

**Whites Farm, Barleylands Road,
Basildon**

**Historic Environment Desk-Based
Assessment**

Anglo ES Whites Farm Ltd


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Ecus Ltd


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Executive Summary

Ecus Ltd was commissioned by Anglo ES Whites Farm Ltd in March 2022 to prepare a historic environment desk-based assessment (HEDBA) for at Whites Farm on Barleylands Road in Basildon, Essex.

The HEDBA has been requested to inform a planning application for a battery energy storage site (BESS), substation compound, with associated infrastructure, fencing, access road from Barleylands Road and landscaping.

No heritage assets of high archaeological significance have been identified within the Site as part of this assessment. Whilst the archaeological resource is not considered a constraint to the proposals, the potential for remains relating to the former medieval moated site at Whites Farm and/or its landholding cannot be entirely discounted. A programme of archaeological monitoring, is recommended during the construction phase, with the scope and methodology agreed in advance with the archaeological advisor to the local planning authority. As this HEDBA is considered to fulfil the obligations/requirements as set out in paragraph 194 of the National Planning Policy Framework (NPPF), further archaeological work is not considered necessary to determine the planning application.

This assessment has identified no designated heritage assets which would be harmed, directly or indirectly, as a result of proposals. The proposals therefore comply with the Ancient Monuments and Archaeological Areas Act 1979, Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and local planning policies relating to the protection of the historic environment.

Although the proposals would result in a change within the Site, which is currently in agricultural use, the field where the BESS would be located is considered to be of negligible to low heritage significance. Although there would be a change within the field such change would be localised and minor and would not affect the legibility of the wider agricultural landscape.

The effect of the proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding historic environment constraints which are likely to prohibit development.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd was commissioned by Anglo ES Whites Farm Ltd in March 2022 to prepare a historic environment desk-based assessment (HEDBA) for Whites Farm on Barleylands Road in Basildon, Essex (Figure 1).
- 1.1.2 The HEDBA has been requested to inform a planning application for a battery energy storage site (BESS), substation compound, with associated infrastructure, fencing, access road from Barleylands Road and landscaping. The access route and point of connection are pre-existing.
- 1.1.3 For ease, the following is referred to in this HEDBA:
- Application Boundary – this encompasses the entirety of the proposals; and
 - Site – this refers to the location of the BESS (National Grid Reference (NGR) 570013, 191415).

1.2 Application Boundary and Site

- 1.2.1 The Application Boundary is located within the borough of Basildon in the county of Essex. The Application Boundary is The Site is c. 16,187 square metres (sqm) in extent.
- 1.2.2 The Application Boundary forms part of the landscape associated with Whites Farm, situated east of Barleylands Road. Whites Farm is in mixed use as both a commercial centre, farm complex and equestrian centre and livery. The majority of the buildings are clustered together in a group with yards and associated infrastructure extending to the east. Adjacent to the entrance of the farm complex is a two-storey building known as Red Cottage. To the south west of this complex is the former farmhouse, set and enclosed within its own grounds by boundary treatments and vegetation. The former farmhouse has a private driveway and gated entrance off Barleylands Road.
- 1.2.3 The Site is located to the east of this area, beyond the outdoor horse riding arena. The Site comprises a parcel of land under grass subdivided and used as part of the livery (Plates 1-2). The Site's external boundaries are demarcated by timber post and two bar timber fencing. The Site is bound to the north and east by an access trackway servicing the farm.
- 1.2.4 As illustrated on Figure 1, proposed underground cabling (connection) crosses the agricultural landscape to the west and south, in a narrow strip alongside an existing drainage ditch, prior to connecting to DNO infrastructure and the point of connection (Plate 3). The point of connection is associated with existing overhead cables present in this area and a grass bund is present alongside

part of the proposed route of the underground cabling to the south of the farm complex.



Plate 1. View across the Site towards the south and south west¹



Plate 2. View across the Site towards the south and south east



Plate 3. View towards point of connection from Wash Road

1.2.5 The immediate environs to the north, east and south are characterised by pastoral fields, the majority of which form part of the livery, crossed by access trackways. The agricultural landscape to the south is crossed by existing electricity pylons and overhead cables and is open and geometric in layout. A public footpath runs along the northern boundary of the Site, connecting Barleylands Road in the west with Southend Road (A129) in the north east, and alongside a substantial drainage ditch/SuDS system with adjoining bund. A drain runs adjacent to the north

¹ Plate 1-4 have kindly been provided by MHP Design Ltd. These represent visualisations discussed further in the accompanying Landscape and Visual Appraisal. See paragraph 2.2.17 of this HEDBA for details.

and west boundaries of the Site.

- 1.2.6 Within the wider landscape, the settlement of Basildon is located along and beyond Wash Road, at its closest c. 270 m to the south of the Site, and Barleylands Recycling Centre and Barleylands Campsite are located over c. 300 m to the north west of the Site, beyond which flows the River Crouch.
- 1.2.7 The existing levels within the Site range from c. 18 - 19 m above Ordnance Datum (aOD). Ground levels within this area fall south to north and within the wider area the ground levels rise to the south and west towards Barleylands Road.
- 1.2.8 The underlying geology of the Site is mapped as London Clay Formation, a sedimentary bedrock comprising clay, silt and sand formed during the Palaeogene Period. Superficial deposits comprising Head (clay, silt, sand and gravel) are recorded within the Site (British Geological Survey 2022).

1.3 Aims and Objectives

- 1.3.1 The purpose of this HEDBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource in order to formulate:
- an assessment of the potential for heritage assets to survive within the area of study;
 - an assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests;
 - strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined; and
 - an assessment of the impact of proposals or other land use changes on the significance of the heritage assets and their settings.

1.4 Regulatory and Policy Context

- 1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - GPA1 - *The Historic Environment in Local Plans* (2015a);
 - GPA2 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b);
 - GPA3 - *The Setting of Heritage Assets* (2017a).
- Historic England Advice Notes:
 - *Advice Note 1: Conservation Area Appraisal, Designation and Management* (2019a);
 - *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage* (2019b);
 - *Advice Note 15 Commercial Renewable Energy Development and the Historic Environment* (2021).
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA, 2019); and
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 Scope of Assessment

2.2.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposals due to their presence within the scheme or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's GPA3 (2017a).

2.2.2 The spatial scope of the assessment was defined by a 1 km study area around the Site to inform for heritage assets.

2.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- national heritage datasets including The National Heritage List for England (NHLE), England's Places, Viewfinder, National Record for Historic Environment Excavation Index, Parks and Gardens UK²;
- the Essex Historic Environment Record (EHER), which is a database of all recorded archaeological sites, findspots, and archaeological events;
- aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP);
- Environment Agency LiDAR imagery;
- Essex Historic Landscape Characterisation;
- Defence of Britain Archives;
- Google Earth imagery;
- *Whites Farm, Barleylands Road, Basildon, Essex SS15 4BG Landscape and Visual Appraisal* (MHP Design 2022);
- *Whites Farm, Basildon, Flood Risk Assessment* (BWB Consulting 2022);
- *Noak Bridge Conservation Area Appraisal and Management Plan* (Basildon Council 2010);
- historic manuscripts and maps available online;
- relevant primary and secondary sources including published and unpublished archaeological reports; and
- observations in the area made during the site visit.

2.2.4 A site visit was undertaken in May 2022 to assess the general character of the Site, identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. The site visit included a walkover of the access road from Barleylands Road. Heritage assets outside of the Site were visited to assess the attributes of their setting that contribute to their significance.

2.2.5 Conditions during the site visit were dry and clear. A good level of visibility was afforded.

2.2.6 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

² Initially reviewed at: https://www.heritagegateway.org.uk/gateway/advanced_search.aspx.

Assumptions and Limitations

- 2.2.7 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the EHER represents a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.2.8 Archival material relating to the Site/Application Boundary was not consulted in person at the Essex Archives. An initial review of the online catalogue identified no further relevant cartographic or documentary material which was not available from other online sources. Whilst there may be other material held in private collections, local repositories and the National Archives, it was not possible to view these as part of the assessment.
- 2.2.9 Historic England's archives were not visited as part of this assessment. Aerial photography, where available online, was utilised to fully understand the historic development. No aerial photographs which illustrate the Site/Application Boundary clearly were available via the sources listed above.
- 2.2.10 All Ordnance Survey (OS) mapping was obtained online and is provided in Appendix 3.
- 2.2.11 Although the Defence of Britain Archives was consulted as part of this assessment, no data records were recorded within the Site/Application Boundary or study area.
- 2.2.12 Whilst sources were reviewed in order to determine and provide geological context for the Application Boundary/ Site, no borehole data is available to provide a review of the sequence of deposits.
- 2.2.13 Whilst a site visit was conducted in May 2022, due to corruption of the site surveyors camera memory card photographs taken could not be retrieved. All photographs provided in this HEDBA have been kindly provided by MHP Design Ltd, the landscape team involved with the project.
- 2.2.14 A site visit was undertaken as part of this HEDBA to identify any potential archaeological remains. Despite sufficient access being afforded to the Site, observations are limited since they can survive below-ground with no surface indications.
- 2.2.15 There was sufficient access to the surrounding landscape from Public Rights of Way. Due to location of the Listed Buildings in private properties, no access was afforded to their immediate grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.
- 2.2.16 At present no Local List of Heritage Assets has been produced for this area. It is understood to

currently be under production³.

2.2.17 White's Farmhouse is not recorded on the EHER or identified on information online to comprise a Locally Listed Building. Due to the combined effects of private land, setback position and presence of mature vegetation along the property boundaries, it was not able to be inspected as part of this assessment. No clear views were identified during the site visit and it is not considered to be a constraint to the proposals.

2.3 Assessment of Significance

2.3.1 The National Planning Policy Framework (NPPF 2021) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF 194).

2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection, selection guides published by Historic England, and regional research agendas.

³ <https://basildon.gov.uk/article/5607/Local-List-of-Heritage-Assets>

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- 2.3.4 The heritage interest of an asset's setting is assessed in accordance with Step 2 of Historic England's GPA3 (2017a), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2).
- 2.3.5 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.3.6 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.
- 2.3.7 Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 203 of the NPPF.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Buildings, landscapes or townscapes of such limited heritage significance they do not merit identification as non-designated heritage assets.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposals, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Step 1 of Historic England's GPA3 (2017a) an outline assessment of the historic and archaeological baseline was undertaken to identify which of these heritage assets possessed settings that could be affected by the proposed scheme, and thereby scope out those assets that would not be affected. The details of this assessment are documented in Section 3.4 of this report.
- 3.1.3 A gazetteer of all data records from the EHER and NHLE discussed in this assessment is provided in Appendix 2.
- 3.1.4 This section should be read in conjunction with the following figures:
- Figure 2: Essex HER Monument Data Records within a 1 km Study Area. The data records are assigned a number with a ID (Identification) prefix within the text, for ease of reference; and
 - Figure 3: Designated Heritage Assets within a 1 km Study Area. National Heritage List for England (NHLE) entries are referenced by their NHLE entry number.
- 3.1.5 All distances discussed within this HEDBA refer to that between the Site (location of the BESS) and the designated or non-designated heritage assets.

3.2 LiDAR imagery

- 3.2.1 Environment Agency LiDAR imagery was obtained and processed in order to determine whether any buried archaeology survives within the Site. No earthworks were identified within the Application Boundary or Site and as such the available imagery was not reproduced.

3.3 Previous Archaeological Investigations

- 3.3.1 The Application Boundary and Site has not been subject to any previous archaeological investigation. No archaeological investigations are also recorded within a 1 km distance from the Site on the EHER.

3.4 Historic and Archaeological Baseline

Prehistoric and Romano-British

- 3.4.1 No prehistoric records are recorded on the EHER within the Application Boundary or the Site.

Whilst evidence of prehistoric activity in the wider parish attests to late prehistoric (Bronze Age and Iron Age) settlement, no such evidence is recorded within the study area (Basildon 2022a).

- 3.4.2 There is one prehistoric record on the EHER within a 1 km distance of the Site; the data record relates to a cropmark of an isolated ring-ditch recorded in the landscape on the opposite side of Barleys Road, c. 360 m south west/west of the Site (1). The cropmark has not been subject to any intrusive archaeological investigation.
- 3.4.3 As with the prehistoric period, Romano-British evidence in the wider parish of Basildon relates to settlement and industries although no such activity is recorded in the Application Bounday, Site or study area (Basildon 2022a). There is one roman data record on the EHER within the study area and this relates to a findspot of a third century AD copper alloy coin (2). This coin is recorded on the Portable Antiquities Scheme (PAS) c. 810 m south west of the Site.
- 3.4.4 A review of *The Rural Settlement of Roman Britain: an online resource* does record the postulated course of a roman road crossing through the landscape into Wickham. Whilst the route of this road is postulated to cross through the environs immediate south of the Site, on a slight north east/south west alignment, its course has yet to be confirmed and there is limited evidence of roman activity in the surrounding landscape.

Early medieval and Medieval

- 3.4.5 There is no evidence recorded on the EHER of early medieval activity within the study area.
- 3.4.6 Basildon is recorded in the Domesday Survey of 1086 as a small hamlet, *Behoter*, in the Hundred of Barstable. The place name is suggested to derive from the Anglo-Saxon settlement called *Beorhtel's Hill* meaning 'pers', an individual/personal name, and 'dun' meaning hill (University of Nottingham 2022). It is recorded in the Domesday Survey as being held by Tenant-in-Chief Swein of Essex and owned by both Tuold (son of Odo) and Leofstan. It had a recorded population of seven households with pastoral and ploughlands and livestock; it is in the smallest 40% of settlement recorded during this period (Palmer and Powell-Smith 2016).
- 3.4.7 Settlement during the medieval period was centred on the Holy Cross Church, over c. 2 km south east of the Site (Grade II* Listed; NHLE: 1122252), with the wider landscape, including the Site, in predominantly agricultural use. Furthermore, there are three data records on the EHER of moated sites across the study area (3-5), the closest of which is centred on Whites Farm (3). This data record relates the remains of a moat, possibly manorial, and thought to be associated with Robert 'le Hwite'. Whites Farm has not been subject to previous archaeological investigation and no evidence of the remains of a moat are visible on available aerial imagery, LiDAR data or during the site visit.

Post-medieval and Twentieth Century

- 3.4.8 As with the medieval period, data records on the EHER for the post-medieval period relate to settlement and comprise Daniels Farm (6) and Laindonponds (7). Both comprise seventeenth century buildings which have been designated as Grade II Listed (NHLE: 1170968 and 1122212; Figure 3). A single copper alloy mount, postulated to be of post-medieval date, is recorded c. 810 m south west of the Site (2).
- 3.4.9 Whilst a series of early cartographic sources were consulted, these did not illustrate the composition of the Application Boundary or Site in detail. The Site appears to have formed part of the undeveloped rural hinterland to the surrounding hamlets during this period.
- 3.4.10 Whites Farm is recorded on Greenwood's map of Essex (1831) and the Site appears to have formed part of the undeveloped agricultural landscape located to the east of the farm. Whilst available Tithe Maps illustrate the surrounding landscape, the Site is not recorded on these.
- 3.4.11 A clear detailed depiction of the Application Boundary and Site is illustrated on OS mapping from the late nineteenth century onwards. The Site is illustrated as part of a larger agricultural field to the east of Whites Farm. A footpath runs along its northern boundary and its extent western boundary is depicted on OS mapping from the 1870s onwards. The surrounding landscape is illustrated as remaining in agricultural use.
- 3.4.12 The Site does not appear to have been subject to any significant change throughout the late nineteenth and twentieth century remaining in agricultural use. By the late twentieth century the Site and its surrounds had been subject to field boundary alteration and OS mapping from the 1960s onwards records the presence of overhead cables, including the proposed point of connection, to the south west of the Site.
- 3.4.13 Although available mapping records the planned development of Basildon and surrounding settlement areas, including Noak Bridge c. 560 m south west of the Site which is designated a Conservation Area, the Site throughout the post-medieval and twentieth century does not appear to have been subject to any significant alteration or impact. The existing character and appearance of the Site was established in the late twentieth/early twenty-first century with the access trackway to the north and east.

3.5 Historic Landscape Characterisation

- 3.5.1 Essex Historic Landscape Characterisation (HLC) records the field type within the Site and proposed point of connection as 'post-1950 boundary loss' which reflects the changes recorded on OS mapping in the late twentieth century (Essex County Council and English Heritage 2011). It is recorded as part of the broad group 'enclosed land - twentieth century agriculture' which is

described as

'These present field boundary loss since the 1950's due to mechanisation and changes in agricultural practices. This may range from the loss of a single boundary merging two fields into one, or many field boundaries being removed to form a single field...The resultant field is a hybrid and palimpsest, with edges that may have several periods of origin. Boundary loss with relict elements has elements of former boundaries within the field e.g. a field edge that does not connect to form a fully enclosed field enclosure. The surviving edges of these fields are of historic importance' (Essex County Council and English Heritage 2011, p. 25).

3.5.2 The majority of the field boundaries surrounding the Site are not considered to be classified as 'important' in line with the archaeological and historical criteria of the Hedgerows Regulations 1997 (see Appendix 1). It is possible that the western boundary, separating the field from the farm complex to the west (i.e. between the Site and outdoor arena), may be of earlier origin. An exact date for its origin cannot be determined from the available sources.

3.6 Summary of Previous Impacts

3.6.1 The EHER data records and available historic mapping suggest that the Site is unlikely to have been subject to any significant development and any pre-existing impacts to potential buried archaeological remains chiefly resulting from agricultural practices.

3.6.2 Elsewhere in the Application Boundary previous impacts, albeit localised, are associated with the establishment of the access road from Barleylands Road and installation of the overhead cables, including the proposed point of connection, to the south west of the Site.

3.7 Potential Heritage Constraints and Significance

Built Heritage

Listed Buildings

3.7.1 There are two Grade II Listed Buildings within the study area; these comprise Daniels Farm (NHLE: 1122212) located c. 280 m to the south east and Laindonponds (NHLE: 1170968) c. 310 m south of the Site. Both houses are of high heritage significance which derives from their architectural, historic and archaeological interest.

3.7.2 These buildings key elements of setting comprise their immediate grounds, setback position on Wash Road, driveway and gardens. The setting of Laindonponds also derives from its position within the well preserved rectangular moat which is of medieval origin. The Site does not form part of these key elements of setting associated with either building or part of the development along

Wash Road. As part of the wider agricultural landscape to the north the Site does not add any significant or meaningful contribution to the setting of either building. It does not possess any attributes that positively contribute to the heritage interest and there is no known functional to historical association. Whilst the proposals will result in a change in the Site, there is no intervisibility between the Site and Listed Buildings as views are screened by intervening vegetation and built form (i.e. a commercial/industrial complex⁴ to the rear of Daniels Farm and Avonmore to the north of Laindonponds). Due to the distance from and nature of the proposals⁵, no clear visibility would be afforded from Laindonponds should there be any seasonal variations. Visibility between the Site and Listed Buildings was not identified as part of the Landscape and Visual Appraisal undertaken as part of the planning application (MHP Design 2022).

3.7.3 This HEDBA, informed by a site visit and detailed walkover, has concluded that although proposals within the Site will result in a change, the change is posed to an area of land which does not contribute positively to the setting or significance of these Listed Buildings. The proposals would not therefore harm the significance of either Daniels Farm or Laindonponds and no further assessment is required.

Conservation Area

3.7.4 The Site is located c. 560 m north east of Noak Bridge Conservation Area. Whilst the Site does not form part of the designated area, it does comprise farmland which is noted for contributing the green space surrounding the designated area. As such, the contribution the Site has to the setting and thus significance of Noak Bridge Conservation Area is discussed further in Section 4.

Archaeology

3.7.5 Based on the information outlined above, the archaeological potential of the Site is as follows:

- very low potential for archaeological remains of prehistoric date. Any remains are most likely to comprise stray finds and would be of, at most, low heritage significance;
- low potential for Romano-British remains. Whilst the course of a roman road has been recorded immediately south of the Site, its route is postulated and yet to be confirmed. Given that the Site has been subject to continued agricultural activity, which would have impacted upon any remains if present, there is considered to be a low potential for any remains to survive (ditches, burials etc.) associated with the road in the Site. Any remains are considered more likely to comprise stray finds and would be of, at most, low heritage significance;

⁴ The industrial estate was developed in the mid-twentieth century and comprises a series of commercial units of varied size, shape, design and colour palette.

⁵ The proposals are not of large mass or scale.

- very low potential for archaeological remains of early medieval date. As early medieval archaeology is rare, any such remains would be of medium heritage significance;
- low to moderate potential for medieval remains relating to the moated site of Whites Farm and its associated landholding. Although no remains are clearly visible on available data sources within the Site or its vicinity, and the Site is likely to have been located outside of the homestead/moat and possibly part of the wider (agricultural) landholding, the potential for buried remains cannot be entirely discounted at this stage. Any remains would be of low to medium heritage significance; and
- high potential for post-medieval remains relating to agricultural activity. These would be of low (at most) to negligible heritage significance.

Historic Landscape Characterisation

- 3.7.6 Whilst the Site and its environs are likely to have comprised part of an agricultural landscape from the medieval period onwards, this assessment has highlighted that it has been subject to substantial change during the nineteenth and twentieth centuries. Such change is reflected within the HLC designation for the Site. The Site is therefore considered to be of negligible to at most low heritage significance.
- 3.7.7 Although field boundaries may be classified as 'important' within the archaeological and historical criteria of the Hedgerows Regulations 1997, 'important' hedgerows do not comprise designated heritage assets and do not confer a specific level of heritage significance. Rather, the Regulations are a notification mechanism by which sufficient notice of removal must be given to the local authority (see Appendix 1).

4. Statement of Significance

4.1.1 The following section assesses the heritage significance of Noak Bridge Conservation Area identified in Section 3 as a potential heritage constraint. In accordance with Step 2 of Historic England's GPA3 (2017a) the following section assesses the significance of this heritage assets and how the Site contributes to the setting.

4.1.2 It is not the intention to repeat information provided in the Conservation Area Appraisal and Management Plan produced by Basildon Council in 2010 for this area. Whilst this document has been reviewed for the purpose of this assessment, the following is a summary and therefore should be read in conjunction with that document.

Heritage Significance

4.1.3 Noak Bridge Conservation Area is located c. 560 m south west of the Site. The designated area is focused upon and encompasses the residential village. No designated or known non-designated heritage assets are located within Noak Bridge Conservation Area. The Conservation Area is defined by Wash Road to the north and west, Eastfield Road to the east and the A217 to the south (Basildon Council 2010, p. 5). These roads along with woodland and hedges which surround the designated area form its surroundings and result in '*a very strong sense of enclosure, almost like a continental bastide or medieval planned walled town*' (Basildon Council 2010, p. 5).

4.1.4 The Conservation Area is considered to be of high heritage significance due to it is historic, architectural and aesthetic interests which are derived from the history and development of settlement. Noak Bridge was planned in the 1970s as part of the Basildon New Town which developed from the mid-twentieth century onwards and its significance derives from its association with architects Maurice Naunton and George Garrard, and character and appearance as a '*traditional English village*' with '*its own identity*', thus not corresponding to the historic landscape (Basildon Council 2010, p. 8). Its significance is summarised as follows:

'Noak Bridge was one of the final phases of Basildon New Town to be built during the 1980's.

It's street layout and buildings were designed by the Basildon Development Corporation in the spirit of The Essex Design Guide, which sought to guide developers to build new buildings using the Essex vernacular style that is prevalent in many Essex villages'
(Basildon 2022b).

4.1.5 Although the built form in the Conservation Area is not nationally designated, the architecture, detailing and material (local materials) all contribute to the character and appearance of the place. A standardised unit design was planned and although many buildings follow the general principles,

there is variation. The Conservation Area Appraisal notes that the appearance of flats in the form of large Georgian or Victorian houses creates a '*confusion of identity*' which provides a '*playful sense of instant history clearly intended to give a time dimension to the creation of an instant village*' (Basildon Council 2010, p. 15). Whilst there is variety in design and material, the majority of the buildings within the designated Conservation Area are in residential use⁶. This makes a significant contribution to the character and appearance as a residential suburb.

4.1.6 The character of the roads in the Conservation Area channel and define views through and out of the designated area. The views demonstrate the planned nature of Noak Bridge Conservation Area whilst encompassing the visual interest created by the architecture, street furniture and traditional street signs. Important views have been identified within the Conservation Area Appraisal (Basildon Council 2010, p. 20) and these are considered to make a positive contribution to the area. The majority of views identified are 'inward' but one outlook looking view from Gate Lodge Way, to the north/north west, has been identified. With the exception of this view, all other views within the Conservation Area are enclosed and this is a key characteristic of the designated area. Elements discussed in further detail below, comprising encircling roads with built form, hedges and woodland, all contribute to the enclosed character of the Conservation Area and thus restrict long-distance views over the surrounding landscape. This, in turn, creates a tangible divorce from the surrounding landscape thus limiting the contribution the surrounding landscape has to the significance of the Conservation Area. The presence of established hedgerow along Wash Road further contributes to the sense of enclosure outlined above, thus restricting long-distance views and, consequently, the Site does not feature in any important views identified. The site visit confirmed that there are no clear long-distance views of the Site afforded from the junction between Wash Road and Gate Lodge Way

4.1.7 The setting of the Conservation Area is defined by the green vegetation and space which encloses it. This comprises farmland to the north, a nature reserve and hedgerow to the east and wood bank or bund to the south and west. As noted within the Conservation Area appraisal the '*total enclosure of Noak Bridge within a framework of encircling roads, hedges and woodland is important to preserving identity and attractive setting*' (Basildon Council 2010, p. 41). These therefore comprise important and principal elements which contribute to the character and appearance, and thus significance of Noak Bridge Conservation Area. Beyond these areas, notably to the east, south and west is further development associated with Basildon and this is considered to make a more limited contribution to the Conservation Area reflecting the gradual expansion and development of the landscape and context in which Noak Bridge development.

⁶ With the exception of two shops, village hall, medical centre and school.

Contribution the Site has to Heritage Significance

- 4.1.8 Whilst the Site forms part of a wider agricultural hinterland to the north east, this area has not been identified, unlike the farmland immediately north of Wash Road, to positively contribute to the setting and thus significance of Noak Bridge Conservation Area. Within the Conservation Area appraisal, the Site has not been identified as a key element of setting.
- 4.1.9 This HEDBA has concluded that the Site is not of a level of aesthetic interest to warrant identification as an important green space which contributes. No historical or functional association has been identified and although undeveloped and utilised for equestrian activity, the Site cannot be appreciated, understood or fully experienced from the Conservation Area.
- 4.1.10 The Site does not lie within any of the ‘important views’ identified in the Conservation Area appraisal. Although a line of sight was identified during the site visit from the eastern boundary, Kimberley Drive, the presence of mature hedgerow along the northern side of Wash Road and along Barleylands Road restricts visibility. Any seasonal visibility, as illustrated by Google Earth Streetview, would be glimpsed and partial at best and encompass the Site within the context of the complex of buildings at Whites Farm and existing overhead pylons/cables (similar to views afforded from the junction between Wash Road and Barleylands Road; Plate 4). Given the enclosed nature of the Conservation Area, which is a principal element that contributes to the character and appearance and thus significance, no further views were noted during the site visit and views from Site towards the south west are restricted (Plate 1).
- 4.1.11 The Site does not contribute to an understanding and/or appreciation of Noak Bridge Conservation Area and makes a neutral contribution to its setting.



Plate 4. View towards the Site (black arrow) and point of connection (orange arrow) from the junction between Wash Road and Barleylands Road

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

5.2 Scheme Proposal

5.2.1 The proposals are for a battery energy storage site (BESS), substation compound, with associated infrastructure, fencing, access road from Barleylands Road and landscaping.

5.2.2 The proposals will introduce battery storage and transformer units within the Site, with accompanied infrastructure including control building, underground and overhead cabling, grid connection hub, disconnectors, circuit breakers, surge arrestors and inverters. Palisade security fencing would also be introduced along with CCTV. It is understood that the colour palette of these elements is likely to be varied and dark coloured to break up the scheme and prevent visual impacts.

5.2.3 Structures will be set on concrete bases and it is understood the ground materials for the battery area, substation compound and access road will comprise a compact surface, most likely gravel, with all surrounding areas under grass.

5.2.4 The BESS will be of a similar form and size to shipping containers whilst the invertors and transformers are smaller in scale.

5.2.5 Drainage works within the Site will comprise the profiling of ground levels and it is understood that due to flood risk the battery storage cells will be situated on raised levels/plinths, with a void beneath, to a minimum of c. 600 mm above the existing ground level. The ground levels within the Site will be profiled to direct overflow towards filter drains, with filter drains introduced in the centre of the Site, orientated roughly north/south, and in the north west corner orientated roughly east to west. The trenches excavated to accommodate this will be 0.6 m in width range in length (24, 72 and 82 m); full details are illustrated in the accompanying Flood Risk Assessment (BWB Consulting 2022).

5.2.6 Further underground works will continue in the Application Boundary to the south west of the Site, parallel to an existing drainage ditch, connecting to a point of connection north of Wash Road.

5.2.7 Although construction will require a range of vehicles including a mobile crane, their presence would be temporary and once the infrastructure is installed they would be removed.

5.2.8 As part of the proposals landscaping will comprise planting (native hedge and tree) and vegetated

bunds, discussed further in the Landscape and Visual Appraisal undertaken as part of the planning application (MHP Design 2022). It is understood that the proposed landscaping would follow existing field patterns and, where possible, aid in restoring them and increasing hedgerow in this area.

5.3 Summary of Potential Impacts

Construction

Archaeology

5.3.1 The potential for impacts to arise during the construction phase relates primarily to groundworks associated with the construction of the BESS which might include:

- pre-construction ground investigation works;
- stripping and excavations associated with the storage system, sub-station, temporary compound (required during construction work);
- stripping and excavations for access route;
- excavation of any service/cabling trenches including the underground connection from Site (BESS) to existing point of connection;
- drainage works;
- removal of existing vegetation to widen access; and
- landscaping including the creation of bunds and planting.

5.3.2 Although the works above would result in damage to or loss of any buried archaeological resource that may be present within the footprint, thus resulting in the total or partial loss of their significance, the below ground impacts associated with the proposals are very limited.

5.3.3 Given that the potential for medieval remains relating to the moated site of Whites Farm and/or its landholding cannot be entirely discounted at this stage, further archaeological investigation is considered likely. Such work is not considered necessary to determine the planning application and the scope and methodology of any such work will need to be agreed with the archaeological advisor to the Local Planning Authority. A programme of archaeological monitoring during the construction phase is considered appropriate.

5.3.4 The proposed access route will utilise an existing access trackway into Site from Barleylands Road. Although there is likely to be a level of work required associated with the formalisation of the route, no work outside of the existing access route are proposed.

Built Heritage

- 5.3.5 During the construction period a range of vehicles, including a mobile crane, would be introduced alongside increased noise and dust levels. Such effects would temporary and reversible upon completion of the construction of the BESS.

Historic Landscape Characterisation

- 5.3.6 The proposals would result in an impact upon the character and appearance of the Site through a change in land use from agricultural to industrial. Despite this, the change posed to the area for the BESS needs to be considered in relation to the current character and appearance, which is the result of more recent (late twentieth/early twenty-first century) activity, and its negligible to low heritage significance. Attention has been paid to the proposals and they would largely be developed within the existing network of fields and field boundaries and thus retain and be in keeping with the existing scale and proportions of the surrounding landscape. The scheme would not result in a fragmentation of the field enclosures with landscaping proposed following existing field patterns and, where possible, aiding in restoring them and increasing hedgerow.
- 5.3.7 It is understood that the proposals intend to retain as much of the existing hedgerow and field boundaries where possible. The western boundary is not proposed for alteration. Whilst there will be removal of existing vegetation to facilitate access this would represent a minor alteration with the majority retained.

5.4 Operation

- 5.4.1 No additional impacts upon the potential buried archaeological resource or historic landscape character would occur during the operational phase. Consequently this is not discussed further in this section.
- 5.4.2 The proposals would introduce the presence of new infrastructure within the Site and would result in a change in land use and change to general character. Whilst this has the potential to impact upon the setting of Noak Bridge Conservation Area, this assessment has concluded that it would result in no harm to this heritage asset. The introduction of the BESS would not affect any of the key contributors to the special character and appearance and the change posed would not affect an area which is considered to positively or meaningfully contribute to the setting and thus significance of the Conservation Area. The change posed would not measurably alter the agricultural landscape which characterises the environs to the north, north east and north west of the Conservation Area and following completion of construction, the Conservation Area would continue to be understood, experienced and appreciated. No harm would therefore be caused.

6. Conclusions

6.1 Summary

6.1.1 This HEDBA has considered the proposed location of a BESS on land at Whites Farm off Barleylands Road in Basildon, Essex.

6.1.2 The assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site, its adjoining land and environs which may be affected by the proposed BESS and associated infrastructure. These effects on the known and potential heritage resource, and its surroundings, will be a material consideration in the determination of its planning application.

Archaeology

6.1.3 This assessment has been informed by a review of available data and historic mapping. No heritage assets of any considerable archaeological significance have been identified within the Site as part of this assessment.

6.1.4 Whilst the archaeological resource is not considered a constraint to the proposals, is not yet fully understood. This HEDBA has concluded that the potential for medieval remains relating to the moated site of Whites Farm and/or its associated landholding cannot be ruled out. Whilst further archaeological work is not considered necessary to determine the planning application, and taking into account the nature of the proposals and that it would not result in extensive below ground impacts, it is recommended archaeological monitoring be undertaken during the construction phase of the BESS. This scope and methodology will need to be agreed with the archaeological advisor to the Local Planning Authority before any work is undertaken and can be secured by condition following approval of the planning application.

Built Heritage

6.1.5 An appropriate and proportionate setting assessment was undertaken for potentially sensitive designated heritage assets, in accordance with Historic England's guidance GPA3 (2017). The assessment has concluded that the Site does not constitute a key element of the setting of heritage assets located within the immediate landscape.

6.1.6 This assessment has concluded that whilst the proposals would result in a change within the Site, it would not result in harm to Noak Bridge Conservation Area, Daniels Farm (Grade II Listed; NHLE: 1122212) and Laindonponds (Grade II Listed NHLE: 1170968).

6.1.7 As the assessment has identified no instance of harm to the significance of the designated heritage assets in the vicinity of the Site, the proposals are considered to accord with the Town and Country

Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the NPPF and local planning policy.

Historic Landscape Character

- 6.1.8 Although the proposals would result in a change within the function of the Site, it would result in a minor and limited localised change to a field considered to be of negligible to low heritage significance. The legibility of the wider landscape would be retained.

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7.1 Historic Mapping

1665 Blaeu's map of Essexia Comitatus (viewed at: <https://www.davidrumsey.com/>)

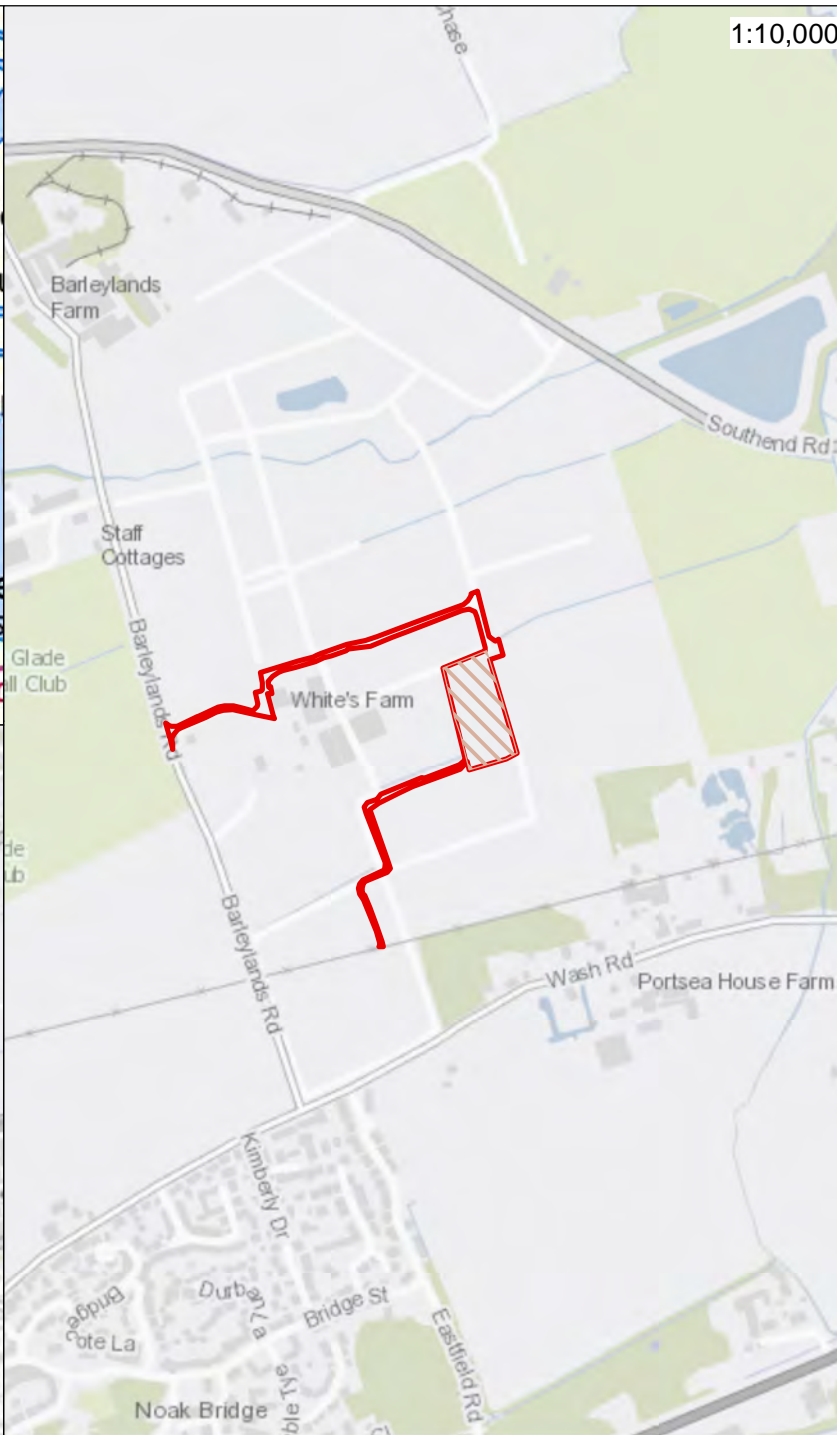
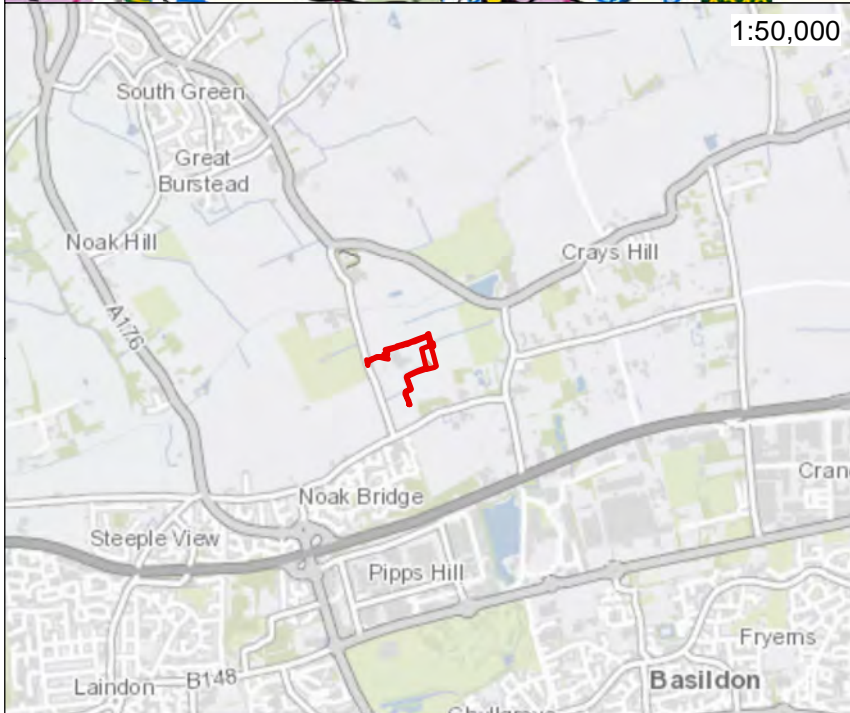
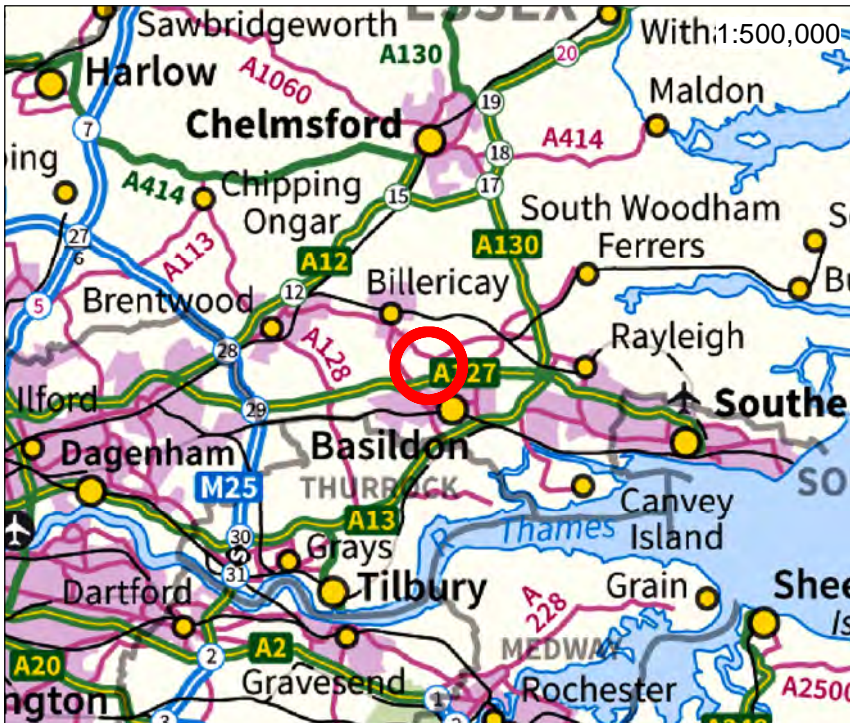
1831 Greenwood's map of Essex (viewed at: <https://www.davidrumsey.com/>)

1893 Ramsden Crays Tithe Map (viewed at: <https://www.thegenealogist.co.uk/>)

1894 Laindon Tithe Map (viewed at: <https://www.thegenealogist.co.uk/>)

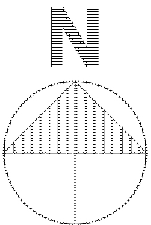
All OS mapping was obtained from Emapsite and is provided in Appendix 3.

Figures



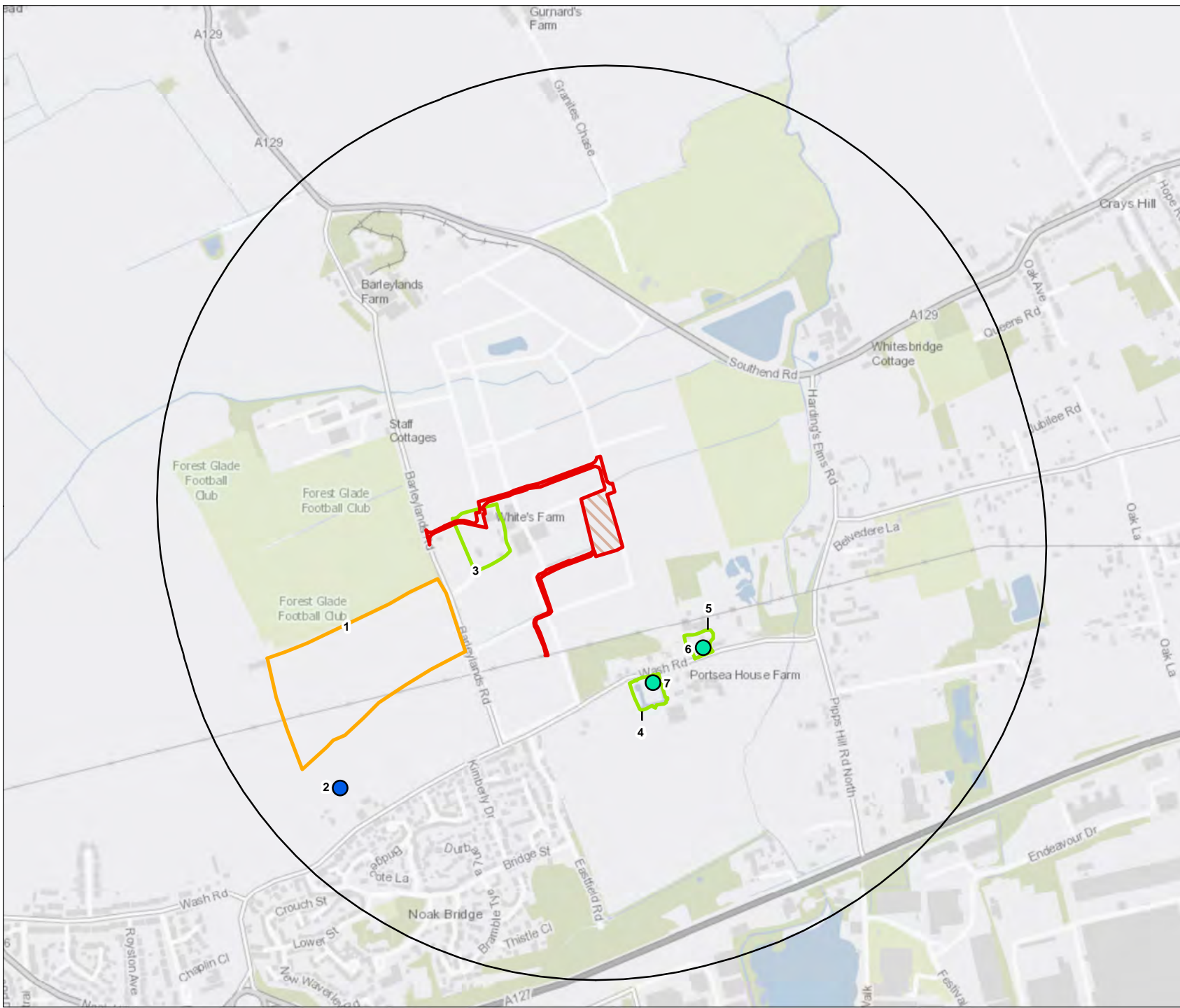
KEY

- Application Boundary
- Site










Anglo ES Whites Farm Ltd
 Whites Farm, Barleylands Road,
 Basildon - Historic Environment
 Desk-Based Assessment
Figure 1: Site Location

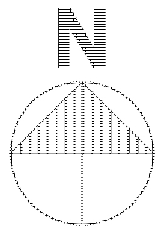
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KEY

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-  Site
-  Study Area
-  Prehistoric
-  Medieval
-  Post-medieval
-  Multi-period

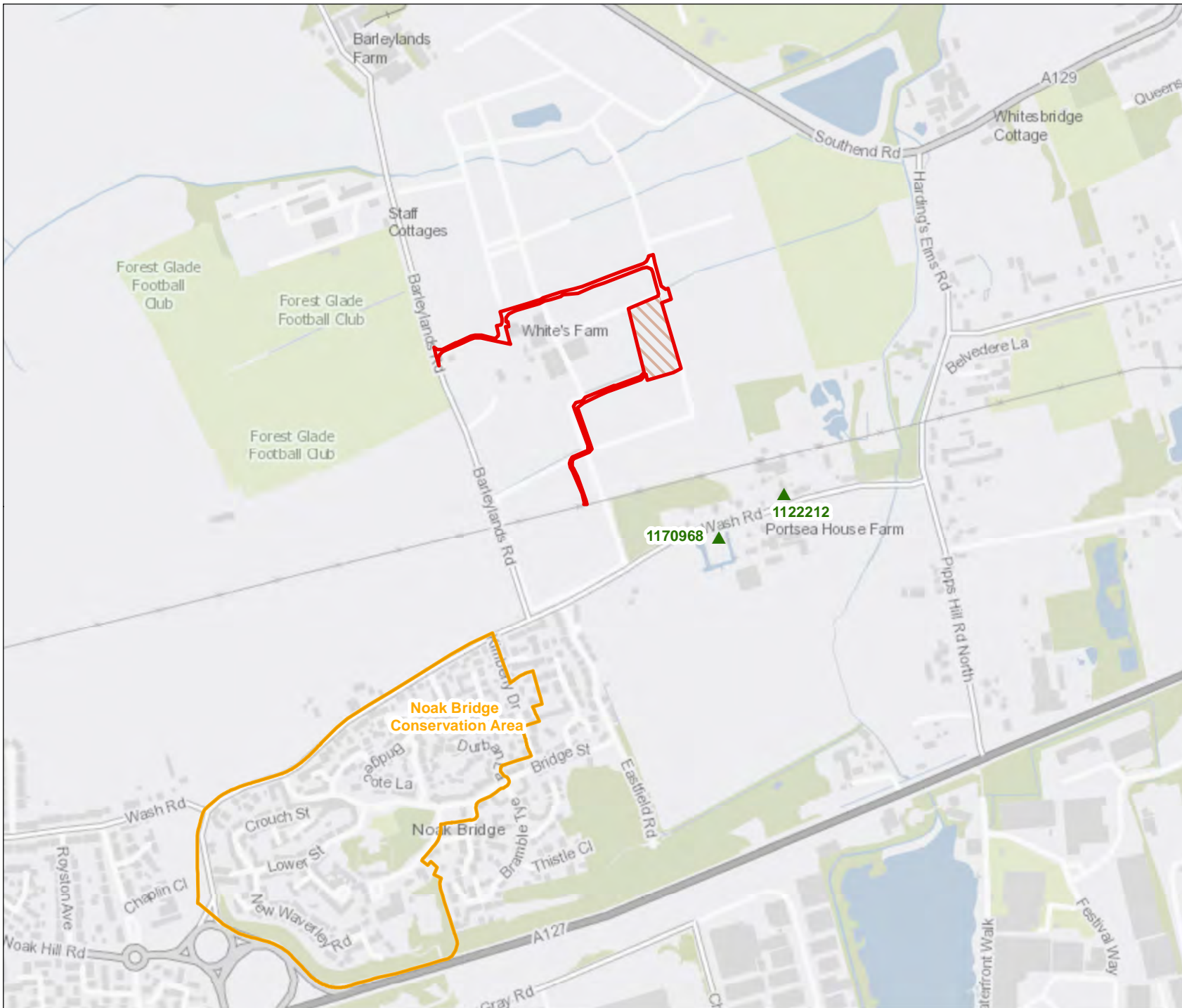
Data in this figure was obtained from Essex HER on 06/04/2022. Duplicate records were not reproduced on this figure.







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**Figure 2: Essex HER Monument
 Data Records within a 1 km Study Area**

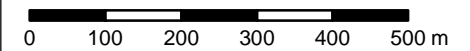
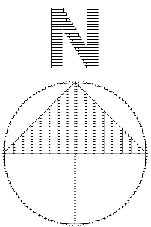
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KEY

-  Application Boundary
-  Site
-  Grade II Listed Building
-  Conservation Area

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Figure 3: Designated Heritage Assets within a 1 km Study Area

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Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

Hedgerow Regulations 1997

Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are over 30 years old and either: incorporate, or are associated with, a scheduled archaeological feature or site; marks the boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or form an integral part of a pre-1845 field system.

Para 5a may determine that a hedgerow is important regardless of the current completeness of the historic field system. A hedgerow so recorded would still be important if it is now the only remaining part of the pre-1845 field system.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Site lies within the unitary authority of Basildon Council. The Development Plan comprises a group of planning documents prepared by the council and Essex County Council including the *Basildon District Local Plan Saved Policies 2007*.

Appendix 2: Gazetteer

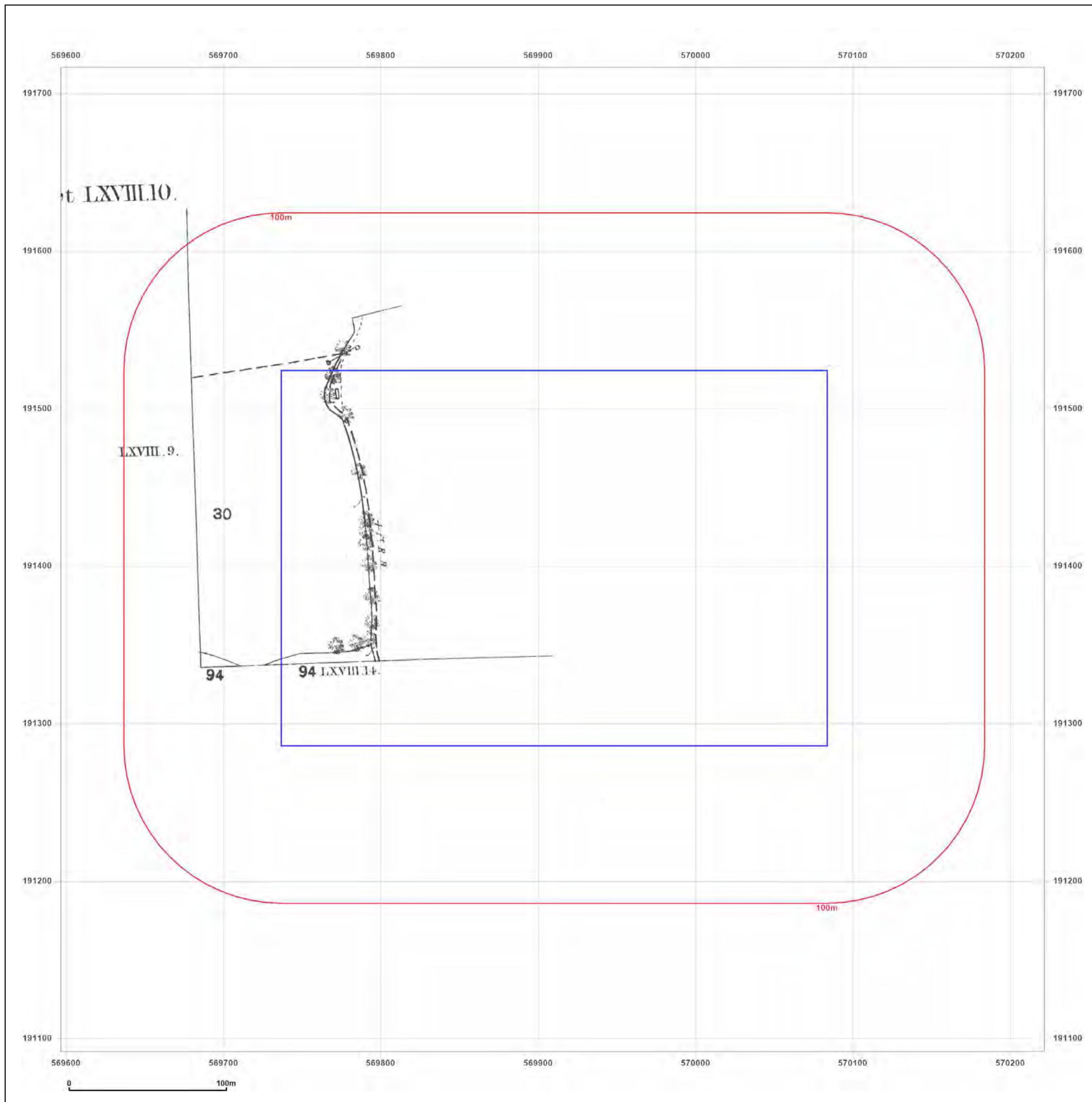
Table 3. Gazetteer of Designated Heritage Assets

NHLE	Name	Designation	Easting	Northing
1122212	Daniels Farm	Grade II Listed Building	570463	190921
1170968	Laindonponds	Grade II Listed Building	570138	191048
-	Noak Bridge	Conservation Area	569477	190512

Table 4. Gazetteer of EHER Monument Data Records

HA	Period	Name	EHER Ref.	Easting	Northing
1	Prehistoric	Benson's Farm - cropmark of a ring-ditch.	MEX1040317	569462	191069
2	Romano-British Post-medieval Unknown	A Portable Antiquities Scheme findspots - a Romano-British copper alloy coin and a Post-medieval to Unknown copper alloy mount.	MEX1047297 MEX1045851	569400	190800
3	Medieval	Whites Farm - remains of a moat.	MEX18756	569733	191390
4	Medieval	Laindonponds - possible homestead moat surrounds the house.	MEX1037739 MEX24272	570131	191030
5	Medieval	Hardings Elms - possible remains of moat at Harding Elms.	MEX24469	570246	191139
6	Post-medieval	Daniels Farm - late seventeenth century timber framed house.	MEX1002857	570257	191131
7	Post-medieval	Laindonponds - two-storey house timber-framed and plastered.	MEX1037740 MEX24277	570138	191048

Appendix 3: Ordnance Survey Mapping



Site Details:

Client Ref: EMS_776479_965060
Report Ref: EMS-776479_1003285_2500
Grid Ref: 569909, 191404

Map Name: County Series

Map date: 1870

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1870
 Revised 1870
 Edition N/A
 Copyright N/A
 Levelled N/A



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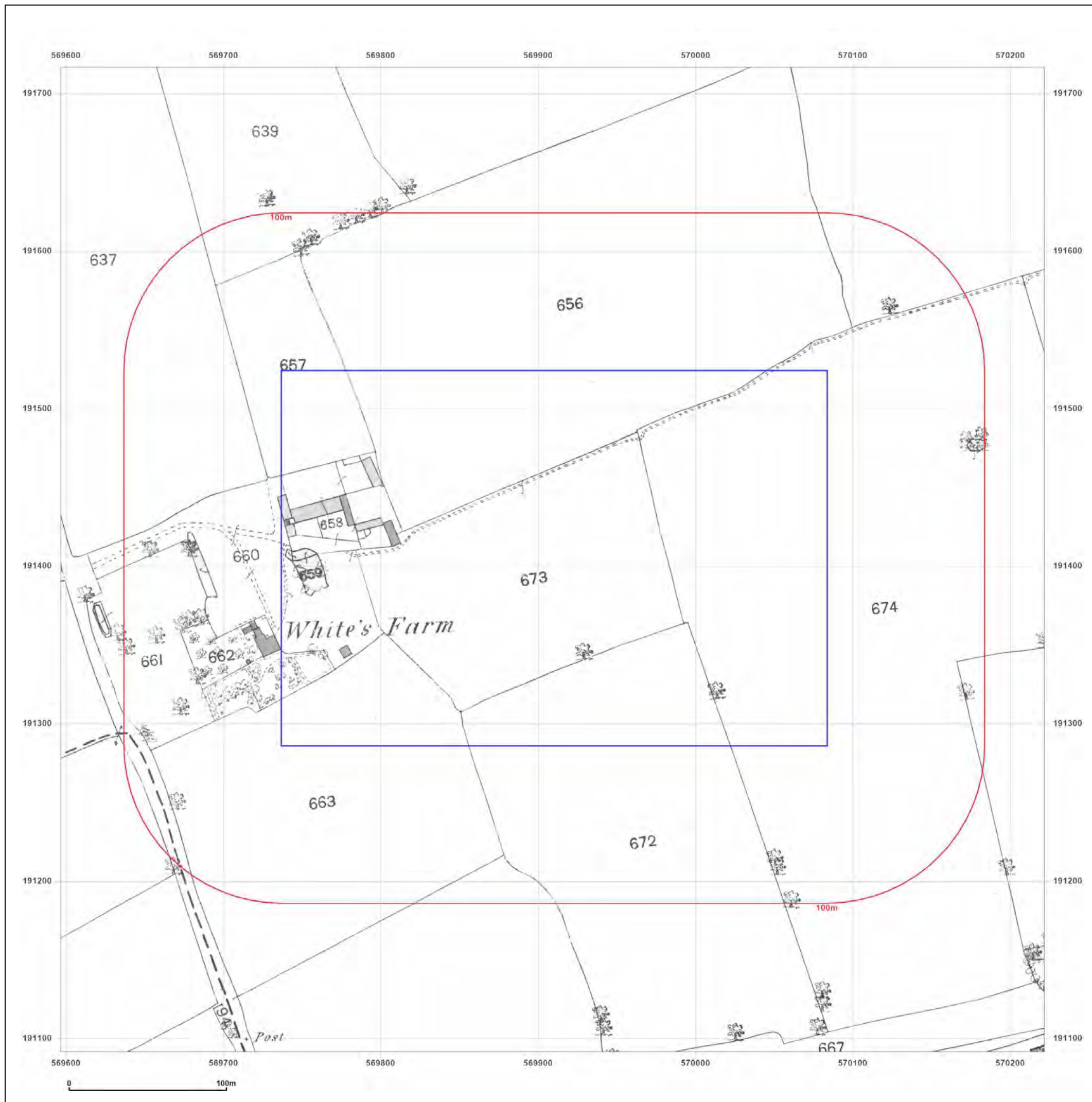


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Production date: 26 April 2022

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Site Details:

Client Ref: EMS_776479_965060
 Report Ref: EMS-776479_1003285_2500
 Grid Ref: 569909, 191404

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1874
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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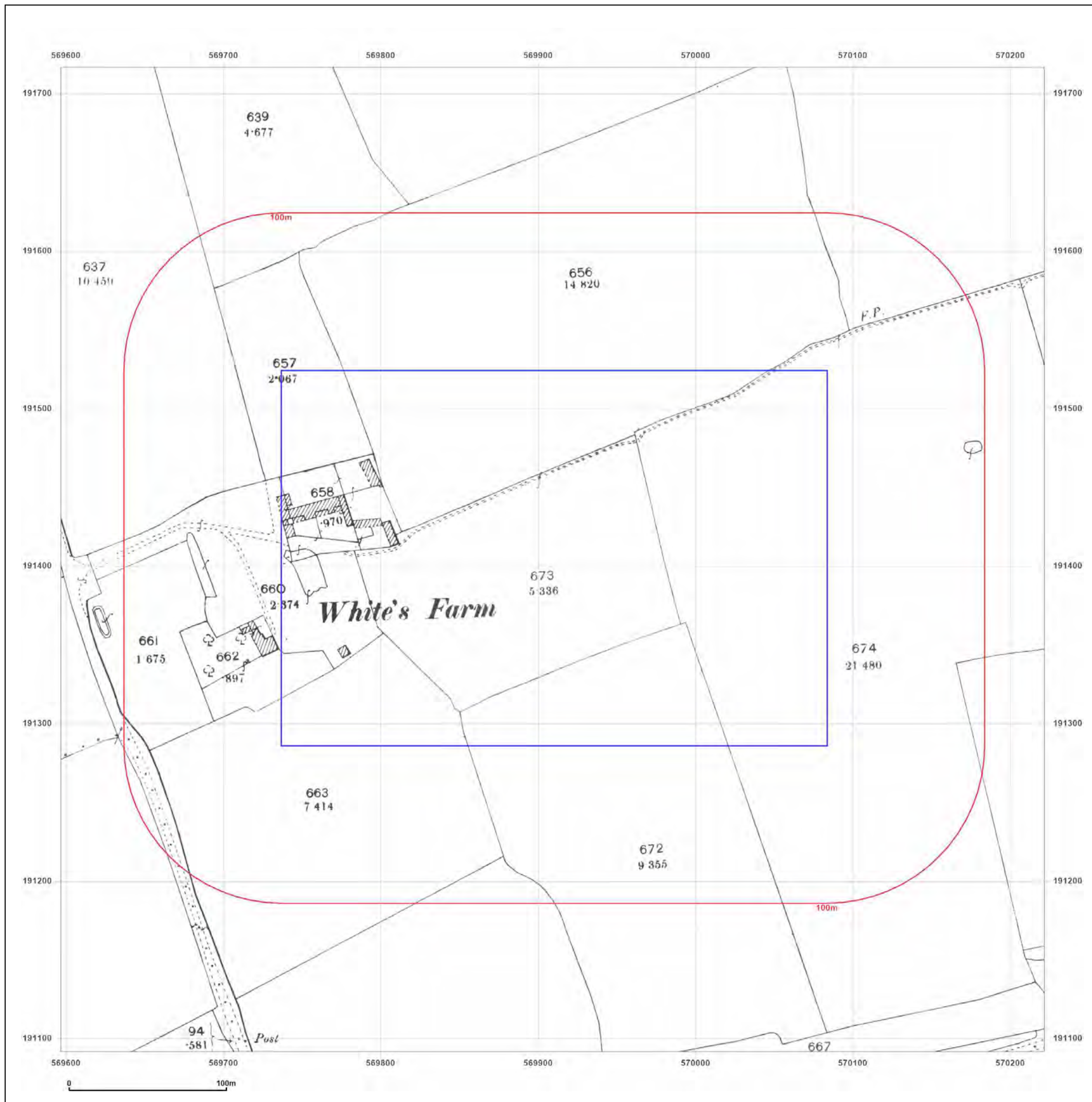


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Site Details:

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 Grid Ref: 569909, 191404

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



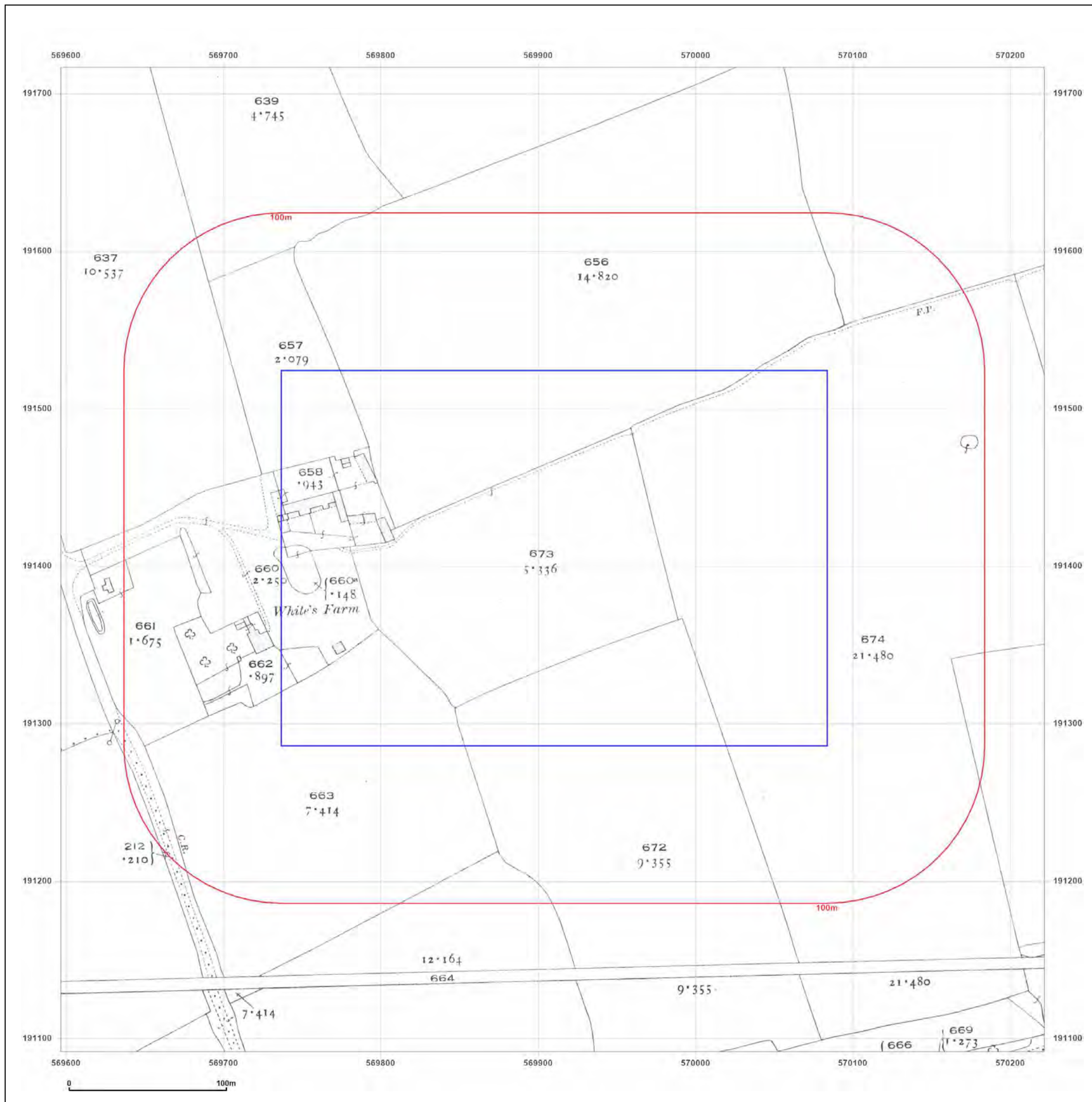
Surveyed 1896
 Revised 1896
 Edition N/A
 Copyright N/A
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Site Details:

Client Ref: EMS_776479_965060
 Report Ref: EMS-776479_1003285_2500
 Grid Ref: 569909, 191404

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
 Revised 1922
 Edition N/A
 Copyright N/A
 Levelled N/A



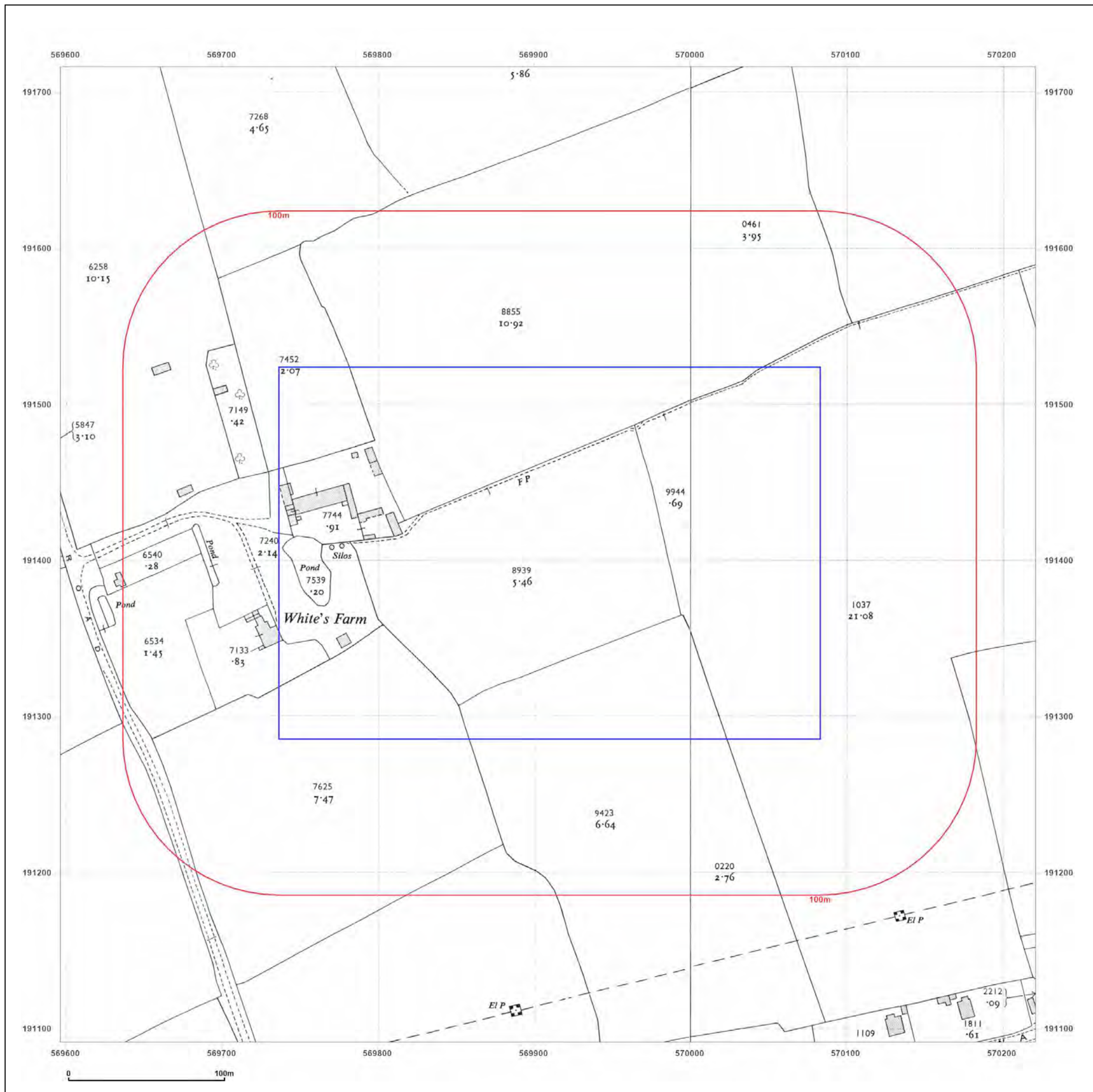
Surveyed 1922
 Revised 1922
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Client Ref: EMS_776479_965060
 Report Ref: EMS-776479_1003285_2500
 Grid Ref: 569909, 191404

Map Name: National Grid

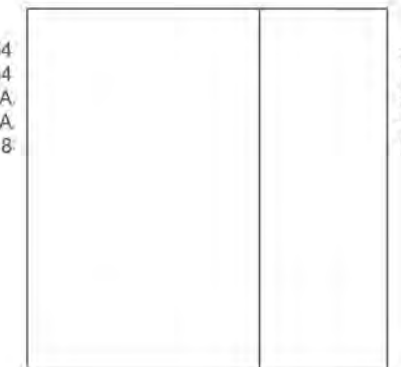
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Printed at: 1:2,500



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 Revised 1954
 Edition N/A
 Copyright N/A
 Levelled 1948



Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1948



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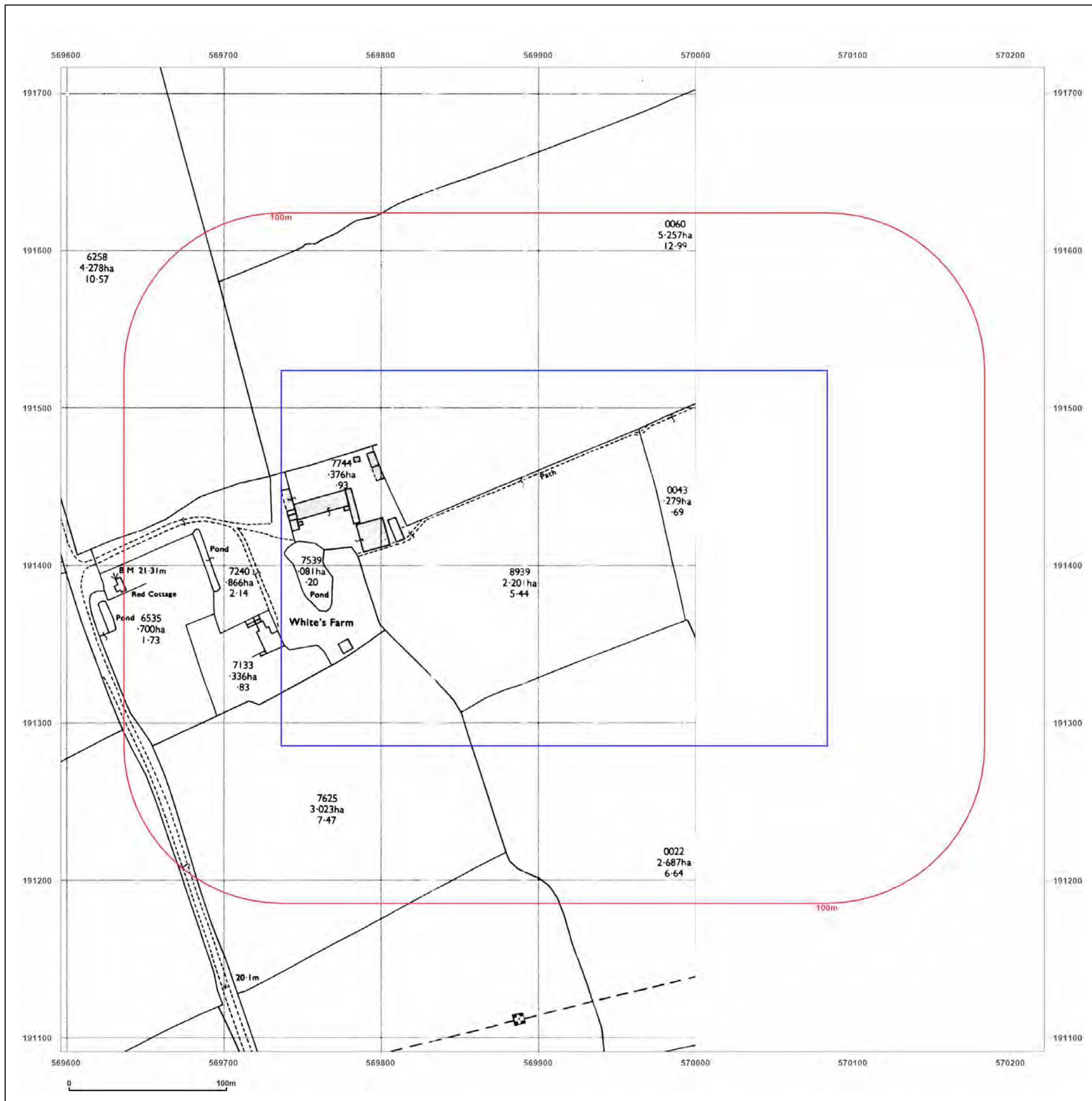


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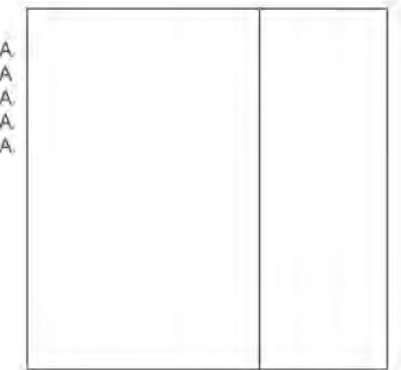
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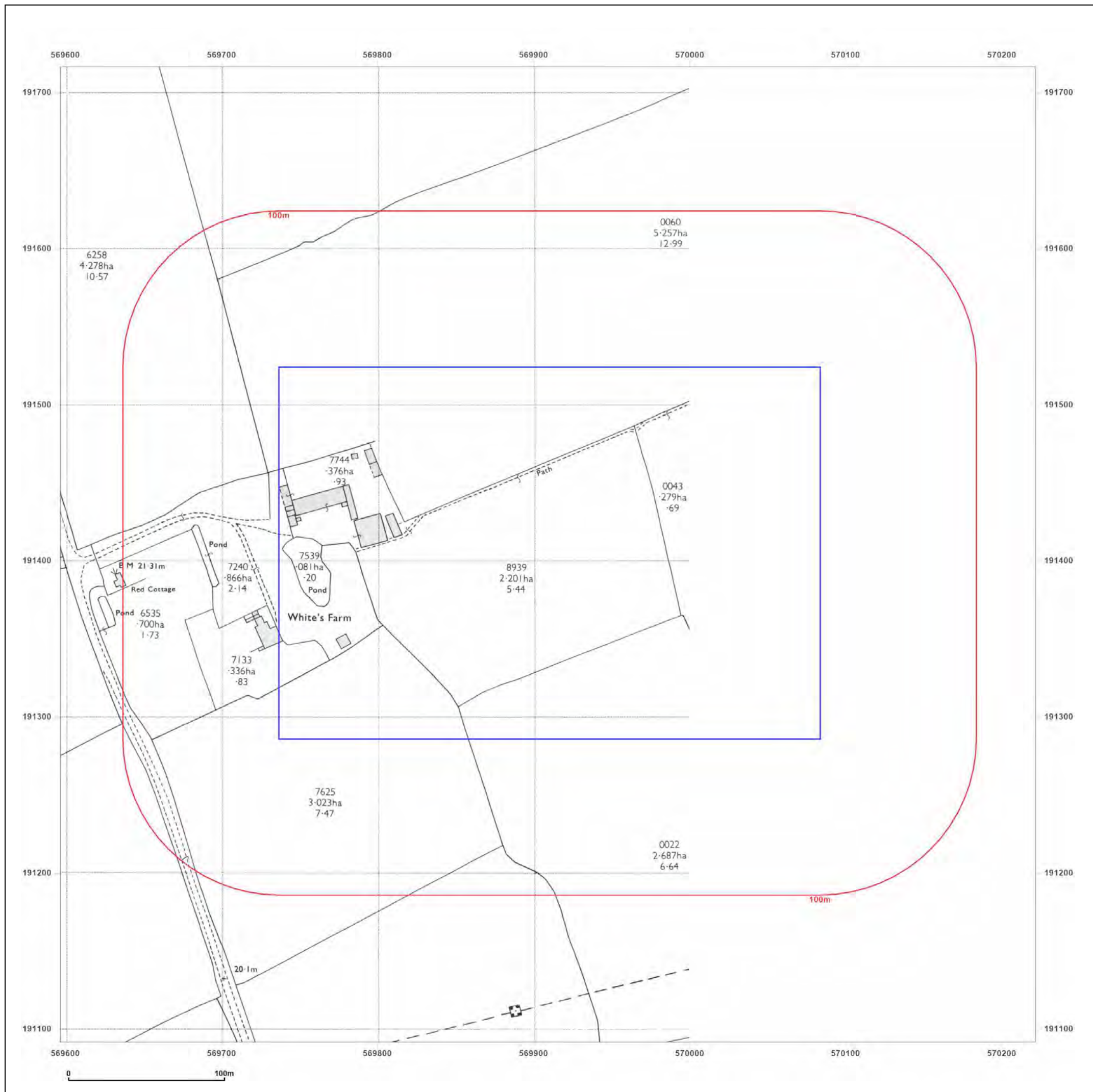
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 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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Report Ref: EMS-776479_1003285_2500
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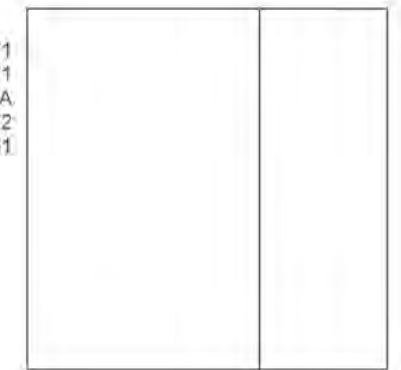
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Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1961



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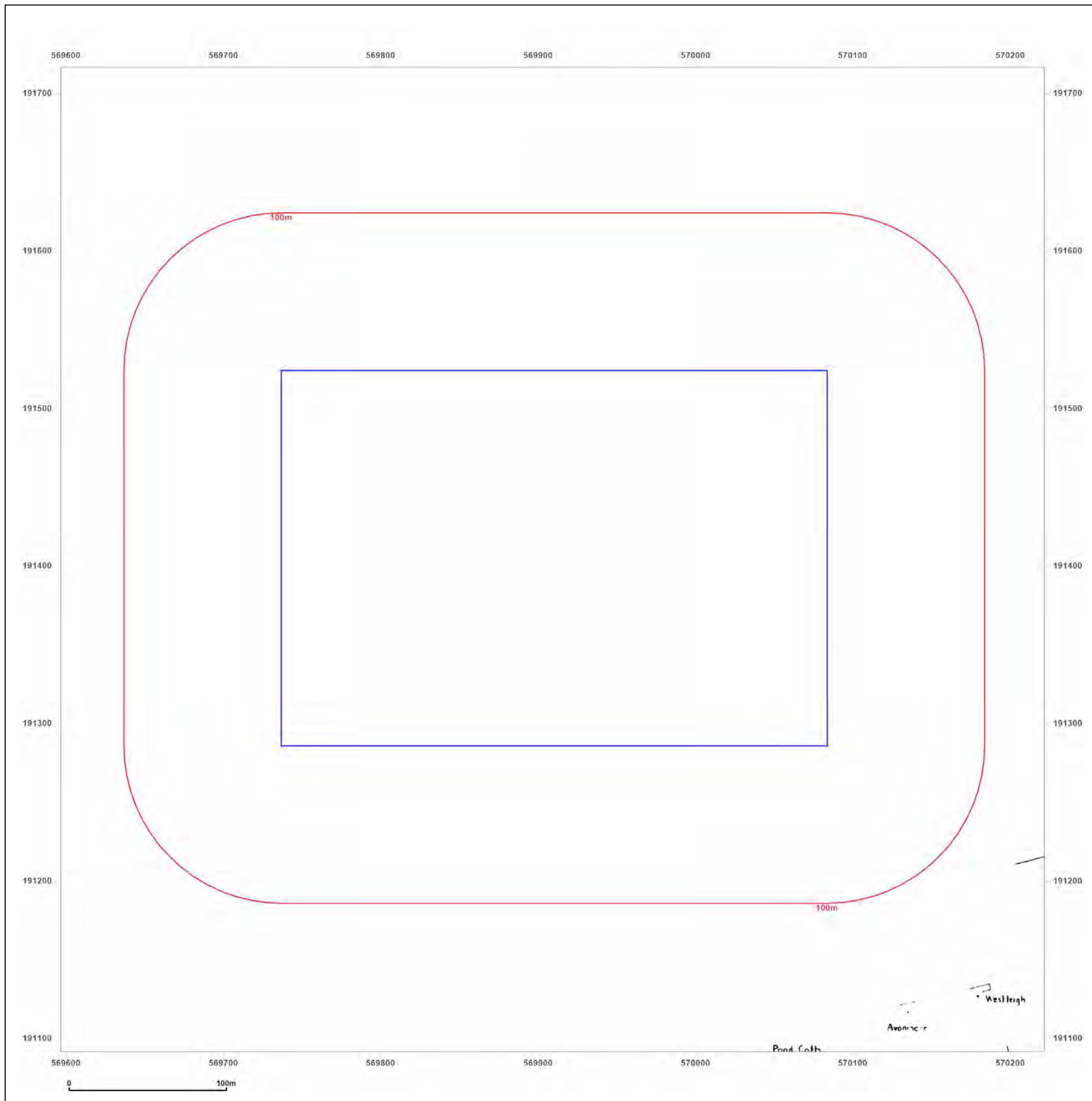


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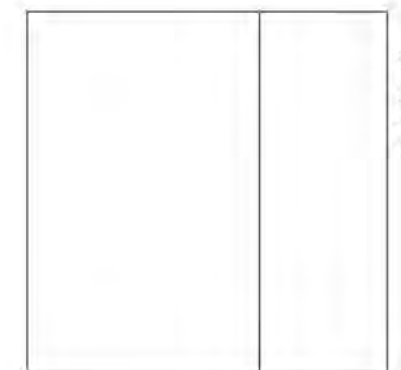
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Map Name: National Grid

Map date: 1978

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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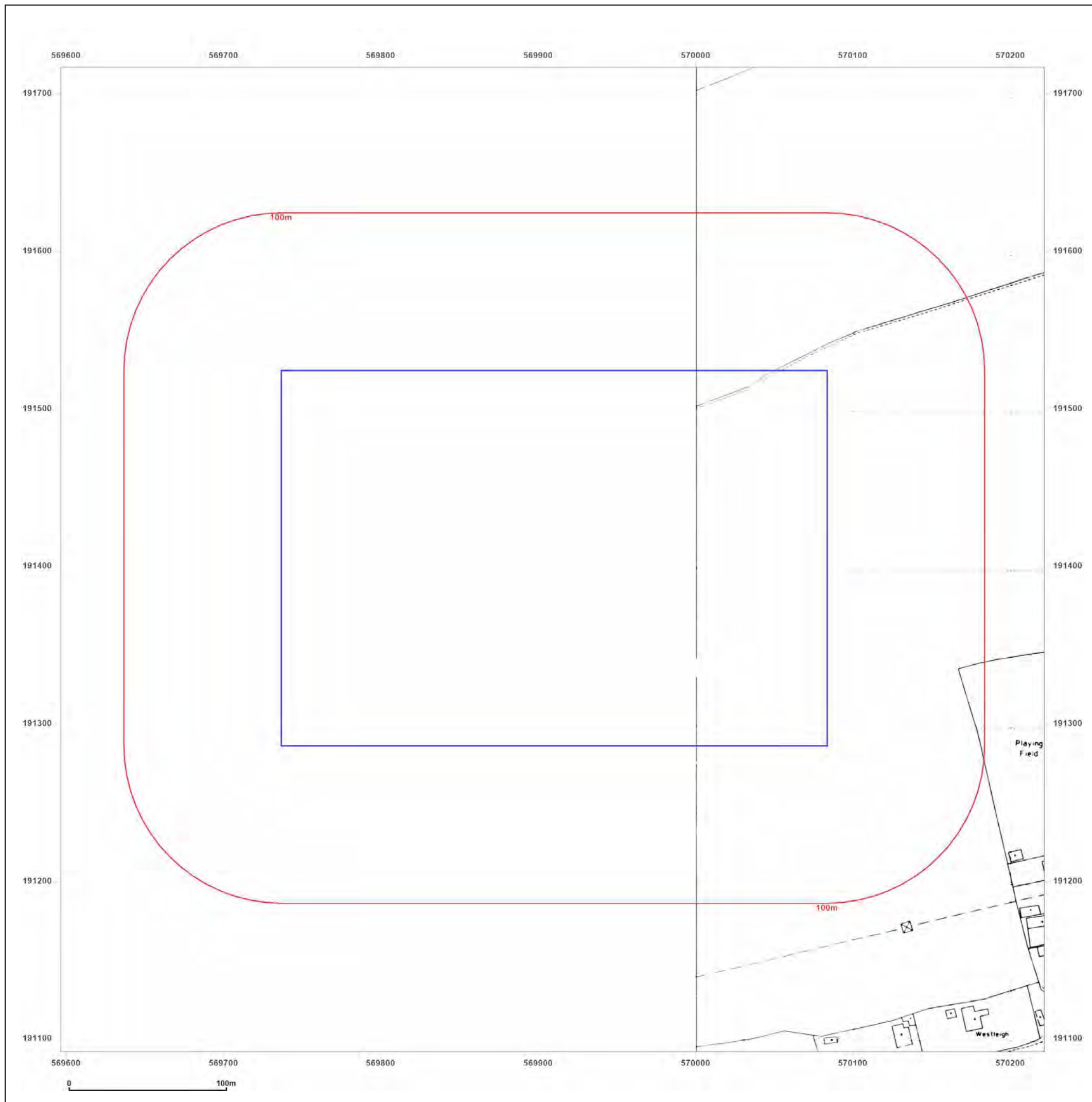


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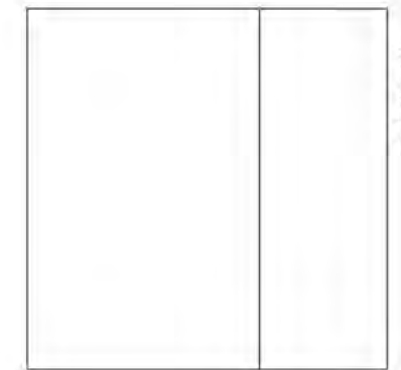
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Map Name: National Grid

Map date: 1993

Scale: 1:2,500

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Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A



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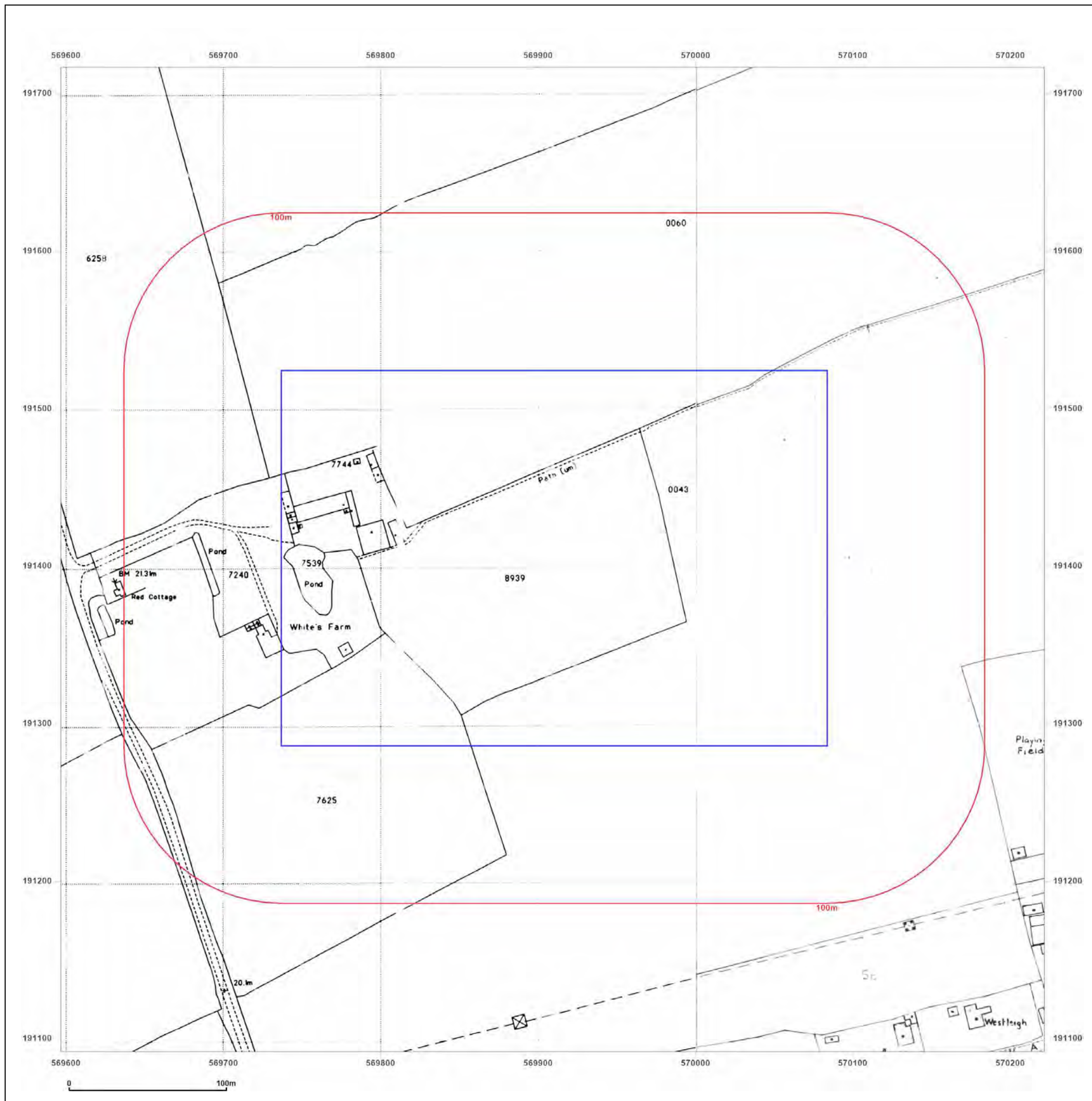


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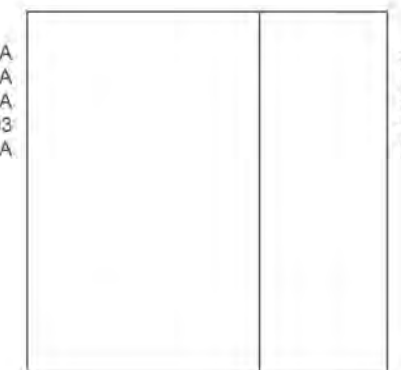
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Surveyed N/A
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 Edition N/A
 Copyright 1993
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 Revised 1992
 Edition N/A
 Copyright 1992
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Site Details:

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Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: County Series

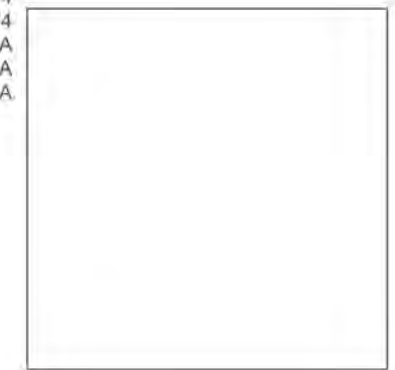
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Surveyed 1874
 Revised 1874
 Edition N/A
 Copyright N/A
 Levelled N/A



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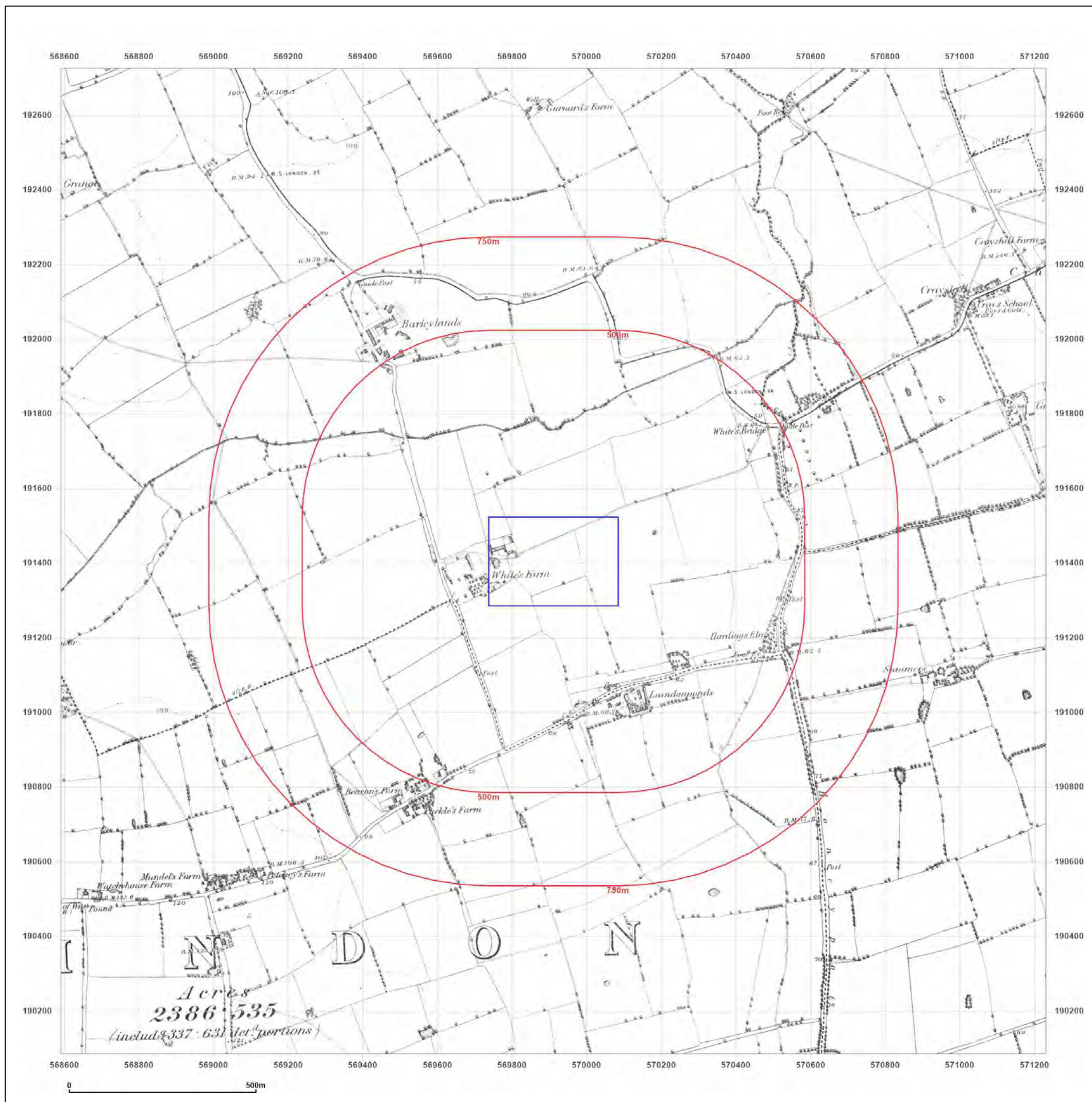


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Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: County Series

Map date: 1895-1898

Scale: 1:10,560

Printed at: 1:10,560



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 Revised 1895
 Edition 1898
 Copyright N/A
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Surveyed 1874
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A



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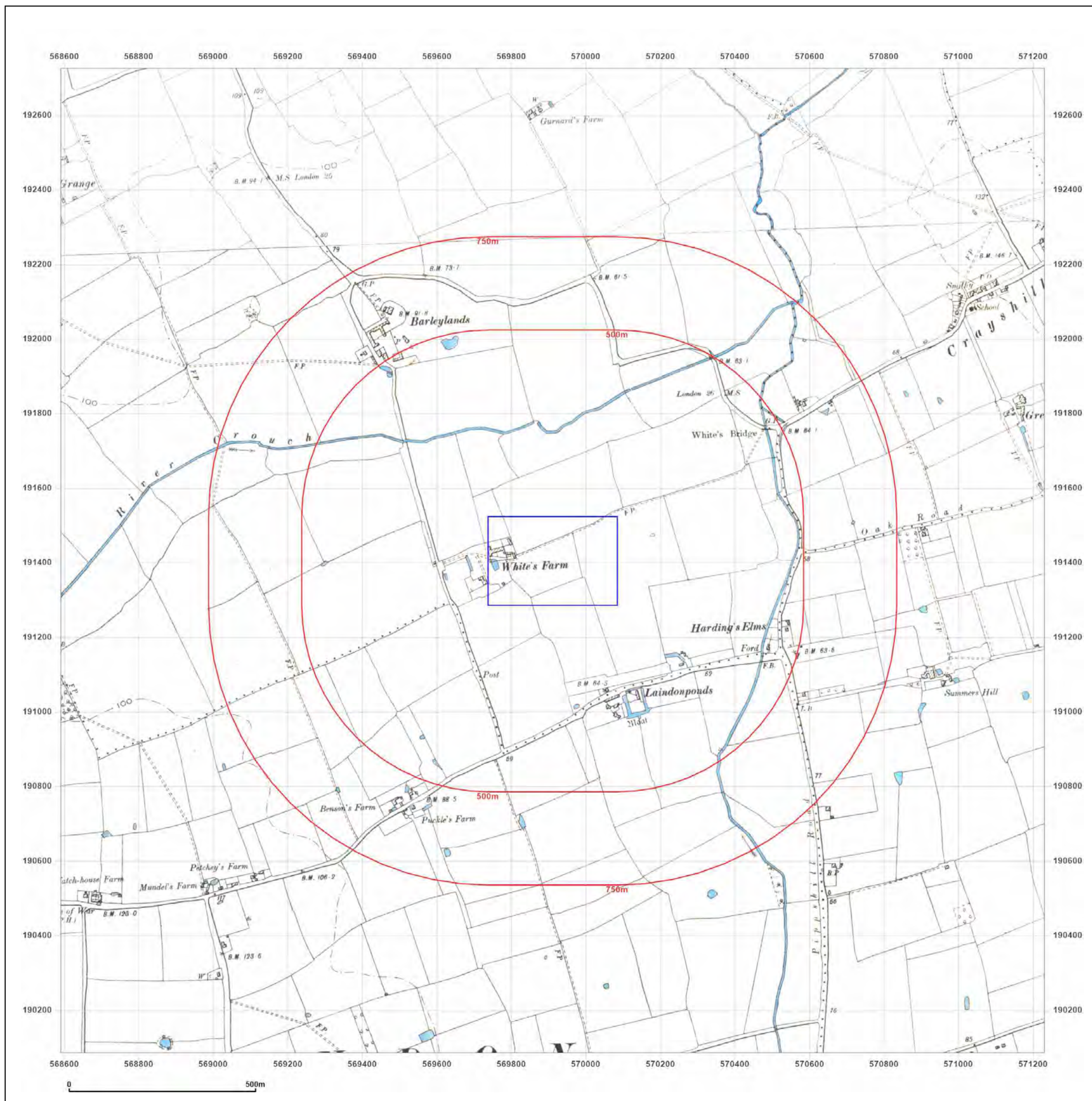


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Client Ref: EMS_776479_965060
Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: County Series

Map date: 1923-1924

Scale: 1:10,560

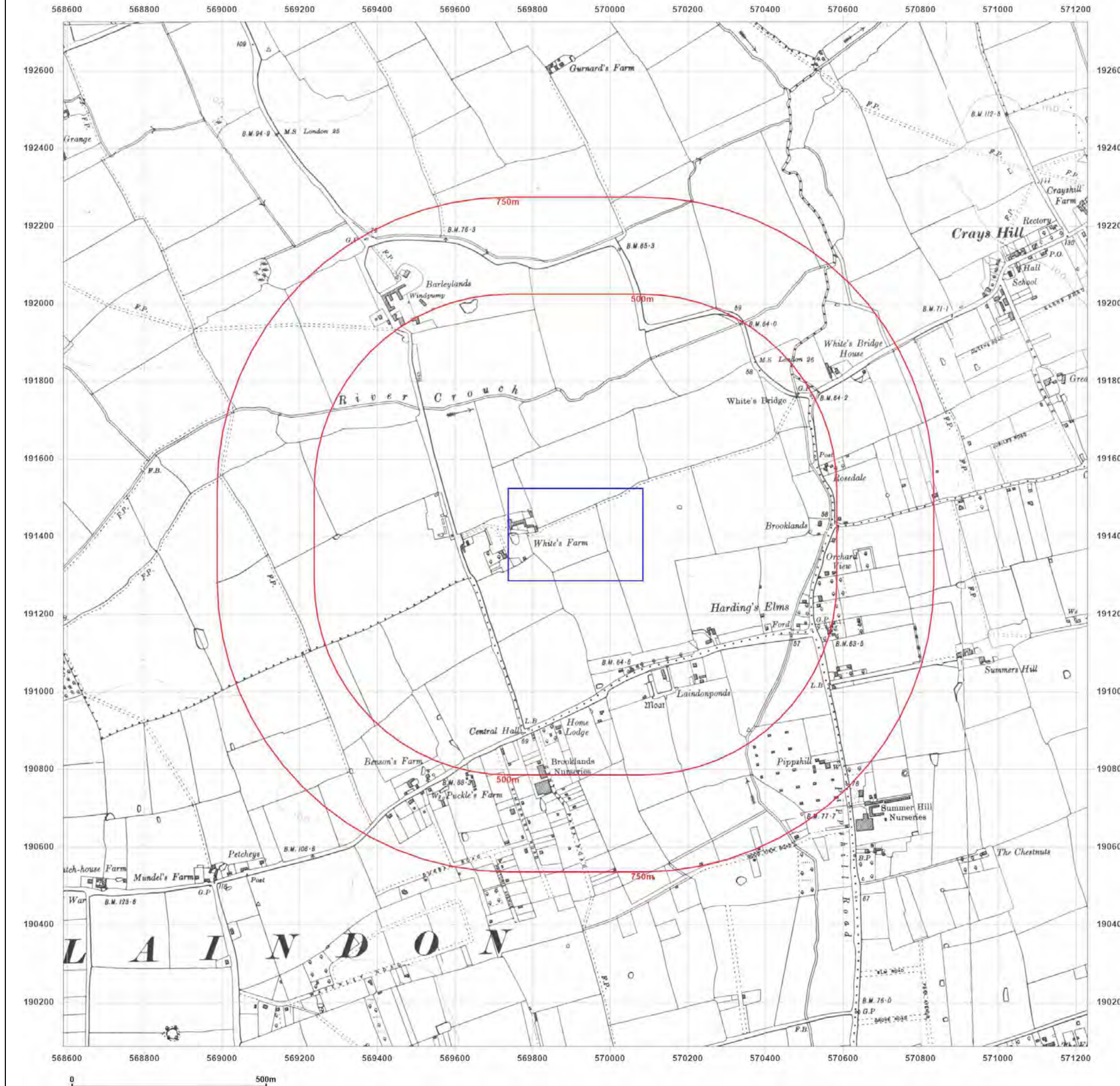
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Surveyed 1874
 Revised 1923
 Edition 1923
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1920
 Edition 1924
 Copyright N/A
 Levelled 1921

Surveyed 1874
 Revised 1924
 Edition 1924
 Copyright N/A
 Levelled N/A



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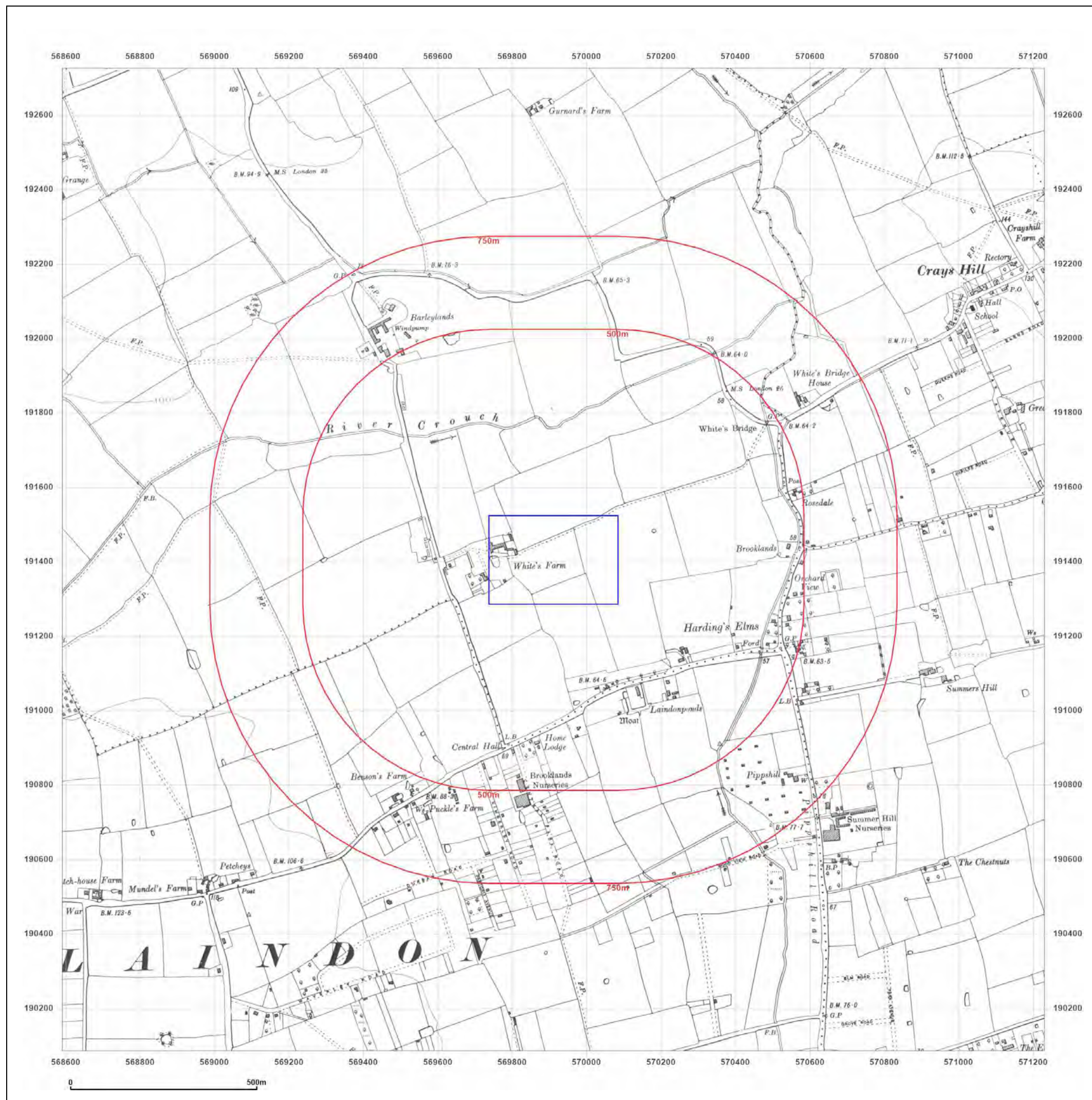


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Report Ref: EMS-776479_1003285
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Map Name: County Series

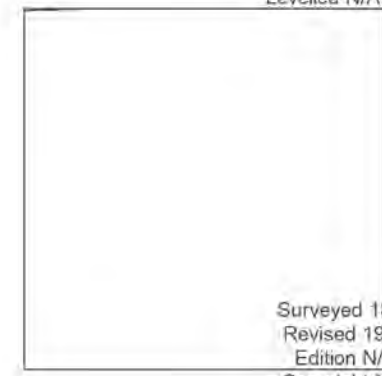
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Printed at: 1:10,560



Surveyed 1874
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1874
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A



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Grid Ref: 569910, 191405

Map Name: County Series

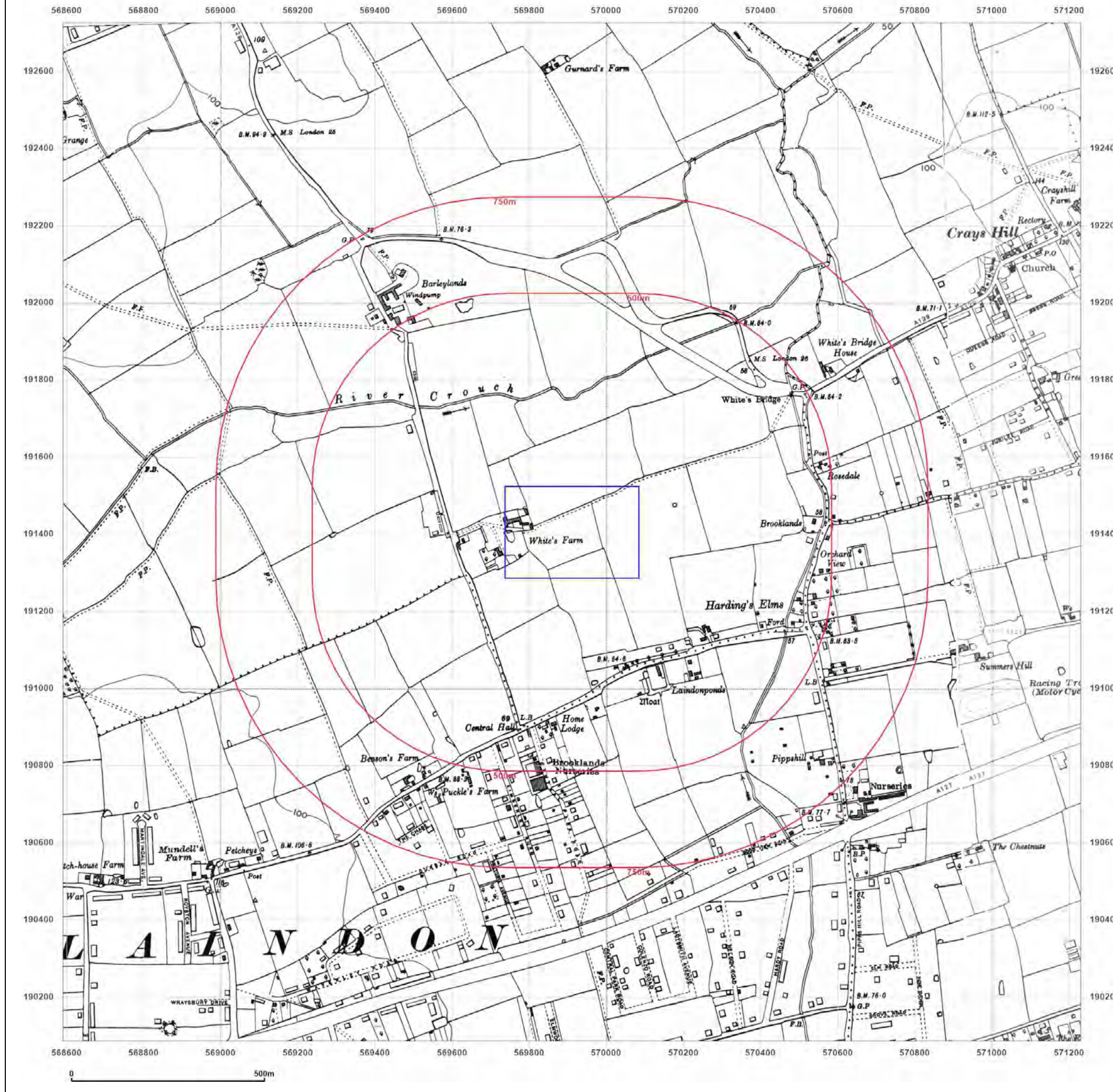
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Printed at: 1:10,560



Surveyed 1874
 Revised 1938
 Edition N/A
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Site Details:

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Map date: 1938

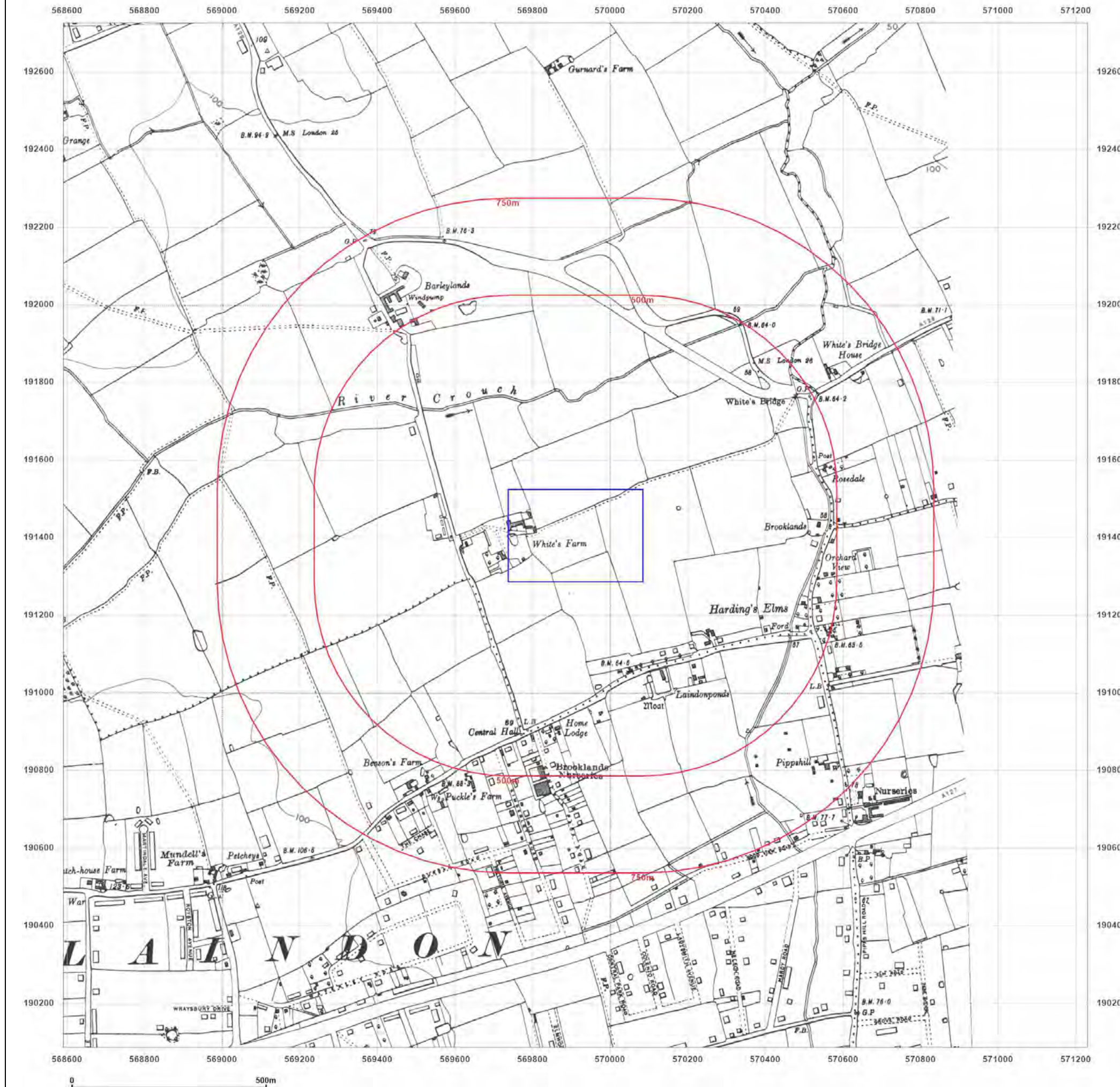
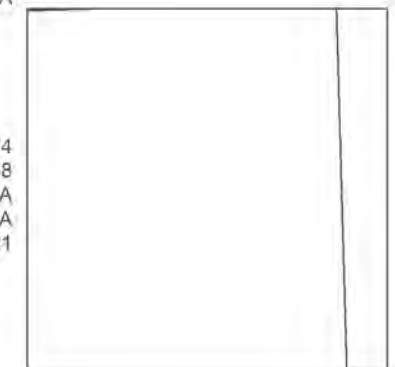
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Surveyed 1874
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1938
 Edition N/A
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Site Details:

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Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: Provisional

Map date: 1960

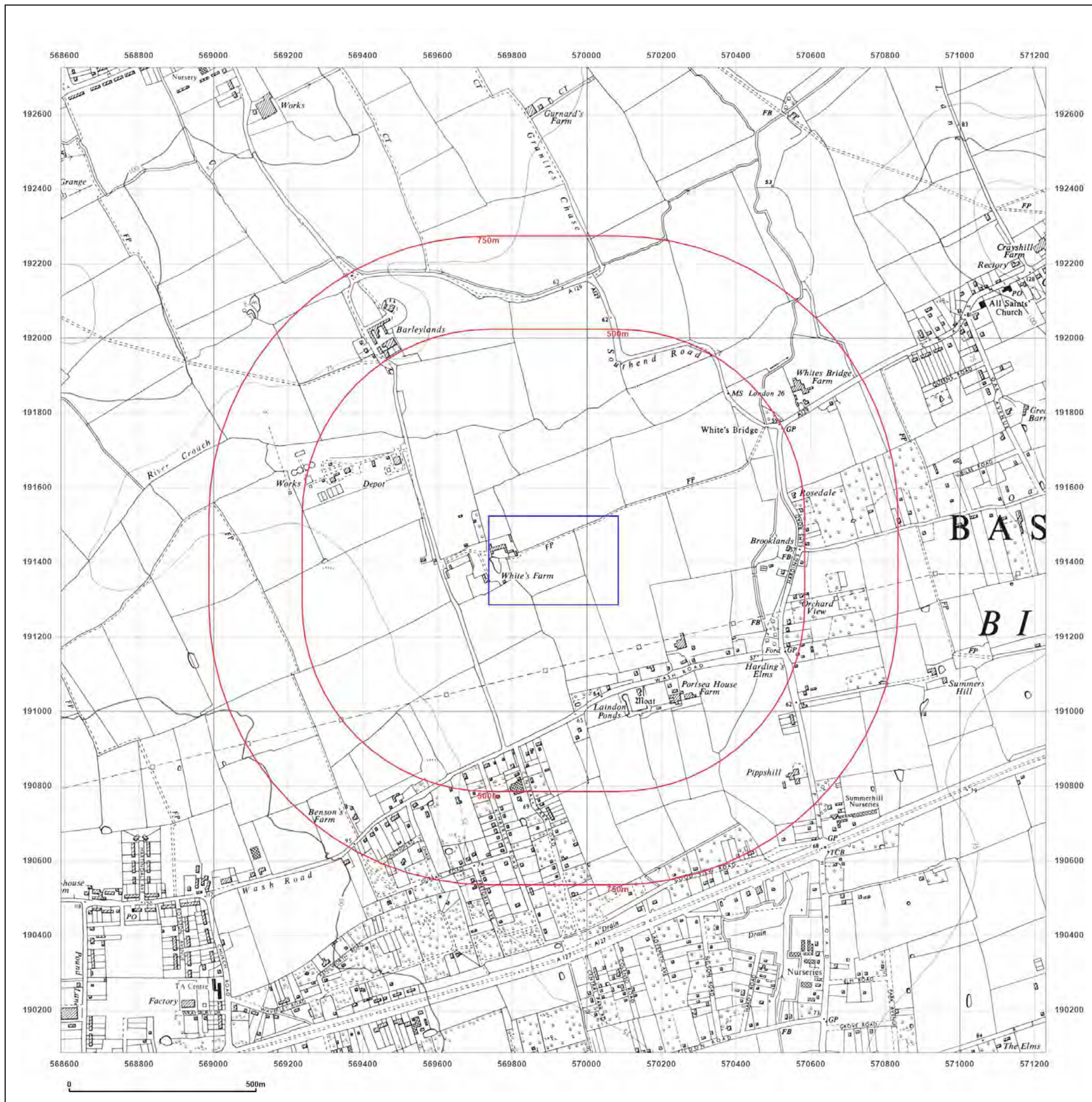
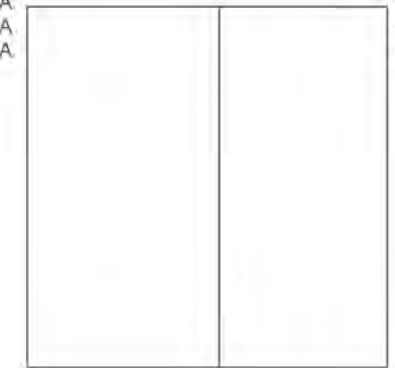
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Surveyed 1960
 Revised 1960
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1960
 Revised 1960
 Edition N/A
 Copyright N/A
 Levelled N/A



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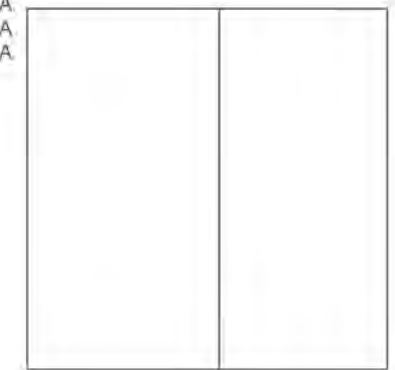
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Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright N/A
 Levelled N/A



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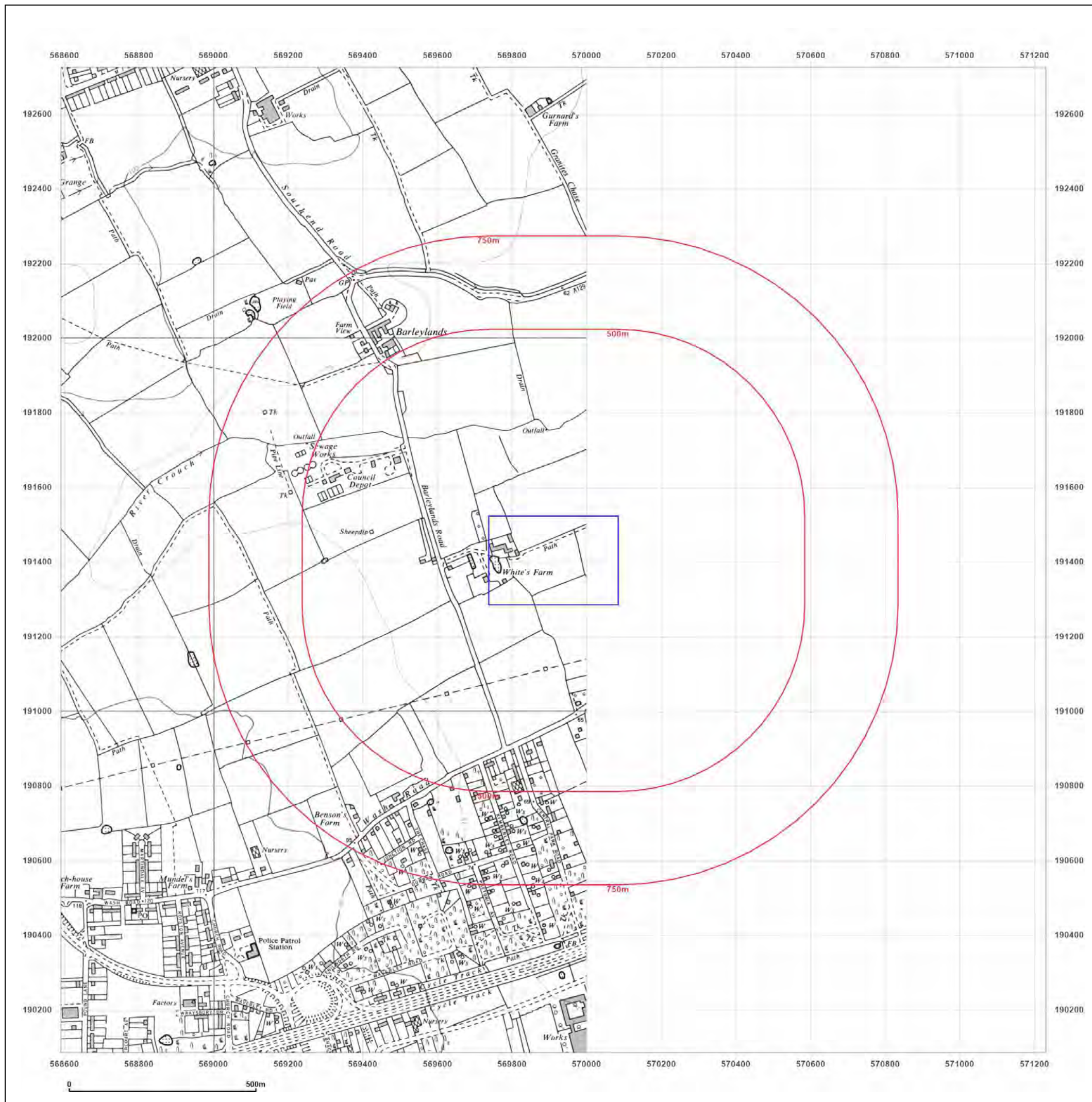


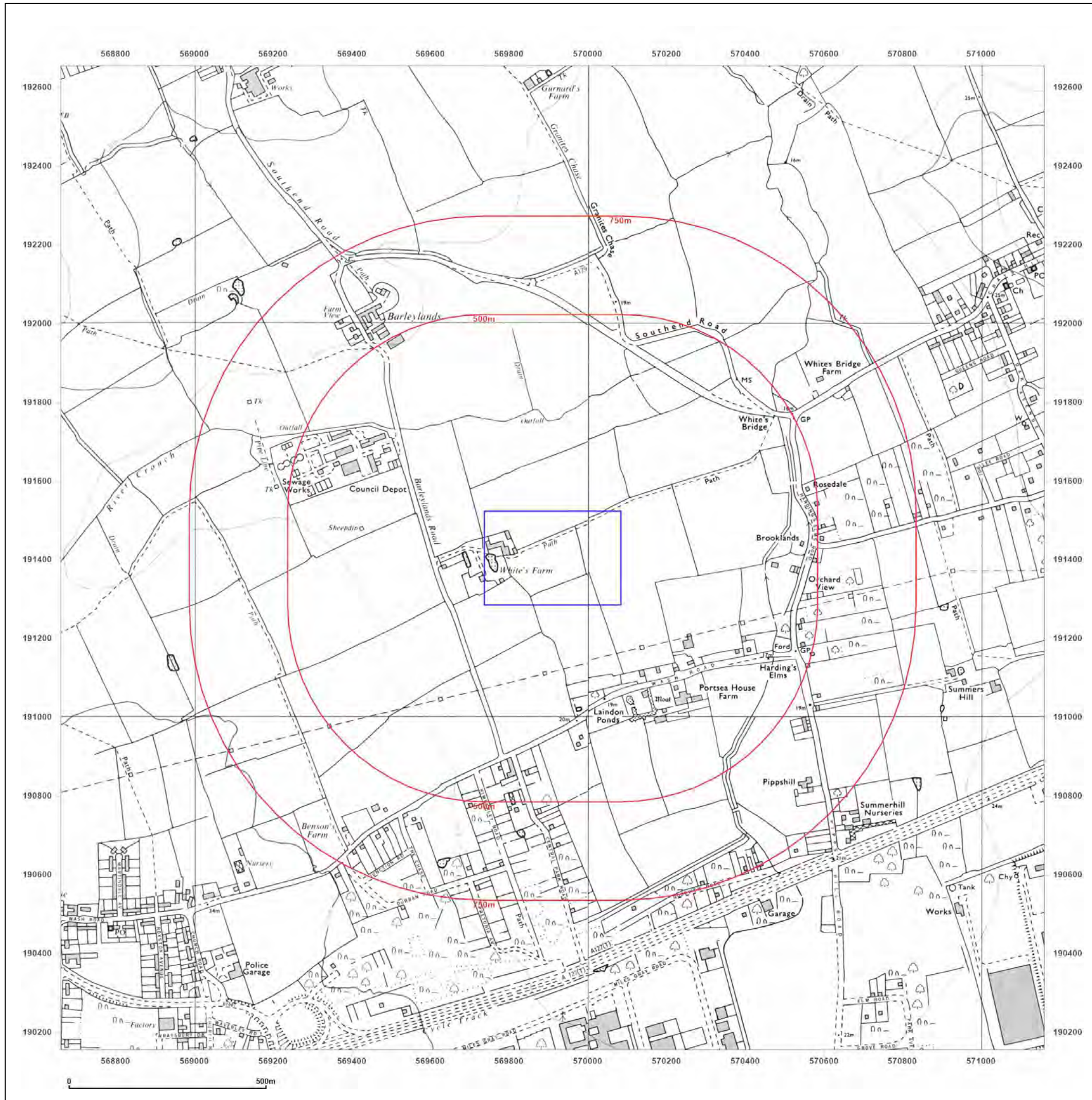
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Site Details:

Client Ref: EMS_776479_965060
Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: National Grid

Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1968
 Revised 1972
 Edition N/A
 Copyright 1972
 Levelled 1958

Surveyed 1969
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1958



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Site Details:

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Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: National Grid

Map date: 1981-1982

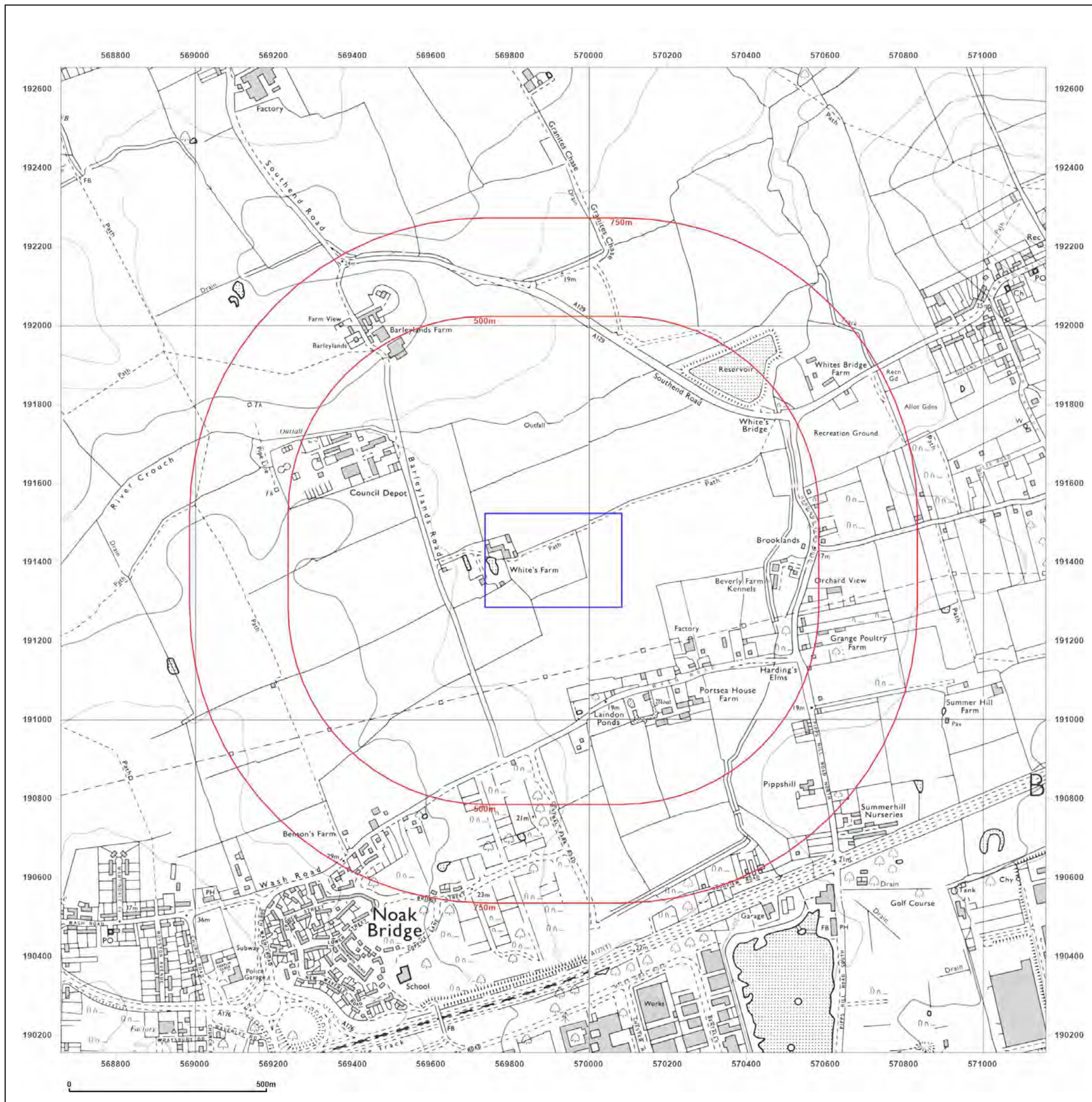
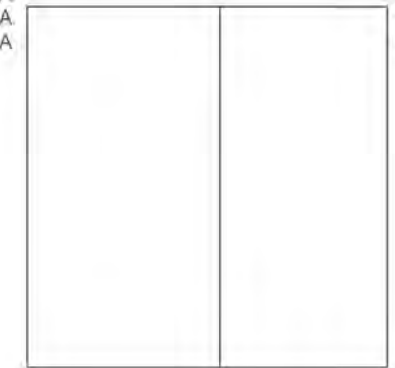
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Surveyed 1976
 Revised 1982
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1981
 Revised 1981
 Edition N/A
 Copyright N/A
 Levelled N/A



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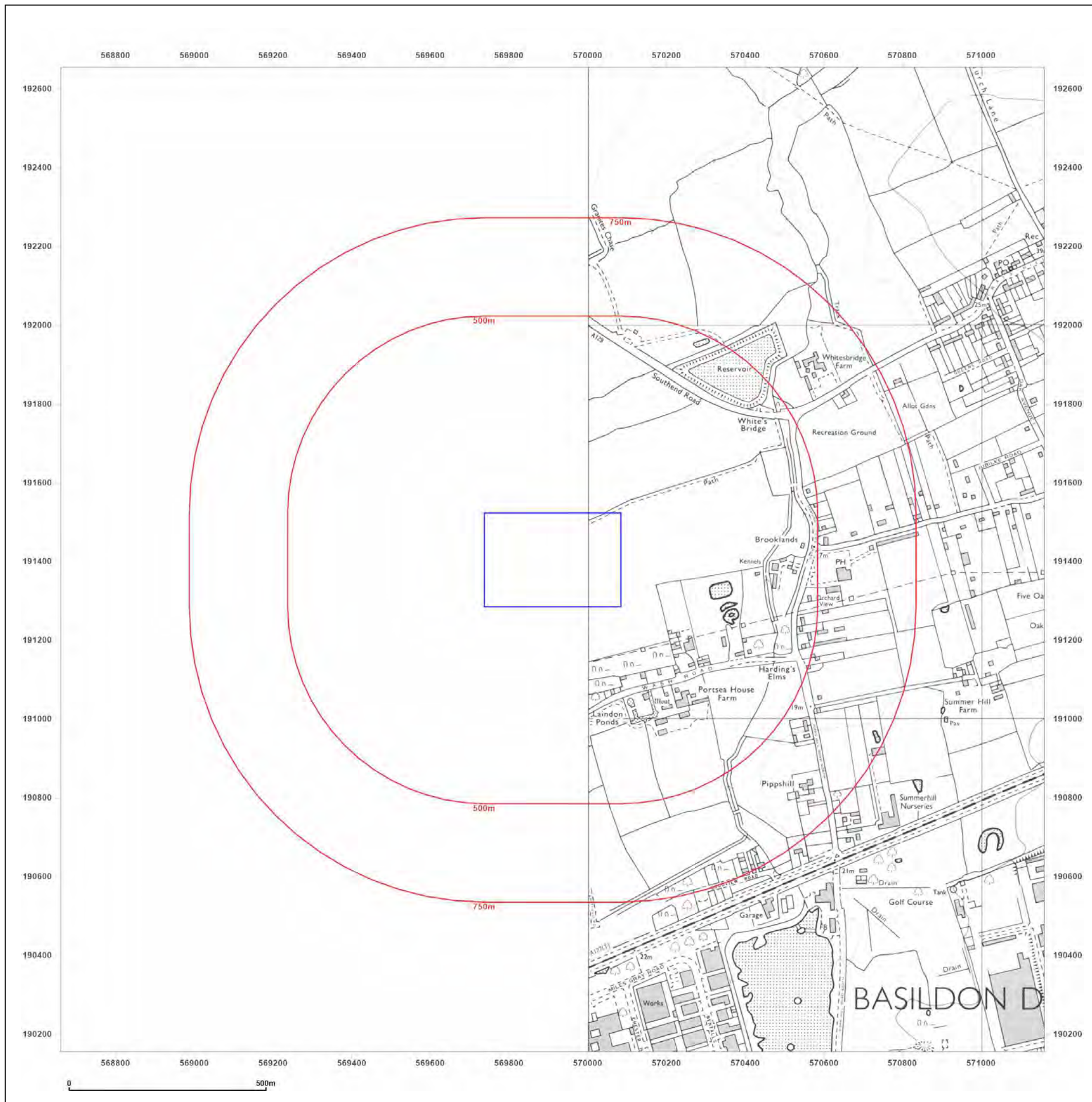


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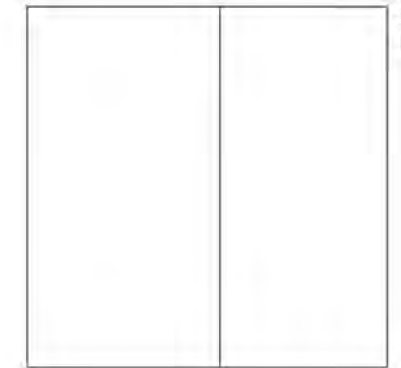
Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1992
 Revised 1993
 Edition N/A
 Copyright N/A
 Levelled N/A



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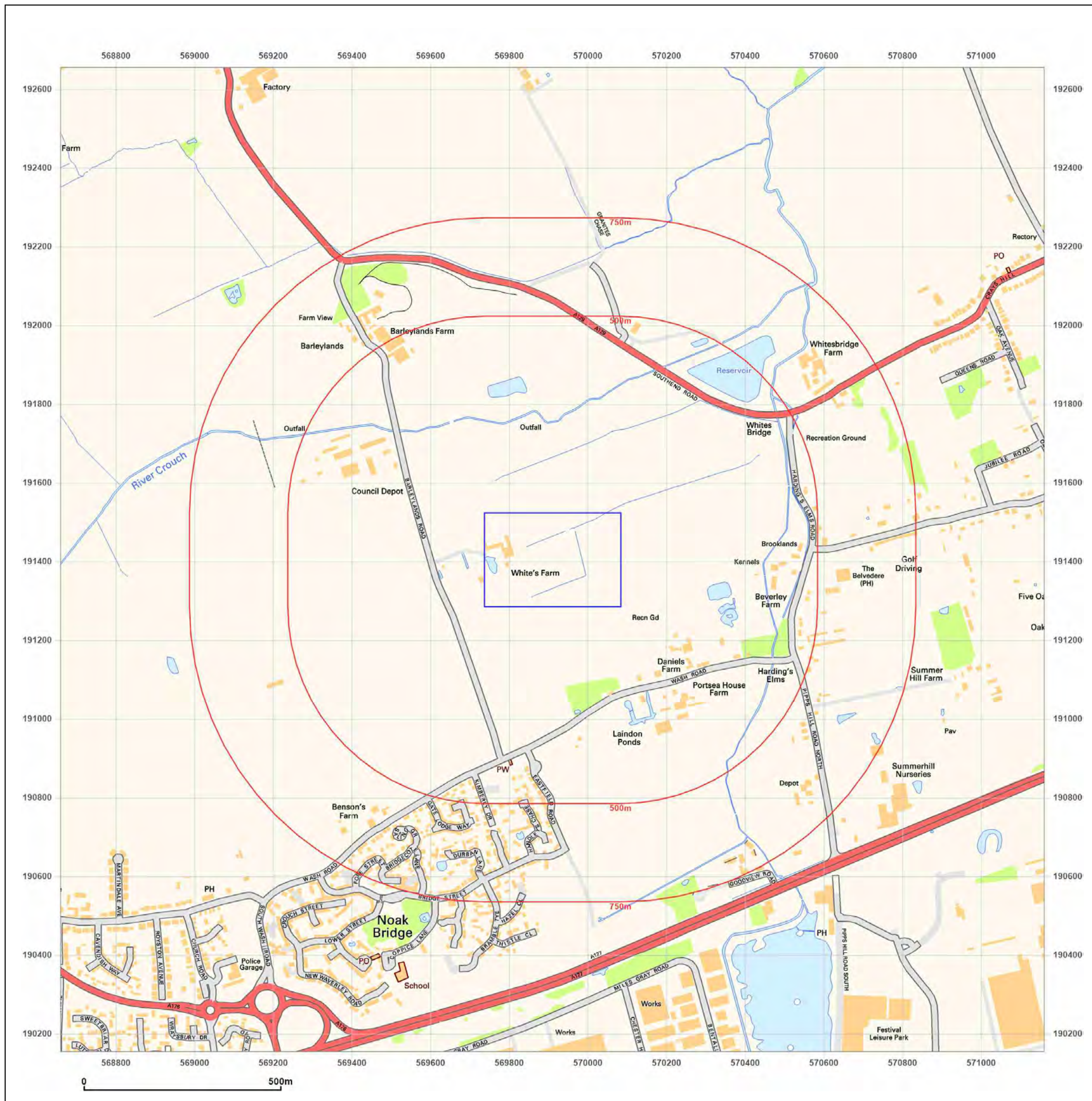
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Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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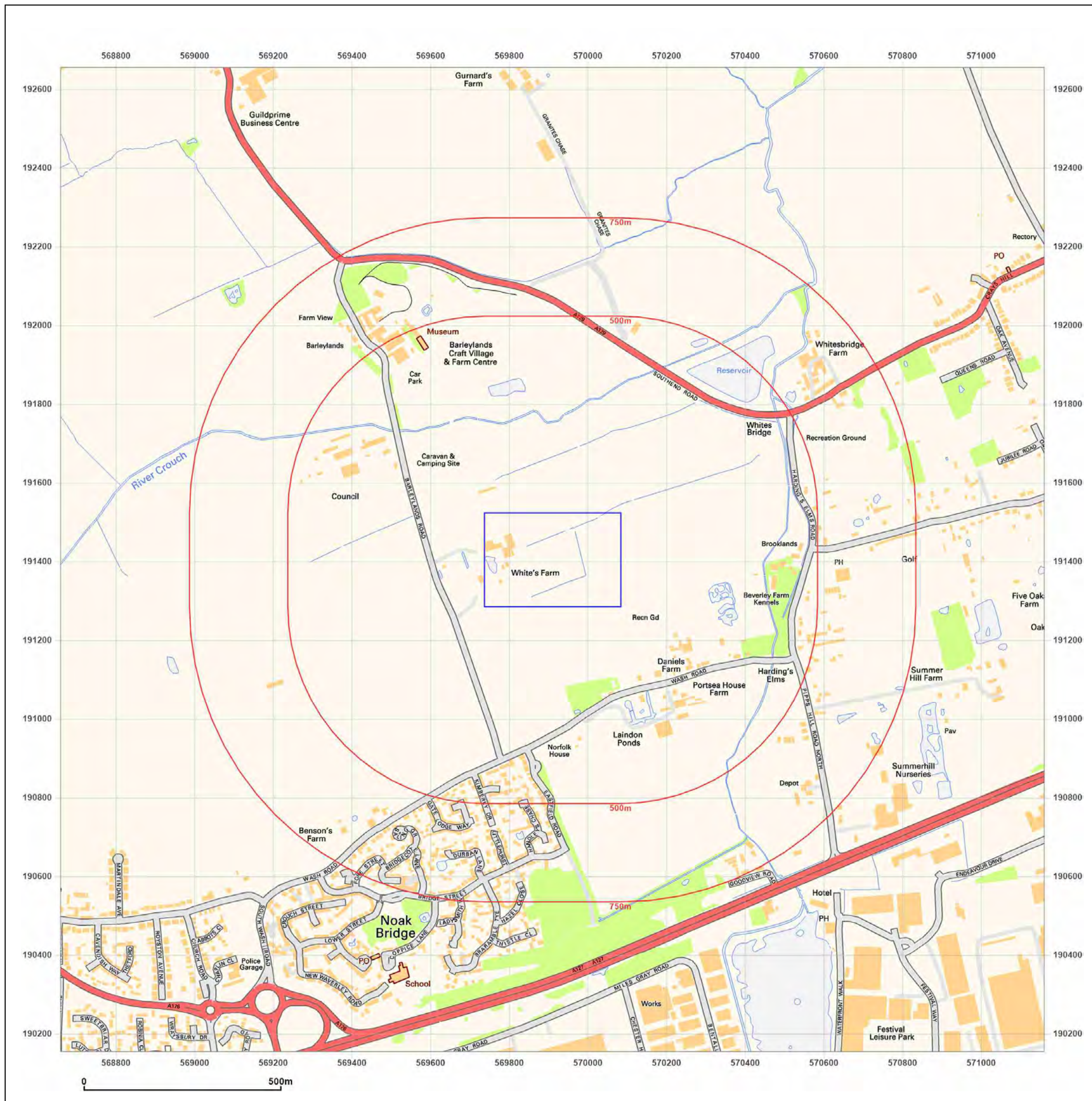
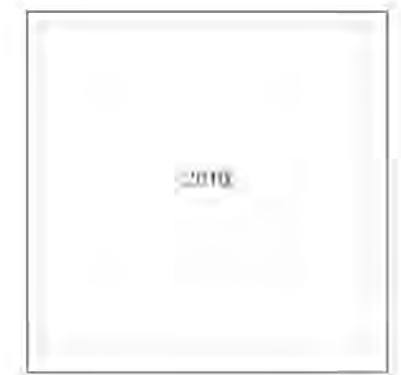
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Map Name: National Grid

Map date: 2010

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Printed at: 1:10,000



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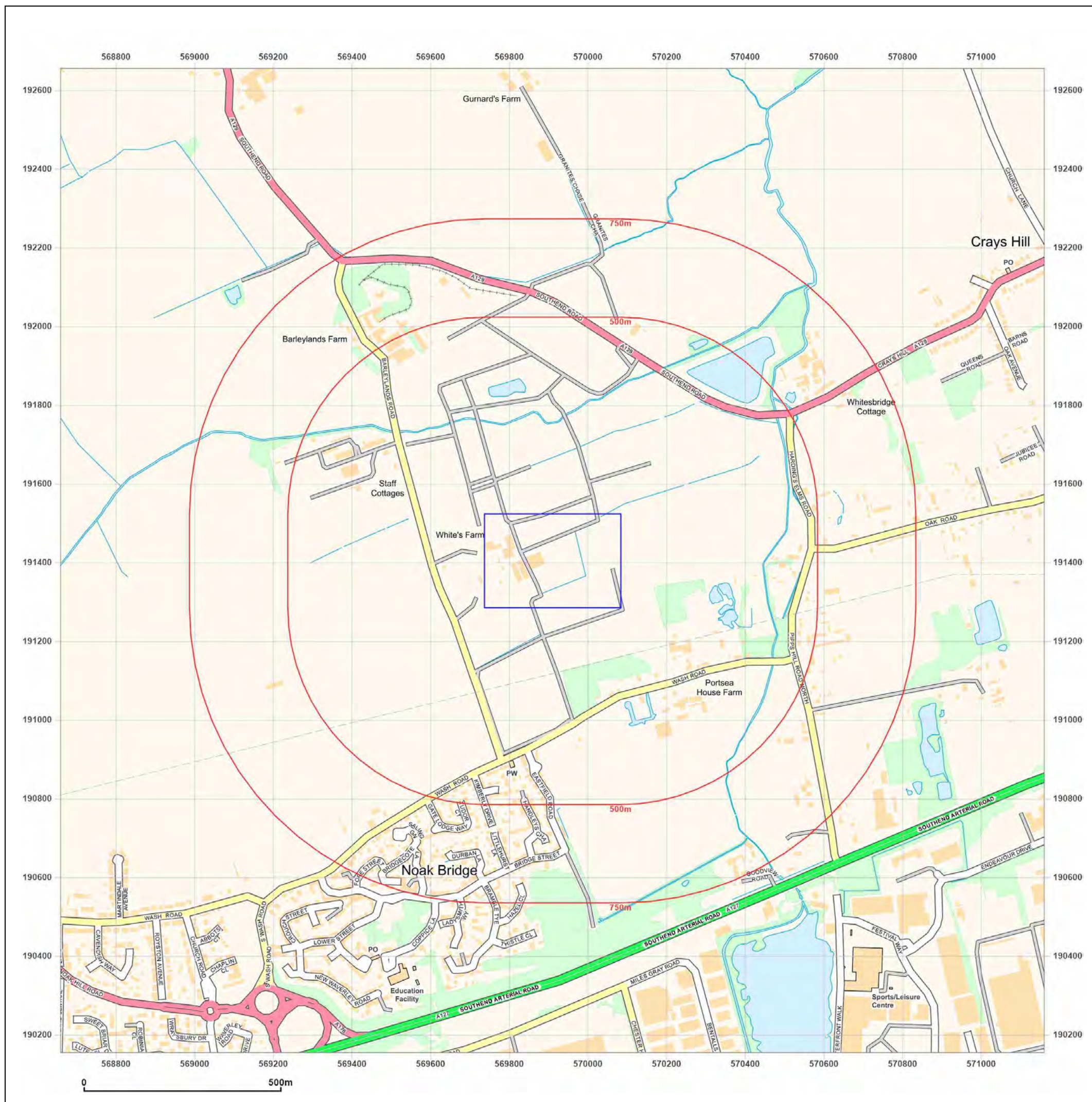
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Report Ref: EMS-776479_1003285
Grid Ref: 569910, 191405

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000



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