

INVICTA ARCHAEOLOGICAL



S E R V I C E S L T D

Desk Based Assessment for proposed Folkestone and Hythe Waste Transfer Facility on land at Junction 11, M20

Date: 8th August 2023

Invicta Archaeological Services Ltd

Tel: 07592 630312

info@invictaarchaeology.com

www.invicta-archaeology.co.uk

Conditions of Release

This document has been prepared for the titled project, or named part thereof, and should not be relied on or used for any other project without an independent check being carried out as to its suitability and prior written authority of Invicta Archaeological Services Ltd being obtained. Invicta Archaeological Services Ltd accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned. This document has been produced for the purpose of assessment and evaluation only. To the extent that this report is based on information supplied by other parties, Invicta Archaeological Services Ltd accepts no liability for any loss or damage suffered by the client, whether contractual or otherwise, stemming from any conclusions based on data supplied by parties other than Invicta Archaeological Services Ltd and used by Invicta Archaeological Services Ltd in preparing this report. This report must not be altered, truncated, précised or added to except by way of addendum and/or errata authorized and executed by Invicta Archaeological Services Ltd.

Contents

1. INTRODUCTION	1
2. POLICY AND RESEARCH FRAMEWORKS.....	1
NATIONAL PLANNING POLICY FRAMEWORK	1
LOCAL POLICY	3
AREA RESEARCH FRAMEWORK	4
3. LOCATION, GEOLOGY AND TOPOGRAPHY.....	4
4. METHODOLOGY	5
5. DESIGNATIONS	6
6. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	6
BRIEF HISTORY	6
UNDATED PREHISTORIC	7
EARLY IRON AGE/ROMAN	8
ROMAN	8
ANGLO SAXON/EARLY MEDIEVAL	9
MEDIEVAL	9
POST MEDIEVAL	10
MODERN	11
AERIAL IMAGING/ORDNANCE SURVEY.....	11
ARCHAEOLOGICAL INVESTIGATIONS	11
OTTERPOOL PARK DEVELOPMENT	13
7. INTERPRETATION AND ASSESSMENT	14
8. IMPACT ASSESSMENT	15
9. GENERAL CONCLUSIONS AND RECOMMENDATIONS	15
10. ACKNOWLEDGMENTS	16
11. REFERENCES	16

List of Figures

- Figure 1 - Site location
- Figure 2 - KHER results – Designations
- Figure 3 - KHER results – Monuments
- Figure 4 - KHER results – Reports
- Figure 5 - KHER results – Events
- Figure 6 - KHER results – Cropmarks
- Figure 7 – Otterpool Park Development area
- Figure 8 – Otterpool Park Archaeological Zone map
- Figure 9 - Ordnance Survey map 1885-1900
- Figure 10 - Ordnance Survey map 1892-1914
- Figure 11 - Ordnance Survey map 1945
- Figure 12 – Google Earth Imaging 1960
- Figure 13 – Google Earth Imaging 2023
- Figure 14 – 2008 Google Earth cropmarks
- Figure 15 – Route of Roman road

Figure 16 – Proposed development site plan (Arcadia)

Figure 17 – Streetview of PDA, northwest facing

Figure 18 – Streetview of PDA, southwest facing

Figure 19 – Streetview of PDA, north northeast facing

List of Tables

Table 1 - Potential risk rating per period and significance

Land at Junction 11, M20, Kent: ARCHAEOLOGICAL DESK BASED ASSESSMENT

Summary

This desk-based assessment of land at Junction 11, M20, Sanding, Hythe was commissioned by WW Martin in July 2023, in view of proposing development of the site for the Folkestone and Hythe Waste Transfer Facility. The aim of this Desk Based Assessment is to review available existing evidence to assess the extent and nature of any archaeological remains within the Proposed Development Area (PDA) and surrounding area and assess the likelihood of such resources being affected by development proposals.

This assessment has established that there is generally for most periods a low to moderate potential however, the potential significance of these indicated periods and the lack of previous development on the site implies a potentially higher likelihood for archaeological features or deposits to be surviving at the PDA. Therefore, further archaeological works are recommended for the site development.

1. INTRODUCTION

- 1.1. This report presents a desk-based assessment of the archaeological potential of land at Junction 11, M20, North of Ashford Road, Sanding, Hythe (site centred on NGR TR 1355337013) (Figure 1). This report was commissioned by WW Martin in July 2023, as a pre-application desk-based assessment in view of plans for a proposed Folkestone and Hythe Waste Transfer Facility.
- 1.2. The objective of the current research, in accordance with the National Planning Policy Framework (NPPF, 2019) has been to review available existing evidence in order to assess the extent and nature of any archaeological remains within the Proposed Development Area (PDA), and within a 100km radius Assessment Area (AA) which may indicate the presence of any so far unrecognised Heritage Assets, and therefore show the likelihood of such archaeological remains being affected by the proposed new works.

2. POLICY AND RESEARCH FRAMEWORKS

- 2.1. The National Planning Policy Framework (2019), first published in 2012 and later revised, sets out a series of core planning principles designed to underpin plan making and decision taking within the planning system. The policies outlining the approach towards the Historic Environment are laid out in Chapter 16 'Conserving and Enhancing the Historic Environment' The relevant policies are 184 – 202. Prime amongst these are:

“An irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

2.1 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance;
- Recognition that heritage makes to our knowledge and understanding of the past.

2.2 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.3 Under ‘Considering potential impacts’ the NPPF emphasises that ‘great weight’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

2.4 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

2.5 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.6 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. 2.13 A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.7 Significance for Heritage Policy is defined as: ‘The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

2.8 Setting is defined as: ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

2.9 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

2.10 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle and highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset’s significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset’s special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of ‘substantial harm’ is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

LOCAL POLICY

2.11 Folkstone and Hythe District Places and Policies Local Plan, adopted in September 2020, states;

17.17 In areas of known or suspected archaeological potential, as identified using available

information, including the Kent Historic Environment Record and the Areas of Archaeological Potential, there is a reasonable possibility that archaeological remains exist and therefore the potential impact of any proposed development will need to be considered. This could be by an appropriate desk-based assessment and, where necessary, a field evaluation.

17.18 Where archaeological finds occur unexpectedly during development, the Council will seek specialist advice and guidance and this could result in further work needing to be undertaken, such as recording or further excavations.

Policy HE2 - Archaeology

2.12 Important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted. Proposals for new development must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and/or historic building assessment may be required as appropriate to the case.

2.13 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological investigation and recording should be undertaken in accordance with a specification and programme of work (including details of a suitable archaeological body to carry out the work) to be submitted to and approved by the Council in advance of development commencing.

AREA RESEARCH FRAMEWORKS

2.14 The regional South-East Research Framework for the historic environment (SERF) aims to identify the South East's historic environment regarding what we know about it and what we need to know more about. Researchers are currently working to produce a research agenda and strategy for the future. The resource assessment and research agenda chapters are available online and have been taken into consideration during the preparation of this report.

3 LOCATION, GEOLOGY AND TOPOGRAPHY

3.1 The proposed development area (PDA) occupies a slightly irregular, rectangular parcel of land immediately south of the M20 motorway, Junction 11, west off the A20/Ashford Road

roundabout. The site is north of Ashford Road and east of the Westenhanger train station. The site lies at a height of approximately 82.61m OD.

3.2 The British Geological Survey (2023) records the bedrock geology within the PDA as Folkestone Formation - Sandstone. Sedimentary bedrock formed between 126.3 and 100.5 million years ago during the Cretaceous period, which covers the central and southern areas of the site. The northern area consists of the same natural bedrock but with a superficial deposit comprising of Head - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.

3.3 The PDA itself lies on relatively flat ground with undulating, gentle sloping terrain to the south and west and an undulating steeper terrain to the east. The higher land to the east and north is part of the Kent Downs Area of Outstanding Natural Beauty. The PDA is bounded by predominantly agricultural fields to the west, south and east with areas of woodland to the south and east, which formed part of Sandling Park.

4 METHODOLOGY

4.1 The methodology employed during this assessment has been based upon professional guidance, primarily the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (CIfA 2014).

4.2 The Assessment Area has a 1km radius from a point at the centre of the site. The heritage resource within the Assessment Area has been analysed to provide a context for the discussion and interpretation for both the known and potential resources within the Assessment Area.

4.3 Several sources were accessed, primarily;

- The Kent Historic Environment Record (KHER) and Heritage Gateway
- The Archaeological Data Service (ADS)
- OASIS, PastScape and MAGIC.gov
- Historic manuscripts, surveyed maps, and Ordnance Survey maps held online
- Primary and secondary sources held online
- Published and unpublished archaeological reports relating to excavations and observations

4.4 The Site was not visited due to there being no safe parking for access. Site was visually assessed using the most recent Google Street Map View (April 2023). No heritage assets were visually observed in the vicinity of the PDA.

4.5 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The

assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

- 4.6 The records held by the KHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

5 DESIGNATIONS

- 5.1 There are no conservation areas or protected military remains within the radius surrounding the PDA.
- 5.2 The scheduled Sandling Park, a Grade II listed Parks and Gardens, sits adjacent to the site on the southern side of Ashford Road in the east and south (Listing ID: 1000262) (Figure 2). Sandling Park represents a mid-19th century woodland garden of 13 hectares, which saw further development in the 20th century.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 6.1 A search of the Historic Environment Record with additional lists of archaeological investigations not yet published was commissioned from Kent County Council Heritage Conservation Group (HER-05). Further historic environment records, such as the National Monuments Records, were also consulted. The HER reports search covers a radius of 1km around the PDA (centred on TR 13553 37013). Only records deemed to have relevance and/or significance to the PDA are cited in this report. Figures 2 to 5 are reproductions of the KHER mapping results.

Brief history of the area

- 6.2 The PDA is situated south of the M20 motorway in Westenhanger, in the parish of Hythe, with Saltwood to the southeast, Newingreen to the southwest and Stanford to the northwest. Hythe is believed to originate from the Old English 'hyð' meaning 'a landing place on a river, an inlet port', referring likely to a landing place on the River Limen. The Domesday book records Hythe as 'Heda or 'Hedae' but ancient records also name it 'Hithe', possibly signifying a Saxon harbour or haven (Hasted, 1799).
- 6.3 Westenhanger or *Ostringa hangar* – *Wittngehanga*, is believed to have gained its name from the 'wooded slope of the Osteringas', the knotty or lumpy ones in Old English. Newingreen comes from 'neventone' or 'at the new farmstead' and Stanford originates from 'stan ford' or 'fording place across a river, ford with a stony floor' (Glover, 1982).

- 6.4 Medieval settlement of Westenhanger is implied by a grant of land from King Cnut to Bishop Eadsige in the Westenhanger Charter of 1035, although the area of the settlement and the church of St John is no longer evident. The Church is likely the Saxon church mentioned in the Domesday Monachorum at '*Berewic*', the old name for Westenhanger which is also the name of the estate in the 1035 Charter (Ward, 1937). The boundary described in the charter reflects the same limits of land included in the Westenhanger Manor estate when it was sold in 1885. By 1191 the estate (which was known as *Hangre*) had been divided into Westenhanger and Ostenhanger, with the church noted by Hasted (1800) to have been recently demolished in this period (Reynolds, 2011).
- 6.5 Although Hythe itself does not appear to be a large settlement during the Roman period, it is documented during the Anglo-Saxon period as having a 'ship-soke', a form of navy tax, along with the towns of Dover, Romney and Sandwich (Brookes and Harrington, 2010). An extensive Anglo-Saxon mortuary landscape was found at Saltwood, 1 mile east of the PDA, representing four separate cemeteries spanning the early 6th to 7th centuries. When the mouth of the River Rother was blocked by shingle and diverted eastward, the medieval port of Hythe replaced the Roman Portus Lemanis, where Lympne and West Hythe now stand. Over time, erosion, transposition and deposition of silt along the coastline has pushed Hythe farther inland from the present coastline.
- 6.6 In approximately 1050, the ports of Dover, Sandwich, Romney, Hastings and Hythe joined together to form the Confederation of the Cinque Ports, to provide ships and men for King Edward the Confessor. For providing these services, the towns received many rights and privileges, Hythe holding the oldest charter granted in 1278 by Edward I.

Undated Prehistoric

- 6.7 A possible ring ditch (HER: TR13NW49) is indicated at Saltwood, c. 595m to the southeast of the PDA. A further three ring ditches, with a possible fourth, were detected during a geophysical survey by GSB Propection in 2016 c.1km to the northeast (HER: TR13NW199; EKE15023). Located in Area 3, Field 12, the first three ring ditches measure approximately 30m, 22m and 18m in diameter respectively. Immediately north of the 30m ring ditch, a weak penannular feature was located, possible indicating a fourth ring ditch. During the same geophysical survey, several former field boundaries were identified along with field drainage schemes and several pipes. The report concludes that anomalies of natural origin could indicate paleochannel, with ploughing truncations also identified. A substantial enclosure is visible as a cropmark west of Westenhanger c.683m west of the PDA (HER: TR13NW176). The enclosure is roughly diamond shaped with its sides measuring 30m, 25m, 39m and 41m in length.
- 6.8 There are currently no find spots attributed to the prehistoric periods reported in the 1km radius of the PDA.

Early Iron Age/Roman

6.9 At Postling, c.613 to the northeast, an Iron Age and Roman site was located in 1979 during work for the M20 Folkestone to Ashford motorway (HER: TR13NW25; EKE20765). Approximately 50cm below the topsoil in an area measuring 30m by c.1km in length, a chocolate brown sandy clay deposit was found, containing Iron Age and early Roman pottery sherds and 5 abraded Medieval sherds. These represented 6 fabric types across a minimum of 18 vessels. No related features were found within test slots however, the pottery could suggest the presence of unknown Iron Age and Roman settlements in the area.

Roman (43-410AD)

6.10 The PDA sits within an area that would likely have been favourable for settlement and farming during the Roman period with links to Roman towns via its roads and to the sea by its proximity to the sea. Rivers, such as the nearby East Stour, springs and woodlands would have provided water and fuel for industrial processes and settlements.

6.11 Stone Street, which runs from Lympne to Newingreen to the southeast and east of the PDA, is a Roman road (designated Route 12 by Margary 1955) which runs from Canterbury (Durovernum) to Lympne (Portus Lemanis) (HER: TR14NW53) (Figure 15). From Lympne, the road tracks north on the current Stone Street, before leaving Stone Street near Newingreen and continuing north through Westenhanger, bypassing the PDA c.730m to the east.

6.12 Although close to the Roman road, little has so far been found to indicate the presence of Roman activity in the area. A sub oval pit with 1st-4th century Romano British pottery was located c. 446m to the northwest of the PDA (HER: TR13NW45). In the same area as the pit, Roman field systems were also identified at Junction 11 of the M20 (HER: TR13NW153; EKE10764). During a watching brief in 2006 on the Stop 24 services at Junction 11, M20, ditches relating to four phases of field systems were encountered, dating between the 1st to 3rd centuries, though it is noted that pottery recovered suggests a presence on the site about a century either side of this date range. Several small pits also dating to the Roman period were observed, although dating could not be more precise. Three pieces of residual worked flint were also recovered, possibly indicating prehistoric activity in the vicinity.

6.13 On the Channel Tunnel Rail Link works in the same area, Oxford Archaeology Unit in 2003 recorded late Iron Age to Roman pits and ditches (HER: TR13NW161) with an earlier watching brief by the same unit in 1999/2000 also recording a medieval ditch (HER: TR13NW162; EKE10861).

6.14 Evaluation in 1994 on land adjacent to Hillhurst Farm in Westenhanger recorded a Roman pit, suggestive of a possible settlement between this site and the Roman road (HER: EKE5115). Phase 2 of the works (HER: EKE5126) in 1995 determined that the pit was likely an isolated feature and not evidence of a nearby settlement.

Anglo-Saxon/Early Medieval (AD410-1066)

6.15 The HER records no archaeological features or deposits of this period within the assessment area. Outside of the current 1km assessment area, however, are cropmarks to the south of Westenhanger Castle which are posited to suggest the remains of an Anglo-Saxon palace, with Westenhanger Manor being indicated by documentary sources to be a late Anglo-Saxon Royal Estate.

Medieval (AD1066-1485)

6.16 Westenhanger Castle lies c.1km to the west of the PDA on Stone Street, Westenhanger (HER: TR13NW3). Its earliest origins and development through the Tudor period is not yet entirely known but the Castle was built in the 14th century and later fortified as a manor house with a medieval chapel and cemetery, which passed into Crown ownership in the 16th century. King Henry VIII intended the Castle to be a royal residence and enclosed the adjoining lands to form a park. A former track or routeway has been identified adjacent to Stone Street which may be evidence for a hollow-way or part of the park pale ditch, but further investigation is still needed. From the late 16th century, the Castle passed back into private ownership with many of the existing buildings demolished when the Castle was sold again in 1701. The present house on the site was constructed in the 28th century from the remains of the 16th century cross wing of the main hall. The Castle is a Grade I listed building and scheduled monument. The land occupied by the PDA would have once been owned by the Westenhanger manor.

6.17 The possible former residence of the 16th century Westenhanger estate bailiff is recorded c.856m to the southwest (HER: TR13NW286). During the demolition of Pound Cottages in c.1910, the remains of a Tudor residence were uncovered. The Tudor building seems to have been converted into workmen's cottages. During demolition, a 16th century gable was exposed as well as some ceiling panels bearing the crest of Henry VIII and other crests and decorations.

6.18 There are two findspots noted for the Medieval period. A copper alloy buckle and silver coin were located c.650m to the southwest (HER: MKE108196; MKE108516).

Post Medieval (AD1486-1799)

- 6.19 There are 9 post medieval buildings recorded in the assessment area, all but one of which are farmsteads with slightly varying forms (listed in Appendix 1). The last encompasses the Westenhanger railway station c.750m northwest of the PDA, built in 1843 (HER: TR13NW38).
- 6.20 Westenhanger Deer Park sits c.714m east of the PDA and is known to have existed around Westenhanger Castle from at least the reign of Henry VIII, based on documentary records (HER: TR13NW285). It was likely c.536 acres (237 hectares) in size but had reduced to 400 acres by the 17th century. By 1700 the park was 'disparked' but the pale can still be traced archaeologically and by historic landscape features. The park can be mapped between Barrow Hill in the east to Stone Street in the west, and the A20 to the south and M20 to the north.
- 6.21 Hillhurst Farm sits c.340m to the west of the PDA and encompasses a full regular courtyard plan farmstead which has lost less than 50% of its original form with large modern sheds built beside the historic farmstead (HER: MKE88441). Approximately 200m to the southwest of the PDA was Little Sandling, a regular courtyard farmstead with buildings to three sides of the yard, incorporating a L-plan element (HER: MKE88738). Unfortunately, the farmstead was demolished.
- 6.22 To the northwest of the PDA, on the site of the modern Channel Ports Truck Stop, was the site of the former Brick and Tile Works on Stone Street, indicated on the 1st, 2nd, 3rd and 4th edition Ordnance Survey maps (HER: TR13NW295).
- 6.23 Three findspots from the period are recorded comprising a copper alloy mount (HER: MKE108194), lead alloy token (HER: MKE108195) and silver coin (HER: MKE113581) (found c.630m southwest and c.937m southwest respectively).
- 6.24 The earliest of the London to Dover Railway lies immediately to the north of the PDA. Incorporated in 1836 the route ran from Dover to Folkestone and Ashford, and straight through the Vale of Kent to Redhill via Tonbridge (HER: TQ84NW1). The route is still visible on historic Ordnance survey mapping dating to the end of the 19th century and early 20th century.
- 6.25 Several investigations have taken place on Stone Street (HER: EKE11965; EKE5089; EKE5090; EKE10761). East and west of Stone Street, c.790m west of the PDA, a series of pits, ditches and a large linear feature of late post medieval date were found in 1999 prior to the Channel Tunnel Railway Link (HER: TR13NW63). An evaluation determined that, although there were no significant cut archaeological features or remains present, a humic layer was present within one trench. This humic layer is indicated to correlate to similar ground horizons associated with either the Mesolithic, Late Neolithic/Early Bronze Age, Late Bronze Age and Roman periods. Fluvial gravel deposits of possible Neolithic or Bronze Age date were also identified and appeared to form part of an archaic channel of the East Stour River or associated tributaries.

6.26 A later watching brief in 2012 discovered a post medieval ditch running parallel with Stone Street, possibly functioning as a roadside ditch (HER: TR13NW174). Pottery and ceramic building material recovered from the fill dated between ADc.1540-1750.

6.27 Evaluation at Royal Oak Hotel, Ashford Road in 2011 (HER: EKE5730) uncovered three ditches, one post medieval and the other two probable post medieval, along with an undated posthole and evidence of modern specialist crop growing (hops).

Modern (AD 1800 – Present)

6.28 Modern military presence in the area is characterised by military installations. The site of the East and West Sandling Camps, former World War One camps for the Canadian Expeditionary Force and later marshalling camps in World War Two are situated c.1km to the northeast (HER: TR13NW277). The site of the former Sandling Park House, used as a Canadian Officers' Convalescent Hospital during WW1 lies c.740m to the east (HER: TR13NW200).

Aerial imaging and Ordnance Survey

6.29 The 1885-1990 Ordnance Survey mapping shows the site as undeveloped, but with a larger boundary, encompassing the field to its south. The railway sits to the north, prior to the M20 and CTRL construction and Sandling Park to the east (Figure 8). The farmstead known as Hillhurst is shown situated between the PDA and Stone Street, with Little Sandling on sitting on the most southern boundary. By 1892, the area to the east of the PDA, covered by Sandling Park, has diminished to the south and partially to the east. The PDA itself remains undeveloped in its larger boundary, with Stone Street being marked as a Roman road. The site remains the same until the 1990s, where the southern boundary retreats north to its current boundary, when the small section of road is shown, with access from the A20/Ashford Road roundabout. The A20 roundabout is constructed around this time. The 1945 mapping shows Sandling Park has retreated much further to the east but remains close to the PDA in its northwestern extent (Figure 10). Google Earth imaging reflects the untouched PDA with no obvious cropmarks visible on satellite imaging except on the 2008 mapping, where faint traces of a possible enclosure can be seen in the field c.260m south (Figures 11, 12 and 13).

ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS IN THE ASSESSMENT AREA

6.30 There are 19 recorded previous investigations in the Assessment area of the PDA, mostly concentrated to the west and north of the PDA (Figure 5).

6.31 Archaeological investigations took the form of evaluations, geophysical survey and desk-based assessments, some of which have been discussed above. Geophysical surveys have identified

several former field boundaries, field ditches and drains within the area. Magnetic disturbance from scatters of World War II material was also detected (Highways England 2016).

6.32 Several investigations have been conducted during the construction of the Channel Tunnel Rail Link which passes the PDA directly to the north. The archaeological data service (ADS) holds the Channel Tunnel Rail Link Section 1 project documents online¹. A substantial desk-based assessment was conducted in 1994 by Oxford Archaeological Unit which assessed the historical and cultural impacts of the railway on the landscape (Oxford Archaeology, 1995; HER: EKE10672). The current assessment area is included within 'Route Window 36: Ashford Road to Stone Street' and 'Route Window 37: Stone Street to Stone Farm';

6.32.1 Route 36 (Ashford Road to Stone Street) characterises the area as having a reduced historic integrity due to the combination of intensive farming, the severance of the existing railway and motorway the area occupied by the Folkestone racecourse and sporadic residential development.

6.32.2 Route 37 (Stone Street to Stone Farm) determines that the eastern half of the route window, particularly concentrating on the area to the southeast of the A20, is a landscape which retains a significant degree of historic character.

6.33 The Museum of London Archaeology Service (MoLAS) undertook an evaluation at Sandling construction site, approximately 1km to the north-west of Saltwood, which was believed to be adjacent to a possible Iron Age and Roman settlement, but no archaeological features or deposits were located (Anon, 1999; HER: EKE5071).

6.34 Construction of the M20 lorry park c.400m northwest of the PDA involved the monitoring of 30 geotechnical test pits which encountered alluvial deposits which provide a potential with regards to the preservation of paleoenvironmental remains within the site, however, no archaeological features or deposits were encountered (HER: EKE16347). A detailed Environmental Assessment Report was compiled for the Lorry Park by Highways England (2016) which details the impact of the CTRL scheme upon the potential archaeology of 1km radius of the Lorry Park. (HER: EKE16345).

6.35 A Desk based assessment in 2017 for Connaught Lodge, Stone Street, c.750m to the southwest (HER: EKE19283) concluded that, given previous archaeological work in the area, archaeological remains of regional significance might extend into the proposed development area and so further archaeological works on the development would be necessary. Geoarchaeological and paleoenvironmental assessment for the A259 Dymchurch to M20 Junction 11 (HER: EKE21144)

¹ Channel Tunnel Rail Link Section 1, available at <https://doi.org/10.5284/1000230>

and geophysical survey in 1993 (HER: EKE5000) which indicated the possible ditches and enclosures at Lypne to the southwest of the PDA (HER: TR13SW44).

Otterpool Park development

6.36 Although not part of the development, it is worth noting for the purposes of this report that the PDA sits on the most northeastern edge of the Otterpool Park development (Figure 7). The PDA will sit within the proposed 'Hillhurst Green' area, determined as a business park area. Folkestone and Hythe District Council was given the go ahead to begin the development of a new garden town in 2016, of which outline planning permission was granted in April 2023. The Otterpool Park encompasses 770ha (1,903 acres) and will include up to 10,000 homes, 8 primary schools, 2 secondary schools, community facilities and employment spaces, delivered in phases over 30 years.

6.37 As part of this development, extensive archaeological assessments have been conducted on the area, noted in the 'Otterpool Park Environmental Statement. Appendix 9.4 Archaeological Appraisal and Fieldwork Strategy' by Arcadis (2018). The assessment area includes much of the eastern area included within the 1km radius for this present desk-based assessment. The current assessment area falls within 'Zone F' in the geoarchaeological report and is designated as 'F1' area of high archaeological importance (Figure 8). The report concludes that the southern end of the PDA is comprised of alluvium, which may be associated with in situ archaeological remains including potentially Palaeolithic remains.

6.38 The areas to the south and west of the PDA have also been extensively surveyed using geophysics and trial trenching evaluation. Geophysical surveying of the field directly south of the PDA, below Hillhurst farm, found no magnetic responses which could be interpreted as archaeological remains, although the report does note a cropmark of an enclosure in the field directly west of Hillhurst Farm (Sumo Services Ltd, 2018). A second geophysical survey in 2018 by Headland Archaeology on Area 5 to the west of Stone Street and south of the M20 detected no clear archaeological potential but clearly defined a high magnitude rectangular anomaly which may be of interest. The rectangular feature is located 120m south of the brick and tile works and the same distance from the Roman site, field systems and multi-phase features indicated in the KHER (and discussed above). The area is characteristic of an area affected by intense burning/heating and was posited to represent a possible brick clamp.

6.39 An evaluation in the same year by Headland Archaeology encompassed an area surrounding Hillhurst Farm (directly west of the PDA), east of Stone Street and north and south of the track leading to Hillhurst Farm in an L-shape covering 5 hectares. The evaluation identified numerous ditch systems, pits, postholes and enclosure ditches. Several ditches were tentatively dated to the

Middle Bronze Age, Roman and Medieval periods based on pottery sherds and ceramic building material recovered from the features fills. A square enclosure, indicated on the KHER, was also encountered and may possibly date to the Roman period.

6.40 It is also worth noting that, although outside of the current 1km assessment area, within the proposed Otterpool Park development area is a known Roman villa which sits at the centre of the development area, c.1.8km to the southwest of the PDA (Quod, 2022).

7 INTERPRETATION AND ASSESSMENT OF THE ARCHAEOLOGICAL EVIDENCE FROM THE ASSESSMENT AREA AROUND THE PDA

7.1 Prehistoric Period

There have currently been limited findspots and features found in the area which date to the prehistoric period, however, there is evidence for a mortuary landscape to the northeast and west of the site, represented by ring barrows and a substantial enclosure ditch. Prehistoric remains have also been found in archaeological trial trenching on land to the west of the PDA. Therefore, **the Potential of the Palaeolithic to Iron Age periods within the PDA is moderate.**

7.2 Roman Period

With the presence of the roman road of Stone Street to the east of the PDA, coupled with the roman field systems located at Junction 11 of the M20 (directly north of the PDA) it is highly likely there was a presence in the area during the Roman period. Further Iron Age/Roman pits were discovered on the Channel Tunnel Rail Link directly north as well as an assumed isolated pit to the west in Westenhangar. Trial trenching directly west of the PDA also found several ditches which are likely Roman. As such, **the potential for the Roman period within the PDA is moderate.**

7.3 Anglo-Saxon Period

There are no recorded archaeological finds or features from this period within the assessment area, although a possible Royal estate is situated close to the 1km radius in the west. Therefore, **Potential for the Anglo-Saxon period within the PDA is low.**

7.4 Medieval Period

The Medieval period in the area is dominated by the Westenhangar Castle c1km to the west on the roman road and the former residence of the 16th century Westenhangar estate bailiff c.856m to the southeast. Medieval ditches have also been indicated directly west of the site during trial trenching. Therefore, **Potential for the Medieval period within the PDA is moderate.**

7.5 Post-Medieval Period

The Post Medieval period is reflected mostly in recorded buildings, Hillhurst Farm and Little Sandling near the PDA with a few scattered findspots. Therefore, **Potential for the Post-Medieval within the PDA is low.**

7.6 Modern Period

The PDA has not been developed Ordnance survey mapping and aerial imaging suggests the current PDA has not been impacted by modern development except for the small route of current roadway along its southern boundary off the A20 roundabout. Modern military remains lie a significant distance from the PDA. Therefore, **Potential for modern period within the PDA is low.**

8 IMPACT ASSESSMENT

8.1 The area surrounding the PDA has minimal recorded archaeological remains, but where remains have been found they tend to be from the prehistoric, Roman and Medieval periods. Extensive investigations for the Otterpool Park development have indicated the potential for buried archaeological remains in the surrounding area. The area of proposed development on the site has not yet been subject to any development so proposed works may impact on virgin ground and may encounter in situ archaeological remains.

9 GENERAL CONCLUSIONS AND RECOMMENDATIONS

9.1 In keeping with the proposals set out in the National Planning Policy Framework (2021) this desk-based assessment fulfils these requirements and complies with the relevant tests for the historic environment as set out in National Policy. It is important to remember that desk-based assessments cannot provide a definitive statement on the presence or absence of archaeological deposits in each area. Such an assessment can only reflect the potential of that area for containing such features and/or deposits based upon existing archaeological and historical data available. Any conclusions drawn from the assessment can only be tested by the application of fieldwork techniques.

9.2 Given the assessment above, it is likely that if the project encounters any archaeology within the PDA, it is likely that this may contain prehistoric, Roman or Medieval remains.

9.3 Due to the moderate possibility for archaeological remains to be encountered on the site and the significance of any potential archaeology that may be undisturbed, it is suggested that further archaeological works take place prior to, or during, development on the site.

Table 1 Potential risk rating per period and significance

Potential Risk	Period	Significance
Low	Modern	Low
Moderate	Prehistoric	High
Low	Anglo Saxon	High
Moderate	Roman	High
Moderate	Medieval	Moderate
Low	Post- Medieval	Moderate

10 ACKNOWLEDGEMENTS

Invicta Archaeological Services Ltd would like to thank WWMartin for commissioning this project and Dr Rose Broadley (Historical Environment Record Officer, Kent County Council) for providing the Kent Historic Environment Records.

11 REFERENCES

Museum of London Archaeology Service, MoLAS (1998) Sandling Construction Site, Kent. ARC SCS 98: An Archaeological Evaluation Interim Report.

Archaeology Data Service (ADS)

Booth, P., Champion, T., Foreman, S., Garwood, P., Glass H., Munby, J., Reynolds, A. (2011). On Track. The Archaeology of High Speed 1, Section 1, in Kent. Project Report. Oxford Wessex Archaeology and High Speed

British Geological Survey (2021)

Brooks, S., Harrington, S. (2010). The Kingdom and People of Kent AD 400-1066. Their History and Archaeology. The History Press, Gloucestershire

Chartered Institute for Archaeologists (CIfA), (2014): *Standard and Guidance for historic environment desk-based assessment*.

Field 6, Otterpool Park, Sellindge, Kent (2018). Archaeological Evaluation Report. Oxford Archaeology

Glover, J. (1982). The Place Names of Kent. Meresborough Books. ISBN 0905270614

Google Earth Imaging (2023)

Hasted, E. (1800). The History and Topographical Survey of the County of Kent; Volume 9. Originally published by W Bristow, Canterbury, 1800. British History Online. Accessible at:

<https://www.british-history.ac.uk/survey-kent/vol10/pp29-34>

Heritage Gateway <https://www.heritagegateway.org.uk/gateway/>

[id-1042306-2-mm7- \(folkestone-hythe.gov.uk\)](https://www.heritagegateway.org.uk/gateway/id-1042306-2-mm7-(folkestone-hythe.gov.uk))

Kent Historic Environment Record (HER)

Margary, I.D. (1955) Roman roads in Britain. Reproduced on

saxonhistory.co.uk/Ivan_D_Margary_Roman_Roads.php

National Planning Framework (NPPF 2021)

Online Access to the Index of Archaeological Investigations (OASIS)

Otterpool Park, Kent (2018). Geophysical Survey. Headland Archaeology

Otterpool Park, Kent (2018). Geophysical Survey Report. Sumo Services Ltd

Otterpool Park, Lympne, Kent (2018). Archaeological Watching Brief. Wessex Archaeology

Oxford Archaeological Unit (1995). Assessment of Historic and Cultural Effects: Final Report. Volume

1 of 4. Available online at:

archaeologydataservice.ac.uk/archives/view/ctrl/downloads.cfm?group=

909

Quod (2022) Planning and Delivery Statement. Otterpool Park. Folkestone and Hythe Planning.

Available online at: <https://www.folkestone->

hythe.gov.uk/downloads/file/3284/op8-planning-and-delivery-statement

South-East Research Framework (SERF)

Ward, Gordon (1935). The Westenhanger Charter of 1035. *Archaeologia Cantiana* 47

Wynn, H., Clover, K. (2018). Otterpool Park Environmental Statement. Appendix 9.4 Archaeological

Appraisal and Fieldwork Strategy. Arcadia. Accessible at: [appendix-9-4-otterpool-park-](#)

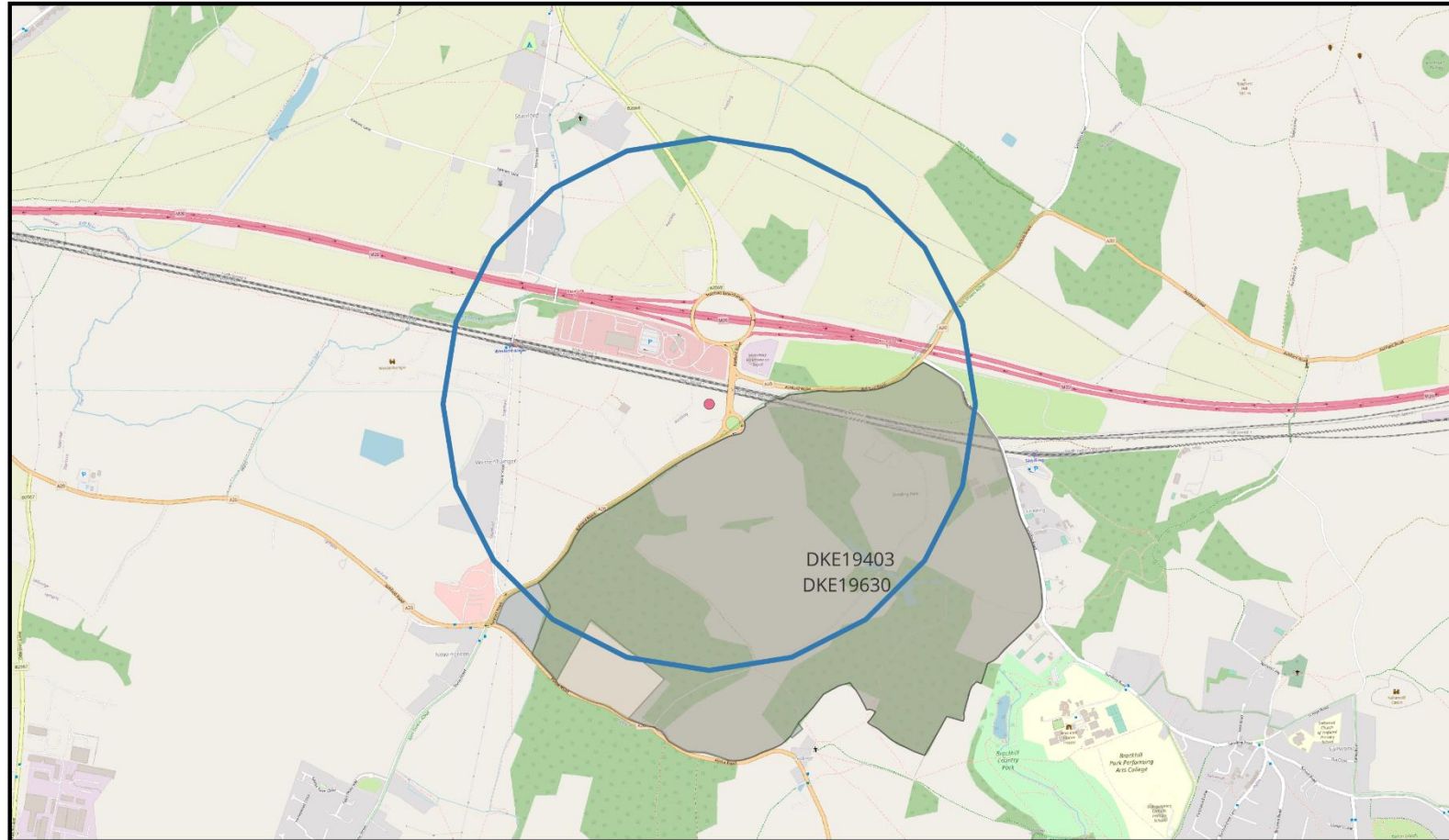
[archaeological-appraisal-and-fieldwork-strategy-2017-updated-2018\(folkestone-](#)

[hythe.gov.uk\)](#)



Figure 1 Site location 1:25,000. Ordnance Survey maps reproduced. Licence No: 100063470. Ordnance Survey data © Crown copyright and database right 2023

Kent Historic Environment Record - Designations



© Crown Copyright and database right 2023. Ordnance Survey
100063470
Data produced by Kent County Council 2023



0 250 500 m

Figure 2 Historic Environment Record for Designations in 1km radius of the PDA

Kent Historic Environment Record - Monuments



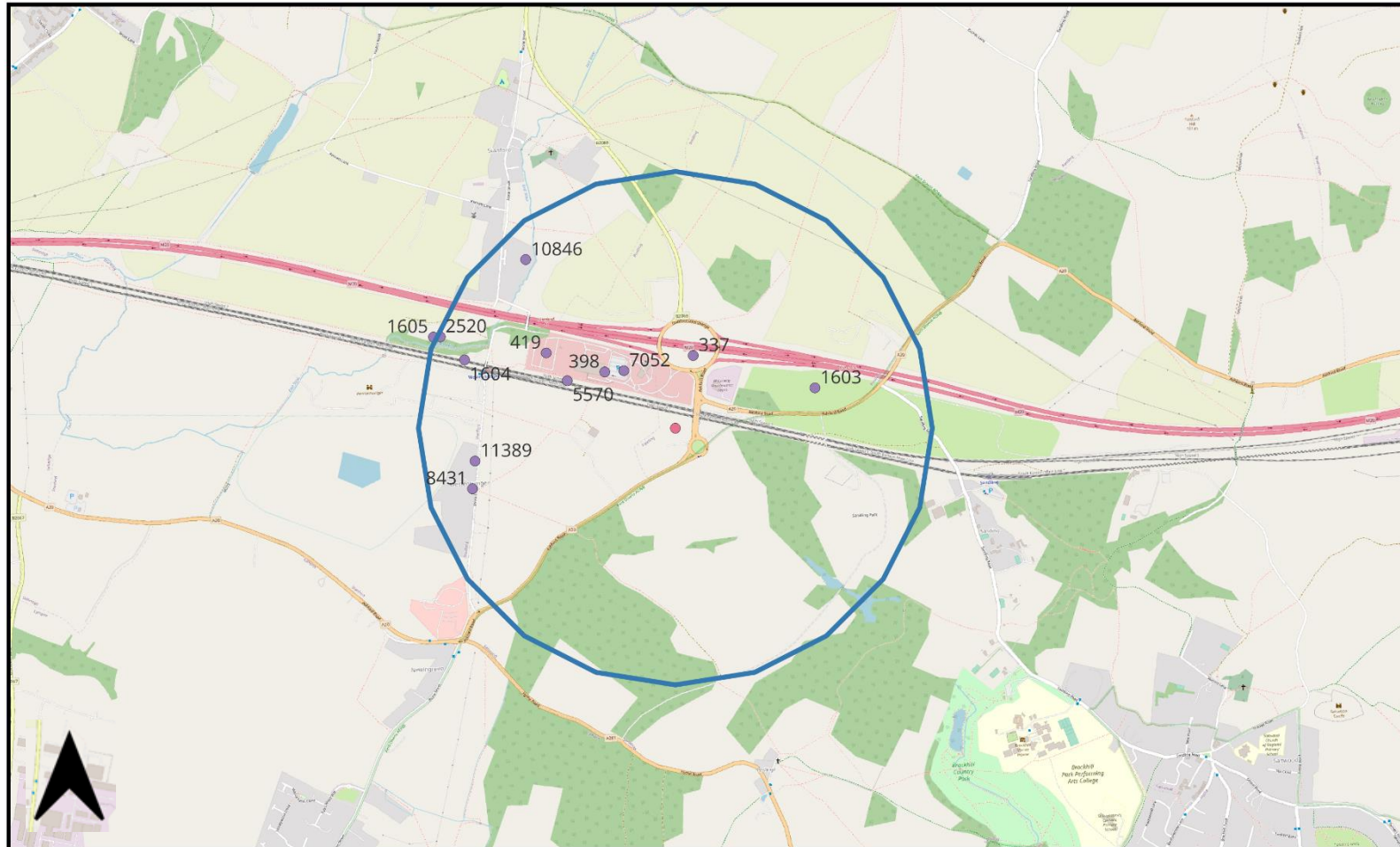
© Crown Copyright and database rights. Ordnance Survey 100063470
Data produced by Kent County Council 2023



0 250 500 m

Figure 2 Historic Environment Record for Monuments in 1km radius of the PDA

Kent Historic Environment Record - Reports



© Crown Copyright and database right 2023. Ordnance Survey 100063470
Data produced by Kent County Council 2023



Figure 4 Historic Environment Record for Reports in 1km radius of the PDA

Kent Historic Environment Record - Events



© Crown Copyright and database right 2023. Ordnance Survey 100063470
Data produced by Kent County Council 2023

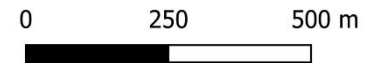


Figure 5 Historic Environment Record for Events in 1km radius of the PDA

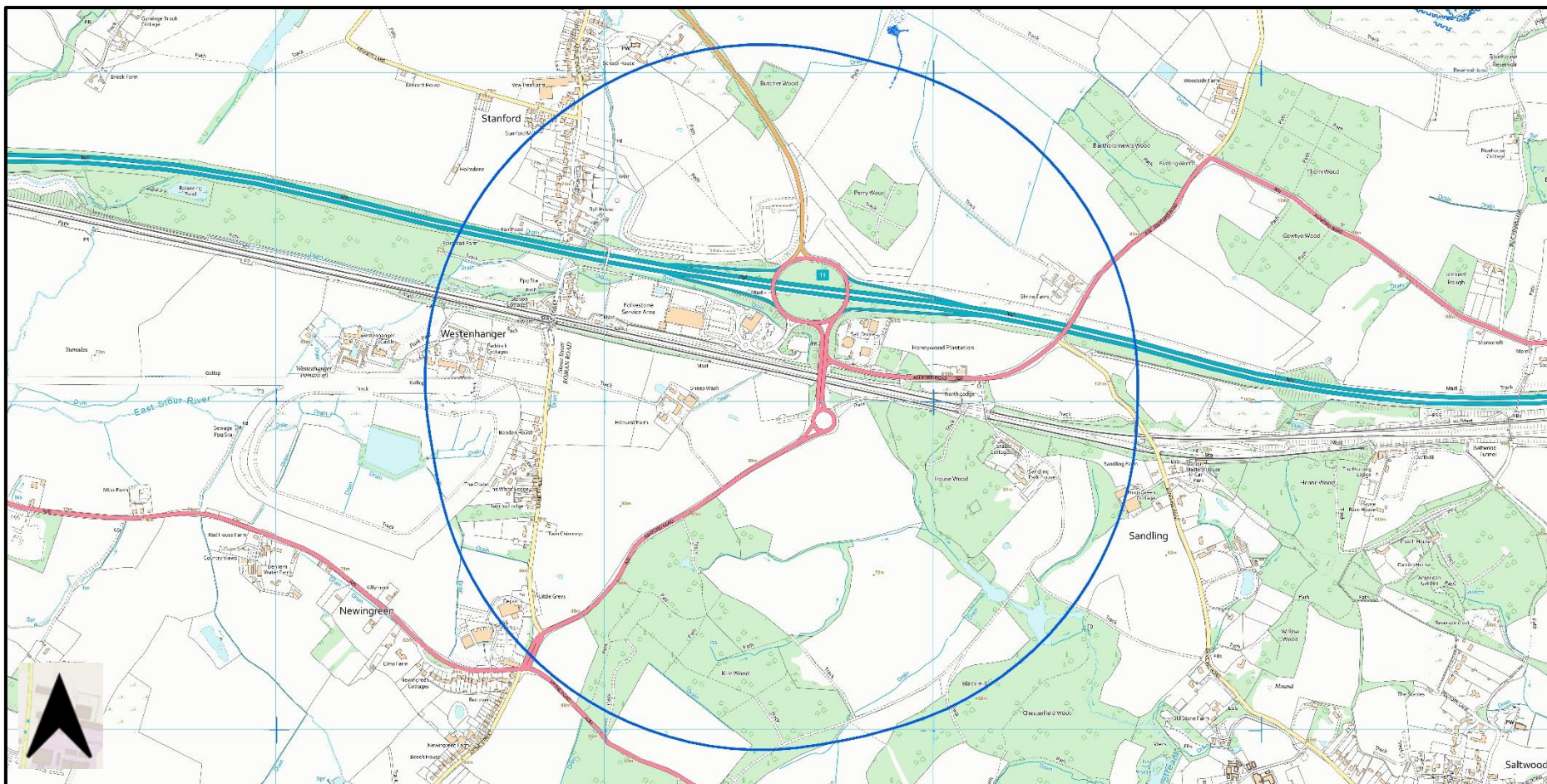


Figure 6 Historic Environment Record for Cropmarks in 1km radius of the PDA

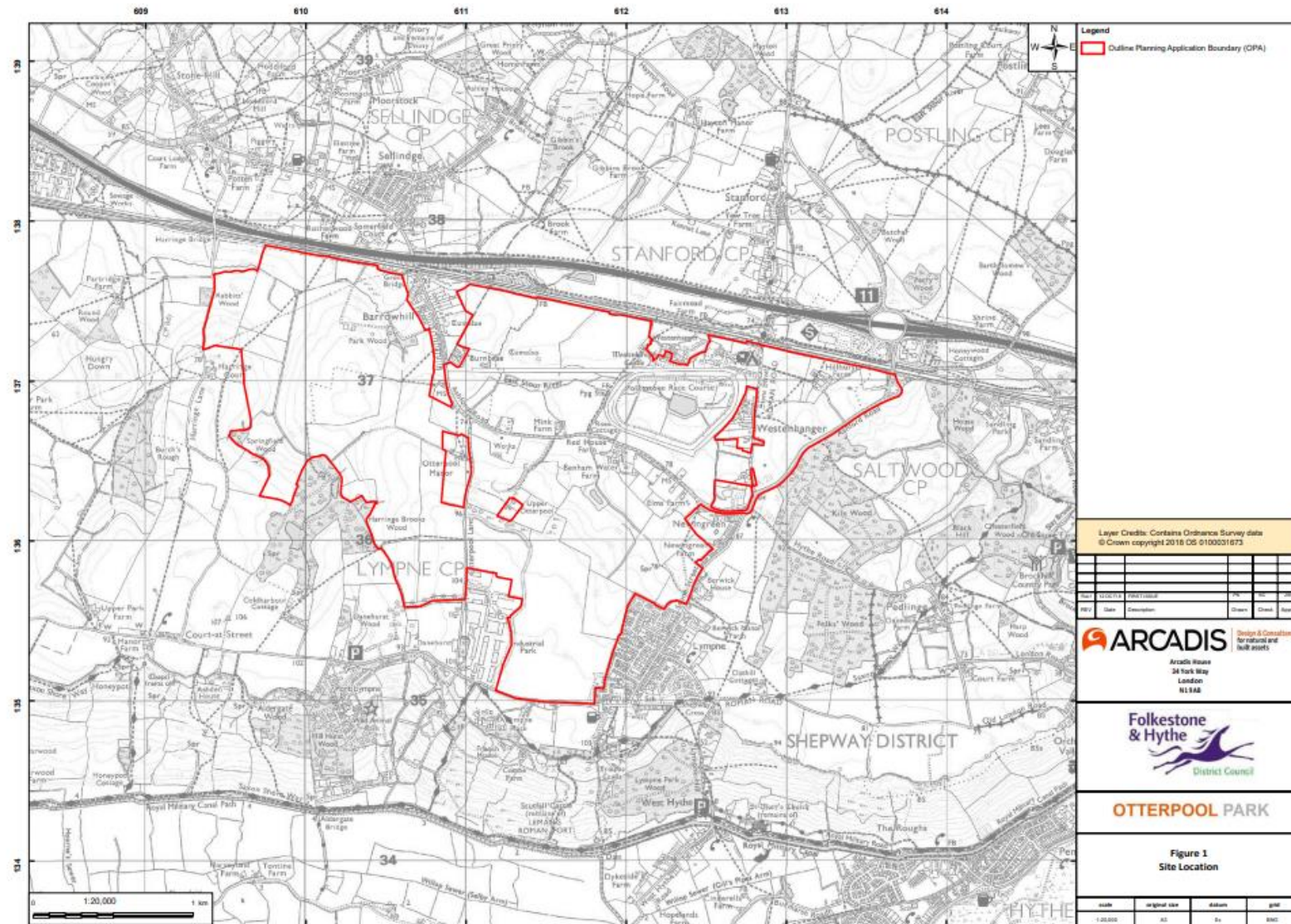


Figure 7 Site location for the outline planning permission for the Otterpool Park development. (Wynn and Clover, 2018: Otterpool Park Environmental Statement). PDA shown in blue

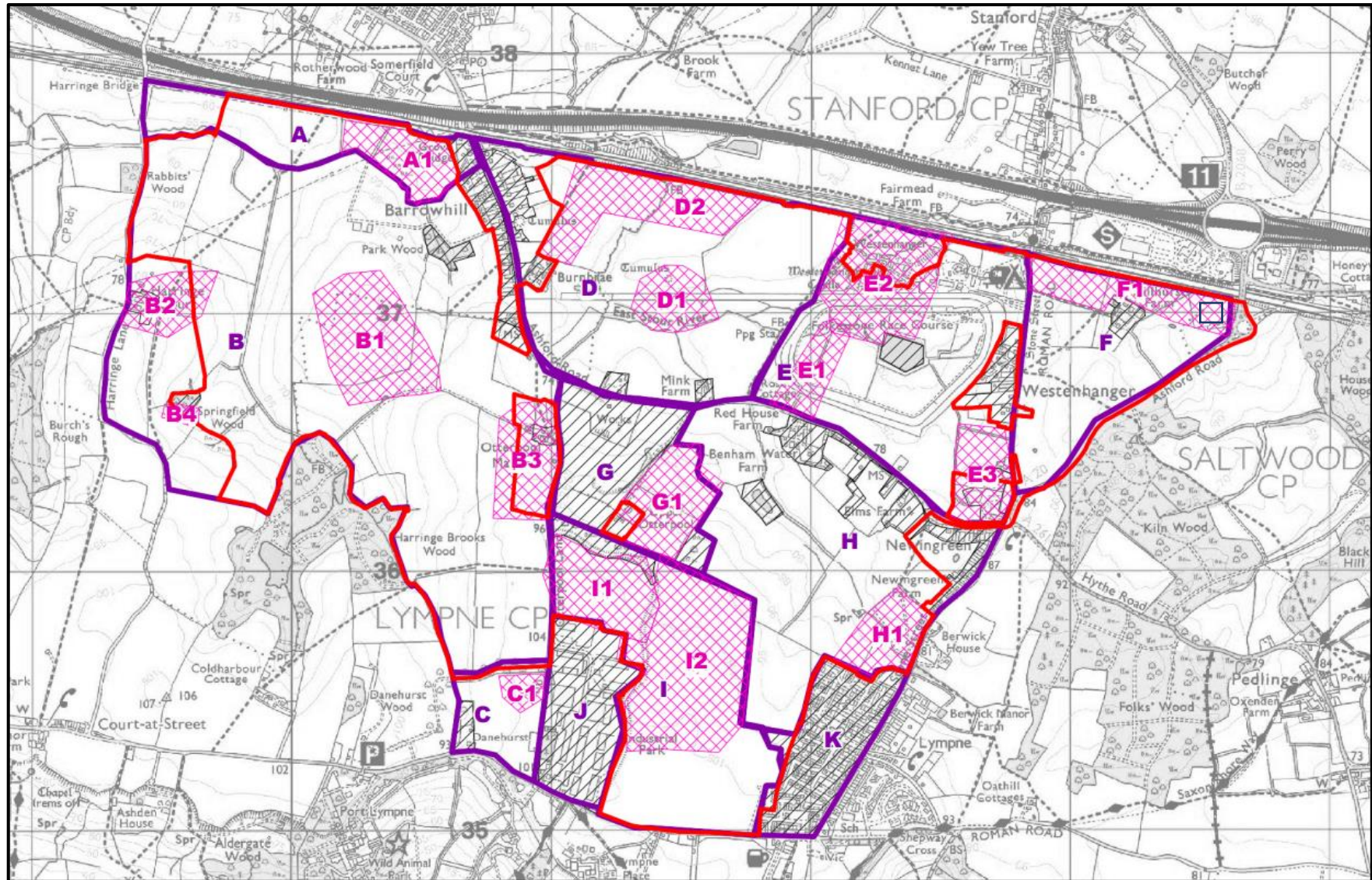


Figure 8 Map extracted from Wynn and Clover (2018) Otterpool Park Environmental Statement. PDA shown in blue

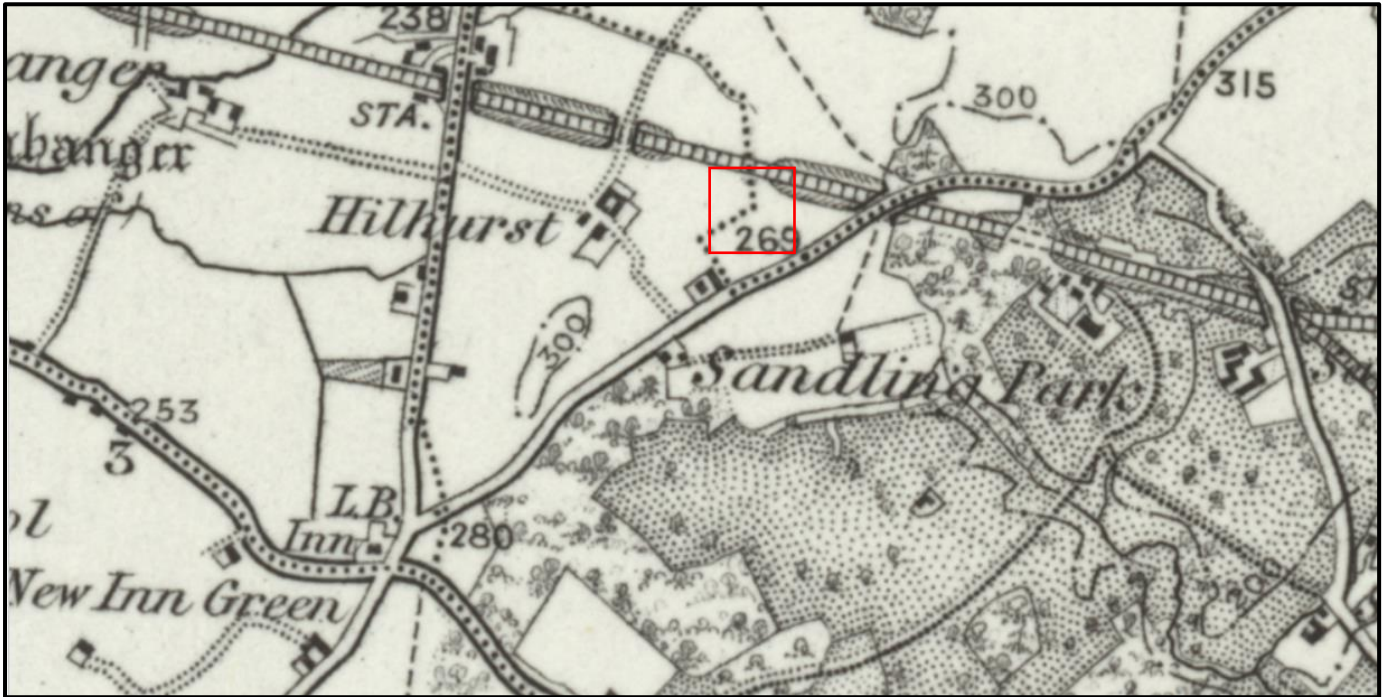


Figure 9 Ordnance Survey 1885-1900 1inch. PDA shown in red

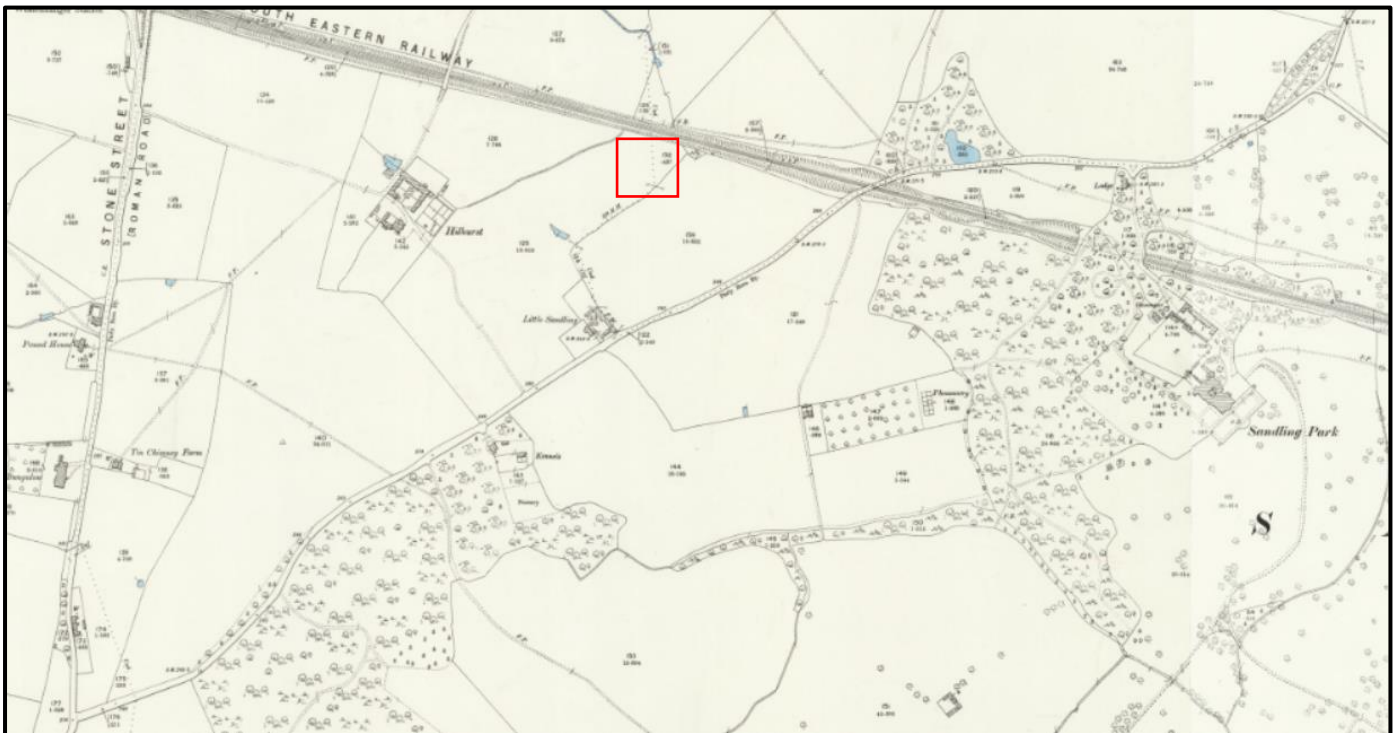


Figure 10 Ordnance Survey 1892-1914 25inch. PDA shown in red



Figure 11 Ordnance Survey 1945-65 1:25,000. PDA shown in red



Figure 12 1960 Google Earth. PDA shown in red



Figure 13 2023 Google Earth. PDA shown in red



Figure 14 Faint cropmarks to directly to the south of the site (2008 Google Earth)

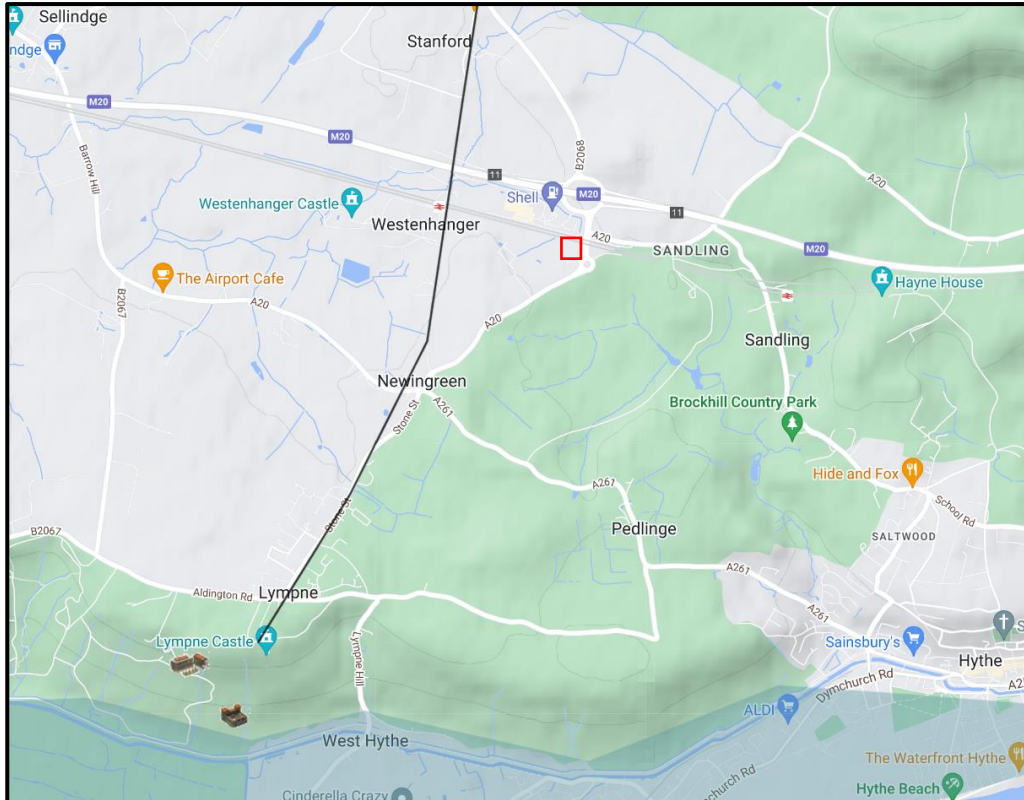


Figure 15 Route of the roman road from Lympne to Canterbury - Stone Street (saxonhistory.co.uk). PDA shown in red

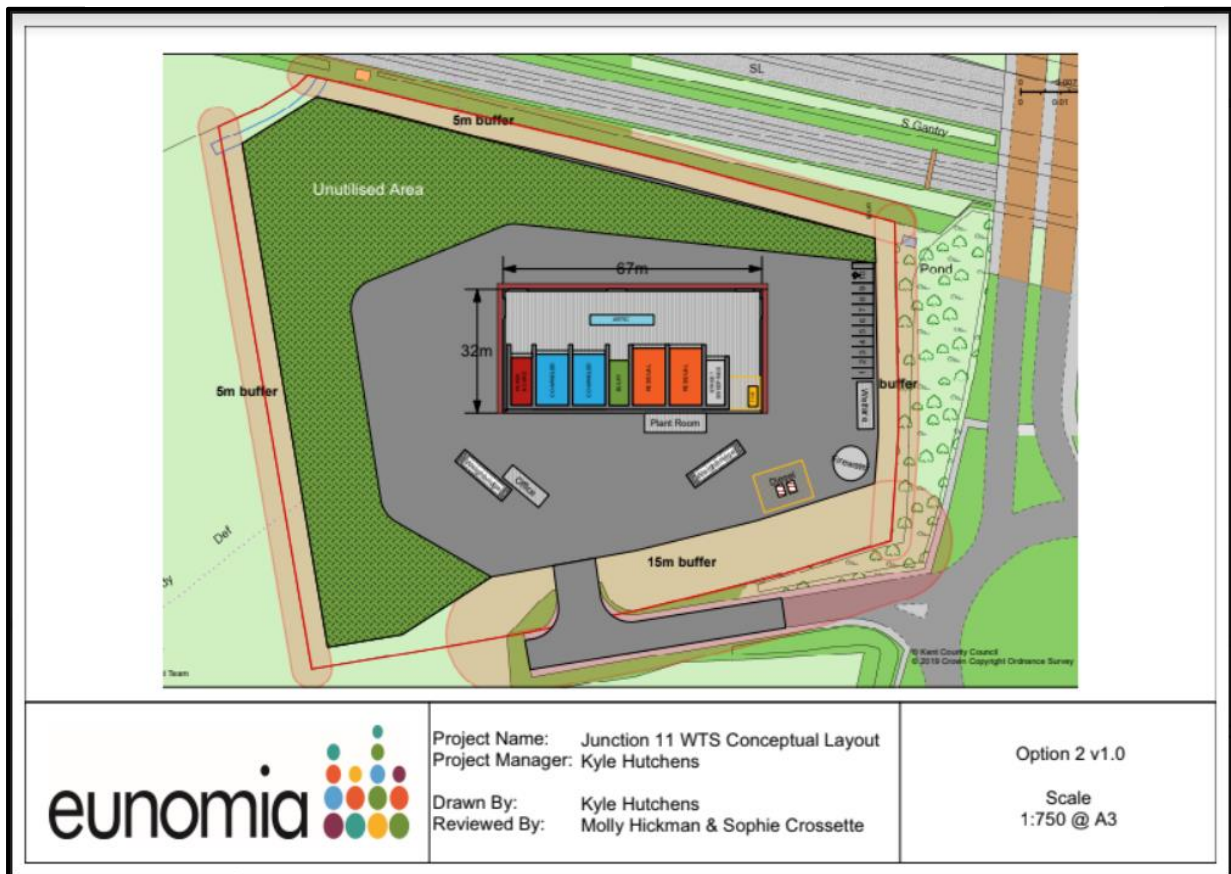


Figure 16 Proposed development of the PDA (Eunomia)



Figure 17 Google Street View of PDA, northwest facing from the A20 roundabout



Figure 18 Google Street View of the PDA, southwest facing from the A20 roundabout



Figure 19 Google Street View of the PDA, north northeast from Ashford Road

APPENDIX 1 – Historic Environment Record**FIND SPOTS**

HER Number	Period	Description	NGR
TR13NW25	Iron Age/Roman	Pottery (Early Iron Age to Roman)	TR14193725
MKE108194	Post medieval	Copper alloy mount	TR1301936789
MKE108195	Post medieval	Lead alloy token	TR1301936789
MKE108196	Medieval to Post medieval	Copper alloy buckle	TR1301936789
MKE108516	Medieval	Silver coin	TR1301936789
MKE113581	Post medieval	Silver coin	TR1286336372

MONUMENTS

HER Number	Period	Description	NGR
TR13NW3	Medieval	Westenhanger Castle	TR12303722
TR13NW45	Roman	Sub oval pit with 1 st -4 th century Romano-British pottery	TR13183720
TR13NW49	Prehistoric	Possible ring ditch	TR13823645
TR14NW53	Roman	Roman road of Stone Street to Canterbury	TR131457
TR13NW63	Late post med	Series of pits, ditches and larger linear found prior to CTRL works	TR1275037049
TQ84SW1	Post medieval	London and Dover Railway	TQ8018643054
TR13NW153	Roman	Field systems at Junction 11, M20	TR13163727
TR13NW161	Late Iron Age/Roman	Pits and ditches	TR13153719
TR13NW162	Medieval	Ditch	TR13153719
TR13NW174	Post medieval	Ditch running parallel to Stone Street	TR12793678
TR13NW176	Undated	Cropmark of visible enclosure	TR12913690
TR13NE277	Modern	Site of East and West Sandling Camps, former WWI camps for the Canadian Expeditionary Force and a marshalling camp in WW2	TR15233710
TR13NW199	Undated	Three ring ditches detected in Area 3, Field 12 of c.30, c.22 and c.18m diameters	TR14423756
TR13NW200	Modern	Site of former Sandling Park House during WW1	TR14273676
TR13NW285	Post medieval	Westenhanger Deer Park	TR11873712
TR13NW286	Medieval	Possible former 16 th century Westenhanger estate bailiffs residence	TR12773677
TR13NW295	Post medieval	Brick and Tile Works on Stone Street – now the Channel Ports Truck Stop	TR12933732

BUILDINGS

HER Number	Period	Name	Description	NGR
TR13NW38	Post medieval	Westenhanger railway station	Built in 1843	TR1280237230
MKE88426	Post medieval	Hayward Farm farmstead	Loose courtyard plan farmstead with buildings to one side of the yard	TR12883784
MKE88428	Post medieval	Out farm southeast of Westenhanger	Field barn with no associated yard	TR12583696
MKE88429	Post medieval	Tin Chimney Farm	Loose courtyard plan farmstead with buildings to one side of the yard	TR12863660
MKE88440	Post medieval	Out farm southeast of Hayward Farm	Field barn with no associated yard	TR12983756
MKE88441	Post medieval	Hillhurst Farm	Full regular courtyard plan farmstead	TR13193698
MKE88442	Post medieval	Out farm northwest of Ashford Lodge	Out farm with a loose courtyard plan with a building to one side of the yard	TR13173603
MKE88450	Post medieval	Out farm southwest of Sandling Park	Out farm with a loose courtyard plan with buildings to three sides of the yard	TR13933635
MKE88738	Post medieval	Little Sandling	Regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element	TR13453682

EVENTS

HER Number	Activity	Name	Description	NGR
EKE10672	Desk based Assessment	Impact of the CTRL	Oxford Archaeology	TQ8 5
EKE11965	Watching brief	'Jesters', Stone Street, Westenhanger	Alan Ward	TR12793677
EKE20765	Excavation	Shrine Farm, Postling	Open undulating farmland found when surveying work for the construction of the M20 Folkestone to Ashford motorway c.50m below the surface in a area 30m wide by c.1km long. Iron Age and Roman	TR14183724
EKE21144	Geoarchaeological and paleoenvironmental assessment	A259 Dymchurch to M20 (Junction 11)	Not recorded	TR13623733
EKE5000	Geophysical survey	A259 Dymchurch to M20 (Junction 11)	Archaeological potential indicated	TR127352

EKE5115	Evaluation	Land adjacent to Hillhurst Farm, Westenhangar	Sub oval feature found with 1 st -4 th century pottery – suggesting a possible settlement between this site and the Roman road	TR13303723
EKE5126	Evaluation	Land adjacent to Hillhurst Farm, Westenhangar Phase 2	Two linear features found but undated – possibly modern drainage features – suggested previous feature in EKE5115 may be isolated and not part of a settlement	TR13073730
EKE16347	Watching brief	M20 Lorry Park Scheme	30 geotechnical test pits – encountered alluvial deposits which provide a degree of potential with regards to preservation of paleoenvironmental remains within the site	TR12013795
EKE19283	Desk based Assessment	Connaught Lodge, Stone Street, Westenhangar	Archaeological remains of significance may be revealed within the proposed development area	TR12773689
EKE10861	Watching brief	Stanford and Sandling, part of the CTRL works	Pits and ditches of Late Iron Age/Early Roman date and a medieval ditch	TR13153719
EKE5071	Evaluation	Sandlings Construction Site	15 trial trenches adjacent to a possible Iron Age and Roman settlement, discovered during construction of the M20	TR14123717
EKE5089	Evaluation	East and West of Stone Street, Westenhangar	No results published	TR1275937280
EKE5090	Evaluation	West of Stone Street, Westenhangar	Excavation of humic layer found by Canterbury Archaeological Trust in former Eval (EKE5089)	TR1263837369
EKE10761	Investigation	Stone Street West, Stanford	Investigation of alluvial deposits. No features found	TR12663737
EKE16345	Environmental Assessment Report	M20 Lorry Area, Stanford West	Report presents detailed baseline for all heritage assets in the study area of the project site	TR12993767
EKE14724	Geoarchaeological Evaluation	Thames/Medway Alluvial Corridor of the Channel Tunnel Rail Link	For the planned CTRL link – unpublished document	TQ89575606
EKE15023	Geophysical Survey	M20 Lorry Park	Three ring ditches and possible fourth detected in Area 3, Field 12. Elsewhere, field boundaries, field drainage schemes and several pipes.	TR12853793
EKE10764	Watching brief	Stop 24, Junction 11, M20	Roman field systems of the 1 st to 3 rd centuries found	TR13363723

EKE5730	Evaluation	Royal Oak Motel, Ashford Road, Stanford	Three ring ditches uncovered, one post medieval, the other two probable and one undated post hole along with evidence of modern specialist crop growing	TR1265236273
---------	------------	---	---	--------------

LANDSCAPE

HER Number	Activity	Name	Description	NGR
TR13NW33	Landscape	Sandling Park	19 th century woodland garden, developed 20 th century	TR13913637