SOUTH MOOR FARM, LANGDALE END, SCARBOROUGH NYM 2014/0819/FL

The impact of a proposal for two grass runways and storage building on designated heritage assets, their setting and significance

Linda Smith For Mr R Walker

February 2015

v.3



Figure 1 Aerial view of South Moor Farm. Imagery ©2015 Infoterra Ltd & Bluesky. Mapdata © 2015 Google.

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1.0 Summary

A planning application for grass runways and ancillary buildings has been lodged with the North York Moors National Park Authority. The holding on which the application is sited contains a scheduled monument and there are a number of others close by. These assets are assessed, in light of the National Policy Planning Framework, for the impact of the proposals on their significance and setting within an important prehistoric landscape. Harm to their setting and significance is likely to arise from aircraft movement and noise, which can be mitigated.

2.0 Introduction

2.1 This report seeks to address points raised by English Heritage, in a letter dated 6 January 2015 to the North York Moors National Park Authority (NYMNPA) (Appendix 1), in response to a planning application. Reference NYM 2014/0819/FL is for proposed change of use of land for formation of an airstrip including two grass runways, storage building and pilot/restroom facilities, at South Moor Farm, Langdale End, Scarborough YO13 0LW. The holding contains a scheduled monument named as Round barrow cemetery (including the barrows known as Three Howes) 220m and 360m north west of South Moor Farm, National Heritage List for England (NHLE) entry number 1019936. A number of other scheduled monuments lie off the holding but adjacent to it, leading to the opinion expressed by English Heritage that an assessment of the impact of the planning application on designated heritage assets, their setting and their significance, was required in order to inform their response.

The farm is centred at SE90483 90320 and lies within Ebberston and Yedingham parish, within the North York Moors National Park, Ryedale District.

2.2 Geology and soils

The application area falls within the North York Moors and Cleveland Hills National Character Area (Natural England 2012). It is situated on freely draining slightly acid loamy soils with freely draining natural drainage and low natural fertility (Soilscape (England) 2005). These soils overlie calcareous sandstones and limestones of the Upper Jurassic (Natural England nd). The land is situated on the south facing Tabular Hills with the highest point at 247m AOD dropping down to less than 220m AOD at the head of White Beck; the main runway as proposed would run along a finger of the 220m contour. Current land use is rough grazing by cattle and sheep on grass, with an area of gorse and scrub on the disused Bickley Quarries (North York Moors Historic Environment Record (HER) 9064).

2.3 Historic background

The Tabular Hills are well known for their linear embanked dykes which are thought to be territorial markers dating from the middle to early Bronze Age. In addition there are many Bronze Age funerary round barrows, field clearance cairns and pit alignments found in the area. Their survival on and adjacent to the holding and application area is apparently the result of two major factors: the poor nature of the soils that favour pastoral farming and preclude major improvement to the fields; and

the late creation of the farm holding at South Moor which post-dates the Ordnance Survey 1st edition mapping published in 1854. Some fields appear, from their flattened surface, to have been ploughed in the past and there is a suggestion of ridge and furrow in one field close to and east of, the farm house. The farm was previously moorland enclosed in the later nineteenth century whilst the land adjoining seems to have been enclosed earlier, probably in the eighteenth century. The Forestry Commission bought the surrounding land to plant Dalby Forest in the 1920's and today Dalby Forest is managed by the Forestry Commission.

- 2.4 Methodology and data sources: brief and aims of the report
 Searches were carried out using the using the central grid reference of the holding as
 the centre point. Mapped and textual information on scheduled monuments within
 1km was downloaded from the English Heritage web site (Table 1 and Figure 2). HER
 data on undesignated features held at the NYMNPA office in Helmsley was searched
 for the same area and downloaded in tabular and mapped form (Table 2 and
 Appendix 2). The EH PastScape web site was also checked for background data that
 might yield information on undesignated features within the application area but the
 purpose of this report is not to produce a full desk-based assessment covering all
 known and potential archaeology. Instead, it will concentrate on the designated
 features and assess them in the light of the points raised by English Heritage.
- 2.5 Conditions at time of visit and date
 A site visit was made by the author on 22 January 2015, accompanied by the applicant Mr Walker. The weather was cold and mostly bright. A few inches of snow which had fallen a few days earlier was melting sufficiently for the grass to begin to show through: about an inch was left, making some of the barrow mounds visible in the fields. Photographs were taken by the author during a walk around the entire holding including the application site and scheduled monument NHLE number 1019936, Three Howes Round Barrow Cemetery.

3.0 Archaeological activity on and off the application area

- 3.1 Designations
- 3.2 There are 13 scheduled monuments within about 1km of the central NGR, as on Table 1 below. The designated archaeology represents a significant area of prehistoric landscape with upstanding earthwork remains. It is characterised by three main feature groups. The round barrow cemetery including The Three Howes NHLE 1019936, most of which is on the holding, comprises the remains of seven barrows; such a density is unusual for this part of the moors where scattered individual barrows and small groups of twos and threes predominate. Off the holding a large area is scheduled as NHLE 1019601 on Ebberston Low Moor, where embanked pit alignments, linear earthworks, round barrows and cairns form an important grouping. Their significance lies in their preservation, which includes the extant upstanding earthworks of a Bronze Age pit alignment flanked by banks, and for the complexity of different archaeological features in close proximity. A prehistoric linear boundary known as Snainton Dykes NHLE 1020299 almost touches

one of the pit alignments in 1019601 and bounds the plateau to the east. Within the forestry, the other scheduled features in the search area are all round single or paired round barrows and cairns. There are no other designations within the search area.

Table 1: Scheduled monuments within ca. 1km of application NGR

List entry Number	Name	NGR	
1019937	Round barrow on Ebberston Low Moor, 200m north west of Ebberston Common House		
1019601	Embanked pit alignments, linear earthworks, round barrows and cairns on Ebberston Low Moor	SE 90485 89752	
1019936	Round barrow cemetery (including the barrows known as Three Howes) 220m and 360m north west of South Moor Farm	SE 90325 90635, SE 90346 90505	
1019938	Round barrow 820m south east of South Moor Farm	SE 91006 89692	
1020299	Prehistoric linear boundary known as Snainton Dikes, 740m east of Ebberston Common House	SE 90750 89138	
1020334	Round barrow in Dalby Forest, 870m east of Ebberston Common House	SE 90951 89655	
1020427	Fox Howe round barrow	SE 90259 90964	
1020429	Round barrow on Low Moor, 565m north east of South Moor Farm	SE 90778 90802	
1020519	Round barrow 550m west of South Moor Farm	SE 89955 90218	
1020524	Round barrow 520m north of Ebberston Common House	SE 89980 89915	
1020587	Northern of two round barrows in Dalby Forest known as the Brown Howes	SE 89708 90837	
1020588	Southern of two round barrows in Dalby Forest known as the Brown Howes	SE 89738 90774	
1020590	Round barrow in Dalby Forest, 70m south of Waitcliff Howe	SE 91191 90984	

See Figure 2 for mapped locations.

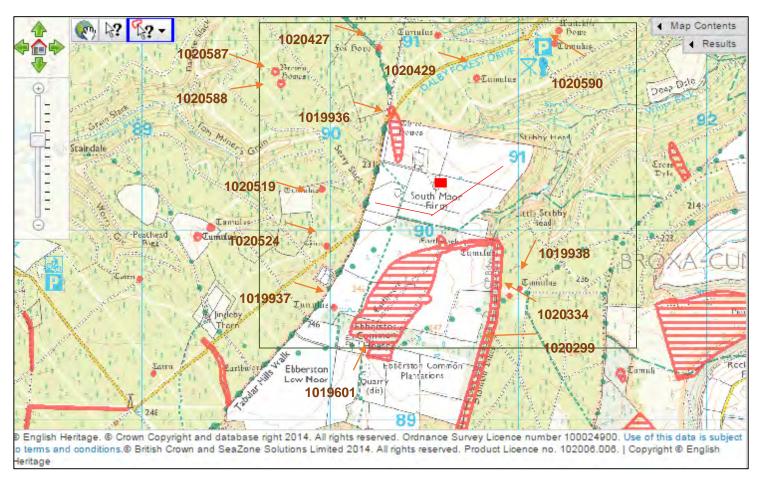


Figure 2 Scheduled monuments within the search area (green square). Application features in red, not to scale. Crown copyright and database rights [2014] Ordnance Survey [licence 100056158]

3.3 Undesignated archaeology

3.4 There are eight undesignated sites within the holding and application area (Table 2 and Appendix 2). The HER records four barrows 6289 – 6292 which are marked on the OS 1st edition map of 1854, situated south of the Three Howes group and in a similar SSE alignment, with one off-line to the east. As with the Three Howes, they are also on the 240m contour plateau. None are currently visible above ground and the existence of surviving below-ground deposits is likely, making them significant features due to their proximity to the scheduled group. An area between these barrows and the Forest Drive (which is on the line of a road extant in 1854) contains a limestone quarry known as Bickley Quarries which was also extant in 1854 (1st edition OS) and is still visible as an area of disturbed and scrubby ground. It might once possibly have contained other barrows but there is no other evidence to support this tenuous suggestion other than the proximity to the other barrow groups.

Table 2: Undesignated archaeology recorded on the HER

HER	Name	Monument Type	X	Υ
Number			Coordinate	Coordinate
6269	Three Howes	Barrow cemetery	490360	490515
6269	Three Howes	Round barrow	490360	490515
6270	Three Howes	Round barrow	490350	490580
6271	Three Howes	Round barrow	490329	490636
6272	Three Howes	Round barrow	490342	490530
6273	Three Howes	Round barrow	490368	490530
6274		Round barrow	490345	490473
6275		Round barrow	490352	490421
6276		Round barrow	490360	490370
6289	South Moor Farm	Barrow cemetery	490460	490170
6290	South Moor Farm	Round barrow	490407	490227
6291	South Moor Farm	Round barrow	490396	490149
6292	South Moor Farm	Round barrow	490533	490131
9064	Bickley Quarries west of South Moor Farm	Limestone quarry	490281	490147
9065	Gravel pit at Stubby Head	Gravel pit	490738	490474
15062	Boundary stone at Stubby Head	Boundary marker	491115	490433
15070	Boundary stone north east of South Moor Farm	Boundary stone	490758	490495

See Appendix 2 for mapped locations

- 3.5 Other features in the area are of purely local interest: two boundary stones near Stubby Head 15062 and 15070 and a small surface gravel quarry 9065. An area of slight ridge and furrow was noted on the site visit east of the farmhouse and north of the current farm buildings, on a gentle slope (photo 382 and C2). The farm buildings occupy the site of Low Moor Cottage which is depicted on the 1st edition OS map of 1854. There are two standing buildings, of local limestone with pantile roofs, and a ruinous and roofless former blacksmith's shop (Mr Walker pers. com.) forming three sides of a small covered yard (photos K, L and M). An embanked and dry pond is in the north-eastern field (photo 384).
- 3.6 There is a notable east-west difference between the two sides of the holding as separated by the central NNE/SSW field boundaries; this may be due to a difference in topography between the finger of ridge on the east side and the relatively flat or gently sloping plateau on the west. It is well known that barrows tend to be located on high ground with good visibility from or to lower ground in at least one direction. The western side of the holding has been favoured in this respect.
- 4.0 Assessment of the impact of the standing features of the planning application on designated and undesignated heritage assets. Photographs are in Appendix 3.
- 4.1 No designated features on the holding will be physically impacted by the proposals but NHLE 1019936 is visible from the main runway (photo E1), which runs along a ridge line to the east. The monument can be seen from the runway. Views from and to the ancillary runway and the monument are restricted by the farm house shelterbelt and the scrub on the former Blickley Quarries with a narrow angle between which they are intervisible (photo B3). This angle includes the locations of two mapped but otherwise not visible barrows, one of which is on the site boundary; its proximity on line with the group to the north makes it potentially significant. The shelterbelt also blocks views from and to the aircraft storage building and 1019936. It is likely that there was originally intentional visibility between scheduled sites 1019936 and 1019601 but this was lost when the farmhouse was built in the nineteen century and surrounding shelterbelt planted. The issue of aircraft movements and noise are examined in paragraph 5.
- 4.2 No designated features off the holding will be physically impacted by the proposals but NHLE 1019601 on the adjacent holding has intervisibility in the angle between the main and ancillary runways through the gap between Ebberston Common Plantations and the forestry at Little Stubby Head (photo 389). The monument lies slightly lower than the ground on the application area and there is a stone wall with a shooting ladder stile in the immediate foreground between the two and it is thought there is likely to be a minimal impact from the aircraft storage building over 250m away. NHLE 1019937 may be visibly impacted by the western end of the ancillary runway due to its position at 246m AOD on farmland. None of the scheduled features within the forestry are visibly impacted. All the scheduled features are nationally significant.
- 4.3 The planning consultant's report (Gregory 2014, para 3) asserts that the applicant proposes to underground power lines crossing the auxiliary runway if planning

permission is granted. The route of the trench depicted on the Google Earth plan on report page 32 shows it crosses the sites of HER barrows 6291 and 6290 and it is likely, given the experience on Fylingdales Moor, that others not previously recorded may exist below ground. This barrow group is significant in terms of its relationship with the scheduled groups to north and south. Rolling and mowing the ancillary runway is unlikely to be damaging to below-ground deposits remaining from the barrow group HER 6289-6292 given that the field appears to have been ploughed in the past. Removal of lengths of two walls will have an impact on the nineteenth century farm landscape but will have no impact on archaeological features. There is no known archaeology within the footprint or close to, the proposed aircraft storage building, pilot/restroom or main runway.

4.4 Public access and experience of the features described above is important given that a bridle path and PROW cross the holding and application area. The PROW runs northwards across the proposed ancillary runway and cuts across the field northwestwards just above the old quarries. It therefore passes very close to belowground barrows HER 6291 and 6290 and has clear views to the Three Howes group to the north. The bridleway runs inside the southern wall of the holding, which forms the southern site boundary, and is parallel to the ancillary runway, turning north-east at its eastern end to cross a hollow before entering the forestry near Little Stubby Head. This length is parallel to the main runway which is above it on a ridge to the north whilst NHLE 1019601 is over the wall to the south. It is difficult to see these features on foot from the bridle path owing to the hollow, but on a horse the rider's view will be raised considerably above that of a walker. Aside from this, there will be no visual impact from or to the rights of way.

5.0 Noise and visual impacts of aircraft as proposed

5.1 The nature and impact of noise and visual intrusion from planes taking off and landing is a consideration in the context of the setting and significance of the heritage assets described in paragraph 3 above. That paragraph described South Moor Farm and the adjacent property as containing a number of nationally significant prehistoric features, and the potential for other significant features, set within a remote upland landscape. The applicant's environmental report (Clothier 2014) states that the runways will be used for small light aircraft with up to twenty movements a day, i.e. ten take-offs and ten landings; a maximum of eighty movements per week has been suggested. The report concludes that there will be negligible environmental impact on horses but the potential harm as per paragraph 132 of the NPPF, arising from aircraft movement and noise on this quiet rural area with nationally significant and other groups of prehistoric monuments, was not considered. The Setting of Heritage Assets (EH 2011) sets out English Heritage's guidance on assessing setting. Experience of the asset makes a contribution to its significance and hence setting, which may be affected by noise, vibration and other nuisances (EH 2011, 19). The effect of aircraft noise and movement is material at South Moor Farm.

6.0 Conclusions, impacts and mitigation

Paragraph 132 of the NPPF states that substantial harm or loss to heritage assets such as scheduled monuments should be wholly exceptional. There are two groups of scheduled monuments close to the application area, NHLE 1019936 and 1019601, both of which are visually impacted by the proposed runways but will not be harmed by them. Aircraft movement and noise will affect their setting and significance but this may be mitigated by setting controls on numbers of aircraft movements. These effects will need to be weighed against the Inspector's appeal decision dated 28 August 2014 (Gray 2014, 3) for the previous application NYM/2013/0435/FL which states that the technical evidence shows no real likelihood of noise levels that would be harmful to residential amenity or the enjoyment of the area by visitors.

Resiting the power line underground across the auxiliary runway will have an impact on designated barrows HER 6289 and 6290 and others as yet unrecorded on the line. This can be mitigated with an archaeological watching brief during excavation of the trench.

The proposed aircraft storage building and wind turbine will have no impact on the significance and setting of the monuments. There is no known undesignated archaeology on or close to the footprint and it is too far east to be a likely location for undiscovered archaeology, as indicated in paragraph 3.6 above.

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Mrs H Saunders North York Moors National Park Authority The Old Vicarage Bondgate Helmsley, York North Yorkshire YO62 5BP

Our ref: P00442503

6 January 2015

Dear Mrs Saunders

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010

SOUTH MOOR FARM, LANGDALE END, SCARBOROUGH Application No NYM/2014/0819/FL

Thank you for your letter of 16 December 2014 notifying English Heritage of the above application. The application is a Revised Scheme for change of use to form 2 no. grass runways, the construction of a storage building and a pilot/rest-room building. We have considered the application and offer the following advice.

Summary

The application is a Revised scheme for the creation of a grass airfield of 2 no. runways with new storage/hangar building and a pilot/restroom building. The application site is located in an area of dense archaeological activity spanning the majority of the prehistoric period, including a Round Barrow cemetery, embanked pit alignments, linear earthworks and cairns, all of which are scheduled as 'nationally important' monuments. Unfortunately English Heritage was not consulted on the original planning application. The current Revised application does not include any assessment of the impact of the proposal on the setting, and therefore the significance of the Scheduled Monuments, as required by the National Planning Policy Framework and should be withdrawn or refused.

English Heritage Advice

The application is a Revised scheme for the change of use in order to create 2 no. grass runways, new storage building (18.2m x 20m x 6m height) in pre-cast concrete and Yorkshire boarding with fibre cement roof sheets and timber clad folding doors on both sides of the long elevations to house upto 10 light aircraft, and a pilot/restroom



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building. The original application has been to appeal (28th August, 2014), but unfortunately English Heritage was not consulted at the time of the original application, and was unable to present advice on the impact of that scheme on the numerous designated heritage assets in the vicinity of the application site.

South Moor Farm site is located in an area of intense archaeological activity characterised by a complex variety of archaeological and earthwork forms.

It is proposed that the storage/hangar structure is to be constructed to the immediate north-east of the existing farm buildings, effectively doubling the footprint of the existing structures. Approximately 135 metres to the north-west of the farm complex is the scheduled Bronze Age 'Three Howes Round Barrow cemetery' (National Heritage List for England no.1019936). This consists of the clearly visible earthwork remains of 3 no. burial monuments, dating to c2700-700BC. Less than 500 metres to the south of the farm complex is the extensive Scheduled Monument of 'Embanked pit alignments, linear earthworks, round barrows and cairns' (NHLE 1019601). This monument consists of a collection of standing earthwork and buried remains spanning the Neolithic to Iron Age periods.

Whilst these two named Scheduled Monuments are the largest (by area) in the vicinity of the application site, the South Moor Farm complex is surrounded by numerous other Scheduled sites, being discrete cairns (standing earthworks created by the clearance of fields and used as markers or burial sites) and barrows (burial monuments), all of which date to the Bronze Age. The archaeological evaluation of Fylingdales Moor following the fire in 2003 demonstrated that although identified monuments are of considerable importance, extensive tracts of associated archaeological remains exist between the designated sites, all of which contributes to the significance of the monuments as well as being important in its own right. It should be assumed until demonstrated otherwise that the spaces between the designated sites around South Moor Farm have similar archaeological potential.

The sum value of the numerous designated sites and the potential of the spaces between the sites indicates that the application site is part of an extensive prehistoric cultural landscape, characterised by high visibility and good preservation levels. The visible relationship between the various sites and the archaeological potential of the spaces is part of the 'setting' of the designated sites and therefore a considerable part of their significance.

The application site is also surrounded by bridleways, public footpaths and the formalised Tabular Hills Walk, located to the west of South Moor Farm and the Dalby Forest Drive to the north. This network of routes provides a high level of public access to the area and to its archaeological remains, ensuring that they - and their landscape



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- can be experienced by a wide range of people. The sense of isolation, remoteness and the drama of the topography also contributes to the 'setting' of the designated sites, and therefore is a further part of their significance. The English Heritage guidance 'The Setting of Heritage Assets' and the English Heritage 'Conservation Principles' describe 'setting' as the 'surroundings in which a place is experienced...'. The implication of this is that inappropriate noise, structures or other interventions can have a negative impact on setting and the visitor experience, and can cause 'harm' to the significance of the designated heritage assets (NPPF para 132). The justificantion for a structure to house upto 10 light aircraft is far from clear, whilst the suggested number of flights (upto 20 per day) could have a considerable negative impact on the public experience and enjoyment of, and thus the setting and significance of the designated heritage assets.

The potential impact of the proposed large storage/hangar building (effectively doubling the footprint of the existing farm complex) on the landscape and on the significance of the designated and non-designated heritage assets should have been clearly established by the applicant with a range of visualisation and photomontage materials, illustrating its presence in key views, long views and vistas across the landscape (in addition to the close views presented by the applicant). A building of such a size (combined with the increased mass of the farm complex) and in such a location is likely to be visible over a considerable distance. The documentation supporting the Revised scheme does not include any assessment of the impact of the proposal on the designated heritage assets, their setting or their significance.

Para 128 of the NPPF makes it clear that applicants should describe the significance of heritage assets, and the contribution made by their setting, in order to allow assessment of the impact of the proposed scheme on that significance. Para 132 of the NPPF states that the more important the asset the greater the weight that should be given to the asset's conservation, whilst para 135 draws attention to the significance of non-designated heritage assets and the affect of direct or indirect impacts on those assets. The context of the application site is that it is surrounded by heritage assets of the highest importance, and has the potential for extensive non-designated archaeological remains, and as such the proposal can be considered 'unjustified harm' to heritage assets.

The current Revised scheme has not provided the necessary description of heritage assets and significance as required by the NPPF and should be withdrawn or refused.

Recommendation

English Heritage recommends that the application should be withdrawn or refused.



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English Heritage is subject to the Freedom of Information Act. 2000 (FOIA) and Environmental Information Regulations 2004 (EIR).

All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Please contact me if we can be of further assistance. We would be grateful to receive a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Keith Emerick
Ancient Monuments Inspector

cc: Graham Lee, Senior Archaeological Conservation Officer, NYMNPA Louise Theobald, Acorus Rural Property Services



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200

metres

Scheduled Monument

Listed Buidling



- A1 From top of Tumuli outside North West corner looking East to main runway.
- A2 From top of Tumuli outside North West corner looking South East towards new building.
- A3 From top of Tumuli outside North West corner looking South over remains of Tumuli in North West field.
- B1 From highest Tumuli in North West Field Looking North West to Tumuli outside.
- B2 From highest Tumuli in North West Field Looking East to main runway.
- B3 From highest Tumuli in North West Field Looking South over remains of tumuli in North West field.
- C1 From private gate to forest looking West to Three Howes.
- C2 From private gate to forest looking South to new building.
- C3 From private gate to forest looking East to main runway.
- D1 From Bickley Gate footpath looking South towards new building.
- D2 From Bickley Gate footpath looking South towards main runway.
- E1 From North East end of main runway looking West towards the Three Howes.
- E2 From North East end of main runway looking South West.
- E3 From North East end of main runway looking South towards earth works on adjacent farm.
- F1 From entrance gate looking North to Three Howes.
- F2 From entrance gate looking North East to remains of Tumili in North West field.
- F3 From entrance gate looking East to new building.
- F4 From entrance gate looking South.
- G1 From house end of drive looking North West to Three Howes.
- G2 From house end of drive looking South East to new building.
- G3 From house end of drive looking South.

- H1 From West end of auxiliary runway looking North to Three Howes.
- H2 From West end of auxiliary runway looking East.
- H3 From West end of auxiliary runway looking South.
- H4 From West end of auxiliary runway looking West.
- I1 From Bridleway entrance to farm looking North to Three Howes.
- I2 From Bridleway entrance to farm looking North East towards new building.
- I3 From Bridleway entrance to farm looking South East towards earth works on adjacent farm.
- J1 From South West end of runway looking North towards new building.
- J2 From South West end of runway looking North East to end of main runway.
- J3 From South West end of runway looking South West towards earth works on adjacent farm.
- J4 From South West end of runway looking West to end of auxiliary runway.

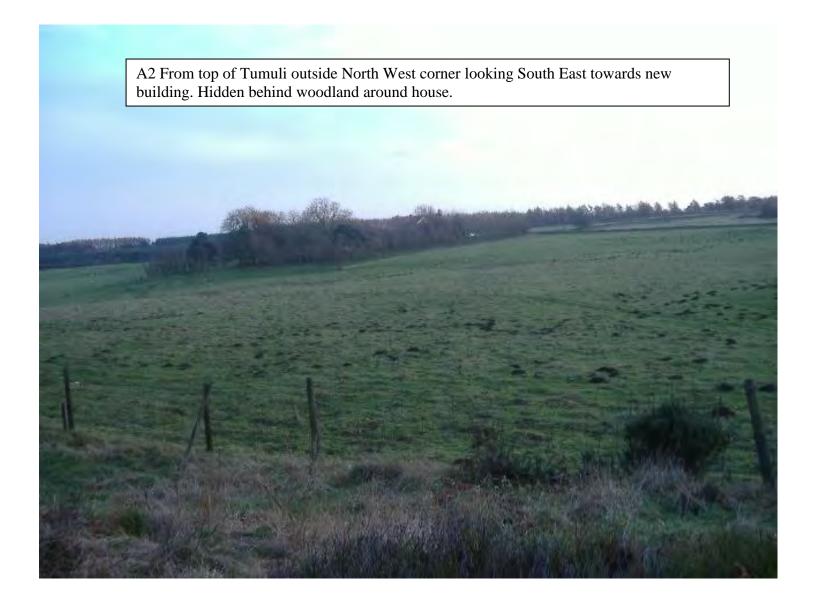
K From internal wall in line with I2 looking North East to new building.

L From internal wall looking North North East to new building.

M From field looking North North West to new building.

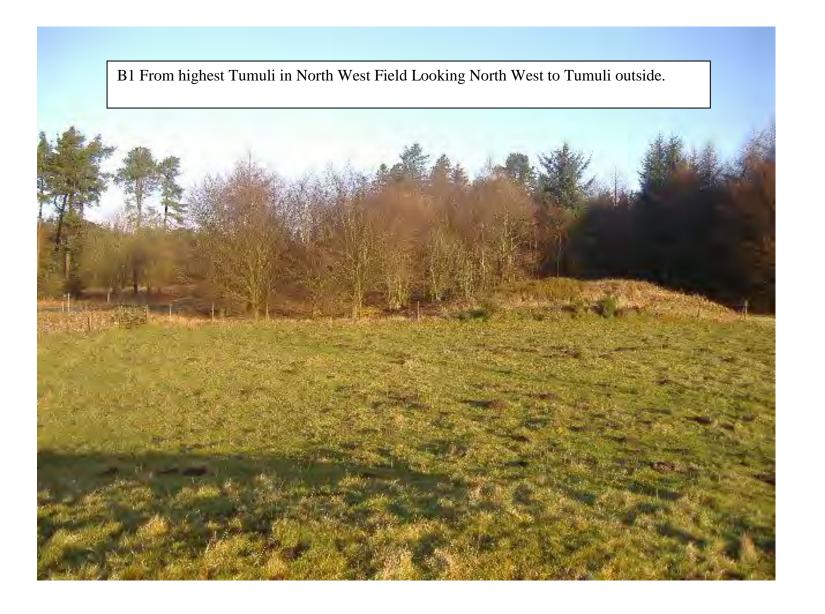


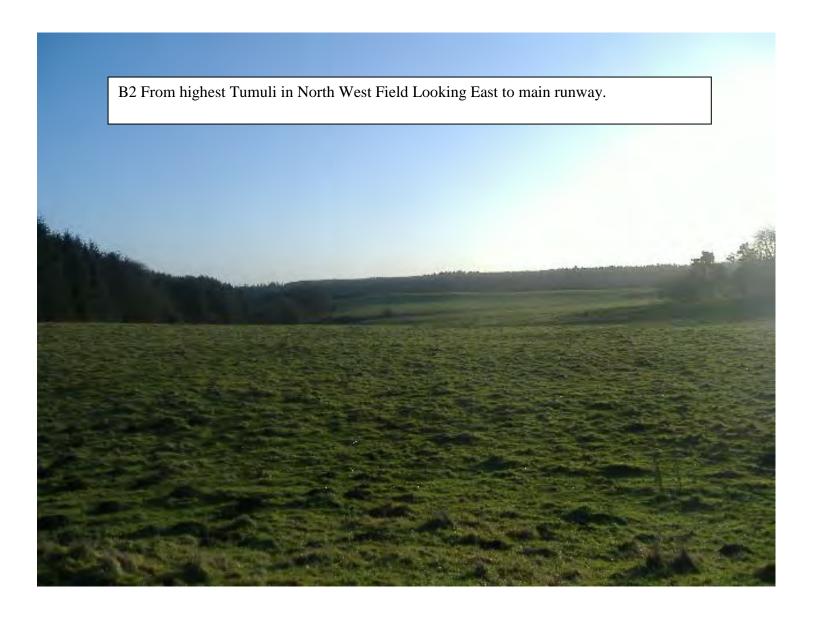
A1 From top of Tumuli outside North West corner looking East to main runway.

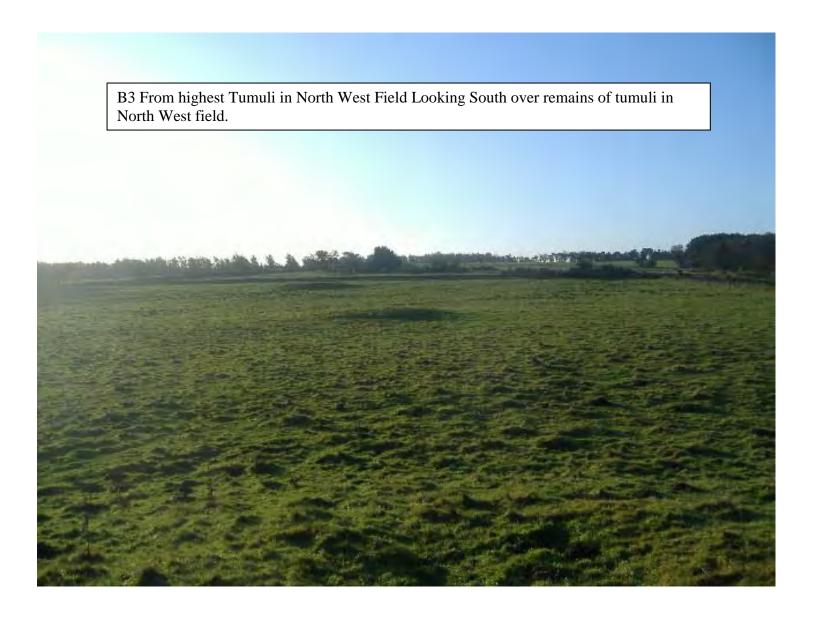


A3 From top of Tumuli outside North West corner looking South over remains of Tumuli in North West field.







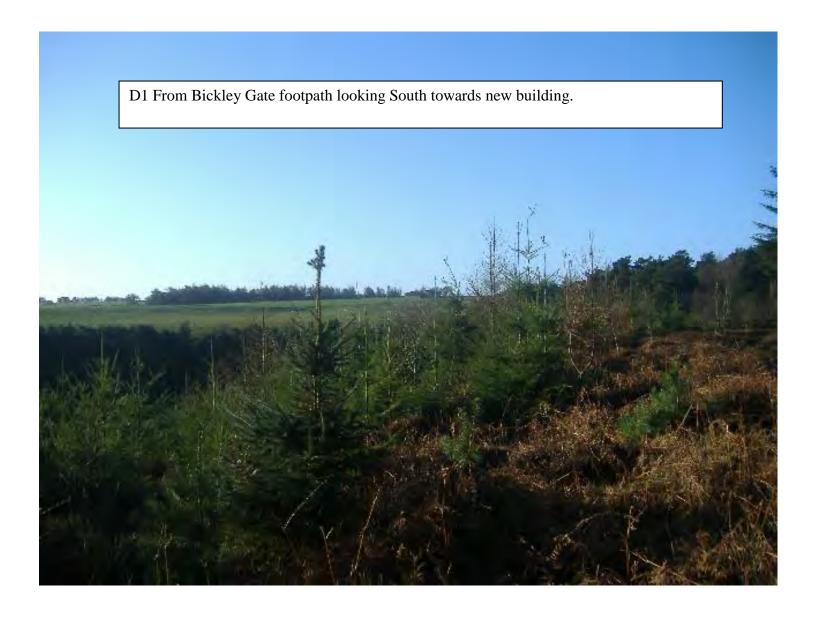


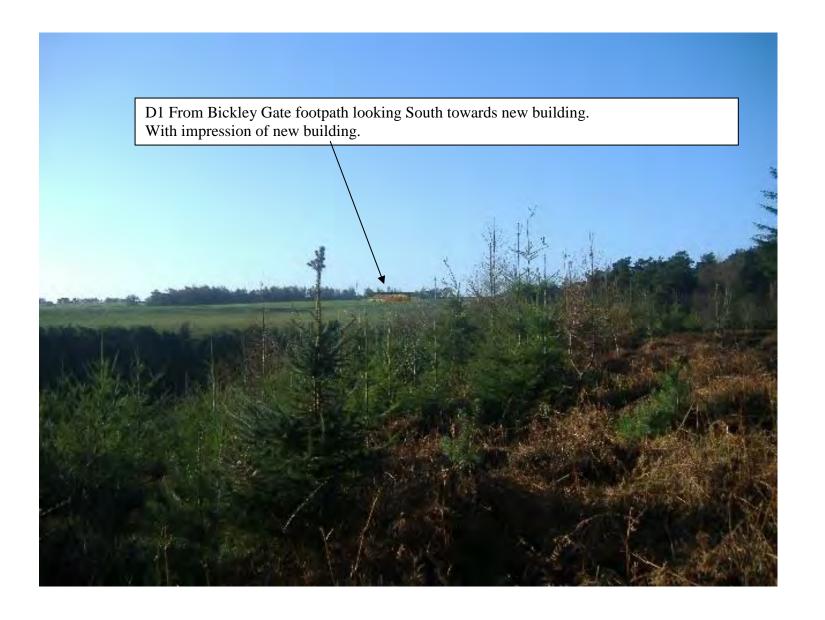


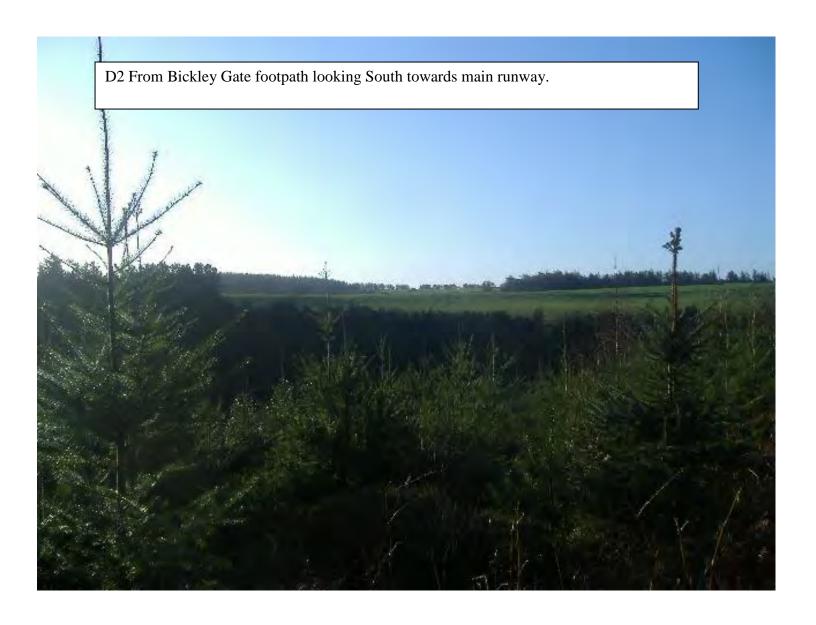




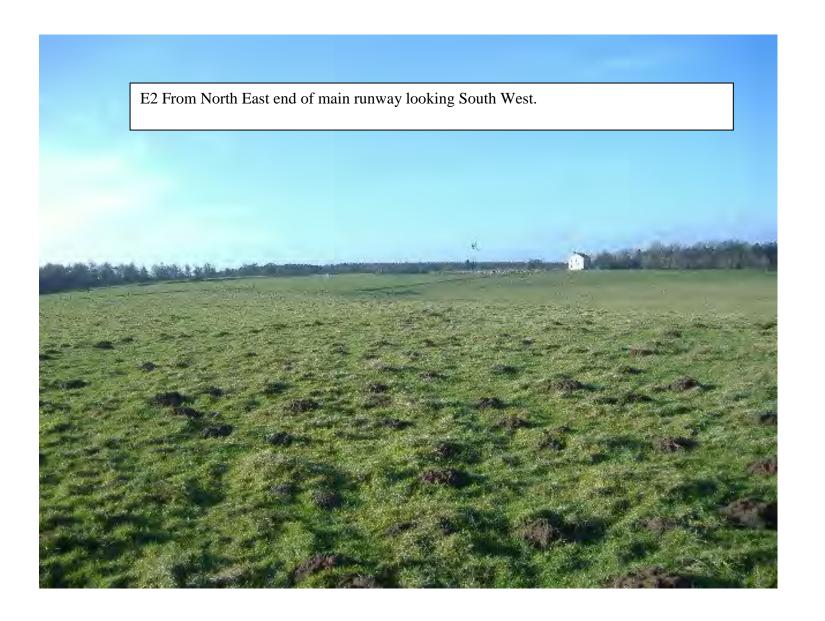
















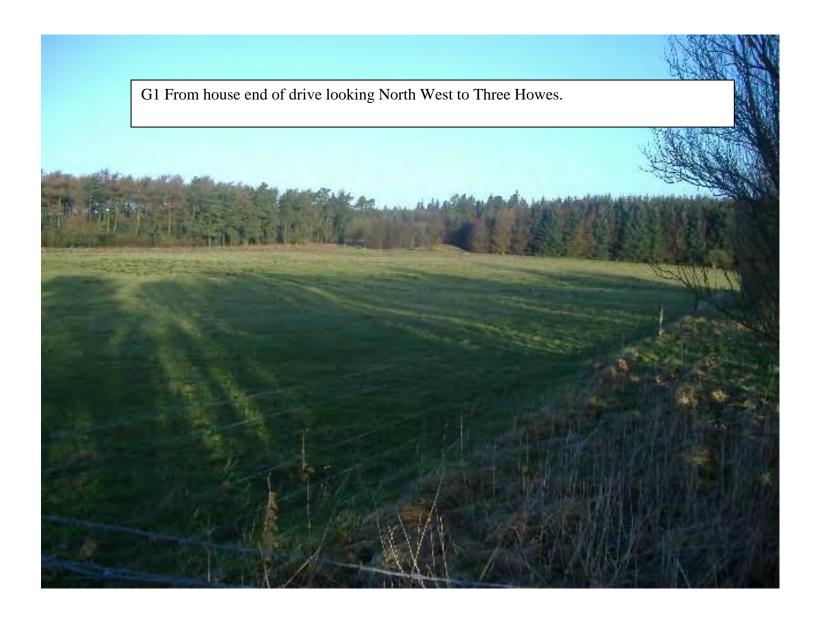






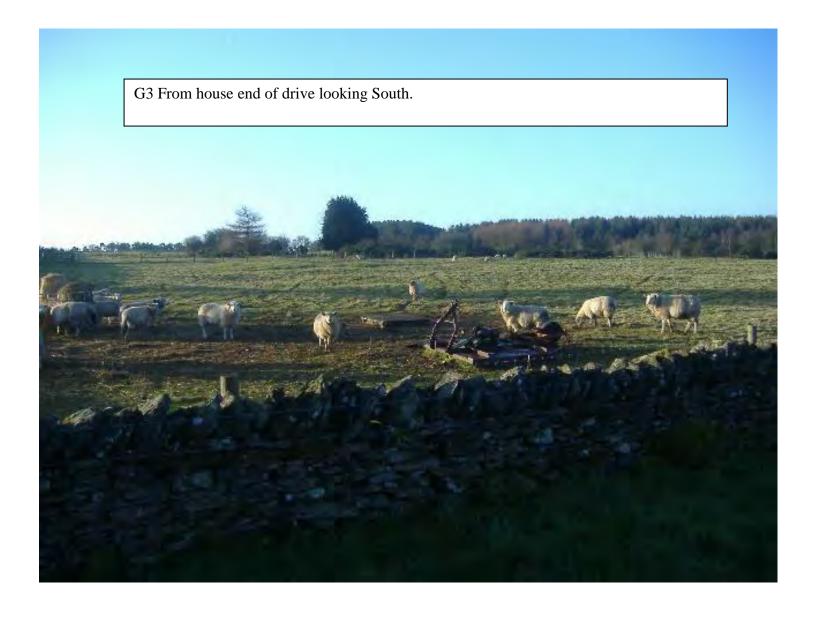






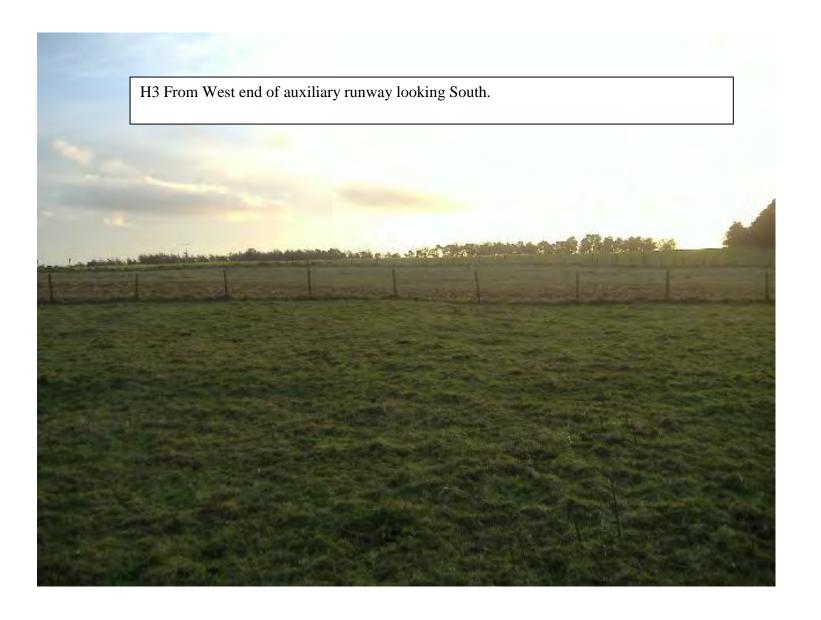




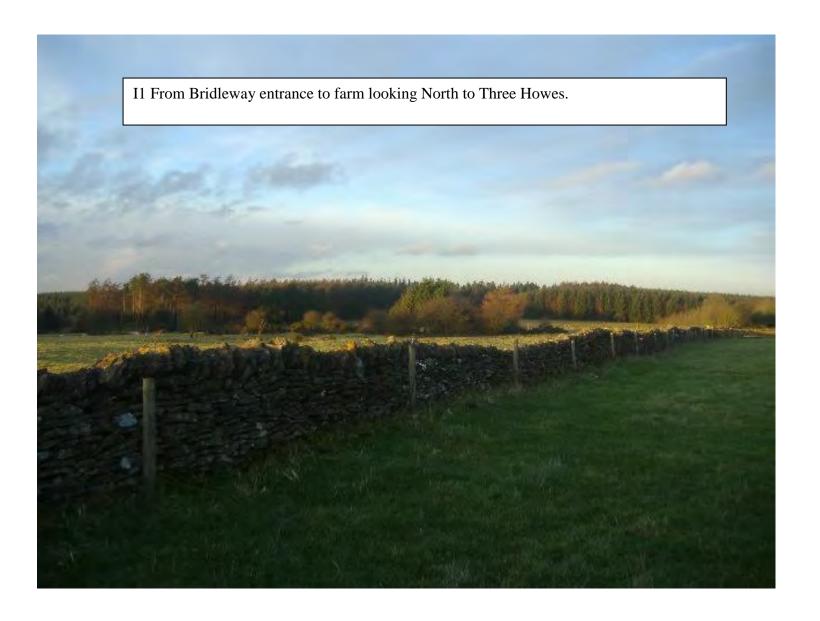






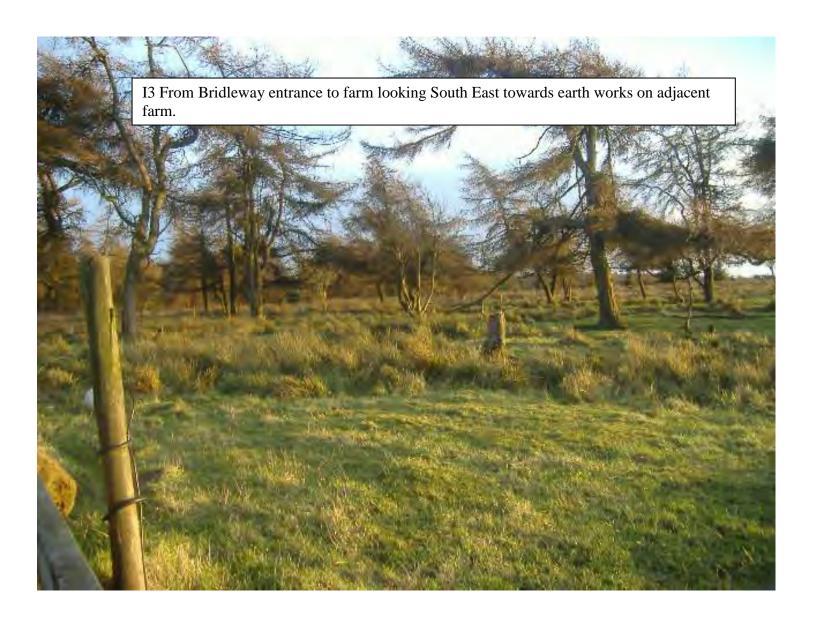




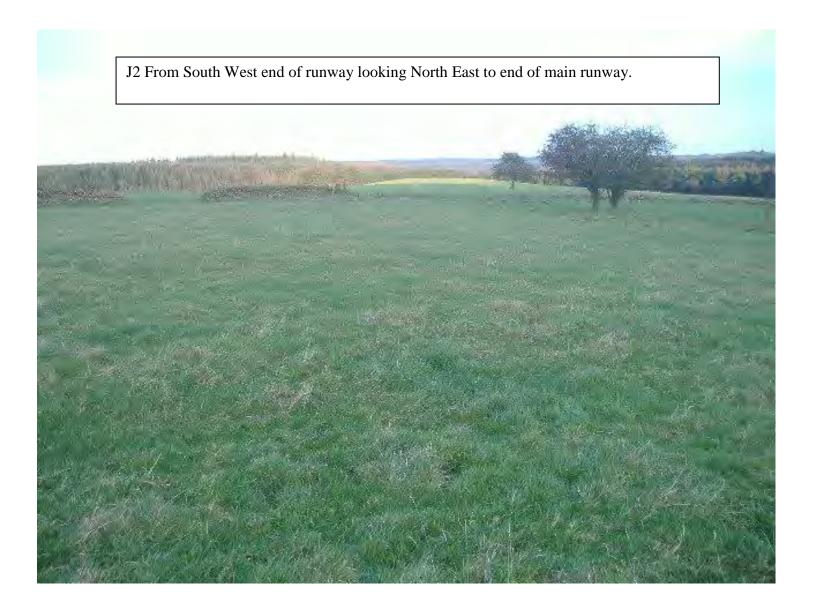














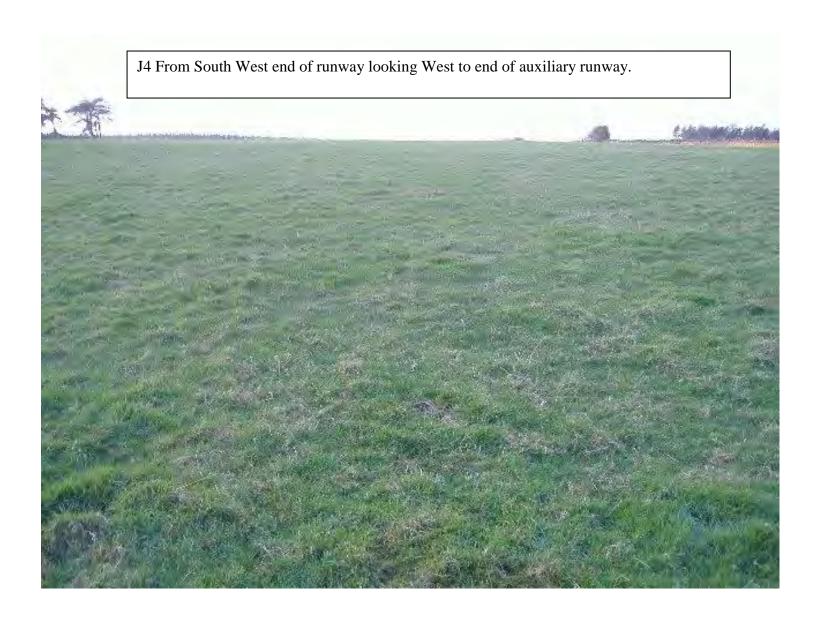










Figure 2 No. 382 Slight ridge and furrow below farm buildings Photo by Linda Smith



Figure 1 No. 384 Lip of dry pond below main runway.

Photo by Linda Smith



Figure 3 No. 389 Looking across runway intersection south to NHLE 1019601 beyond sheep. Photo by Linda Smith