mature trees and hedges. To the west was a further grass field with a stand of trees (Cake Wood) beyond. In the southern part of the area to the north of the conifers were asparagus beds (Figure 14). Between the line of conifers and the southern boundary of the site were further asparagus beds (Figure 15). The south-facing slope of Area B provided commanding views over the valley of the River Dun to the hills beyond.
- 4.3 The southern area (Area A) sloped gently down from the A4 (Bath Road) towards the Kennet and Avon Canal and railway line. The field of improved grass was bounded by post and wire fences and mature trees on both the east and west sides (Figure 16).

To the south was a public footpath that led to a bridge crossing the canal. In the northern part of this area was a ground-water monitoring point (Figure 17).

- 4.4 The south-western corner of the site was beyond the western boundary of the main field. This again was a field of improved grass, separated from the field to the north by a post and wire fence and with a mature conifer hedge along the western boundary (Figure 18).

5. Historical and archaeological development

Previous archaeological works

- 5.1 Archaeological evaluation was carried out in 1995 on the land to the east of Area A. This identified post-medieval structural remains including a brick-lined well (Howell & Durden 1995) and found prehistorically worked flints.

The prehistoric period (up to AD 70)

- 5.2 There is no direct evidence for prehistoric activity in the proposed development area. However, there is evidence that the surrounding area was exploited in prehistory. A research project undertaken as part of the National Heritage Protection Plan (Activity 4G1) developed approaches to predicting the survival and potential of early prehistoric land-surfaces and remains in the Middle Kennet Valley. The research was concentrated in the river valley to the east of the proposed development area, though the same results could be applied to the study area. The project used archaeological, sediment, palaeoenvironmental and geochronological data brought together in a GIS, which enabled spatial relationships between archaeological remains and sedimentary units to be assessed. A predictive model of where archaeologically rich deposits may be found was tested and refined through boreholes, geophysical survey and radiocarbon dating. The resulting data aids in assessing the significance and distribution of Late Upper Palaeolithic and Mesolithic sedimentary deposits and palaeoenvironmental preservation in the Middle Kennet Valley. However, any such deposits which may be present within the study area are unlikely to be affected by the proposed development due to the depth at which they are found and as the proposals require minimal excavation. To the north at Undy's Farm, remains of Mesolithic and Bronze Age date were identified during excavations. Mesolithic flint tools have been found at Chilton Foliat village to the north-east, and also further north at Soley (Chandler 2003). To the south of Bath Road (A4) in 1995, archaeological trenching recovered Neolithic flints including a worked flake and an end scraper (HERs 6600 & 16163) (Howell & Durden 1995, 4). To the north of the proposed development areas and south-west of Chilton House, Bronze Age tools were found and fragments of Bronze Age pottery were found to the rear of Chilton Foliat School (Swindon and Wiltshire HER).
- 5.3 Cropmarks (HERs 2315, 2317-20, 2327, 2328, 3073, 3074 & 3401) identified from aerial photographs of the area around the proposed development sites are undated but possibly indicative of rural settlement of Bronze Age and Romano-British date. Bronze Age tools were found to the south-west of Chilton House (to the north of the development areas) and pottery from the same period was found behind Chilton Foliat School (recorded in the Wiltshire HER, viewed on-line). The Kennet Valley around Hungerford is renowned for the high density of prehistoric sites along the sides of the valley and on the gravel islands in the floodplain. It is likely that similar

sites may be found in the Dun Valley. A resource relating to this exploitation may therefore survive within the proposed development area.

The Roman period (AD 70 to 5th century)

- 5.4 Romano-British coins and brooches have been found in the vicinity of the village of Chilton Foliat. The nearby Roman settlement at Littlecote, 2km to the north, was a small military establishment set up to guard a ford across the River Kennet. The site developed into a farming settlement in the 2nd century AD and the villa was built (Scheduled Ancient Monument 1003256). The original structure was replaced by a large two-storey winged corridor villa with a bath suite. Around AD270 the villa was re-built and a century later a large barn was converted into a courtyard and early triconch hall containing an Orpheus mosaic. The remains of the villa were re-discovered in the early 18th century and excavated in the later part of the 20th century (Wiltshire HER).

The medieval period (5th century to 1540)

- 5.5 Saxon remains are recorded in the vicinity of Chilton Foliat (Wiltshire HER), particularly to the east and north of Manor Farm. No Saxon finds have been identified in Hungerford and Hungerford is not mentioned in the Domesday Survey of 1086 but many of the nearby manors are listed, these include Kintbury, Eddigton, Leverton, Inkpen, Denford, Avington, Inglefol (Hungerford Engleford), Charlton (Hopgrass and Charnham Street), Chilton Foliat and Shalbourne. Hungerford lies on land at the western edge of the Royal manor of Kintbury and there was a settlement known as Hungerford in the early 12th century. Hopgrass Farm (to the east) of the development area was originally part of the Domesday manor of Charlton (which included Hopgrass and Charnham Street). Cerleton was recorded in 1042 (Page & Ditchfield 1924).
- 5.6 During the early medieval period records indicate that there were areas of uncultivated downland as well as ploughed land, meadow and woodland to the west of Hungerford. By the early 13th century Cakewood was an agricultural hamlet of 100–200 acres. Cakewood's open fields were cultivated by five tenant farmers. The hamlet had gone out of existence by the 16th century. Some of the cropmarks noted around Cakewood (Appendix 1) may date from this period.

The post-medieval period (1541 to 1899)

- 5.7 Saxton's map of Berkshire in 1574 (Figure 4) shows a major settlement at Hungerford with villages at Chilton and Froxfield but provides no detail of the intervening land. Speed's map of Wiltshire produced just over 30 years later (Figure 5) marks the rivers Dun and Kennet and an area of parkland associated with Littlecote. The village of Froxfelde is also marked but there is no indication of any settlement on the land between Froxfield and Hungerford.
- 5.8 Hungerford was surrounded by common or open fields during the medieval period but the open fields around Hopgrass Farm (also known as Hop Cross) were informally enclosed in 1715 by legal agreements among local landowners. Hopgrass Farm house dates from the 17th century (HERs 5077 & 17319, Listed Building 394822) with 18th and 19th century alterations.
- 5.9 Andrews and Dury's map of the area in 1773 (Figure 6) shows both Brickkiln Copse and Cake Wood and shows a number of buildings to the south of Bath Road but

none within the proposed development area. This map also shows the topography of the area and the side valleys along the course of the River Dun.

- 5.10 A plan prepared around 1790 (viewed in the West Berkshire Record Office, not reproduced in this report) showed the route of the proposed Kennet and Avon Canal through Hopgrass and Northstanden and indicated how the canal would affect the estate held by the Popham family. The Act allowing for the construction of the canal was passed in 1794.
- 5.11 The land around Hungerford was formally enclosed under an Award of 1811. The Enclosure Award map of 1819 marks the Kennet and Avon Canal with Freeman's Marsh to the north of the canal. To the south of the canal the land is shown as part of North Standen Farm belonging to Edward William Popham. Detailed maps of Wiltshire and West Berkshire in the early 19th century (Figure 7) show properties to the south of Bath Road (Barracks), on the northern part of Area A, and west of Hopgrass. To the north of Bath Road the maps show Cake Wood and Brick Kiln Wood. No buildings are marked to the north of the road in the vicinity of the development area.
- 5.12 A plan of the Marlborough to Hungerford Turnpike road in 1816 (Figure 8) marks the milestone (HER 5077, listed structure 394825), the barracks and depot (HER 18027) on the northern part of Area A, Hopgrass Farm to the east and the track to Littlecote Park (HER 16198) to the north of the road.
- 5.13 The Barracks, marked on Ordnance Survey maps (Figure 9) in the north-western part of Area A, were abandoned for military use by at least 1861 and were partly demolished in the mid 20th century when the A4 (Bath Road) was widened. In 1861 there were 50 people living in the five dwellings known as The Barracks. An Ordnance Depot was recorded to the west of Highclose Farm in the early 19th century but had gone out of use by 1881 when it was marked as 'Magazine (Disused)' on the Ordnance Survey map. Both the proposed development areas were agricultural land throughout the 19th century.
- 5.14 Area B remained part of Chilton Foliat (in Wiltshire) until 1895 when the eastern part of the parish was transferred to the civil parish of Hungerford and became part of Berkshire.

The modern period (1900 to present)

- 5.15 The 2nd edition Ordnance Survey map of 1900 (Figure 10) shows the development sites unchanged, with The Barracks still shown in the north-western corner of Area A, and names Hopgrass Field Barn (HER 18028) to the east of Area B.
- 5.16 The development areas remained as agricultural land throughout the 20th century (Figures 11 & 12) but following archaeological evaluation of the fields to the east of Area A in 1995 (Howell & Durden 1995) initial groundworks were undertaken in advance of development of the marina site.

The buildings

- 5.17 There are no statutorily protected buildings within the site. There are two Grade 2 listed structures in the vicinity (Appendix 1): Hopgrass Farm (LB394822) and a

milestone on Bath Road (LB394825). There are several listed buildings in Hungerford – these are unlikely to be affected by the proposed development.

Scheduled Ancient Monuments and other Designated Heritage Assets

- 5.18 There are no Scheduled Ancient Monuments within the proposed development area, or the near vicinity. The Grade II Registered Park and Garden of Littlecote House (HER 16198; RPG No. 1000479) is less than 500m to the west and the Littlecote Roman villa (Scheduled Ancient Monument 1003256) is over 2km to the north.

6. The potential archaeological resource

- 6.1 There is no direct evidence for prehistoric or Roman activity within the study area, but the presence of activity in the surrounding vicinity indicates that an as yet unidentified resource has the potential to exist. Earlier prehistoric deposits may be present at depth.
- 6.2 Archaeological deposits relating to the medieval and post-medieval period may survive over both sites. This evidence is likely to relate to agricultural activity and field boundaries and is of limited archaeological significance.
- 6.3 Archaeological deposits relating to late post-medieval structures (The Barracks) may survive on the northern part of Area A, including building foundations. These are also likely to be regarded as having limited archaeological significance.

7. Impact assessment

- 7.1 The proposed development has limited potential to impact upon any archaeological resource that may be present, as the works are not envisaged to entail groundworks below the level of the topsoil. The topsoil will be stripped from the site and reinstated following deposition of the material from excavations from the Marina.

8. Recommendations

- 8.1 No archaeological deposits have been identified which require preservation *in situ*.
- 8.2 Because of the limited extent of groundworks associated with the development, no further archaeological works are recommended.

9. Sources

Cartographic sources

Saxton, 1574, Map of Wiltshire
Speed, 1611 Map of the County of Wiltshire
Andrews & Dury, 1773, Map of the County of Wiltshire
Ordnance Survey 1st Edition, 1" sheet 267
Ordnance Survey 1st Edition, 6" sheet 33
Ordnance Survey 2nd Edition, 25" sheet 33
Ordnance Survey 3rd Edition, 25" sheet 33 SE

Other sources

- Chandler, J, 2003 *Marlborough and Eastern Wiltshire*.
Ford, S, 1989 *Charnham Lane, Hungerford*. Unpublished report **89/7**, Thames Valley Archaeological Services
Hackford C & H, 2001 *The Kennet & Avon Canal*. Stroud
Howell, I & Durden, T, 1995 *High Close Farm, Hungerford, Berkshire: archaeological evaluation*. Unpublished report **95/22**, Thames Valley Archaeological Services
Page W & Ditchfield, P H, 1924 *Victoria County History: A history of the county of Berkshire 4*. London

Berkshire Record Office Archive

- D/D1/71/1 Hungerford tithe map and award, 1849
D/EX2235/1 Printed plan of proposed canal between the River Kennet at Newbury and the River Avon at Bath.
DEZ80 Maps and plans of property in the parishes of ...Chiton Foliat, ... Hungerford... Including plans of the turnpike road and Ordnance Survey maps, 18th-20th centuries.
MR1/373 Chilton Foliat enclosure map, 1813
Q/RDC/65A&B Hungerford enclosure award and map, 1820

Websites

- <http://freepages.genealogy.rootsweb.ancestry.com~genmaps>
<http://history.wiltshire.gov.uk>
<http://www.berkshireenclosure.org.uk>
<http://www.bl.uk/onlinegallery>
<http://www.british-history.ac.uk>
<http://www.geograph.org.uk/photo>
<http://www.hungerfordvirtualmuseum.co.uk>
<http://www.magic.gov.uk>
<http://www.nationalarchives.gov.uk>
www.english-heritage.org.uk
www.visionofbritain.org.uk

Aerial photographs

Aerial photographs of the area were studied as part of the National Mapping Programme and the results incorporated into the West Berkshire Historic Environment Record. No further study of aerial photographs was undertaken for this survey but late 20th and early 21st century aerial photographs of the site were viewed on-line.

Geotechnical works

No records of geotechnical works within the proposed development area were identified for this assessment.

Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

Historic Environment Record

(PRN = Public Record Number)

PRN	Description	Date
2315	Cropmark features south of Cake Wood	prehistoric/Roman
2316	Pits or graves in Cake Wood	undated
2317	Ring ditch next to Cake Wood	Bronze Age
2318	Ring ditch south of Cake Wood	undated
2319	Rectangular ditched enclosure	undated
2320	Cropmark enclosure	undated
2327	Cropmark features	undated
2328	Double-ditched cropmark	undated
3073	Features north of Highclose Farm	undated
3074	Features east of Cake Wood	undated
3400	Terracing on Freeman's Marsh	medieval/post-medieval
3401	Linear features north of A4	undated
3402	Trackway visible as soilmark	undated
5077	Hopgrass Farm	17th century
5485	Great Western Railway boundary marker	Early 20th century
5487	Pillbox near railway viaduct	WWII
5663	Anti-tank blocks near Cobblers Lock	20th century
5664	Site of pillbox at Cobblers Lock	WWII
5665	Pillbox east of Picketfield Lock	WWII
5666	Pillbox south-east of Cake Wood Farm	WWII
5893	Kennet & Avon Canal, Hungerford to Hungerford Marsh	1798-1799
5895	Hungerford Marsh lock	1798-1799
5898	Kennet & Avon Canal, Hungerford Marsh to Cobblers Lock	1798-1799
5900	Cobblers Lock	1798-1799
5901	Kennet & Avon Canal, Cobblers Lock to Picketfield Lock	1798-1799
5902	Barrackfield Swing Bridge	1798-1945
5903	Weight limit sign at Barrackfield Bridge	19th/20th century
5904	Picketfield Lock	1798-1799
5905	Kennet & Avon Canal, Picketfield Lock to Wiltshire	1798-1799
5907	Site of swing bridge west of Picketfield Lock	1798-1980
5908	Weight limit sign at site of swing bridge	19th/20th century
5910	A4 Bath Road	medieval/post-medieval
5911	Milestone	18th century
6067	Great Western Railway branch line	mid-late 19th century
6462	Ditches seen in watching brief	undated
6599	High Close Farm	post-medieval
6600	Struck flint and scraper	Early Neolithic
6601	Well	18th/19th century
6602	High Close Farm building footings and well	18th/19th century
9873	Bronze coin	Roman
16163	Finds in field north of A4 near Cobblers Lock	prehistoric
16198	Littlecote House garden	17th/18th century
16385	Freeman's Marsh meadow and fishery	medieval
16632	Cropmark and earthwork features	undated
17319	Hopgrass Farm and Hopgrass barn	late 19th century
17320	Cake Wood Farm	late 19th century
17321	Highclose Farm House	late 19th century
17761	Cropmark features south-west of Smitham Bridge	post-medieval
18025	Ring ditch east of Cake Wood Farm	Late Neolithic
18026	Hopgrass brickworks	1818-1950
18027	Site of The Barracks	early 19th century
18028	Site of Hopgrass Field Barn	late 19th century
18142	Water meadows south of Highclose Farm	post-medieval

PRN	Description	Date
20270	Railway accommodation bridge west of Marsh Lane	1862-2013
20271	Kennet & Avon Canal railway bridge	mid-20th century
20273	Railway bridge over River Dun	1862-2013
20638	Hungerford Marsh swing bridge	18th century
20640	Site of disused magazine	19th century
20846	Lock House	19th century
20939	Cropmark feature west of Hopgrass Farm	undated
20940	Quarrying on Freeman's Marsh	undated

Listed buildings

PRN	Description	Grade
394822	Hopgrass Farmhouse (394822)	II
394825	Milestone north-east of Highclose Farm (394825)	II

Previous archaeological interventions

PRN	description
29	Hungerford area; archaeological monitoring of overhead cable refurbishment
404	Highclose Farm; archaeological evaluation
850	Hungerford Common; aerial survey
1005	Hungerford; building survey
1092	North Standen Road; archaeological monitoring

Reproduced from Explorer 158 1:25 000 by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2009. All rights reserved. Licence number AL100002176

ARCHAEOLOGICAL SERVICES

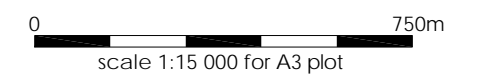
DURHAM UNIVERSITY






on behalf of
Lakeland Leisure Estates Ltd

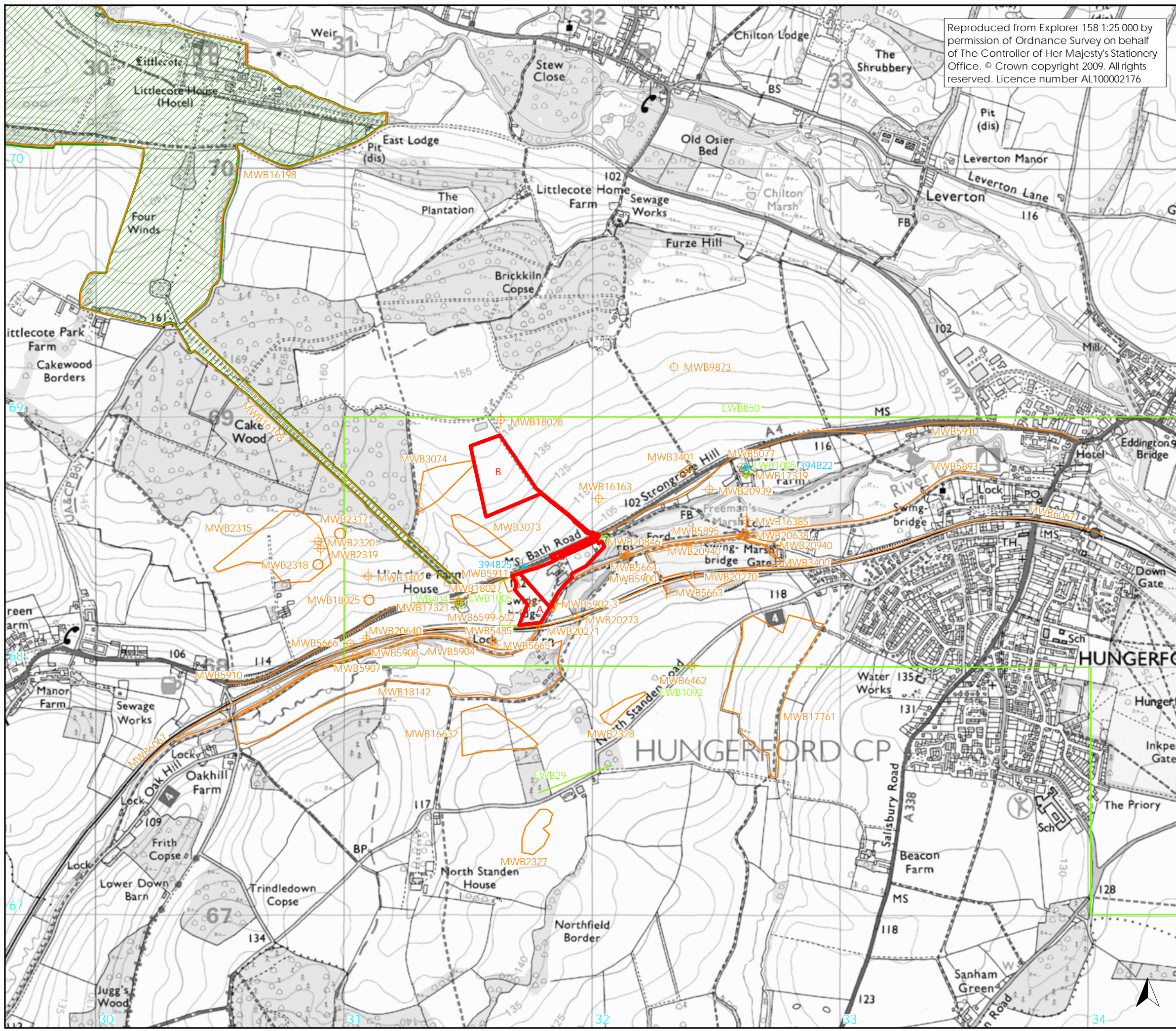
Hungerford Marina
Bath Road
Hungerford
West Berkshire

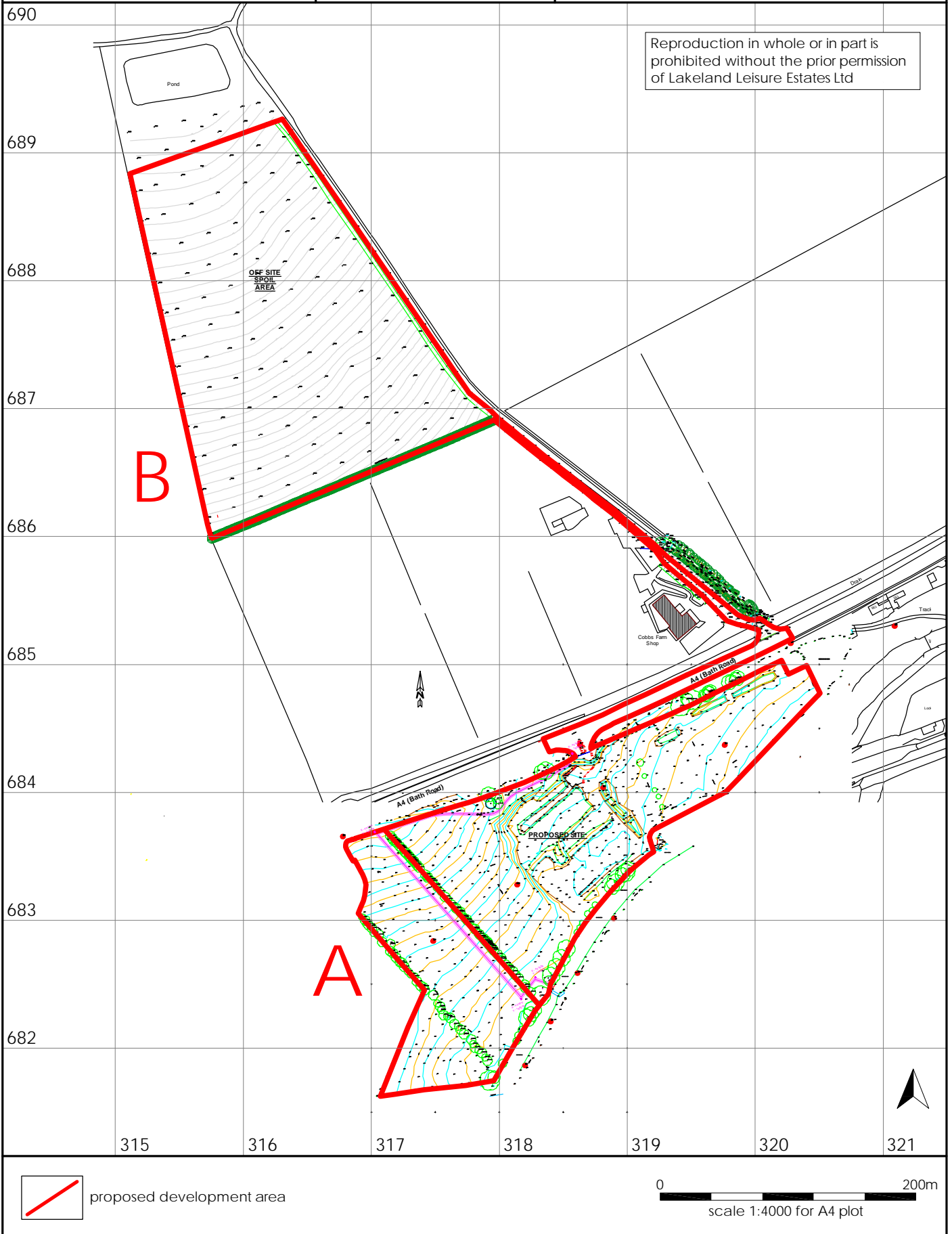
archaeological desk-based assessment
report 3678

Figure 1: Site location and Historic Environment Record

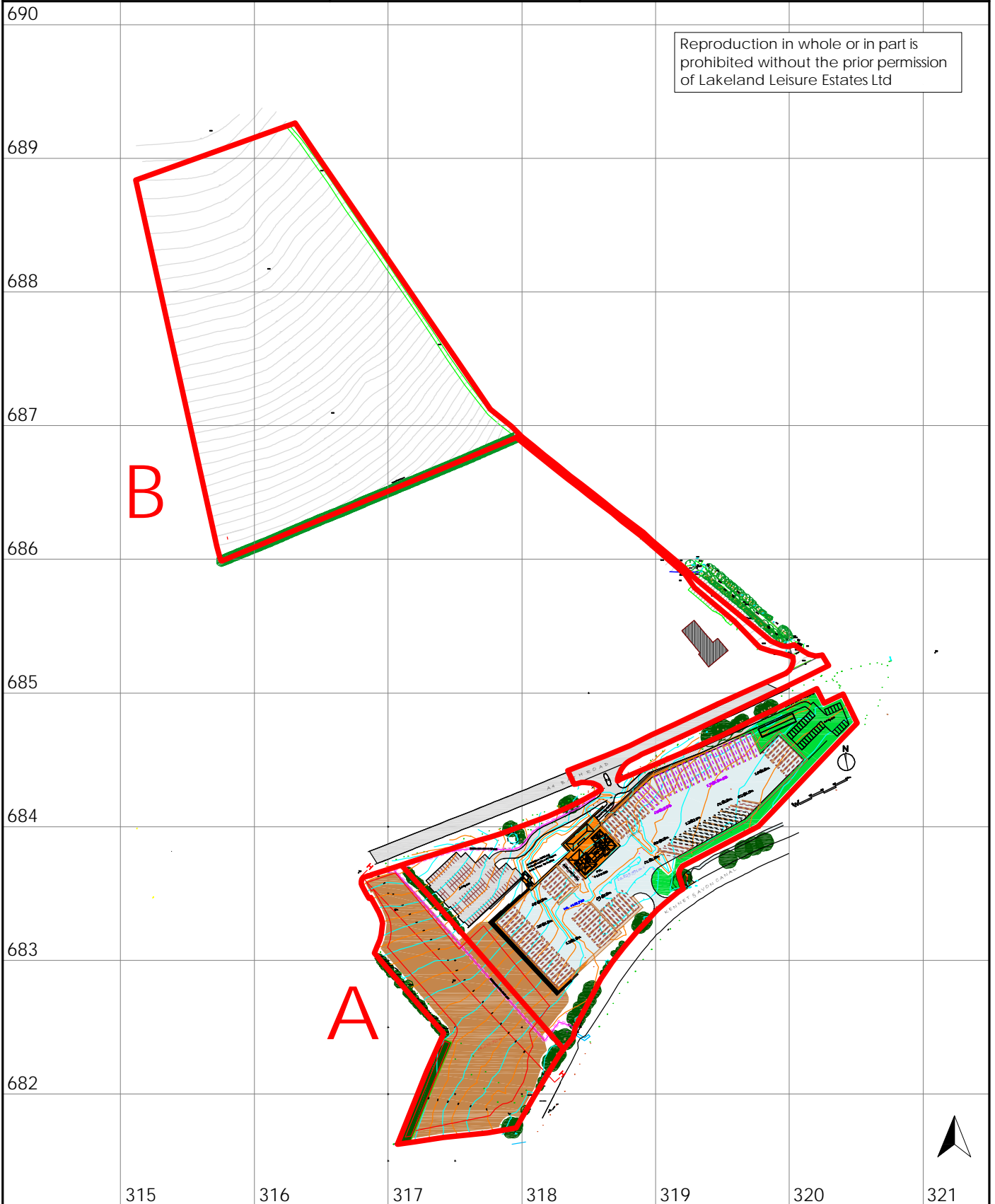



-  proposed development area
-  HER site
-  event
-  listed building
-  parks and gardens



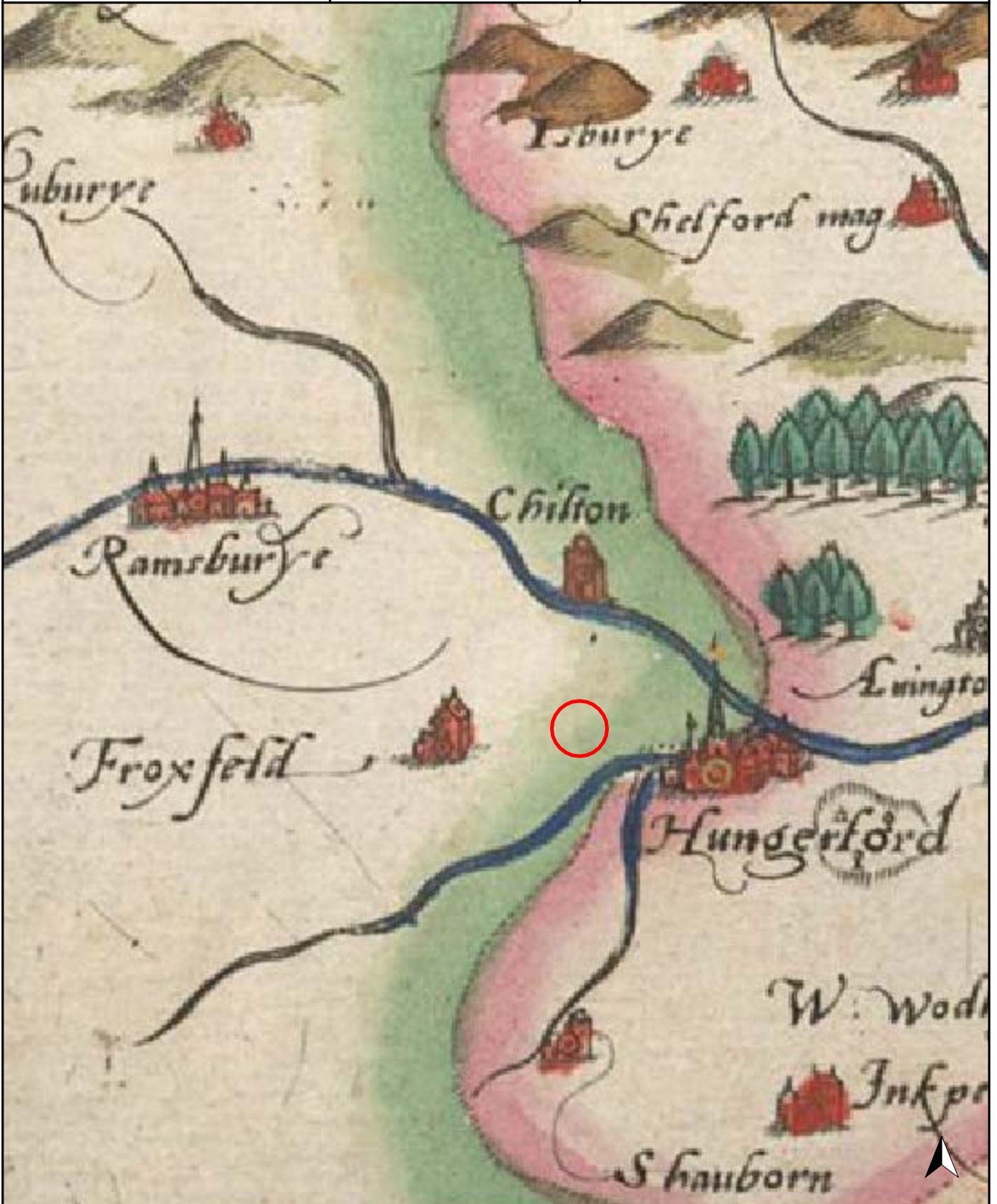


Reproduction in whole or in part is prohibited without the prior permission of Lakeland Leisure Estates Ltd



 proposed development area

0  200m
scale 1:4000 for A4 plot



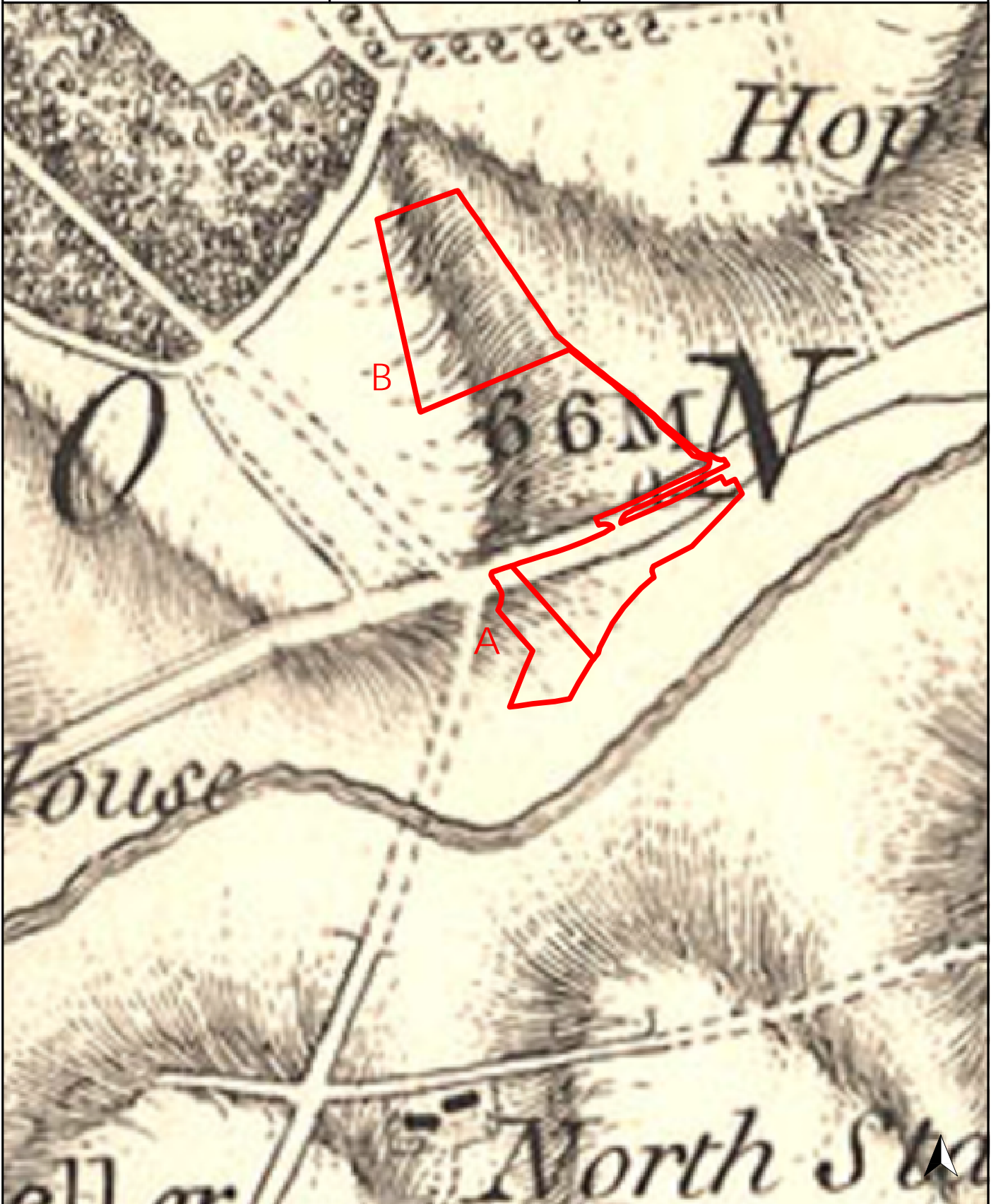
approximate location of the
proposed development area


not to scale



approximate location of the
proposed development area


not to scale



 approximate location of the
proposed development area

not to scale



 approximate location of the
proposed development area

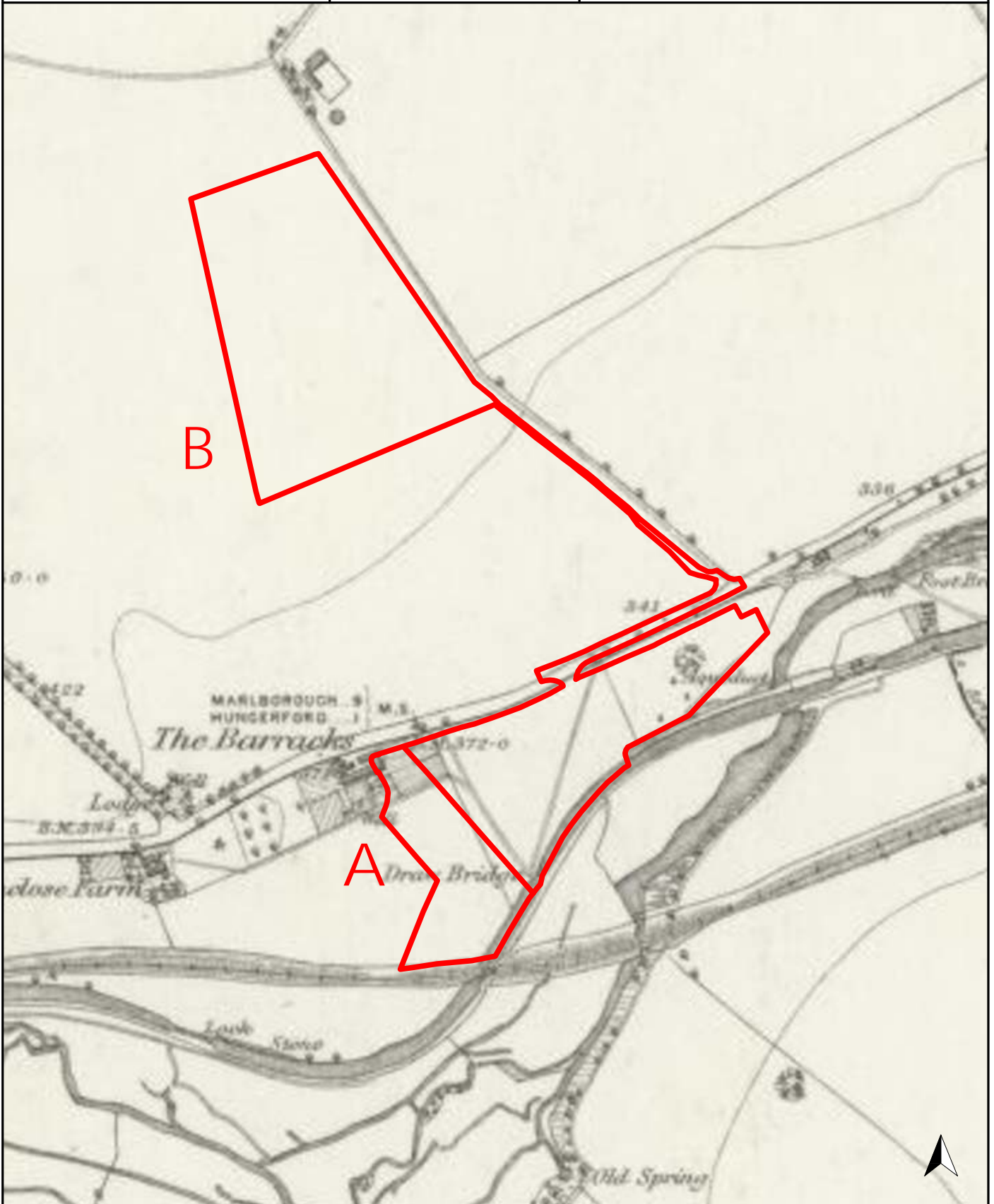
not to scale



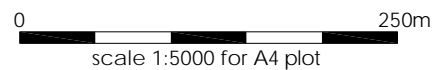


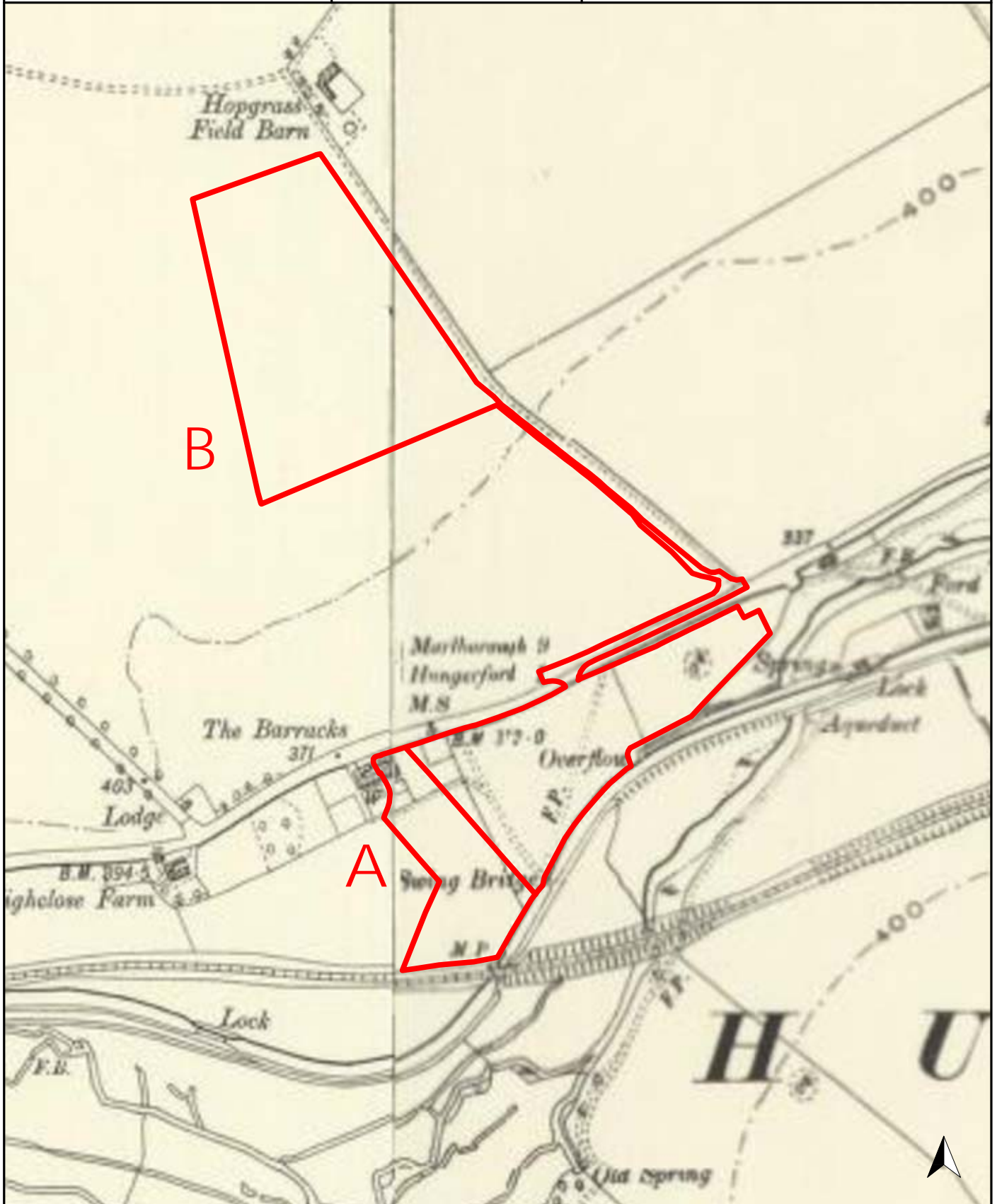
approximate location of
proposed development area

not to scale

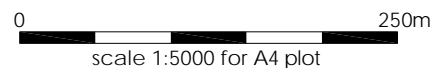


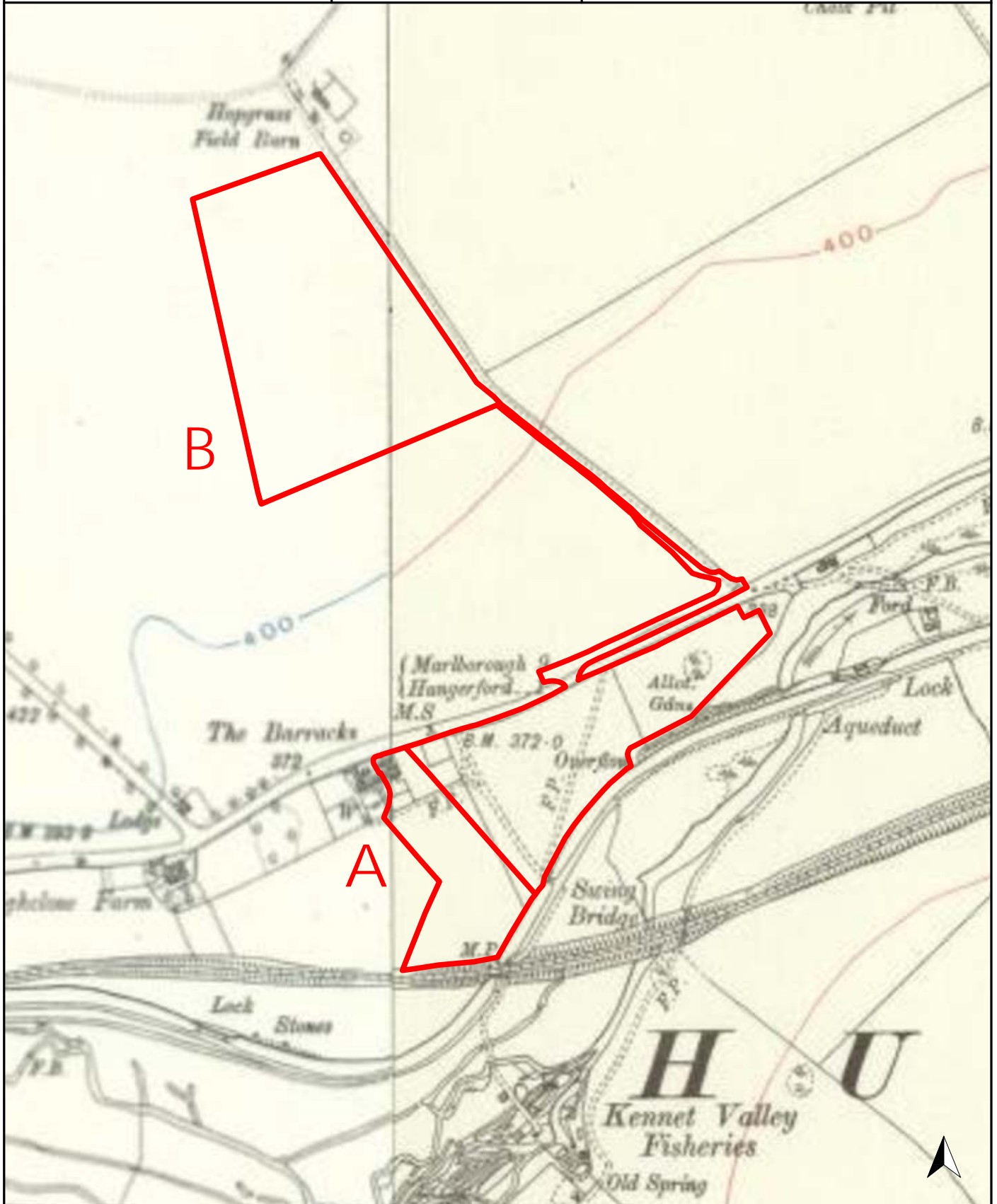
proposed development area






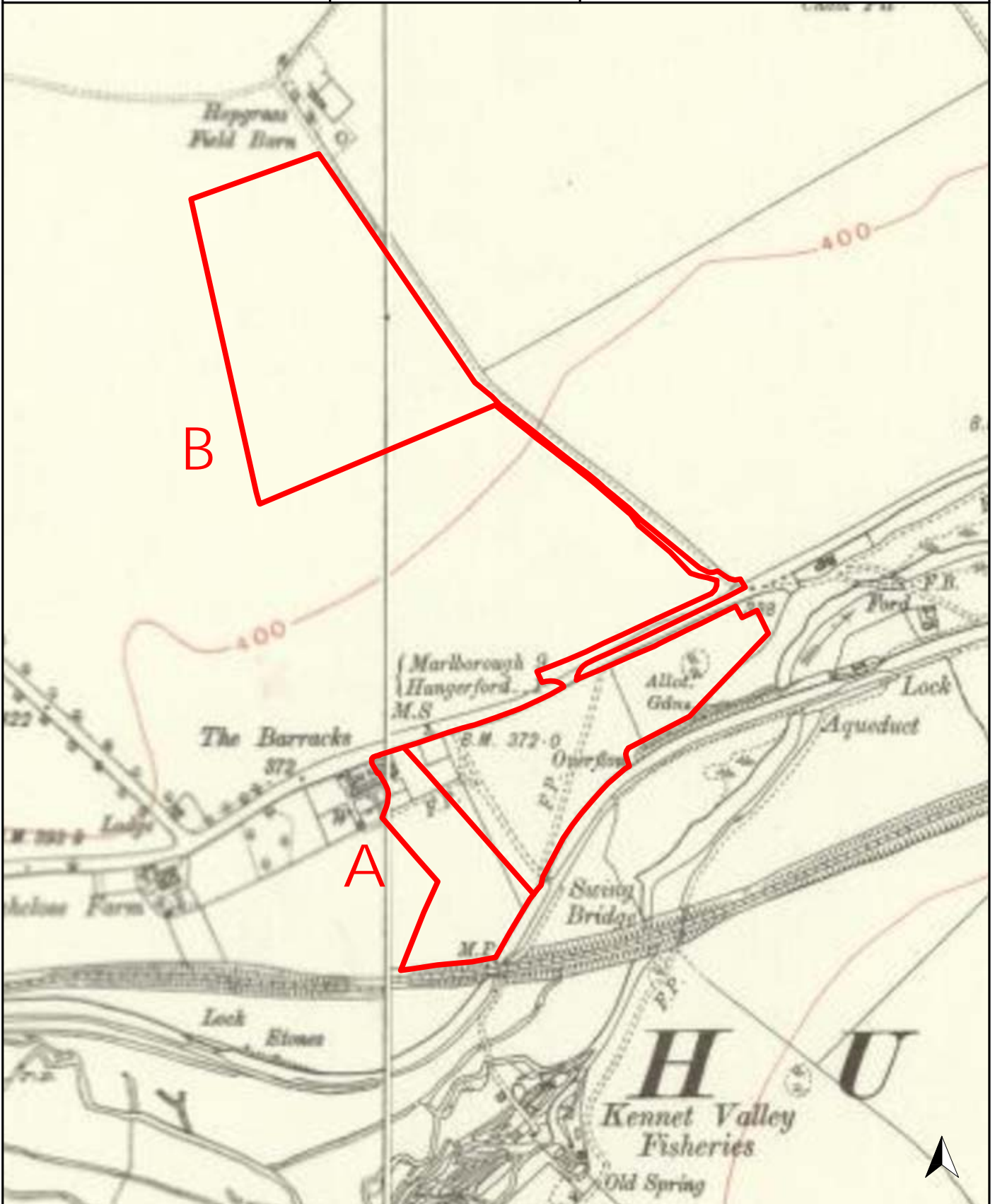
proposed development area





 proposed development area

0 250m
scale 1:5000 for A4 plot



proposed development area

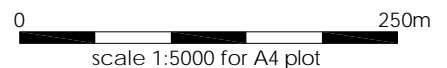




Figure 13 The northern part of Area B, looking north



Figure 14: The northern part of Area B, looking south



Figure 15: The southern part of Area B, looking south-west



Figure 16: The western part of Area A, looking south-west



Figure 17: Groundwater monitoring point in Area A



Figure 18: The south-western part of Area A, looking north