

**Edwina Mountbatten House,
Broadwater Road, Romsey–**

**Archaeological Desk-Based
Assessment**

Planning Issues


May 2023


Ecus Ltd


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Executive Summary

Ecus Ltd was commissioned by Planning Issues in January 2023 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for Edwina Mountbatten House on Broadwater Road in Romsey.

The Site is proposed for redevelopment, with the demolition of all existing built form and construction of a retirement living development with associated services, utilities, access, and car parking.

The Site is considered to have a very low/negligible potential for archaeological remains of prehistoric to medieval date. Available data sources indicate that the Site was subject to several phases of redevelopment in the post-medieval period with the existing building, Edwina Mountbatten House, a purpose-built care facility constructed in the Site in the late 20th century.

This ADBA, informed by desk-based research, site visit and historic mapping, reveals that the Site has been subject to a degree of previous disturbance associated with its redevelopment. This correlates with the Extensive Urban Survey produced for Romsey which identifies the Site lies within an area of limited archaeological importance and extensive modern development.

Whilst the archaeological resource is not considered a constraint to development, should further work be required on the Site, it is recommended that this be limited to a conditional programme of archaeological monitoring (i.e. archaeological watching brief) during groundworks.

Should intrusive geotechnical investigations be undertaken across the Site, the results should be provided to the Local Planning Authority Archaeologist and used to enable an assessment of archaeological investigations as part of the redevelopment, if required.

Any further archaeological investigations can be undertaken post-determination as a condition of planning consent.

This assessment has been commissioned to focus solely on the potential buried archaeological resource of the Site and therefore does not discuss the proposals with regard setting and to built heritage (including conservation areas). This has been provided in a separate Heritage Statement produced as part of the planning application by Ecus Ltd in May 2023 (Ecus ref. 20125.2).

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Planning Issues in January 2023 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for Edwina Mountbatten House on Broadwater Road in Romsey (hereafter the Site). The Site is centred on National Grid Co-ordinate 435492, 121014 (Figure 1).

1.2 The Site

1.2.1 The Site is situated south of Broadwater Road and west of Palmerston Street in Romsey. The Site is roughly square in plan and measures 2,957 sqm in extent.

1.2.2 The Site currently comprises Edwina Mountbatten House, a former residential care facility, which ceased to operate in July 2022 (Plate 1-2). The building extends along the perimeters of the Site centred around an open courtyard which was utilised for car parking and as gardens. Access is afforded from Broadwater Road to the north and amenity grass and planting is located to the north and east. Outbuildings, including garages, are located in the west and north western extent of the Site. Woodland along the River Test forms the southern boundary of the Site beyond which is Bypass Road.

1.2.3 The boundaries of the Site to the north are demarcated by a low brick wall with hedge along the east. Wooden fencing is present to the south.

1.2.4 The Site lies within an area of commercial and residential activity on the edge of the settlement. The eastern side of Palmerston Street is characterised predominately by residential buildings, and commercial buildings are located north of Broadwater Road. Further built form associated with the townscape of Romsey is located to the north, north east and north west of the Site, with the landscape south of Bypass Road undeveloped and comprising both agricultural fields and estate land of Broadlands.

1.2.5 The Site lies c. 16 m above Ordnance Datum. The bedrock geology of the Site is mapped as Wittering Formation, a sedimentary bedrock formed during the Palaeogene Period, overlain by superficial deposits comprising River Terrace Deposits formed during the Quaternary Period (British Geological Society 2023).



Plate 1. View towards the Site from the north



Plate 2. View towards the Site from the north

1.3 Aims and Objectives

1.3.1 The purpose of this ADDBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site 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; and

- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.

1.3.2 This assessment has been commissioned to focus solely on the potential buried archaeological resource of the Site and therefore does not discuss the proposals with regard setting and to built heritage (including conservation areas). This has been provided in a separate Heritage Statement produced as part of the planning application by Ecus Ltd in May 2023 (Ecus ref. 20125.2).

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:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
 - *The Setting of Heritage Assets* (2017).
- Historic England’s Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019);
- *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 ADDBA process is the identification of heritage assets likely to be affected by the redevelopment due to their presence within the Site. This is informed through a desk-based study and site visit.

2.2.2 The spatial scope of the assessment was defined by a 250 m study area around the Site to inform this ADDBA.

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). These are referred to by their NHLE ref;
- The Hampshire Historic Environment Record (HHER), comprising a database of comprising a database of all recorded archaeological sites, findspots, and archaeological events within the county;

- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP);
- Historic England's Aerial Photo Explorer;
- Historic England's Aerial Archaeology Mapping Explorer;
- Historic mapping available online;
- Environment Agency LiDAR imagery;
- Hampshire County Council (HCC)'s 2010 *Romsey Townscape Assessment*;
- Extensive Urban Survey (EUS) for Romsey which comprises an archaeological assessment and archaeological strategy (Hopkins 2014a-b)¹;
- Purcell's 2020 *Romsey Conservation Area Appraisal and Management Plan*;
- Romsey's HICA Townscape Assessment (2010);
- Google Earth imagery;
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations; and
- A site visit undertaken in January 2023.

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

NHLE

2.2.5 Whilst a 250 m study was utilised for the purpose of this ADBA, designated heritage assets are discussed in further detail in the Heritage Statement produced by Ecus Ltd for the Site. They are not reproduced on any accompanying figures and only referred to in Section 3 where they inform our understanding of the development of the historic environment.

HHER Data

2.2.6 All of the spatial data held by HHER for the study area was requested, assessed and analysed as part of this assessment. Whilst a 500 m study area search was submitted to HHER, this was reduced to 250 m to inform this ADBA. The data within the 500 m was reviewed initially to develop an understanding of the historic environment.

2.2.7 The HHER data received was provided in four categories: archaeology, historic buildings, Hampshire

¹ Available at: https://archaeologydataservice.ac.uk/archives/view/hampshire_eus_2003/downloads.cfm.

County Council (HCC) cropmarks and historic landscape types.

- 2.2.8 Not all HHER data is illustrated on the accompanying figures or listed in Appendix 2. Data not illustrated relates to designated heritage assets, historic landscape types, duplicate records and archaeological investigations which recorded no archaeological finds, features or deposits. Historic Landscape Types, alongside Townscape Assessments, is discussed further in the Heritage Statement produced by Ecus Ltd.
- 2.2.9 HHER archaeology data illustrated on the accompanying Figure 2 is listed in Appendix 2 and referred to, where relevant, in Section 3. It has been assigned an ID number by Ecus which is present on the relevant figure and appears in the text. HCC cropmark data is also illustrated on this Figure.
- 2.2.10 HHER historic buildings data relating to unlisted historic buildings, all post-medieval in date, are illustrated on Figure 3 and listed in Appendix 2. These data records have not been assigned an ID number by Ecus and are referred to by their HHER ref.

Assumptions and Limitations

- 2.2.11 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 HHER represent 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.
- 2.2.12 Archival material relating to the Site and study area was not consulted in person at Hampshire Archives and Local Studies. The online catalogue was reviewed and no further information which would inform our understanding of the Site was identified. 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. All Ordnance Survey (OS) mapping obtained as part of the assessment is provided in Appendix 4.
- 2.2.13 Due to the character of the Site, a review of LiDAR imagery available from the Environment Agency was reviewed but was not reproduced for the purposes of this assessment. This is due to the extent of previous disturbance in the Site. Where relevant, it is discussed within the text.
- 2.2.14 Historic England's Archives were not visited as part of this assessment for either documentary material or aerial photographs. The online catalogue for the archive did not provide any information relating to the Site. The online aerial photo explorer was utilised for the purpose of this assessment although material was not reproduced due to copyright. This is discussed further in Section 3. No aerial photographs covering the Site were available on the other sources listed above.

2.2.15 Whilst sources were reviewed in order to determine and provide geological context for the Site, no borehole data is available from Site to provide a review of the sequence of deposits. Whilst data has been provided for sites in the wider landscape, it was concluded that previous development at the Site may have affected the Site's stratigraphic sequences and these would not be of relevant to understanding the Site's stratigraphic sequence.

2.2.16 No information relating to the Site was available on the Historic England Aerial Archaeology Mapping Explorer.

2.2.17 A site visit was undertaken as part of this assessment to identify any potential archaeological remains. Although access to Site was not afforded, sufficient access was afforded from adjacent public footpaths and roads.

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 (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

2.3.4 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.

2.3.5 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, Protected 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 it does not merit identification as a non-designated heritage asset. |
| Unknown | The significance of the heritage asset cannot be ascertained from available evidence. |

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 proposed development, compiled from sources listed in Section 2.

3.1.2 In accordance with Step 1 of Historic England's GPA3 (2017) an outline assessment of the historic and archaeological baseline was undertaken to understand the potential buried archaeological resource. The details of this are documented below.

3.1.3 The following section should be read in conjunction with:

- Figure 2: HHER Archaeology Data By Period and HCC Cropmark Data;
- Figure 3: HHER Historic Buildings Data Unlisted and Post-medieval in Date;
- Figure 4: Extract from the Parish of Romsey Tithe Map 1845;
- Figure 5: Area of Modern Development (after Hopkins 2014a, Map D);
- Figure 6: Areas of Archaeological Importance (after Hopkins 2014a, Map E)

3.2 Previous Archaeological Investigations

3.2.1 There are no previous archaeological investigations recorded within the Site on HHER. Archaeological investigations undertaken in the study area comprise watching briefs and archaeological evaluations. Within the wider landscape there have been numerous investigations, the majority of which have been located within the core of the town (Hopkins 2014a).

3.3 Historic and Archaeological Baseline

Prehistoric and Romano-British

3.3.1 The earliest evidence of prehistoric activity recorded in the study area on the HHER comprises hand axes c. 220 m west of the Site (4) and prehistoric flints c. 160 m north west of the Site (9). The remainder of evidence from this period within a 250 m distance of the Site is of later prehistoric date, predominately Bronze Age to Iron Age, and comprises both finds and features recorded during previous archaeological investigations. These included:

- Ancient watercourses (2, 6 and 7) of Bronze and Iron Age origin, containing both gravel deposits of Bronze Age date alongside finds including pottery, animal bone and flint debitage;
- An Iron Age ditch containing pottery and a pit (3)
- Iron Age pottery (1 and 6);

- An Iron Age coin discovered in stream deposits (5);
- Post-holes of Iron Age date (8);
- A ditch possibly forming part of an Iron Age, or later, field system (10).

3.3.2 The majority of Romano-British data records recorded on the HHER within the study area relate to Romano-British material recorded in conjunction with the prehistoric material discussed above and comprise pottery and evidence of canalisation of former streams (6 and 7).

3.3.3 As illustrated on Figure 2, the majority of the recorded prehistoric and roman materials discussed above are located within the north, west and north western extents of the study area.

Early Medieval

3.3.4 Settlement in Romsey dates from the early medieval period and likely began as a village. The place name is suggested to mean 'Rum's Island' which refers to an area of dry land surrounded by marsh. The origins of settlement during this period are uncertain and there is little archaeological evidence known to provide an indication about the exact form or extent of settlement. The area is suggested to have comprised a relatively high-status settlement during this period, likely centred around the later market place and abbey to the north west of the Site (Hopkins 2004a).

3.3.5 Evidence of early medieval activity has been recorded within the study area and comprises ditches (11-13 and 18), remains of former buildings although these are described as 'insubstantial traces' in the HHER record (14), a pit (15), pottery (15-17) and possible evidence of smelting/furnacing (19). The recorded evidence also suggests that many of the watercourses through Romsey were used for refuse disposal during this period.

3.3.6 As with the preceding periods these remains have all been recorded from previous archaeological investigations and are located within the north, west and north western extents of the study area. The available evidence suggests that during this period the Site did not form part of the early medieval settlement.

Medieval

3.3.7 The medieval settlement of Romsey was defined by the abbey (Grade I Listed; NHLE: 1092649), suggested to have been founded in 907, and the market place. The latter was triangular in character and was approached from the east via The Hundred. The Hundred is the principal street which runs east to west. The shape of the market place is unusual for Hampshire. In contrast to the market place, the town had a strong rectilinear form which is broken in the south east by a later 16th century development. The full extent of the precinct is unknown but is likely to have included an area bounded by Horsefair and Mill Lane to the north, the market place and Church Street to the east and Newton

Lane to the south. Boundary plots in Romsey exhibit less regularity than in other settlement areas in Hampshire, with the exception of those along Church Street and Bell Street (Hopkins 2014a). These may attest to early origins of settlement, and this is supported by the HHER data records which are centred closer to the historic core. The HHER data records in the study area relate to settlement and occupation and comprise both finds and features (7, 9-11, 16-47).

- 3.3.8 Within close proximity to the Site, medieval data records on the HHER relate to a fragment of residual pottery recorded during construction work on the opposite side of Broadwater Road, c. 20 m to the north west (24), and a chalk floor discovered during the replacement of flooring in 19 Palmerston Street c. 40 m to the north (25).
- 3.3.9 During the medieval period the undeveloped land surrounding Romsey, including Broadlands Registered Park and Garden (Grade II*; NHLE: 1000166) to the south, was associated with the abbey and likely used as farmland. Broadlands c. 40 m south of the Site formed part of the abbey until its dissolution in 1544; it later was developed into a park although its present form was created in the later 19th century. HCC cropmarks, as illustrated on Figure 2, are located within this area.
- 3.3.10 Palmerston Street which lies to the east of the Site is of 15th or 16th century origin and is suggested to have been linked with the diversion of the Southampton Road from Banning Street in the 16th century to avoid parkland which was formerly abbey farmland. The buildings along the east side of the street represent post-medieval expansion linked with the development of the road and date from the 18th to early 19th centuries. The majority of these have been designated Grade II Listed.

Post-medieval and Twentieth Century

- 3.3.11 As with the preceding periods, the HHER data records in the study area relate to continued settlement and occupation in Romsey during the post-medieval and later periods (9-11, 17-20, 35-43 and 44-59). As illustrated on Figure 3, there are also several historic building data records on the HHER which relate to unlisted post-medieval buildings, the closest of which lies c. 60 m to the east and comprises Fox Mill (HHER ref. 24847). This comprises a former corn mill situated on the River Test which flows to the south of the Site.
- 3.3.12 Since the medieval period Romsey has been subject to continual redevelopment. The greatest area of change identified is around Banning Street which was truncated by the construction of Bypass Road which runs to the south of the Site. During the 20th century the town was subject to expansion and infill development, particularly to the north of the town centre, and the construction of new roads. Broadwater Road is a modern addition, linking Bell Street and Palmerston Road. Its southern side is characterised by modern development.

Historic Mapping

- 3.3.13 The Parish of Romsey Tithe Map dating to 1845 (Figure 4) records the Site as predominately part of one land parcel, referred to as House and Garden, held by William Jeffery and owned by the Viscount Palmerston.
- 3.3.14 By the late 19th century the Site had been subject to redevelopment with the subdivision of land and construction of several buildings. The majority of the buildings are set back from the road, roughly within the centre of the Site, and orientated north to south. The remainder of the Site does not appear to have been subject to any significant development. OS mapping from the 19th century records change, albeit limited, within the Site with the introduction of additional buildings in the western extent and reorganisation of internal boundaries.
- 3.3.15 OS mapping from the early 20th century continues to record the presence of buildings within the Site which have been subject to alteration, with removal and introduction. The function of these buildings cannot be discerned from the available sources.
- 3.3.16 Significant change is recorded in the Site during the mid-20th century with further development. By this date, the buildings within the centre and western extent of the Site are aligned in two parallel rows, orientated north to south, and accessible via Palmerston Street to the north east. The eastern extent of the Site does not appear to have been subject to any significant development.
- 3.3.17 From the 1940s to 1960s OS mapping illustrates that the Site was subject to another phase of redevelopment, with the removal and introduction of further buildings in the central and western extents of the Site. By the publication of the 1965-1966 OS map, Broadwater Road to the north has been established. A large building is also recorded in the south eastern corner of the Site, accessed off Broadwater Road.
- 3.3.18 By 1967 the large building in the southern eastern corner of the Site had been developed to form the existing building, Edwina Mountbatten House. All earlier buildings within the Site had been removed and Edwina Mountbatten House was opened in the late 20th century, c. 1970, as a purpose-built care facility. It was founded in memory of Edwina, a relief worker and the first vicereine of India as the first Countess Mountbatten of Burma, wife of Rear Admiral Viscount Mountbatten of Burma. Edwina was also the eldest daughter of politician Wilfrid William Ashley, Baron Mount Temple of Lee and goddaughter to King Edward VII. The building within the Site remained in operation until its closure in July 2022.

Historic England Aerial Photographs

- 3.3.19 There is one photograph available on Historic England's aerial photo explorer. Dated to 2015 this

records the Site in use as a care facility². It does not enhance our understanding of the archaeological potential and is subject to no further discussion.

3.4 Extensive Urban Survey

3.4.1 The Site is located within Area 8 of the EUS for Romsey. It is characterised as an area of limited archaeological importance and an area of extensive modern development (Map D-E of the EUS reproduced as Figure 5-6 in this ADBA). Area 8 is described as:

'Along the southern side of Broadwater Road, a modern road linking Bell Street and Palmerston Street, there is an extensive area of modern development. However, it is possible that fragmentary remains of medieval settlement along Banning Street and Palmerston Street may be encountered within the undeveloped parts of this area. The Area of Limited Archaeological Importance also extends to the south of the by-pass as the southern end of Banning Street extended into what is now the northern edge of Broadlands Park. Valuable evidence for settlement on the southern fringe of the town, and for possible industrial activities utilising the stream that runs through the southern part of the area may survive' (Hopkins 2014a, p. 15).

3.4.2 The EUS also notes that:

'development to the south of Broadwater Road, Area 8, will have compromised the survival of archaeological remains to some degree. However any surviving archaeological evidence will cast light onto the date, nature and extent of the medieval development in this area. In particular surviving archaeological evidence along Banning Street, which was the road to Southampton before it was diverted onto Palmerston Street, may prove important to our understanding of the nature and layout of this part of Romsey. It is also probable that evidence for the southern end of Banning Street, now to the south of the by-pass, will survive. Evidence for water management, and water reliant industries along the streams may be encountered, as well as evidence for other trades in the area. Any water-logging associated with the streams may have resulted in the survival of organic remains, such as structural timber elements, and wooden and leather artefacts' (Hopkins 2014b, 11).

3.4.3 Areas of limited archaeological importance are summarised in the EUS in Romsey to:

'have a good survival of archaeological deposits, but where there is likely to be a low density of archaeological features;

be areas with significant modern development resulting in limited archaeological importance, either due to the scale of development or due to the limited nature of the archaeological

² Available at: https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/29640_010.

resource before development; and

be areas where the current hypothesis supports only a limited likelihood of encountering archaeological remains' (Hopkins 2014a, p. 14).

3.5 Summary of Previous Impacts

3.5.1 The information above indicates that the Site has been subject to previous disturbance/truncation which would have been caused by:

- Agricultural activity;
- Historic development and redevelopment associated with former buildings and services/utilities;
- Redevelopment of the Edwina Mountbatten House and its associated outbuildings;
- Levelling and terracing – this was noted during the site visit; and
- Services/utilities supporting existing buildings/infrastructure.

3.6 Summary of Potential Heritage Constraints

3.6.1 The following provides a summary of known and potential buried archaeological constraints. Built form is not addressed as an assessment of its heritage interest and significance is provided in the accompanying Heritage Statement produced by Ecus Ltd in May 2023.

Designated

3.6.2 The assessment undertaken above has identified no designated archaeological remains that would be directly affected by the proposed redevelopment. The redevelopment would not directly impact upon any such remains located within the wider landscape.

3.6.3 This ADBA has not identified the potential for archaeological remains which would be of schedulable quality within the Site.

Potential

3.6.4 Based on the historic environment baseline presented above, this ADBA has concluded that the Site has a very low to negligible potential for archaeological remains pre-dating the post-medieval period. It is considered that the later development and redevelopment of the Site would have substantially impacted upon any buried remains from these periods.

3.6.5 Any remains relating to post-medieval activity within the Site would be of low (local) to negligible heritage significance.

3.6.6 Any remains relating to recent use of the Site as a care facility would not be of heritage interest.

4. Statement of Impact

4.1 Introduction

4.1.1 This section sets out a brief description of the redevelopment and provides an assessment of impact with regards to buried archaeological constraints.

4.2 Redevelopment Overview

4.2.1 The proposed redevelopment of the Site comprises:

- Demolition and removal of all existing built form and infrastructure;
- Construction of retirement development with associated car parking, services and utilities;
- Retention and modification to existing Site entrance in the north west and removal of the existing main access off Broadwater Road to the north;
- Establishment of new access point of Bridge Street, modifications to access of Stony Lane south and the creation of public footpaths through the Site; and
- Landscaping including retention of existing vegetation where possible and introduction of amenity grass, planting and central landscaped amenity areas.

4.3 Assessment of proposal

4.3.1 Any direct physical impact to archaeological remains within the Site, if/where present, would primarily result from groundworks associated with construction. On-site activities which are likely to affect the archaeological resource could comprise the following:

- Pre-construction impacts associated with demolition and ground investigation works;
- Construction groundworks, including stripping and excavation associated with the foundations;
- Ground reduction/landscaping; and
- Excavation of new service trenches and drainage (including soakaways), as required.

4.3.2 This ADBA has concluded that there is a very low/negligible potential for any buried archaeological remains of prehistoric to medieval date to be present within the Site, and the archaeological resource is not considered a constraint to the planning application. This is reflected within the EUS which identifies the Site within an area of limited archaeological importance and extensive modern development.

4.3.3 Despite this, it is considered highly likely that the LPA Archaeologist will request further work in accordance with the EUS archaeology strategy (2014b) which identifies the following strategy for

Area 8:

'(1) Occasionally, an archaeological evaluation may need to be undertaken prior to the determination of any planning application especially where a significant impact is anticipated.

(2) Depending on available information or the results of any evaluation there may be a requirement for some further investigation and recording prior to development, although

(3) a requirement for archaeological observation and recording during development is more likely' (Hopkins 2014b, p. 12).

- 4.3.4 As the Site has been subject to extensive redevelopment which would have truncated the buried archaeological resource, should the LPA Archaeologist require further archaeological work on this Site this ADBA would recommend option 3 – a conditional watching brief during groundworks on-site. This corresponds with the EUS which states *'areas considered to have the potential to include archaeological remains of a character unlikely to provide significant information or archaeological remains whose integrity or density has been compromised by previous development. These remains may require appropriate observation and recording if threatened by future development'* (Hopkins 2014b, p. 4). The scope and methodology of a watching brief would need to be outlined in a Written Scheme of Investigation (WSI) submitted to and approved by the LPA Archaeologist prior to the commencement of ground works on the Site.
- 4.3.5 At present the method for the excavation of foundations are unknown. Should piling be considered, the need for a watching brief on-site would need to be discussed with the LPA Archaeologist.
- 4.3.6 Should intrusive geotechnical investigations be undertaken in the Site, this ADBA would recommend that the results of the geotechnical investigations be reviewed and submitted to the LPA Archaeologist, in the first instance, to discuss further archaeological work, if required.

5. Conclusion

- 5.1.1 This ADDBA has utilised a range of sources, in line with industry guidance, to identify known and potential heritage assets of archaeological interest within the Site which could be affected by the proposed redevelopment. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 5.1.2 This assessment has been informed by a review of available data and historic mapping. No heritage assets of medium to high archaeological significance have been identified within the Site as part of this assessment, and the proposed redevelopment would not directly affect any designated archaeological remains.
- 5.1.3 It is considered that there is a very low/negligible potential for archaeological remains of prehistoric, Romano-British and medieval date within the Site. Previous development of the Site during the post-medieval period is likely to have substantially truncated earlier buried archaeological remains, archaeological assets of post-medieval date, if encountered, would be considered low (local) to negligible significance.
- 5.1.4 This assessment has been commissioned to focus solely on buried archaeology and therefore does not discuss the scheme concerning built heritage and indirect impacts upon other above ground designated heritage assets. This assessment has been provided in a separate Heritage Statement produced to inform the planning application by Ecus Ltd in May 2023.

Recommendations

- 5.1.5 This ADDBA has concluded that the archaeological resource is not considered a constraint to the redevelopment of the Site. Whilst it is considered likely that the LPA Archaeologist will request a programme of archaeological investigation on the Site, this ADDBA has concluded that based on the very low/negligible potential for remains of significance, and its location within an area of limited archaeological importance and extensive modern development, the scope of any such work should be limited to a conditional programme of archaeological monitoring (i.e. archaeological watching brief) during groundworks.
- 5.1.6 Should intrusive geotechnical investigations be undertaken across the Site, the results should be provided to the LPA Archaeologist to enable an assessment of the scope of archaeological investigations, if required, as part of the development. This would provide additional information relating to the extent of disturbance, the depth and the condition of the archaeological resource.

6. References

6.1 Bibliography

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6.2 Cartographic Sources

1845 Parish of Romsey Tithe Map

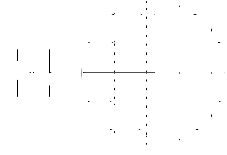
All OS mapping was provided by Emapsite and is reproduced in Appendix 3. N.B. The Site boundary is not illustrated on these maps.

Figures

KEY



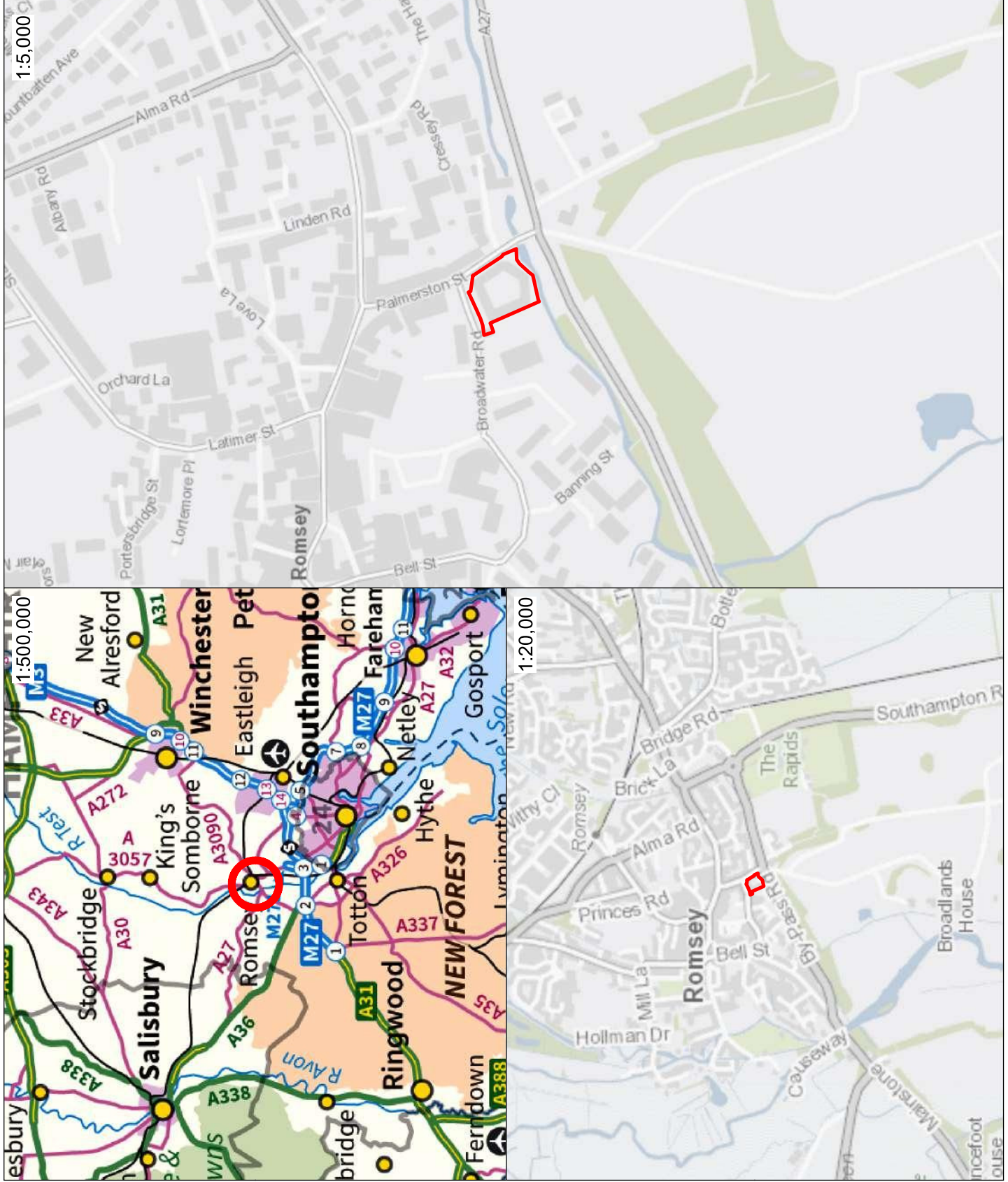
Site



Planning Issues
Edwina Mountbatten House,
Broadwater Road, Romsey -
Archaeological Desk-Based
Assessment

Figure 1: Site Location

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KEY

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

HCC Cropmarks

The HHER data in this figure was obtained on 20.12.2022. Not all HHER data received is illustrated on this figure. See the ADBA for further details.

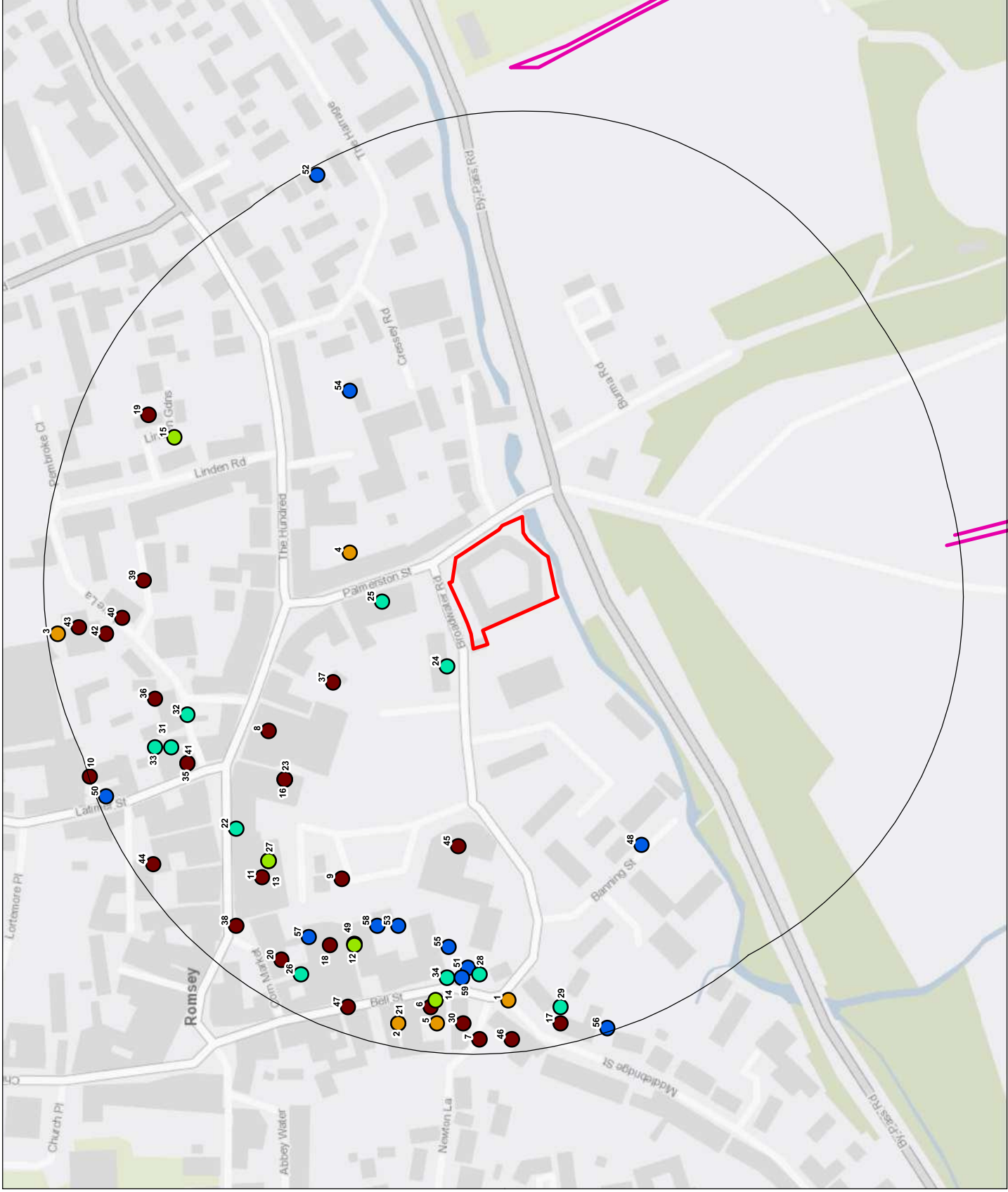


Planning Issues

Edwina Mountbatten House,
Broadwater Road, Romsey –
Archaeological Desk-Based
Assessment

**Figure 2: HHER Archaeology Data
By Period and HCC Cropmark Data**

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KEY



Site

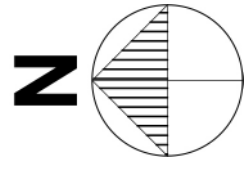


Study Area



Historic Buildings (Unlisted)

The HHER data in this figure was obtained on 20.12.2022. Not all HHER data received is illustrated on this figure. See the ADBA for further details.

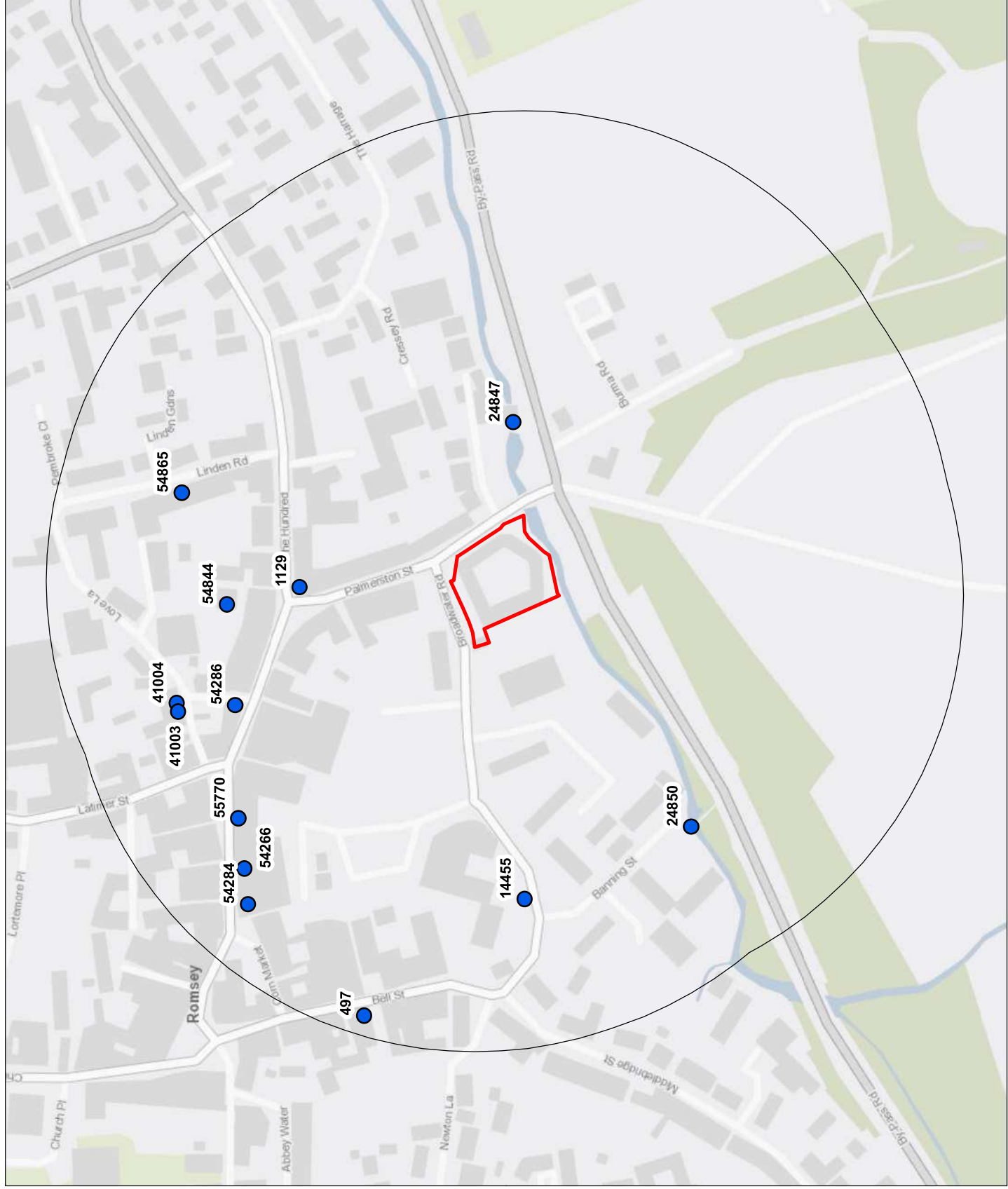


Planning Issues

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Figure 3: HHER Historic Buildings Data Unlisted and Post-medieval in Date

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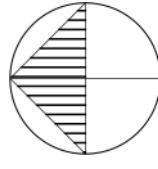


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Site

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0 25 50 75 100 125 m

Planning Issues

Edwina Mountbatten House,
Broadwater Road, Romsey –
Archaeological Desk-Based
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Figure 4: Extract from the Parish of
Romsey Tithe Map 1845

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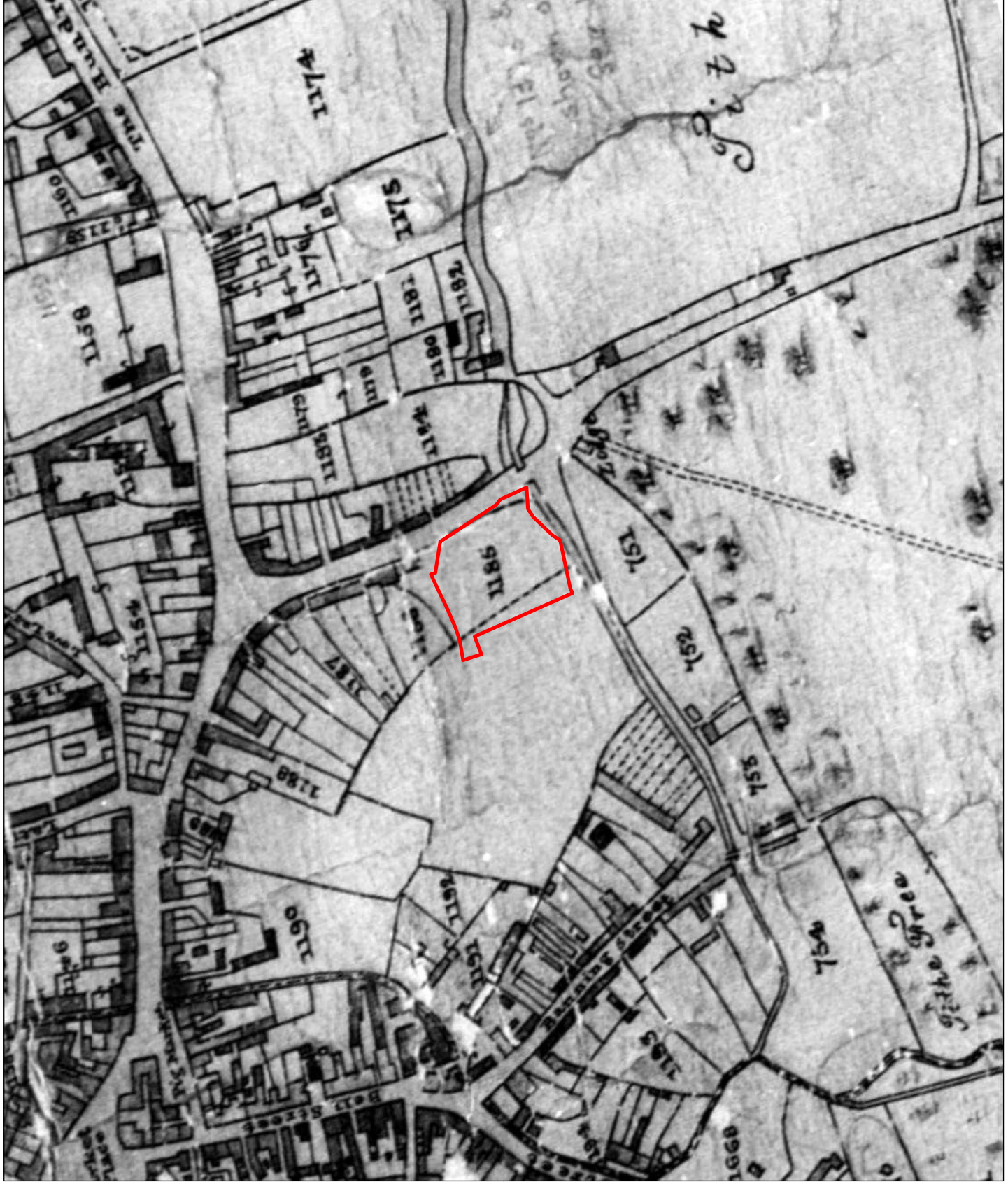
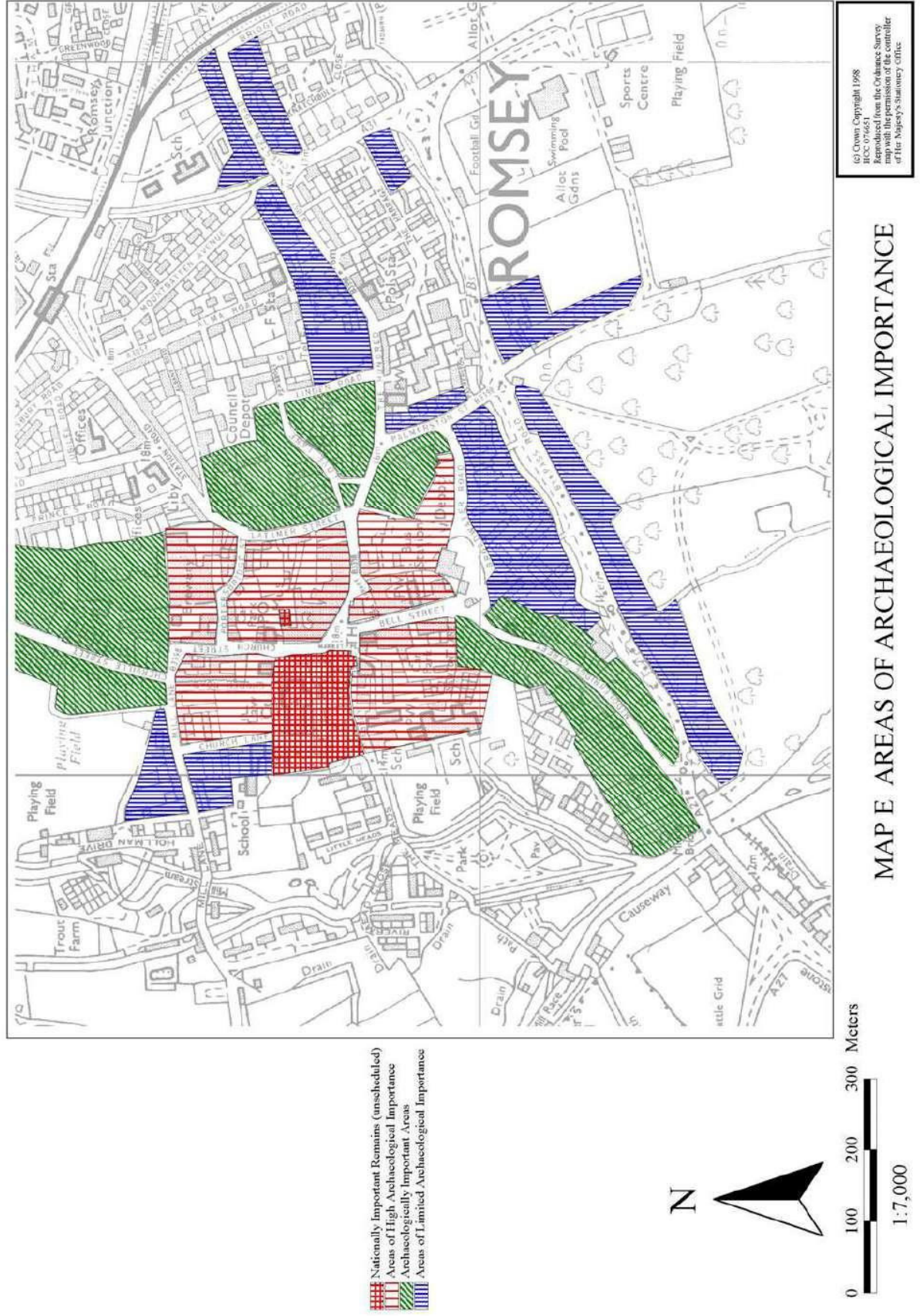


Figure 5



Figure 6



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 and the proposed scheme.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

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.

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, 189).

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, 185/192).

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, 193/194).

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, 197).

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, 199).

Local Plan

The Site lies within the administrative boundaries of Test Valley Borough Council which formally adopted *the Test Valley Borough Revised Local Plan DPD Adopted Local Plan 2011-2029* in January 2016. Policies of this plan relevant to the assessment comprise Policy E9: Heritage³.

³ Available at the time of assessment completion – January 2023

Appendix 2: Gazetteers

Table 2. Figure 2 Data Records

| ID Ref. | Period | Description | HHER ref. | Easting | Northin g |
|---------|---|---|--|---------|--------------|
| 1 | Prehistoric | Iron Age Pottery From The Corner Of Broadwater Road And Middlebridge Street | 27294 | 435224 | 121002 |
| 2 | Prehistoric | Watercourse At Rear Of The Angel Hotel, Bell Street | 24884 | 435210 | 121070 |
| 3 | Prehistoric | Iron Age Ditch, Alma Road | 24984 | 435450 | 121280 |
| 4 | Prehistoric | Achulean hand axes | 27241 | 435500 | 121100 |
| 5 | Prehistoric | Late Iron Age Coin, Rear Of Bell Street | 55343 | 435210 | 121046 |
| 6 | Prehistoric Romano-British | Prehistoric Feature, Romano-British Material and Site of Medieval Building From 29-31 Bell Street | 24872 24876 24870 | 435220 | 121050 |
| 7 | Prehistoric Romano-British Medieval | Bronze Age, Roman And Medieval Features At The Newton Lane Link | 24970 | 435200 | 121020 |
| 8 | Prehistoric Post-medieval | Waitrose Extension Site, 35 The Hundred | 27391 | 435390 | 121150 |
| 9 | Prehistoric Medieval Post-medieval | Watching Brief, Holbrook Bus Station, Romsey | 51418 | 435299 | 121105 |
| 10 | Prehistoric Romano-British Medieval Post-medieval | Watching Brief And Excavation At British Legion Site /13-17 Latimer Street | 60047 | 435362 | 121260 |
| 11 | Early medieval Medieval Post-medieval | Archaeological Evaluation At 7-9 The Hundred | 57142 | 435300 | 121154 |
| 12 | Early medieval | Ditch In Front Of The Baptist Chapel, Bell Street | 27351 | 435258 | 121097 |
| 13 | Early medieval | Anglo-Saxon Ditch At 11 The Hundred | 24965 | 435310 | 121150 |
| 14 | Early medieval | Late Saxon Buildings, 29-31 Bell Street | 55736 | 435224 | 121047 |
| 15 | Early medieval | Watching Brief On Land To Rear Of Linden House | 63008 | 435571 | 121208 |
| 16 | Early medieval Medieval | Saxon Pottery | 24924 | 435360 | 121140 |
| 17 | Early medieval Medieval Post-medieval | 12 Middlebridge Street | 27350 27348 27349 27347 | 435210 | 120970 |
| 18 | Early medieval Medieval Post-medieval | Smith Bradbeers Dept Store Site | 52654 | 435258 | 121112 |
| 19 | Early medieval Medieval Post-medieval Twentieth Century Undated | Evaluation On Land To Rear Of Linden House | 58076 | 435585 | 121224 |
| 20 | Medieval Post-medieval | Watching Brief At 7 The Cornmarket, Romsey | 64065 | 435249 | 121142 |
| 21 | Medieval | Angel Hotel, Bell Street | 24883 | 435210 | 121070 |
| 22 | Medieval | Site Of A Medieval Building At 15 The Hundred | 25017 | 435330 | 121170 |
| 23 | Medieval | Land At Rear Of 29 The Hundred | 24923 | 435360 | 121140 |
| 24 | Medieval | Buddens Yard, Broadwater Road | 27327 27326 | 435430 | 121040 |
| 25 | Medieval | 19 Palmerston Street | 27340 | 435470 | 121080 |
| 26 | Medieval | Rear Of Smith-Bradbeer | 27364 | 435240 | 121130 |
| 27 | Medieval | Medieval And Tudor Features From 11 The Hundred | 24966 | 435310 | 121150 |
| 28 | Medieval | Site Of Town Mill & Millpond | 25026 25024 25025 | 435240 | 121020 |
| 29 | Medieval | Pottery From Area To E Of Middlebridge Street | 27270 | 435220 | 120970 |
| 30 | Medieval Undated | 1-3 Middlebridge Street | 27342 27344 | 435210 | 121030 |
| 31 | Medieval | 1 Latimer Street | 27315 | 435380 | 121210 |
| 32 | Medieval | Love Lane | 27335 | 435400 | 121200 |
| 33 | Medieval | 5 Latimer Street | 27402 | 435380 | 121220 |
| 34 | Medieval | Gravel Surfaces, Bell Street | 27413 | 435238 | 121040 |
| 35 | Medieval Post-medieval | 7 Latimer Street | 27418 27420 27421 27419 50260 27424 27422 | 435370 | 121200 |

| | | | | | |
|----|--------------------------------|--|-------------|--------|--------|
| 36 | Medieval Post-medieval | 2 Love Lane | 27311 27309 | 435410 | 121220 |
| 37 | Medieval Post-medieval | 49 The Hundred | 27313 27312 | 435420 | 121110 |
| 38 | Medieval Post-medieval | Hundred Bridge (Site Of) | 25029 | 435270 | 121170 |
| 39 | Medieval Post-medieval | Land At The Rear Of The Former Dhss Office Site, Love Lane | 41849 | 435483 | 121227 |
| 40 | Medieval Post-medieval Undated | Further Work At The Rear Of The Former Dhss Office Site, Love Lane | 41880 | 435460 | 121240 |
| 41 | Medieval Post-medieval | 1-3 Latimer Street | 27292 | 435370 | 121200 |
| 42 | Medieval Post-medieval | Love Lane Car Park | 27400 | 435450 | 121250 |
| 43 | Medieval Post-medieval | Post Medieval Boundary & Pits, Alma Road | 54594 | 435454 | 121267 |
| 44 | Medieval Twentieth Century | Former Mascot Bakery, Rear Of 20 The Hundred | 65146 | 435308 | 121221 |
| 45 | Medieval Post-medieval | Evaluation At Dukes Mill Centre | 57558 | 435319 | 121033 |
| 46 | Medieval Post-medieval | Pottery From Middlebridge Street | 55757 55769 | 435200 | 121000 |
| 47 | Medieval Post-medieval | Bell Street Romsey | 70007 | 435220 | 121101 |
| 48 | Post-medieval | Old Bricklayers Arms | 27337 | 435320 | 120920 |
| 49 | Post-medieval | Post-Medieval Ditch From The Baptist Chapel, Bell Street | 27358 | 435259 | 121097 |
| 50 | Post-medieval | Area Of Limited Archaeological Value, Latimer Street | 24933 | 435350 | 121250 |
| 51 | Post-medieval | Site Of Town Mill | 24849 | 435244 | 121027 |
| 52 | Post-medieval | Site Of Test Valley Ironworks | 27269 | 435733 | 121120 |
| 53 | Post-medieval | Watching Brief At 26-30 Bell Street, Romsey | 57503 | 435270 | 121070 |
| 54 | Post-medieval | Site Of Cressey's Brewery, The Hundred | 54768 | 435600 | 121100 |
| 55 | Post-medieval | Site Of George's Brewery, Bell Street | 54769 | 435257 | 121039 |
| 56 | Post-medieval | Site Of Tannery, Middlebridge Street | 54875 | 435207 | 120941 |
| 57 | Post-medieval | Site Of Stable Block, Rear Of The Dolphin Hotel | 54743 | 435263 | 121125 |
| 58 | Post-medieval | Site Of Post Medieval Outbuilding, 26-30 Bell Street | 55377 | 435270 | 121083 |
| 59 | Post-medieval | Middlebridge Street Romsey | 70008 | 435238 | 121031 |

Table 3. Figure 3 Data Records

| Period | Name | HHER ref. | Eastings | Northing |
|---------------|--|-----------|----------|----------|
| Post-medieval | 19 Bell Street | 497 | 435213 | 121092 |
| Post-medieval | 57 The Hundred | 1129 | 435478 | 121132 |
| Post-medieval | Mitchel's Garage | 24850 | 435330 | 120890 |
| Post-medieval | 6 Love Lane | 41004 | 435406 | 121208 |
| Post-medieval | Boundary Wall At The Dukes Mill Centre | 14455 | 435285 | 120993 |
| Post-medieval | Fox Mill, Romsey | 24847 | 435580 | 121000 |
| Post-medieval | 4 Love Lane | 41003 | 435401 | 121207 |
| Post-medieval | Boots Chemist | 54284 | 435282 | 121164 |
| Post-medieval | 48 The Hundred | 54286 | 435405 | 121172 |
| Post-medieval | 64-68 The Hundred | 54844 | 435467 | 121177 |
| Post-medieval | 16 Linden Road | 54865 | 435536 | 121205 |
| Post-medieval | Cellars At 17 The Hundred | 55770 | 435335 | 121170 |
| Post-medieval | 7-9 The Hundred | 54266 | 435304 | 121166 |

Appendix 3: OS Mapping

Site Details:

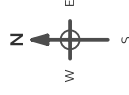
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Map Name: County Series

Map date: 1867

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Revised 1867
Edition N/A
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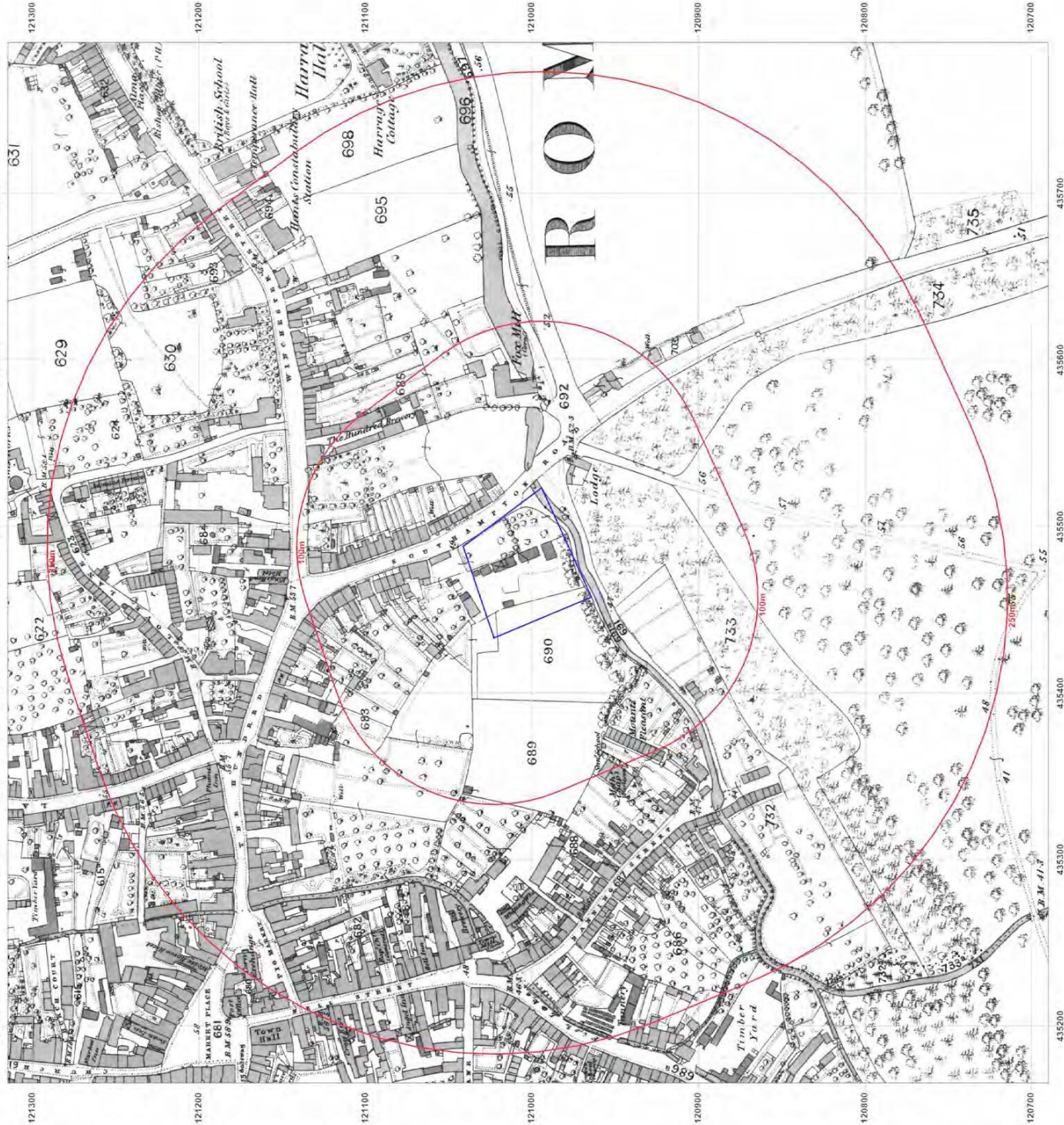


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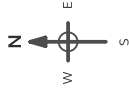
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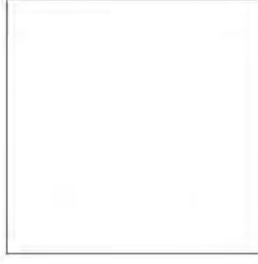
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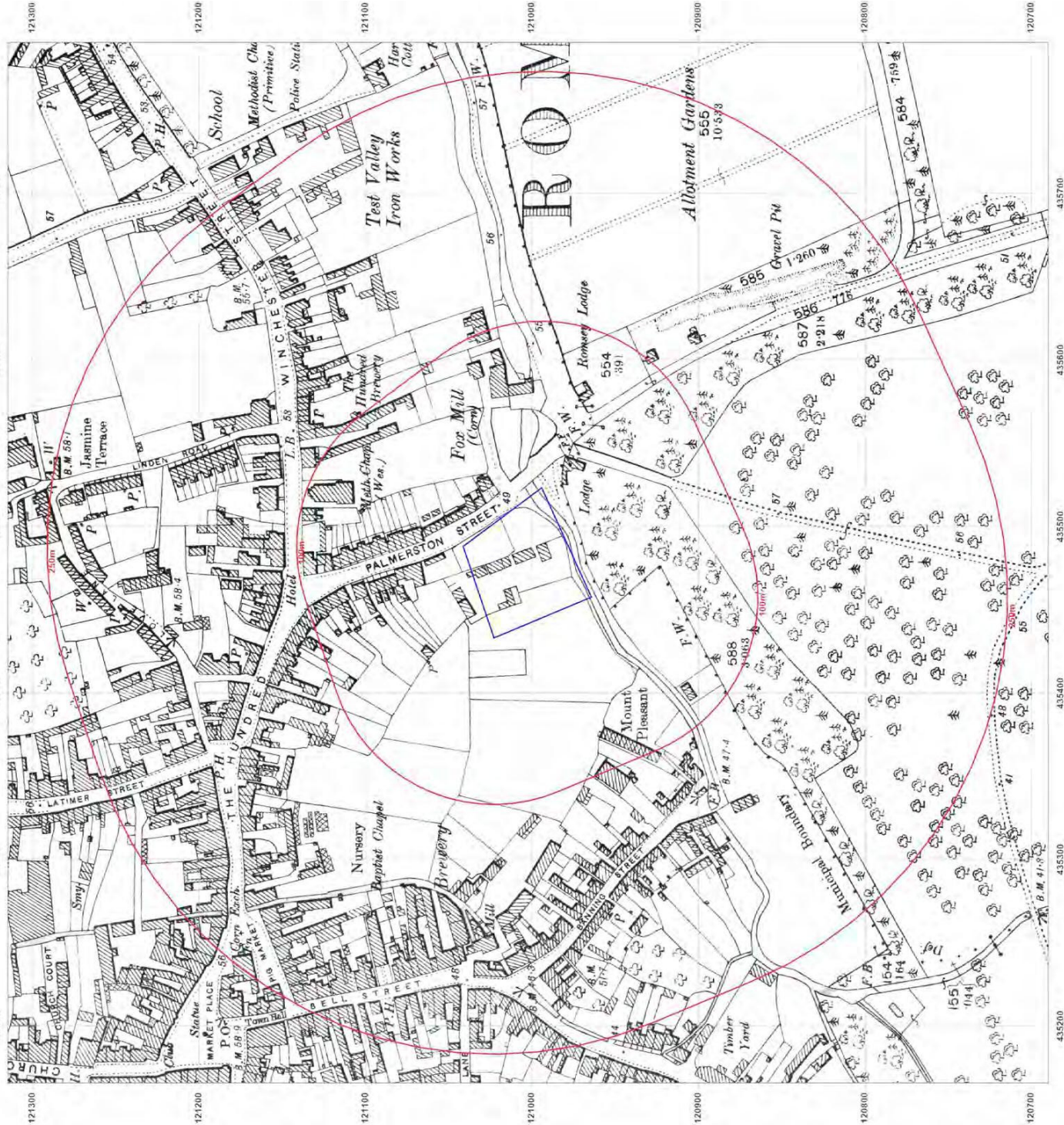


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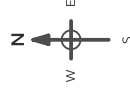
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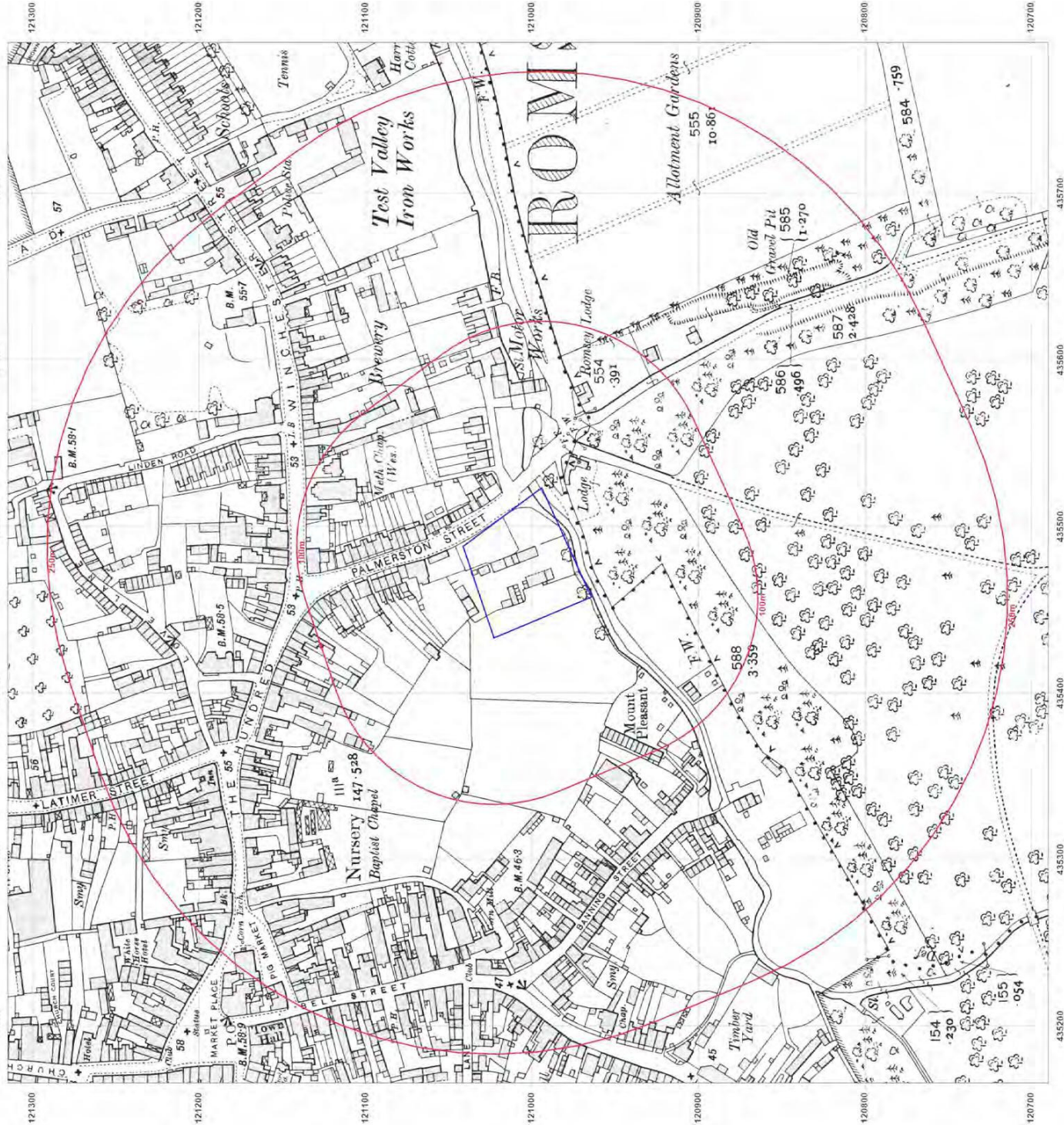


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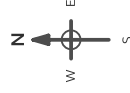
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Surveyed 1944
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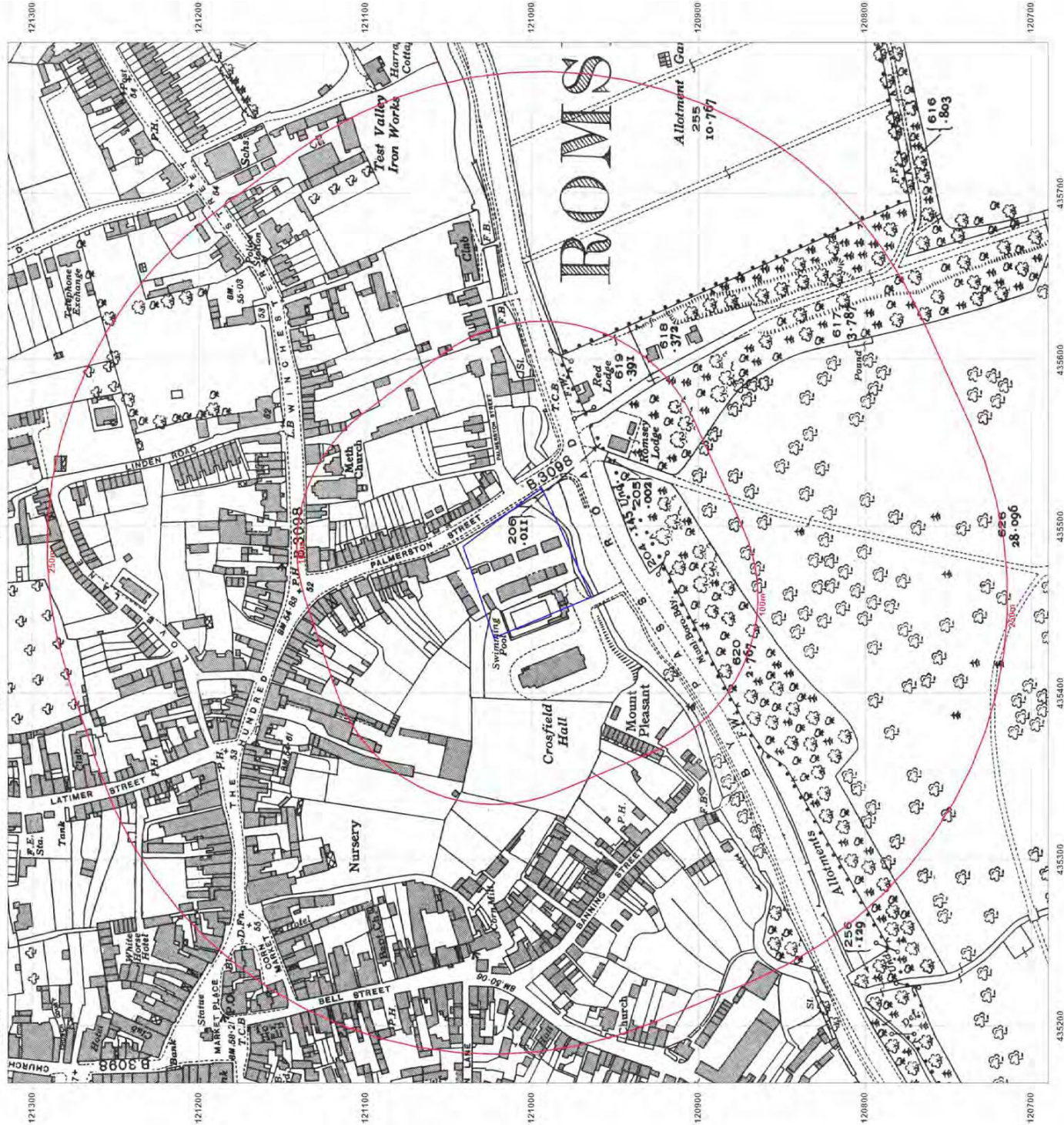


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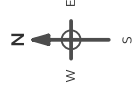
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Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1958

Scale: 1:2,500

Printed at: 1:2,500



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| Surveyed 1958 |
| Revised 1958 |
| Edition N/A |
| Copyright N/A |
| Levelled N/A |



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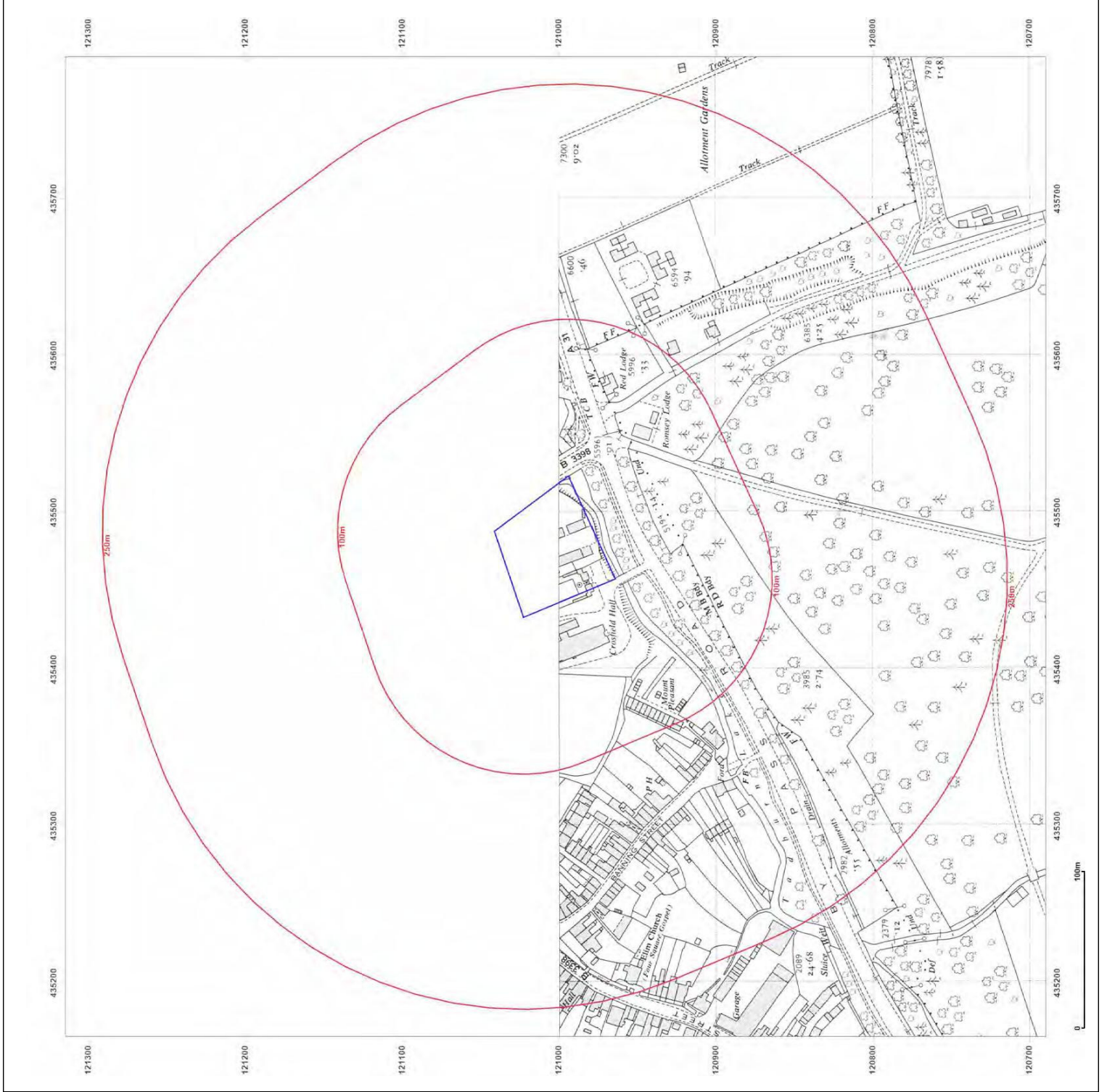


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 Production date: 15 February 2023

Map legend available at:

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Site Details:

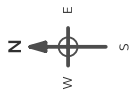
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Map Name: National Grid

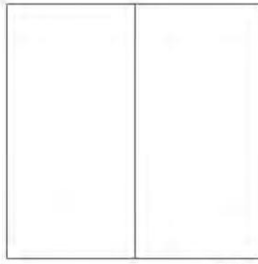
Map date: 1965-1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1965
 Revised 1965
 Edition N/A
 Copyright N/A
 Levelled N/A



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



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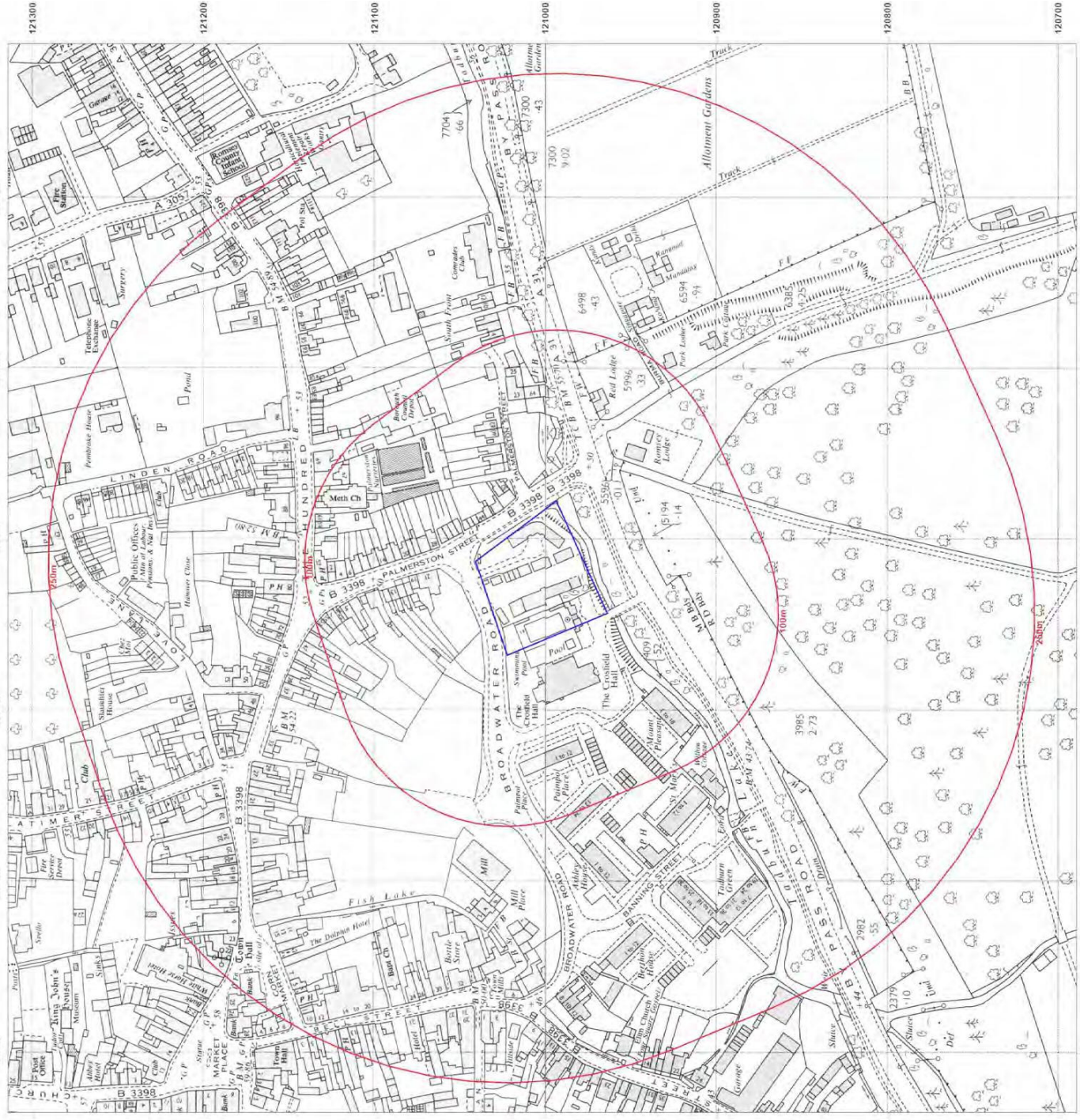


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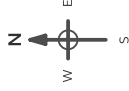
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 Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



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

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



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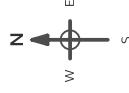
Client Ref: EMS_845138_1044505
Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



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| Surveyed N/A |
| Revised N/A |
| Edition N/A |
| Copyright N/A |
| Levelled 1972 |



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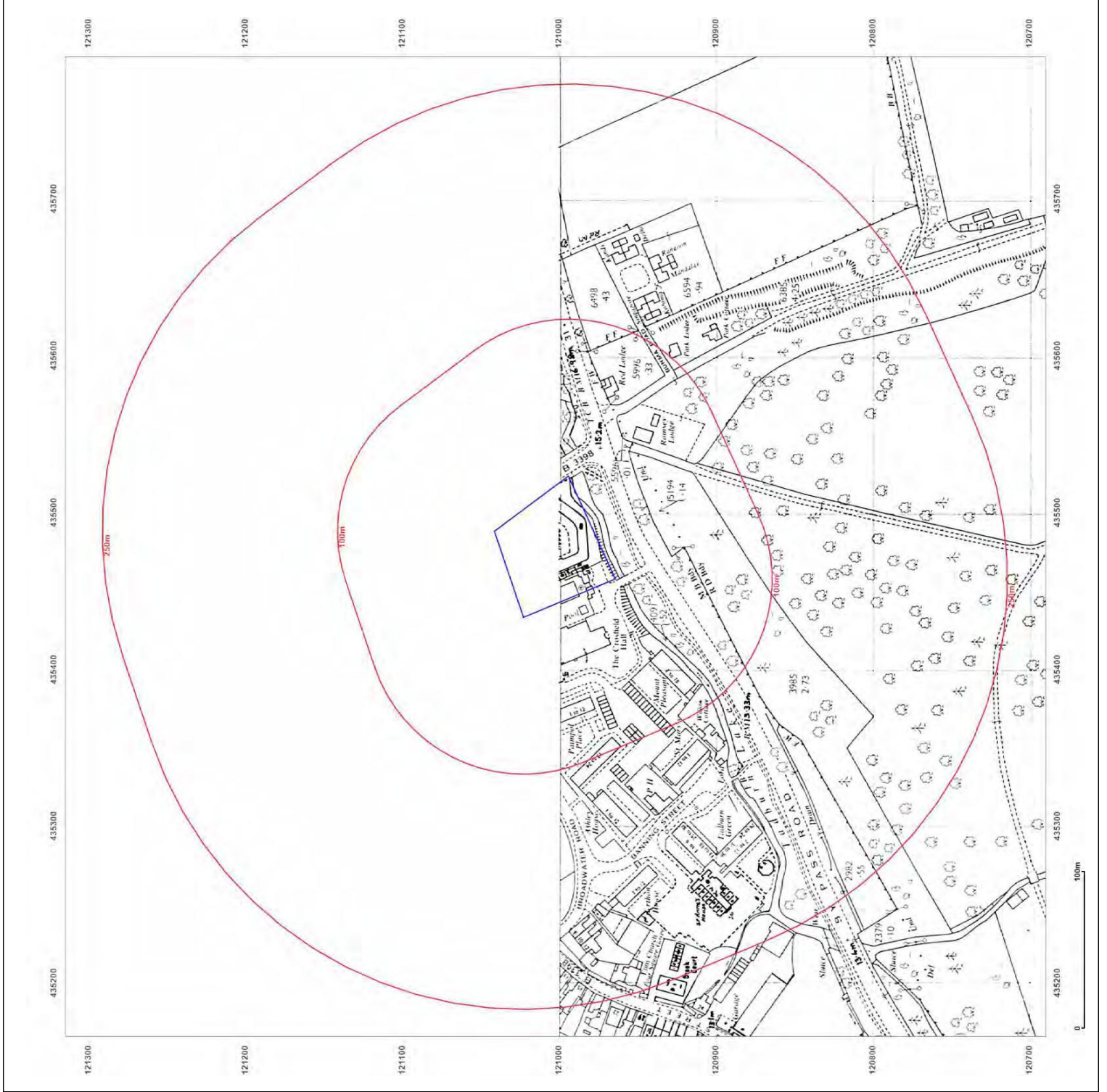


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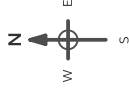
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Map Name: National Grid

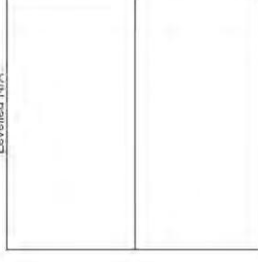
Map date: 1980

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
 Revised 1980
 Edition N/A
 Copyright N/A
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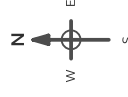
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Grid Ref: 435478, 121002

Map Name: National Grid

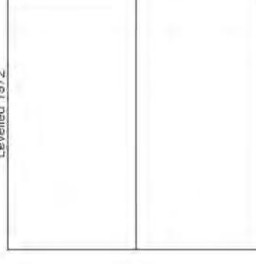
Map date: 1985

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1972
Revised 1985
Edition N/A
Copyright 1985
Levelled 1972



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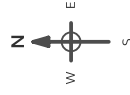
Client Ref: EMS_845138_1044505
Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1989-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1988
 Revised 1988
 Edition N/A
 Copyright 1989
 Levelled N/A

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Surveyed 1989
 Revised 1989
 Edition N/A
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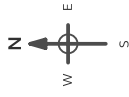
Client Ref: EMS-845138-1044505
 Report Ref: EMS-845138-1084613
 Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1990-1993

Scale: 1:1,250

Printed at: 1:2,000



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

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



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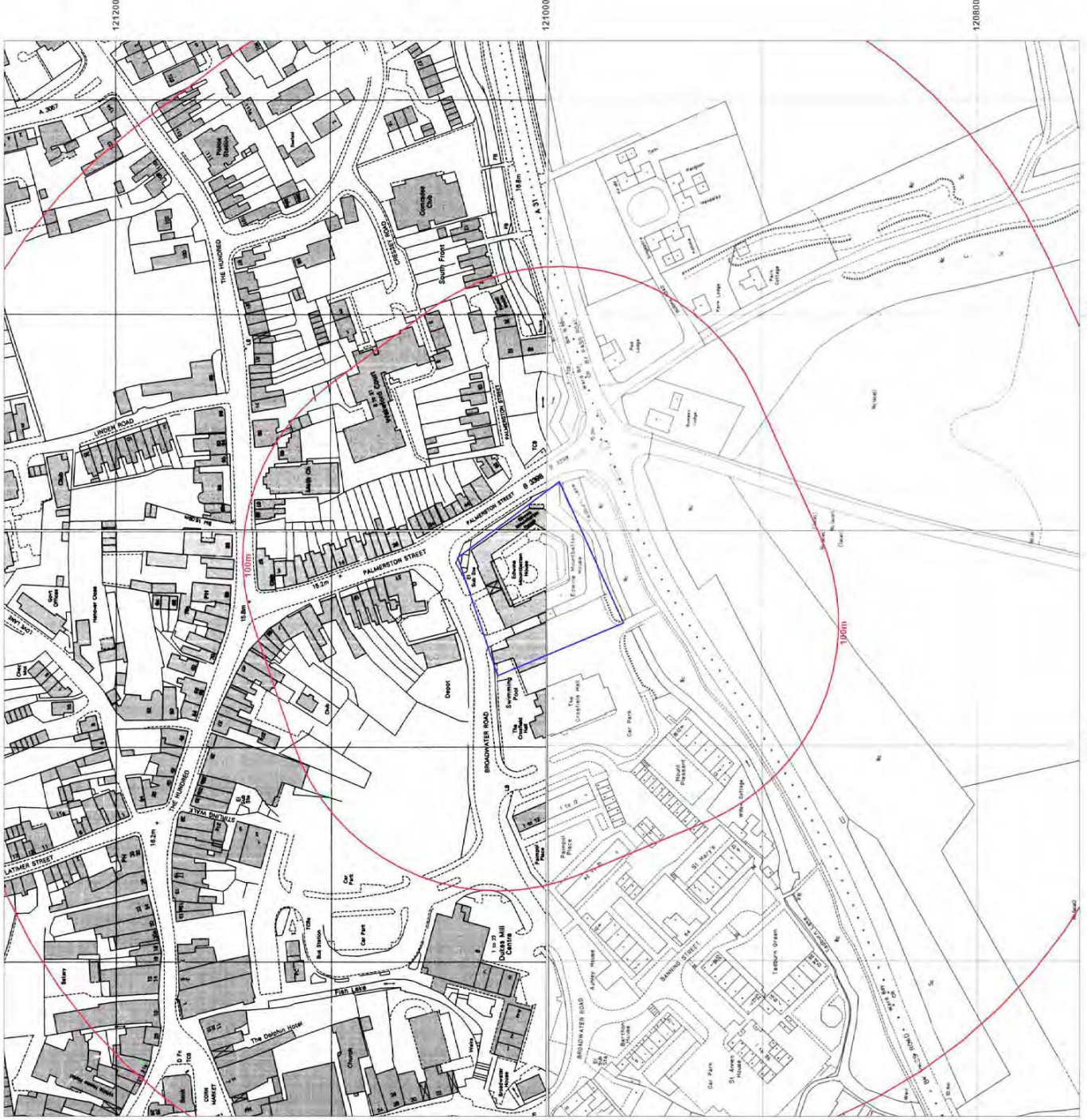


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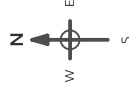
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Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1993

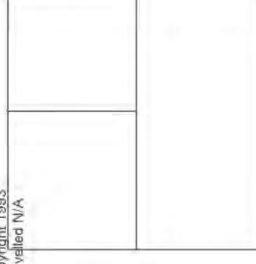
Scale: 1:1,250

Printed at: 1:2,000



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

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



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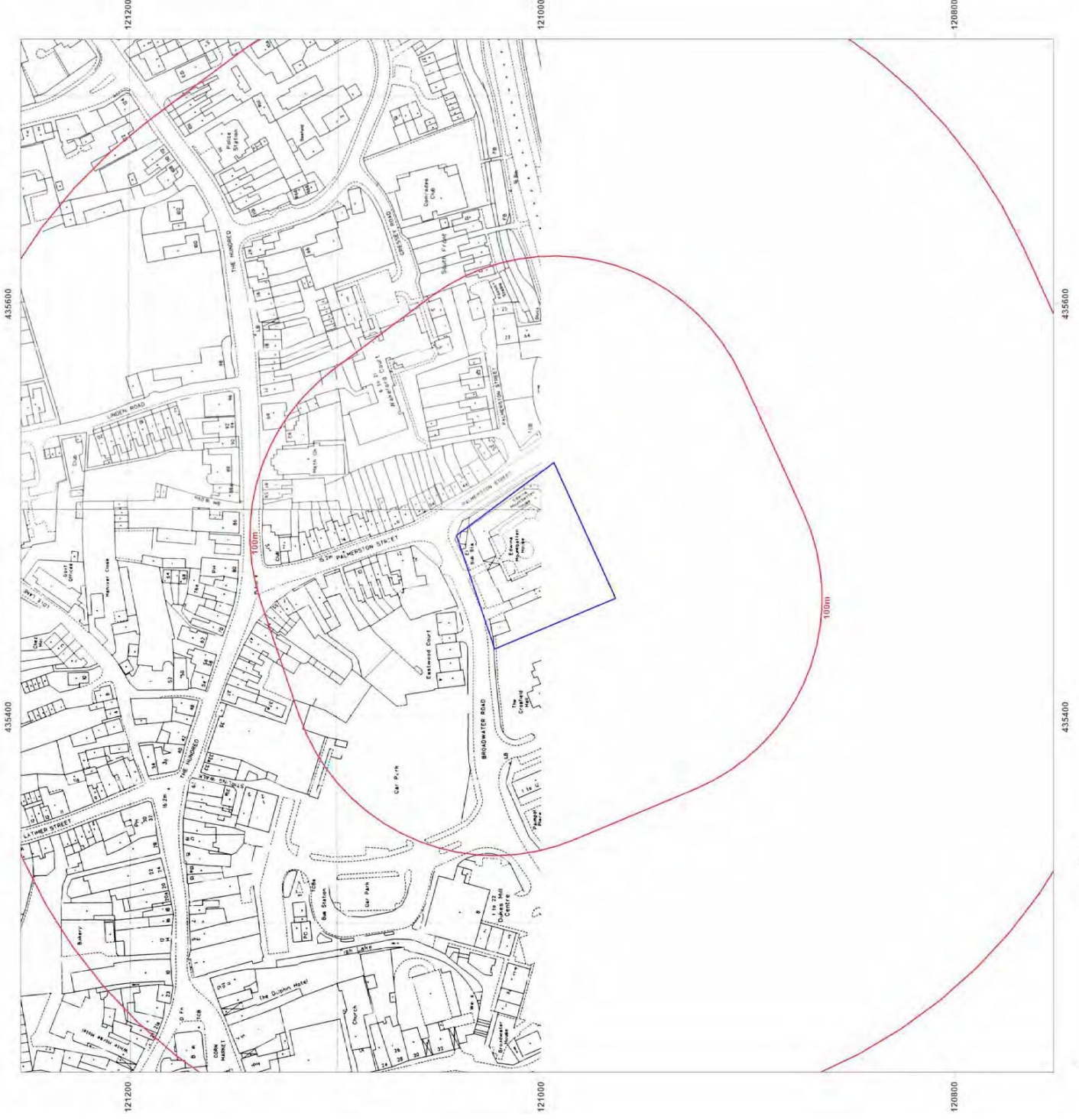


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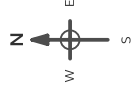
Client Ref: EMS_845138_1044505
Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A



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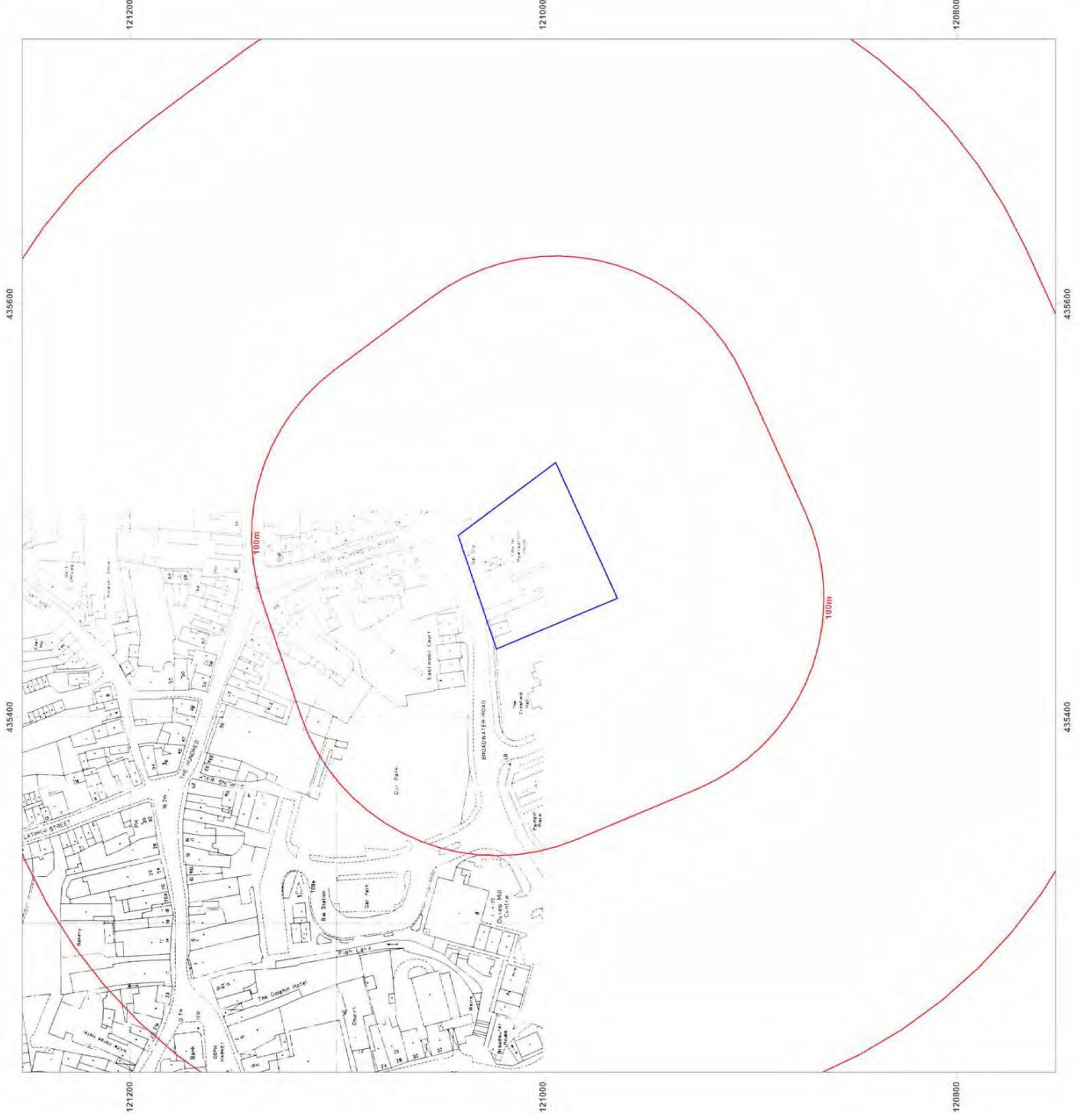


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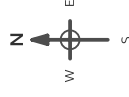
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Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1986
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A



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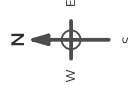
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Site Details:

Client Ref: EMS_845138_1044505
Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



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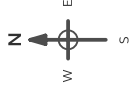
Client Ref: EMS-845138-1044505
 Report Ref: EMS-845138-1084613
 Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
 Revised 1867
 Edition N/A
 Copyright N/A
 Levelled N/A



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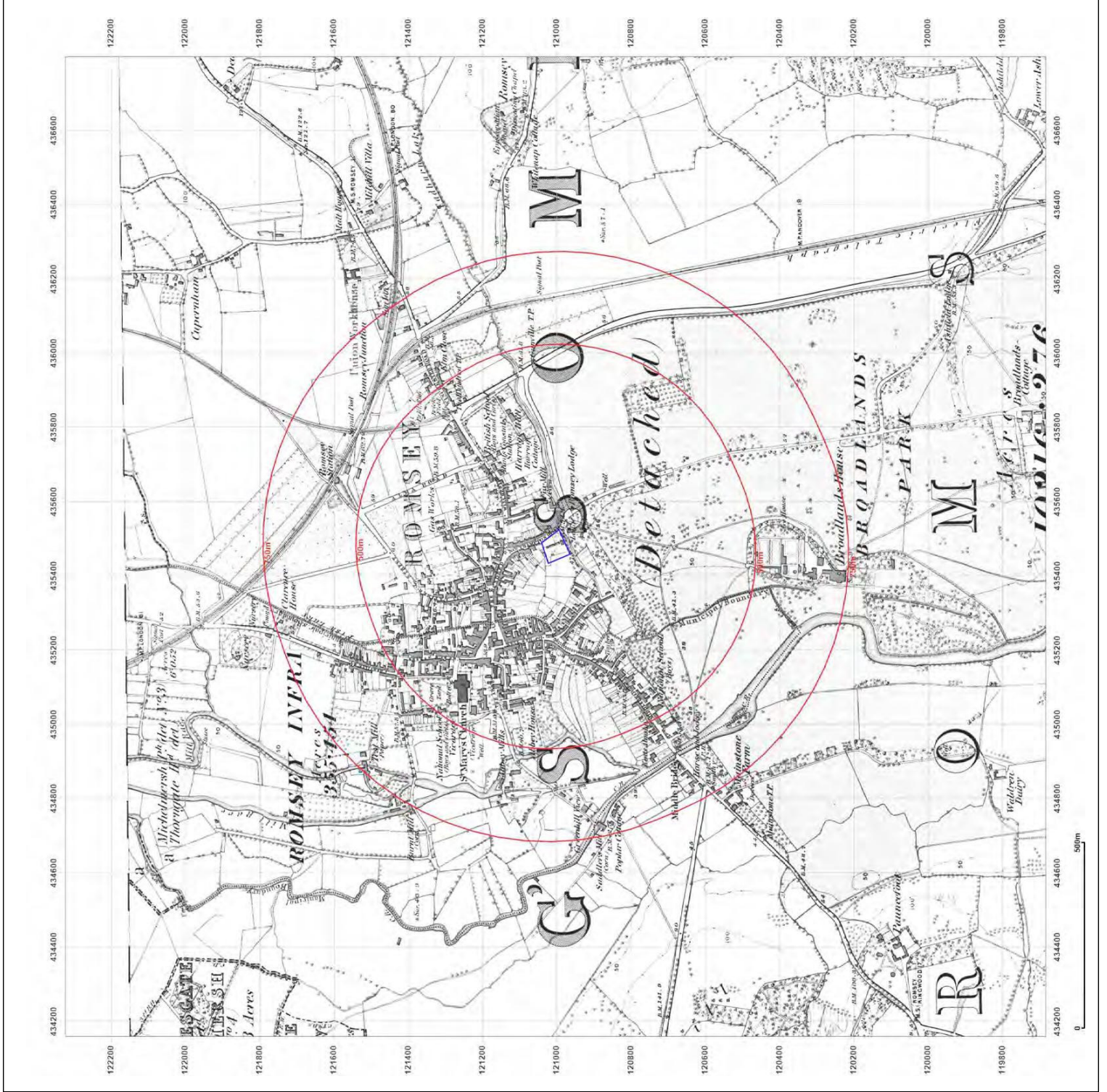


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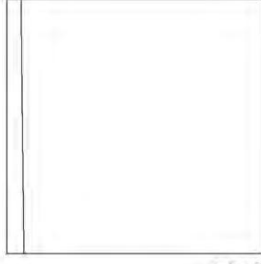
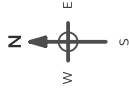
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 Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



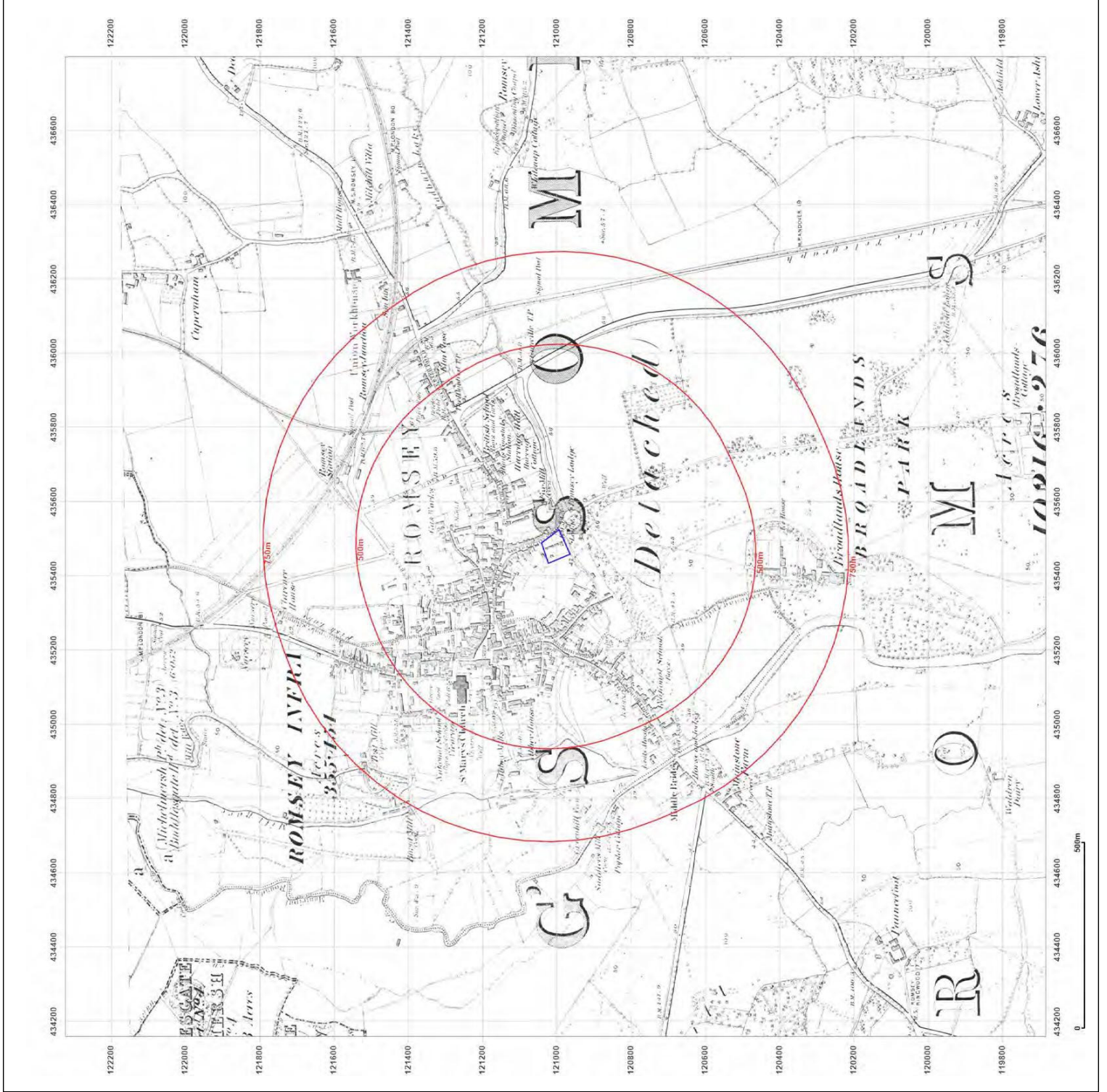
Surveyed 1867
 Revised 1867
 Edition N/A
 Copyright N/A
 Levelled N/A



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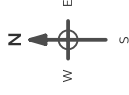
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Site Details:

Client Ref: EMS-845138-1044505
 Report Ref: EMS-845138-1084613
 Grid Ref: 435478, 121002

Map Name: County Series
 Map date: 1888
 Scale: 1:10,560
 Printed at: 1:10,560



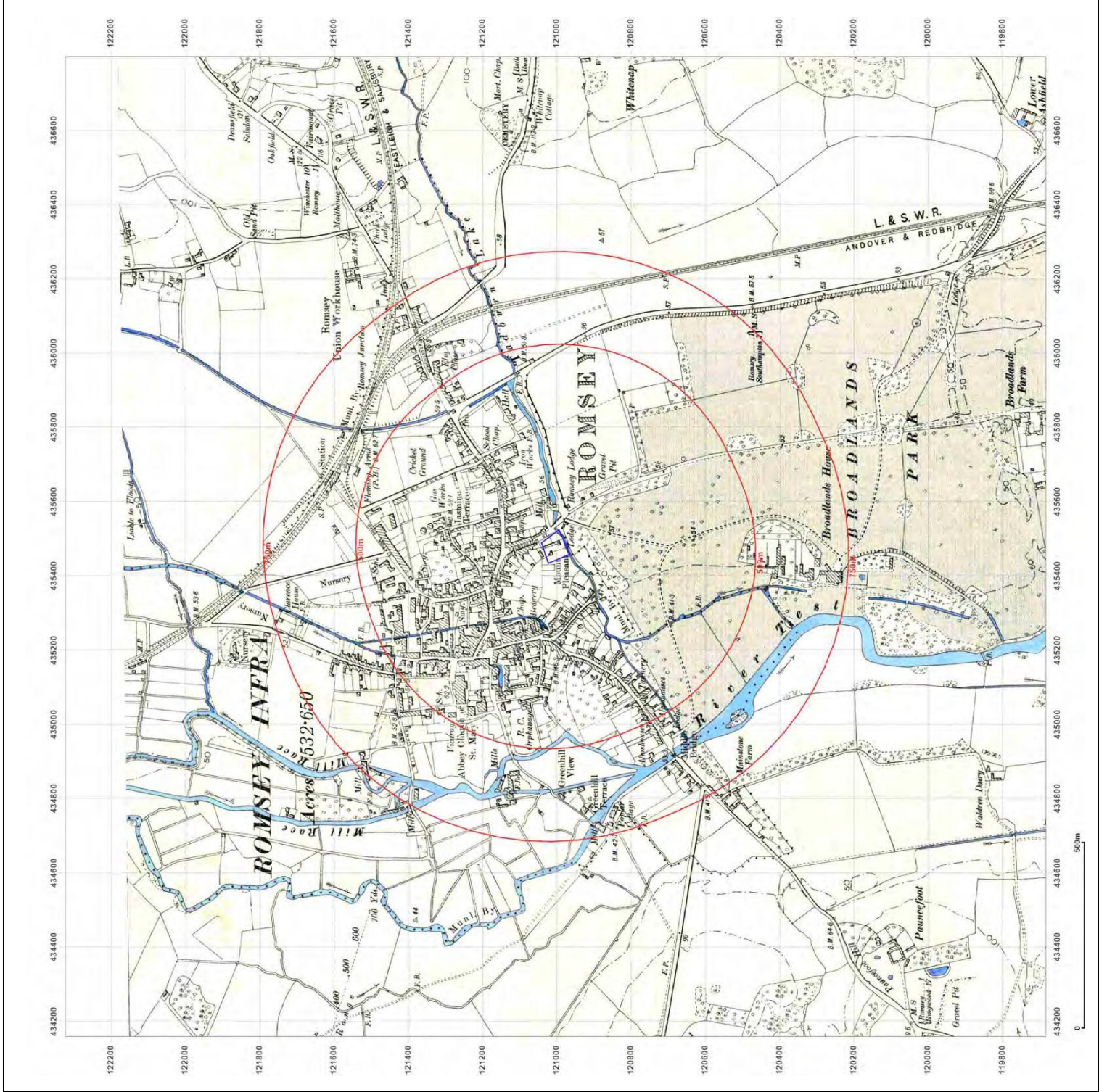
Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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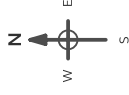
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Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1895-1897

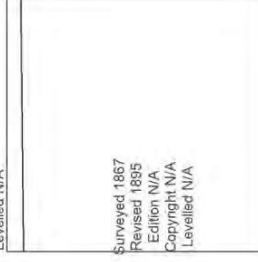
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Printed at: 1:10,560



Surveyed 1872
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

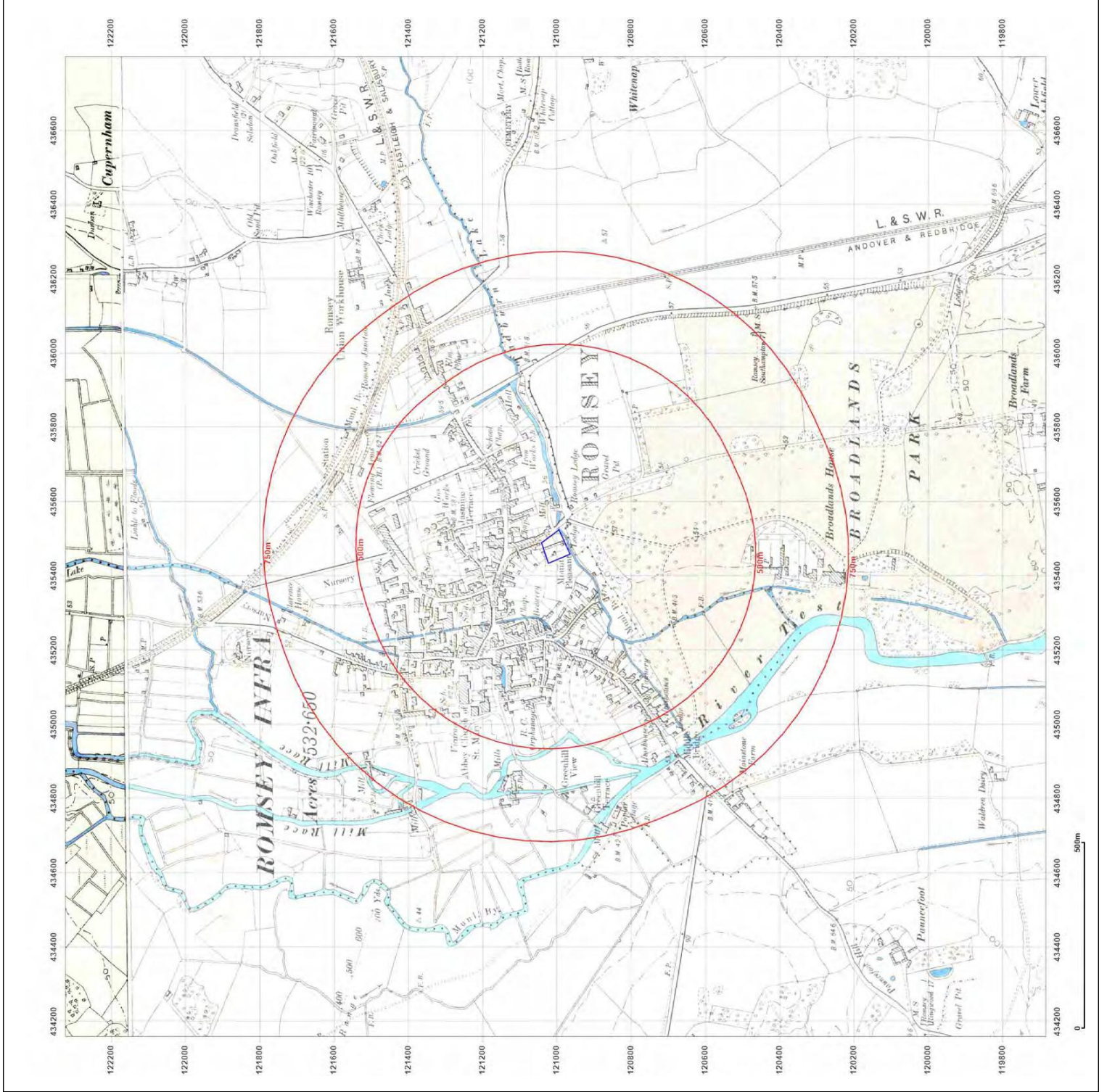
Surveyed 1867
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A



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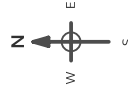
Client Ref: EMS-845138, 1044505
Report Ref: EMS-845138, 1084613
Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
 Revised 1808
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1866
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A



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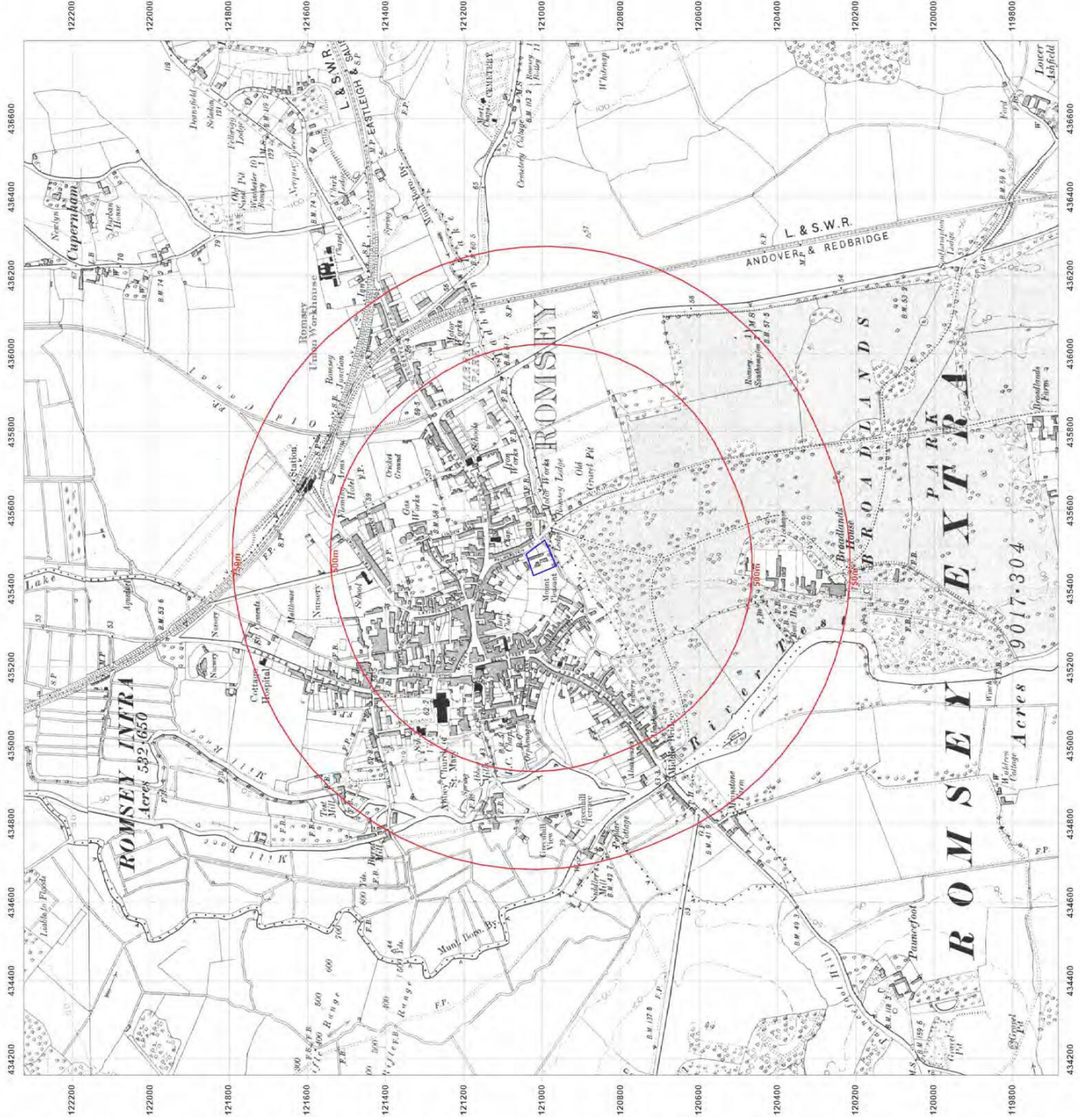


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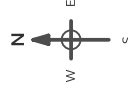
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Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
Revised 1838
Edition N/A
Copyright N/A
Levelled N/A

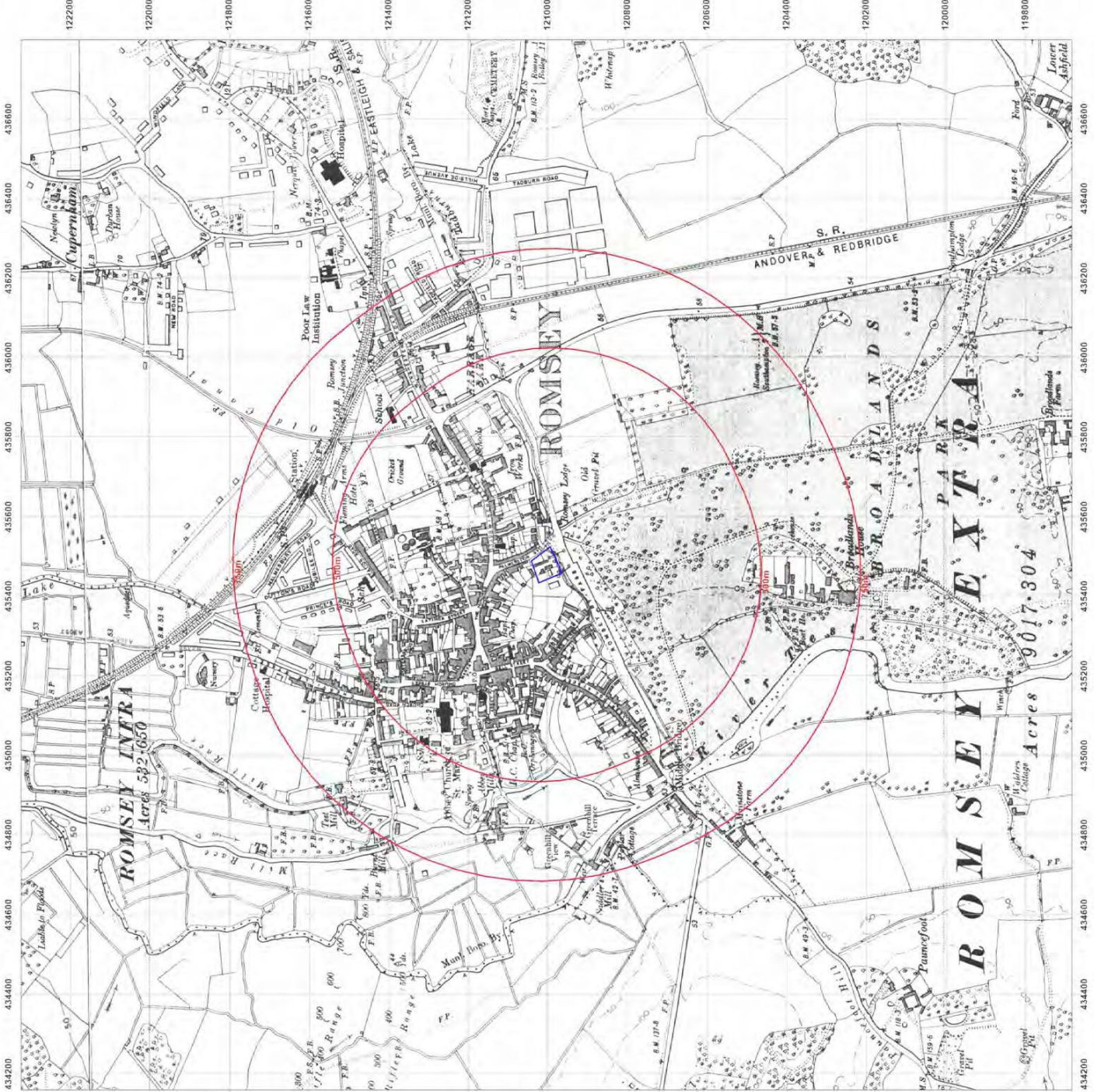
Surveyed 1886
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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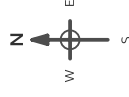
Client Ref: EMS-845138-1044505
Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: Provisional

Map date: 1962

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1961
Edition N/A
Copyright 1962
Levelled N/A



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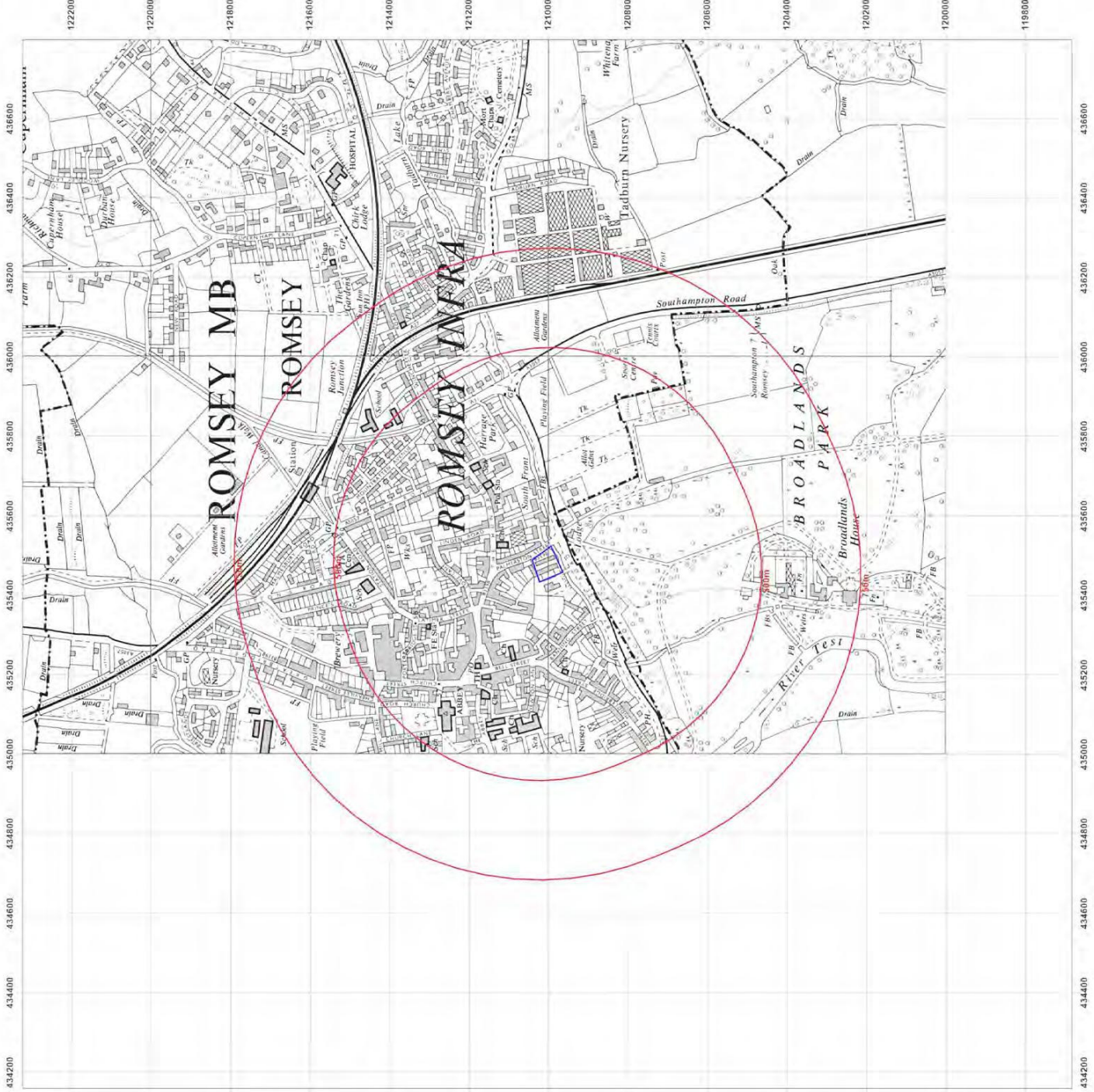


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Production date: 15 February 2023

Map legend available at:

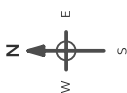
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Client Ref: EMS-845138-1044505
Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: Provisional
Map date: 1961-1963
Scale: 1:10,560
Printed at: 1:10,560

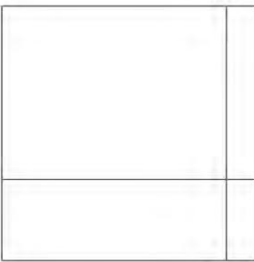


Surveyed 1959
 Revised 1961
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised 1961
 Edition N/A
 Copyright 1962
 Levelled N/A

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1962
 Levelled N/A

Surveyed 1963
 Revised 1963
 Edition N/A
 Copyright N/A
 Levelled N/A



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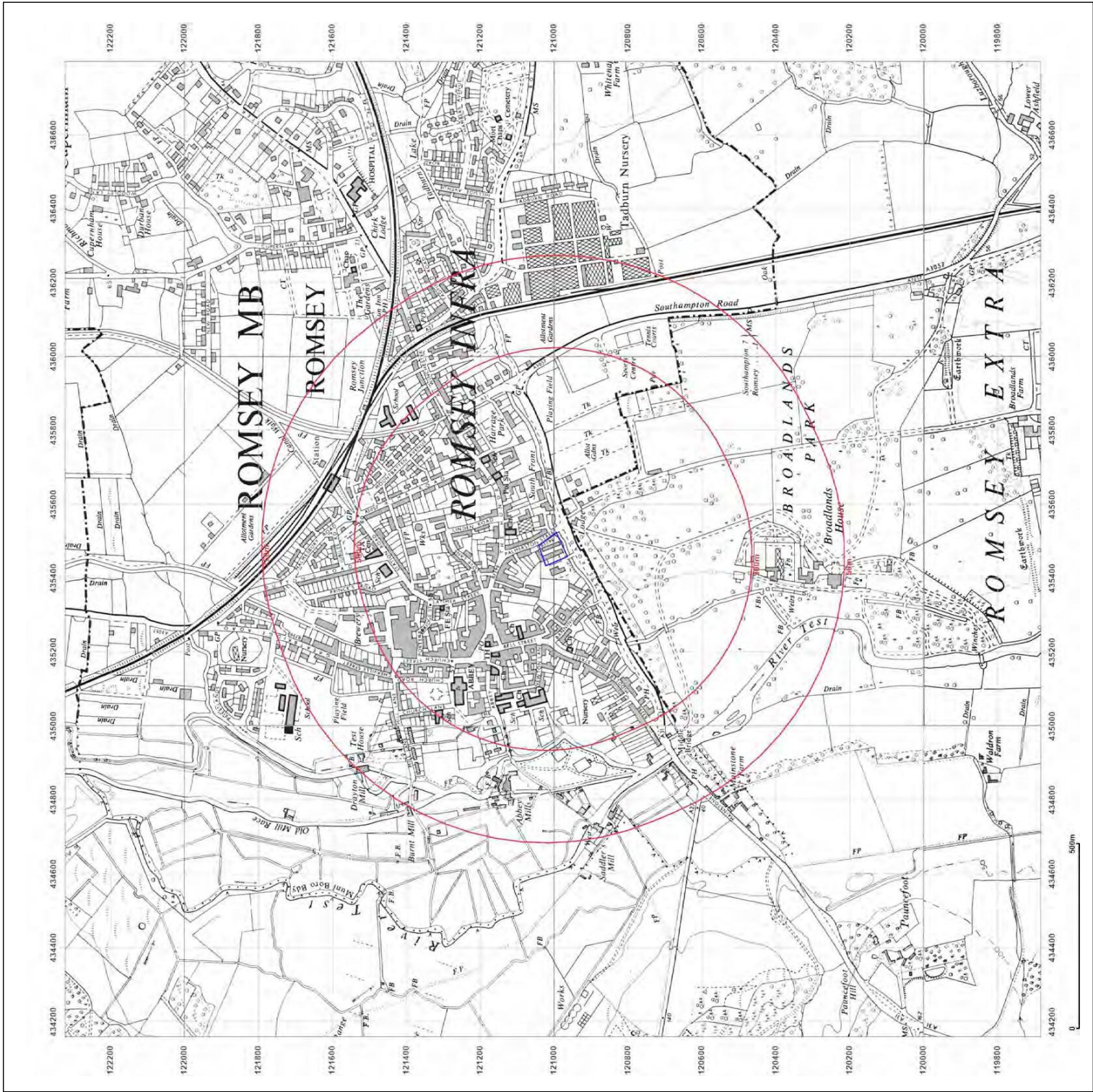


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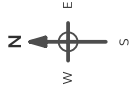


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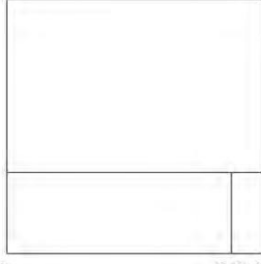
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Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: Provisional
Map date: 1968-1969
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1969
 Revised 1969
 Edition N/A
 Copyright N/A
 Levelled N/A



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



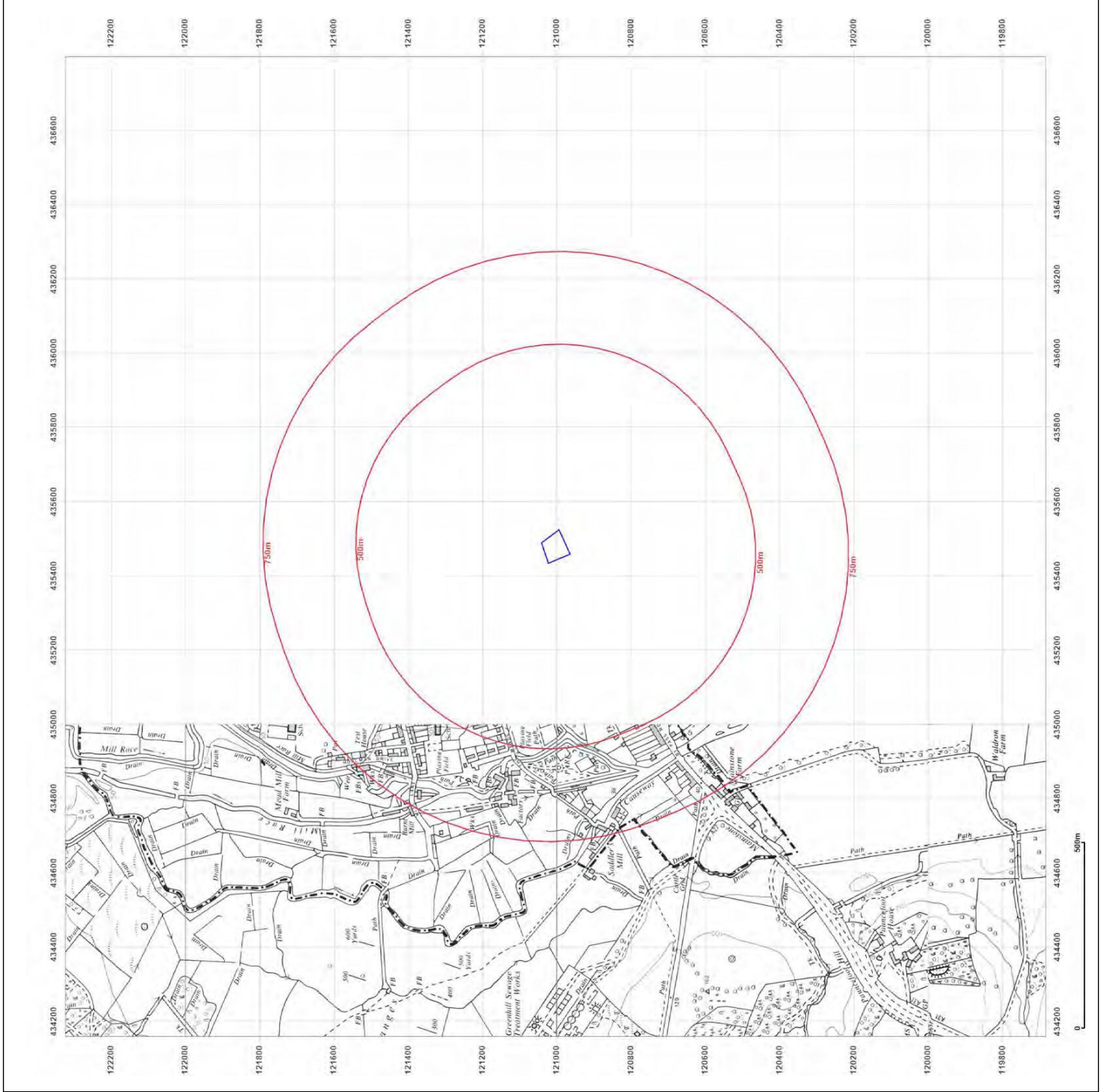
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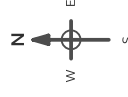
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Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1973-1978

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
 Revised 1973
 Edition N/A
 Copyright 1973
 Levelled 1962



Surveyed 1975
 Revised 1976
 Edition N/A
 Copyright 1977
 Levelled 1973

Surveyed 1977
 Revised 1978
 Edition N/A
 Copyright 1978
 Levelled 1970



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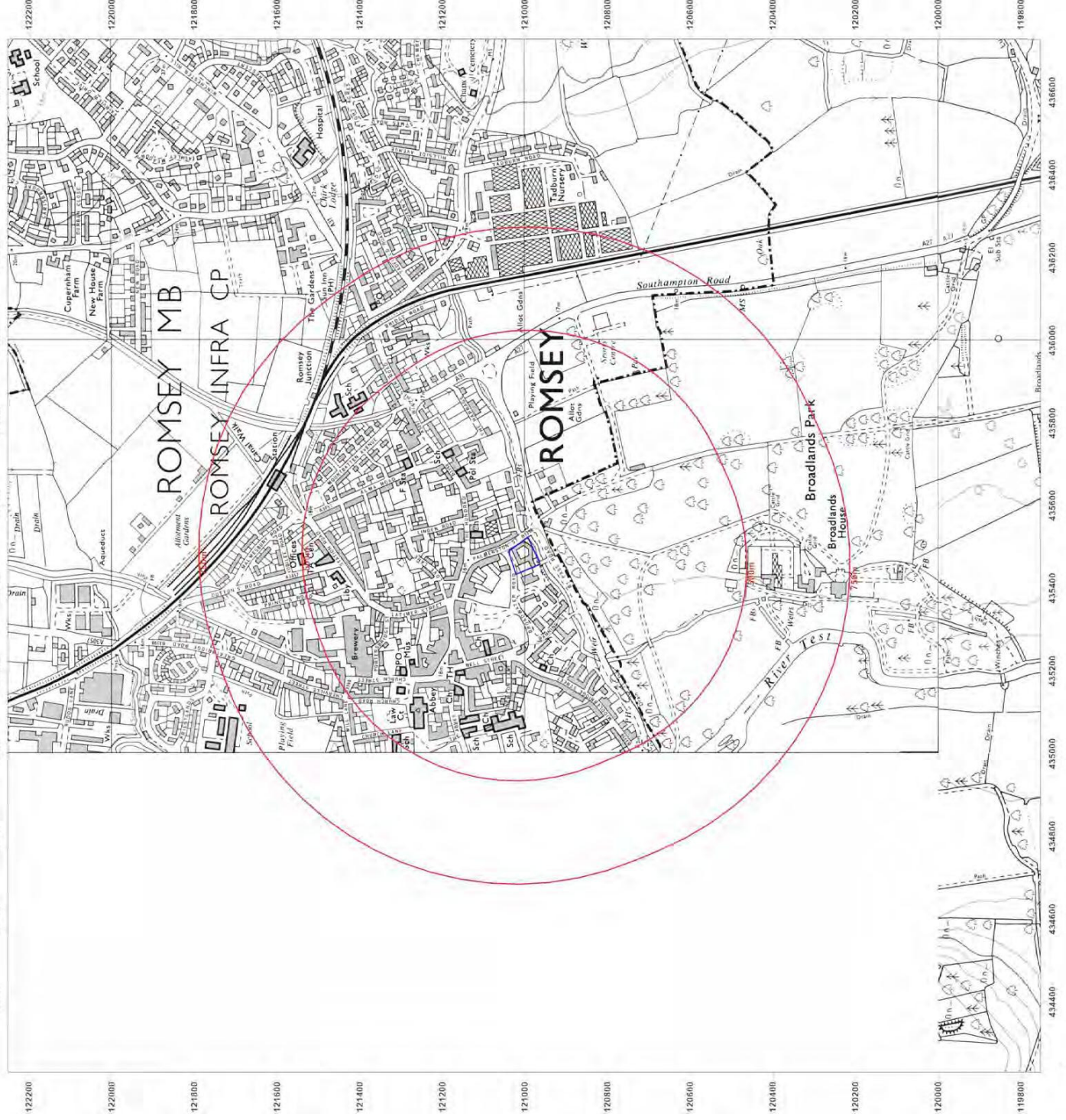


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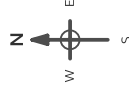
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Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1984-1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
 Revised 1988
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1983
 Revised 1984
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1986
 Revised 1987
 Edition N/A
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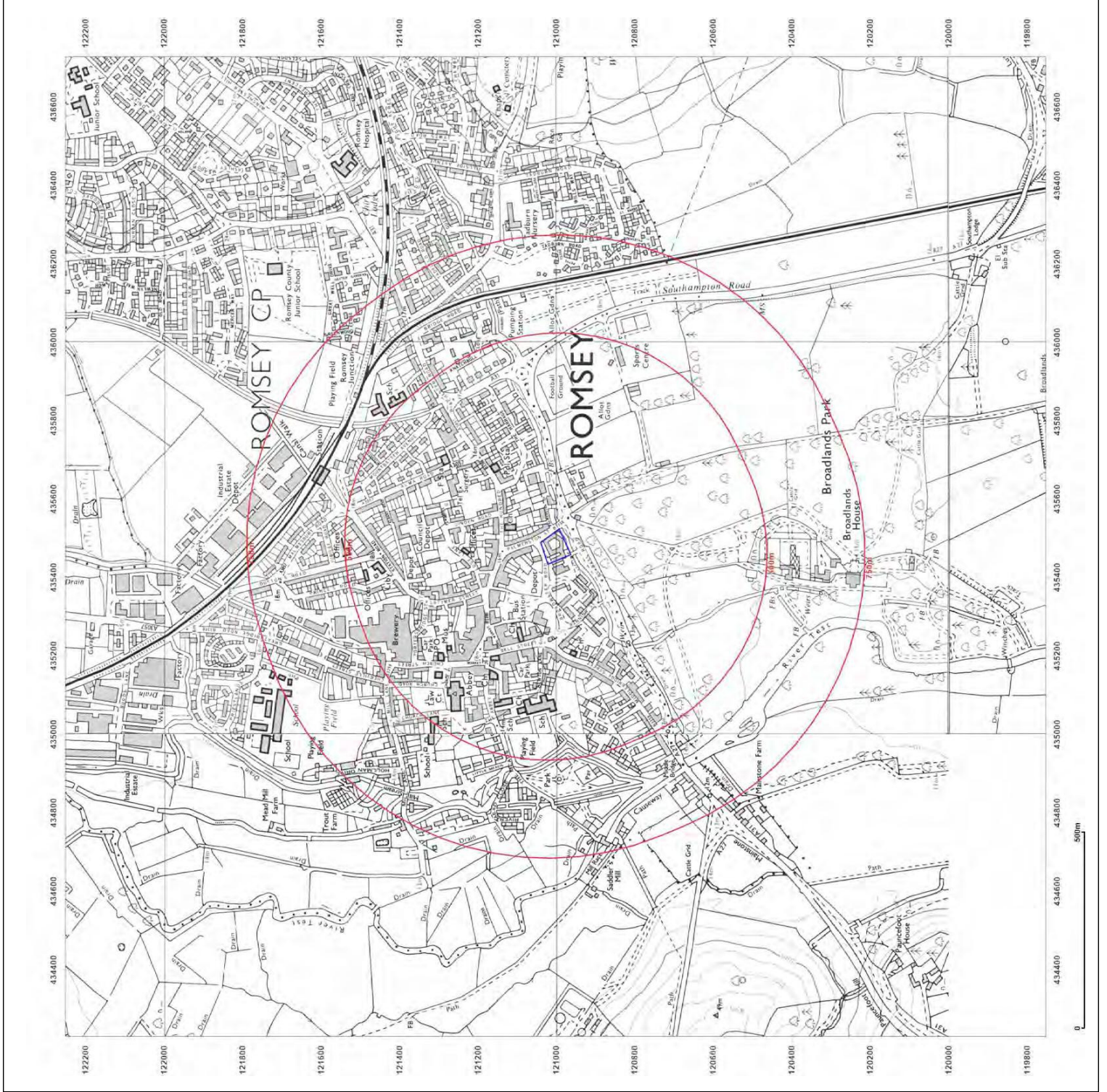


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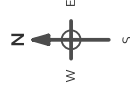
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Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1990-1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1989
 Revised 1990
 Edition N/A
 Copyright N/A
 Levelled N/A



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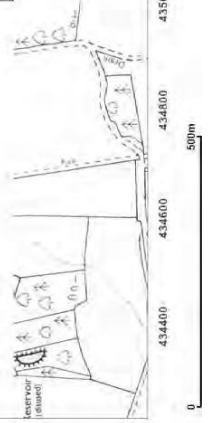
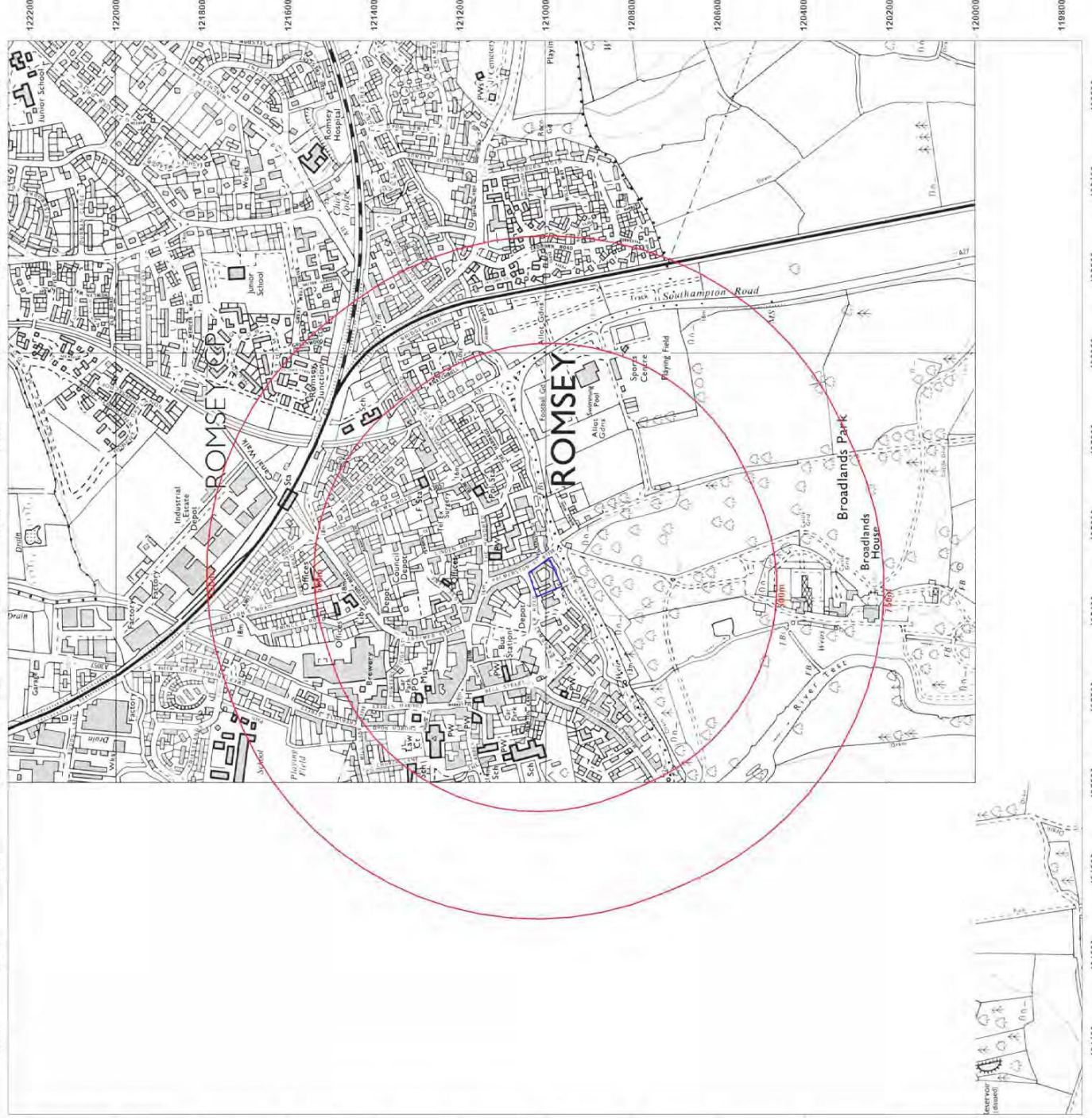


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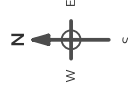
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Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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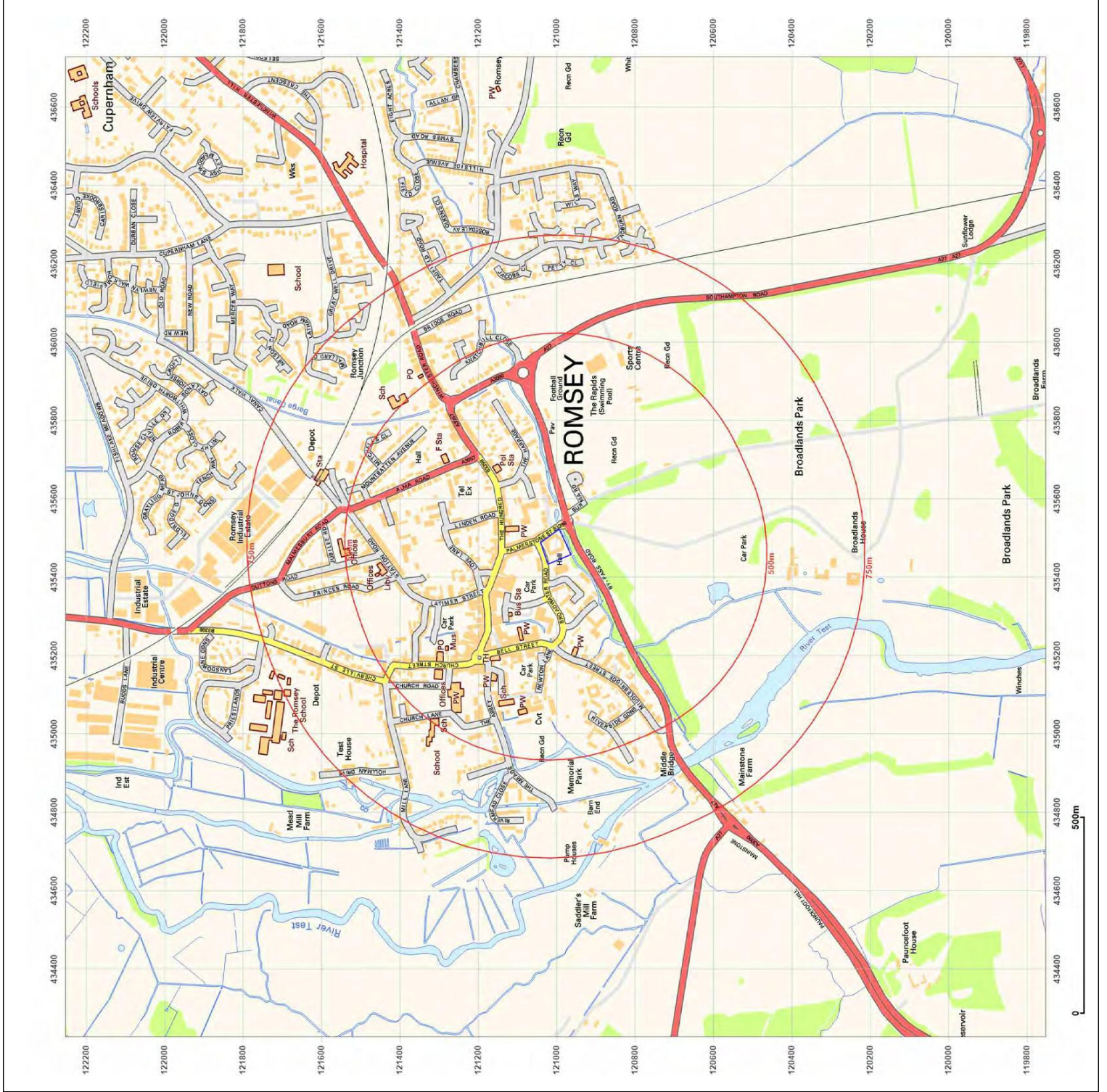


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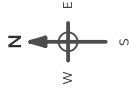
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Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



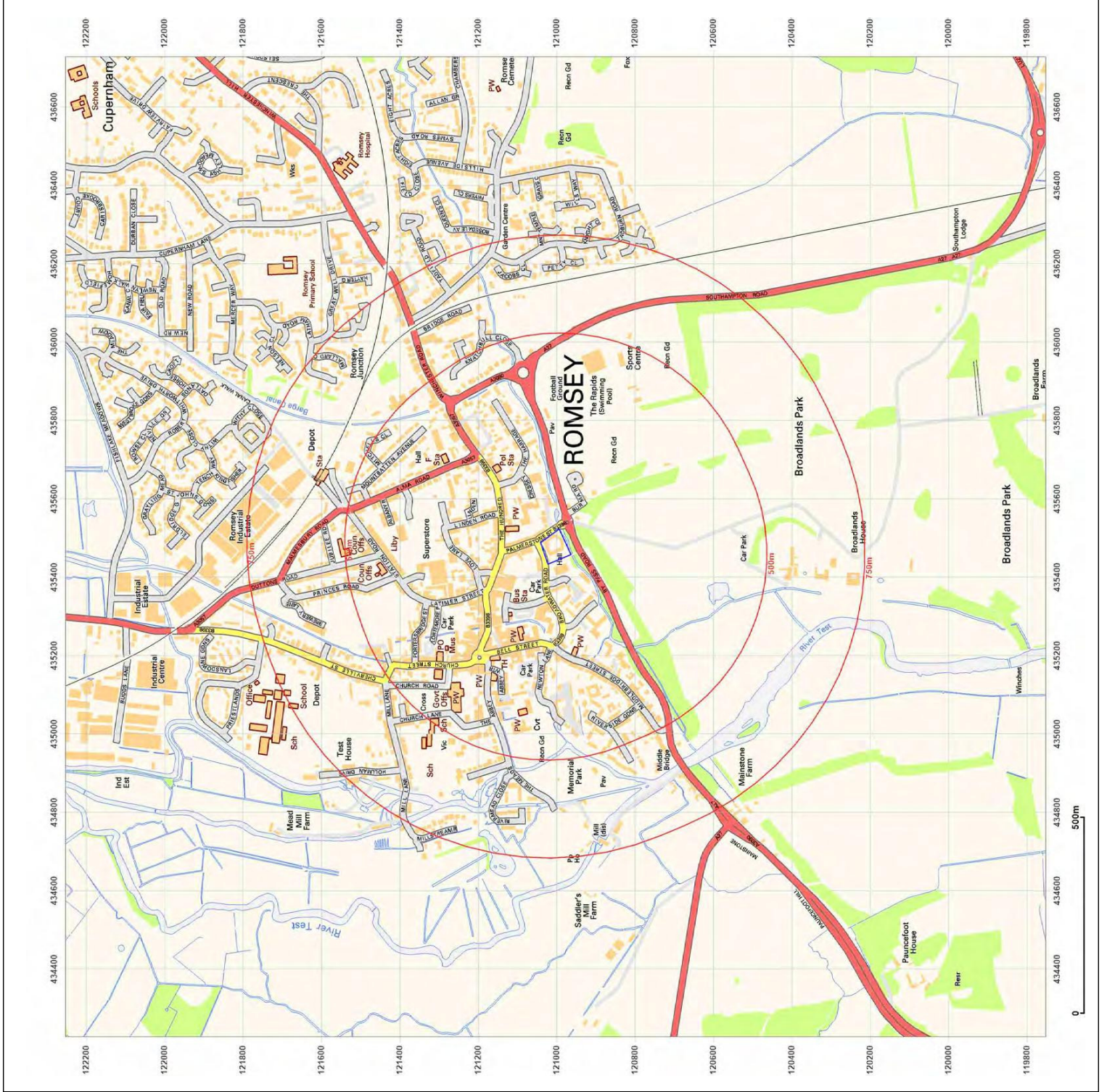
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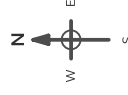
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Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

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