

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Hayne Barn, Saltwood, Hythe, Kent.

National Grid Reference TR 615591 136707



Report for Ivor Record

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Archaeological Desk-Based Assessment in Advance of the proposed development of Land Hayne Barn, Saltwood, Hythe, Kent.

Summary

SWAT Archaeology has been commissioned by Ivor Record to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at Hayne Barn, Saltwood, Hythe, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **moderate**
- Iron Age: **moderate**
- Roman: **moderate**
- Anglo-Saxon: **moderate to high**
- Medieval: **moderate**
- Post-Medieval: **low**
- Modern: **low**

The PDA is located within an Area identified by the council as having Archaeological potential and the desk-based assessment concludes that the site has moderate to high potential for archaeology. It lies to the south of a major area of archaeology that includes multi-period cemeteries and funerary landscape of the Bronze Age, Iron Age, Roman and Anglo-Saxon, along with Iron Age and Roman trackways Bronze Age, Iron Age, Roman, possible Anglo-Saxon and Medieval settlement areas, as well as flints and pits from the Palaeolithic and Neolithic periods. To the south west, a Bronze Age hoard was discovered at Hayne Hill in 1872. Immediately to the north, in the area between the PDA and the CTRL excavations, an evaluation found part a stone lined cist grave which suggests that the cemeteries found during the CTRL may extend further southwards towards the PDA.

Other evaluations in the vicinity around Hayne Barn House have not identified any archaeological features and finds, which could suggest that the archaeology seen at the CTRL site may not extend southward into the PDA. This may be due to the fact that the area of the estate could possibly be made ground given that it is level and significantly higher than the bridleway at the southern boundary. However, the possibility of further outlying archaeological remains cannot be dismissed. Map regression confirms the area has had agricultural use since the Post Medieval period. The use of the PDA for the lodges will not require foundations although sewage trenches will be required along with a sump, along with a reduction in the ground level around the new entrance way. Consequently, it is considered that the proposed development will have a medium impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Ivor Record (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at Hayne Barn, Saltwood, Hythe, Kent centred on National Grid Reference (NGR) TR 615591 136707 (Fig 1).

1.2 The Site

- 1.2.1 The proposed site sits within the Hayne Barn estate. The estate includes Hayne House, a corporate and wedding venue, and 'Froggies', a private house. In addition, on the estate are a number of other smaller properties, large garden areas and tennis courts. The PDA is located in the south east corner of the estate in a wooded area consisting of a mix of native trees and mature Christmas trees. Immediately to the north of the PDA is a large area of lawn. The PDA sits at an average height of circa 94m AOD. Within the estate area the land is mainly level with various bunds situated by the PDA and Froggies. Within the PDA the land gently slopes southwards. The southern boundary of the estate borders the bridleway of the Saxon Shore Way, where the southern boundary drops extremely sharply by about circa 4m to the road. The PDA is situated 170m south of the M20 and High-Speed Rail Link and is to the north of the village of Saltwood, the centre of the village just under 1km away. Further to the north are

the North Downs and the escarpment with the land rising sharply from sea level to the base of the escarpment. Saltwood is to the north of the town of Hythe and the coast is circa 2.5km the south. The coast is part of a curving bay that stretches 17 miles between Folkestone and Dungeness. Folkestone is circa 5 miles eastwards along the coast (Fig. 1)

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising Folkestone Formation – Sandstone. The Lower Greensand Group is a geological unit, which forms part of the underlying geological structure of southeast England and can usually be subdivided to formational levels with varying properties into the Atherfield Clay Formation, the Hythe Formation, the Sandgate Formation, and the Folkestone Formation. It is a marine shallow-water deposit formed during the Early Cretaceous Period, which lasted for approximately 40 million years from 140 to 100 million years ago. It consists mostly of poorly lithified sands which classify onto the sand/sandstone borderline, having properties neither akin to the classical concept of an engineering soil nor being strong enough to be labelled a rock. There are no superficial deposits.

Geotechnical Information

- 1.2.3 There is known geotechnical information from the 2004 and subsequent 2007 evaluation at the Haynes Barn estate in an area just north of the PDA. This confirmed a bedrock of chemically weathered and eroded greensand overlain by mottled off white to dark-brown, clayey sand (circa 0.5m), below a greyish brown topsoil and turf (0.25-0.3m). The soil is known to be acidic and the soil is subject to humic lamination caused by downward migration of thin layers of the humic and fluvic acids combined with clay minerals leached from the soil that confuses the archaeological record.

1.3 The Proposed Development

- 1.3.1 The proposed development is for 4 one bed lodges and 2 two bed lodges set within the PDA. The eastern end of the PDA will have an entrance created off the main estate access drive and a small parking area. The lodges will not be visible either from the Saxon Shore Way or from the wider Hayne Barn estate area to the north of the PDA as the lodges will be set in amongst the trees. The

proposed parking entrance at the eastern end already has a bund in place on the northern boundary being the spoil from previous development on the estate, which will shield the car parking area from the rest of the estate (Fig. 2)

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is 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.

2.2 Heritage Assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

- 2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is

protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): Annex 2, comprises:

‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.

2.3.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 185 of the NPPF states that:

‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including

heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

2.3.6 Paragraph 190 of the NPPF states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a

heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.3.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting.** 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.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) The nature of the heritage asset prevents all reasonable uses of the site; and

b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d) The harm or loss is outweighed by the benefit of bringing the site back into use.

2.3.14 Conversely, paragraph 196 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

2.3.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.3.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.
- 2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.
- 2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:
- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
 - **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains)

does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.

- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). ^{[[1]]}Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

Treasures Act 1996

The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.5.5 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Local Policies

- 2.6.1 Shepway District Council, now called Folkestone and Hythe District Council since the 1st April 2018 has a Local Plan adopted in 2006. The plan has a number of policies relevant to archaeology:
- 2.6.2 POLICY BE3 & BE4: CONSERVATION AREAS
- 2.6.3 POLICY BE5: LISTED BUILDINGS
- 2.6.4 POLICY BE6: OTHER BUILDINGS OF SPECIAL CHARACTER

2.6.5 Policy BE12: AREAS OF SPECIAL CHARACTER

2.6.6 POLICY BNE18: HISTORIC PARKS & GARDENS

Policy BE3: Conservation Areas

2.6.7 When considering new Conservation Areas or reviewing existing Conservation Areas: the following criteria will be taken into account: The area is:

- a. of special architectural or historic interest, the character of which it is desirable to preserve and enhance;
- b. includes sufficient buildings of historic and/or architectural interest, listed or unlisted, to give a strong character;
- c. includes sufficient good quality hard and/or soft landscape
- d. shows strong relationships between buildings, and buildings and open spaces that create a sense of place;
- e. one which either illustrates local architectural development or an area of one architectural period which remains largely in its original condition.

Policy BE4: Demolition in Conservation Areas

2.6.8 The District Planning Authority will:

- a. refuse Conservation Area Consent for the demolition of buildings which contribute to the character or appearance of a Conservation Area;
- b. refuse proposals for infill or backland development which would adversely affect the character of a Conservation Area;
- c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas;
- d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas;

e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of Conservation areas;

f. protect trees, verges and hedgerows which enhance both the setting and character of Conservation Areas.

Policy BE5: Listed Buildings

2.6.9 In order to preserve listed buildings and their settings and any features of special architectural or historic interest which they possess, the District Planning Authority will:

a. refuse Listed Building Consent for demolition, extension, alteration or partial demolition, including internal or external works, if the proposals are considered to be detrimental to the character of the building;

b. refuse proposals for the change of use of a listed building where such a use would adversely affect its character or setting, or where insufficient details are submitted to enable the application to be appropriately assessed. Changes of use will normally be permitted where these would provide the best means of conserving the character, appearance, fabric, integrity and setting of a listed building;

c. impose conditions as necessary when granting consent to alter a listed building in order to protect the character afforded to that building by the retention or reinstatement of traditional features or materials;

d. require the display of signs and advertisements to respect the character of a listed building, and refuse applications which would entail structural alterations for the display of advertisements;

e. refuse applications for development which would adversely affect the setting or character of a listed building;

f. refuse applications for extensions or alterations which would dominate the original building in either scale, material or situation;

- g. refuse applications which would involve the replacement of windows having glazing bars with sheet glass;
- h. refuse applications which involve the blocking up of windows or external doorways, or the making of new openings;
- i. refuse applications which involve repairs or alterations other than in matching materials and to the original design;
- j. refuse applications which would entail the removal of mouldings, balustrades, balconies, chimneys or other architectural features;
- k. refuse applications which would entail the introduction of incongruous period features such as shutters and bow windows;
- l. refuse applications which would entail use of replacement windows and doors in PVCu plastic;
- m. refuse applications involving major internal alterations, such as the reshaping of rooms, the removal of a staircase, the removal or destruction of panelling or stained glass, or alterations to roof trusses of interest.

Policy BE6: Other Buildings of Special Character

- 2.6.10 Using powers over the control of demolition and other development control powers, the District Planning Authority will refuse permission for redevelopment which would harm the character of groups of historic buildings up to and including early 20th Century buildings of distinctive or uniform architectural style. Permission will only be granted for developments which would reflect and contribute to that style.
- 2.6.11 When dealing with proposals for development which would affect nationally important archaeologically remains (whether scheduled as Ancient Monuments or not) and their settings, the District Council will presume in favour of their physical preservation in situ. Where remains are not considered to be of national importance or in situ preservation is not considered to be justified, a programme of excavation, recording and publishing of information gathered may be an alternative. This process of excavation and recording will be achieved either by obligations entered into under Section 106 of the Town and Country

Planning Act 1990, or through the use of conditions attached to planning permission in respect of the development proposed.

2.6.12 In all cases where development proposals are likely to affect archaeological remains, developers are urged to consult with the District Council as early as possible, and preferably before applications are submitted, to avoid possible costly delays at later stages in the planning process. Developers may be required to submit assessments of the archaeological importance of sites and the impact of their development proposals on that archaeology as information in support of planning applications.

Policy BE12: Areas of Special Character

2.6.13 Planning permission for further development within the following Areas of Special Character as defined on the Proposals Map will not be granted if the development will harm the existing character of that area, by reason of either a loss of existing vegetation, especially in relation to important skylines; or a greater visual impact of buildings:

- a. the west end of Folkestone, and Radnor Cliff;
- b. Julian Road/Wilton Road/Cornwallis Avenue;
- c. Sunnyside Road/Brewers Hill, Sandgate;
- d. Hillside Street/North Road, Hythe, and Saltwood;
- e. Cannongate Road/Cliff Road/Seabrook Road, Hythe;
- f. Madeira Road, Littlestone;
- g. The Oval, Dymchurch.

2.6.14 Where sites are allocated for development within these areas, proposals will only be permitted if the design blends in terms of scale, mass and architectural details with the character of the surrounding area.

Policy BE18: Historic Parks and Gardens

2.6.15 Planning permission will be refused where development proposals would adversely affect the site or setting of the following parks and gardens of historic interest as shown on the Proposals Map:

- Acrise Place
- Beachborough Park
- Horton Priory
- Lympne Castle
- Port Lympne
- Saltwood Castle
- Sandling Park

Local Planning Guidance

2.6.16 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Ivor Record, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.

- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary 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”.
- 3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

- 3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:
- *an assessment of the potential for heritage assets to survive within the area of study*

- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or

Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 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 or may affect the ability to appreciate that significance or may be neutral.

Significance

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.3.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

Secondary and Statutory Resources

- 4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape

studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

4.3.8 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Ancient Monument or Protected Military Remains in the assessment area. Time scales for archaeological periods represented in the report are listed in Table 1.

5.1.2

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British	c. AD 43 – c. AD 410	
Anglo-Saxon	AD 410 – AD 1066	
Medieval	AD 1066 – AD 1485	
Post-medieval	AD 1485 – AD 1900	
Modern	AD 1901 – present day	
Table 1: Classification of Archaeological periods		

5.1.3 The majority of the Kent HER records within the 500m assessment are related to the area to the north of the Saltwood tunnel up to the M20 given that this large area was excavated in detail ahead to the Channel Tunnel Rail Link. The table in Figure 15 details all the finds, features and buildings within the assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are two Grade II listed heritage assets within the assessment area and one HER building record of a non-designated asset. The two listed assets are located at the northern edge of the village of Saltwood, south of the PDA and relate to two Modern houses of Arts and Crafts design. The third building was de-listed following the property being moved due to the CTRL. The other properties have no visibility with the PDA.

Table 1 Designated Heritage Assets

TR 13 NE 144	Modern	Kintail. Grade II listed (1061095). House built in 1923 by Baillie Scott and Bereford for William Webster. An Arts and Crafts Movement design.
TR 13 NE 97	Modern	Bennington. Grade II listed (1068748). House built in 1925 by Baillie Scott and Bereford. An Arts and Crafts Movement Design.
TR 13 NE 54	Medieval to Post Medieval	16 th century house with major 18th century rebuilding. The building was dismantled and reconstructed to the present site due to Channel Tunnel work. Delisted from the Heritage Register

5.3 Previous Archaeological Works

5.3.1 There have been a number of previous archaeological works in the area. There was the major undertaking of the CTRL as well as two much smaller

archaeological evaluations on land immediately to the north of the PDA. All of which are covered below.

- 5.3.2 In 2004 an archaeological evaluation of land at the Haynes Barn Riding stables was undertaken by the Canterbury Archaeological Trust (CAT). Eight machine excavated trenches were cut. Of the eight trenches totalling 120m in length, only two contained archaeological features. They were located within the stable extension to the east and south of the stables in an area threatened by a proposed lake (Trenches 8 and 12 respectively). The lake subsequently has not gone ahead and the stables since demolished. Trench 8 was 75m south west of the Early Bronze Age barrow and 60m south west of the western Anglo-Saxon cometary and excavated to a depth of circa 0.45m. Trench 8 contained a feature of a semi-circular cut filled with large weathered sandstone blocks laying circa 0.3m below the ground surface. The whole feature remained unexcavated as it continued into the trench wall. Suggests the feature is a possible grave. Two pieces of worked flint was also recovered. Trench 12 uncovered a linear undated cut, which may represent a boundary of some sort. None of the other trenches produced any features or finds (*Unpublished Document: Canterbury Archaeological trust. 2004. Archaeological Evaluation of Land at Hayne Barn Riding Stables, Saltwood, Kent*).
- 5.3.3 In 2007, an evaluation of land was undertaken by CAT at Hayne Barn Riding Stables. Two machine cut trenches of 20m each were excavated across the footprint of a proposed new house and drive through garage. No archaeological features or finds were found predating the turkey farm era were found. (*Unpublished Document: Canterbury Archaeological Trust. 2007. Results of an Archaeological Evaluation on land at Hayne Barn Riding School, Saltwood, Kent*).
- 5.3.4 In 2008, a watching Brief by CAT took place at the Hayne Barn Riding School ahead of the provision of foul water drainage. The trench was approximately 230m in length starting from the newly replaced dwelling at the south west corner of the site, skirting the southern and eastern sides of a large paddock to join the main drainage system at Hayne Barn on the northern edge of the site. No archaeological features or finds were found. (*Unpublished Document: Canterbury Archaeological Trust. 2009. A Watching brief at Hayne Barn, Saltwood, Kent*).

5.3.5 The building of the Channel Tunnel Rail Link (CTRL) was a major archaeological excavation undertaken over several years from 1996 along the 45 miles from the Channel Tunnel near Folkestone to Gravesend. The area to the north of the Saltwood (Hayne) tunnel was one of many key sites along the stretch. The archaeological investigation by the Canterbury Archaeological Trust (CAT), Wessex Archaeology. Unstratified flint from the Mesolithic and Bronze Age was found. The earliest occupation was identified as Iron Age continuing into the early or middle Saxon period from the 6th century BC to circa 6th century AD. The Iron Age/Roman occupation area was located at the head of a dry coombe and involved hollow ways and ditches and a number of enclosures with many changes to their boundaries over the period. Pottery was found dating to the Roman and Anglo-Saxon period along with an oven and a sunken floored building. However, 217 burials were found in two Anglo-Saxon cemeteries. A trend has been observed here as in other locations that when these cemeteries are placed in connection with prehistoric barrows, the Anglo-Saxon cemetery is in $\frac{3}{4}$ of cases usually placed towards the south and east of the barrows. In the Medieval period a small settlement was established immediately west of the hollow way junction evidenced by pits and post holes with finds dating to the 11th and 12th centuries. The majority of features were sealed by later plough soils and not disturbed by modern ploughing. Some areas were affected by truncation from the M20 construction (*Unpublished Document: Canterbury Archaeological Trust & Wessex Archaeology. 2002. Saltwood Tunnel Post Excavation Assessment Report: Volume 1 of 3: Archive Assessment*).

5.3.6 There was a Watching Brief by Kent Archaeological Rescue in 1979 at the construction of the M20 motorway in the area to the north of the Hayne Barn estate. Evidence suggested there was late Iron Age/Roman occupation and also possibly into the Anglo-Saxon period with evidence from loom weights and sunken featured buildings. The evidence suggested in this excavation that the archaeological site found in CTRL extends north into the area of the M20.

Landscape Characterisation

5.3.7 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'small regular with straight boundaries (Parliamentary type enclosure)'.

Conservation Area

- 5.3.8 The PDA lies within the Conservation Area for Saltwood, which is located at the outer reaches of the assessment area to the far south of the PDA. The north west part of the Conservation Area incorporates the listed buildings along Rectory Road and was extended to include the bridleway path to the north of these. The District Council produced an area appraisal in 2006. The area was designated in 1974 and reviewed and extended in 1992.

0-100m Radius

- 5.3.9 There are five KHER entries for this area. The PDA is thought to be within the southern part of the area of the site of the East and West World War I Sandling Camps (TR 13 NE 277). A stone lined grave was found circa 100m north of the PDA (TR 13 NE 203) and nearby a ditch of unknown date was also discovered circa 80m north of the PDA (TR 13 NE 204). Both features were found during evaluation trenches and may represent a continuation southward of features found to the north during the CTRL. Circa 100m to the south west is the American Garden created in the 19th century (TR 13 NE 231). Circa 100m to the east of the PDA is Stone Farm Bridleway where two ditches of Medieval date were found (TR 13 NE 212).

100-200m Radius

- 5.3.10 There are seven KHER entries for this area. In 1926 a Roman coin was found circa 200m north east of the PDA (TR 13 NE 21). Near Stone Farm bridleway, circa 200m east, north east of the PDA, a number of Mesolithic projectile points were found (TR 13 NE 206). In an area circa 200m northwards of the PDA, a Bronze Age funerary landscape was identified from barrow, ring ditches, inhumations along with agricultural activity (TR 13 NE 214). The easternmost Bronze Age barrow, circa 200m north east of the PDA, had enclosure, post lines, ditches and cinder capped pits (TR 13 NE 215). Also, within this area, circa 200m to the north, north east and north, north west were trackways of Bronze Age to Saxon in date (TR 13 NE 220). Evidence of the First World War camp in the form of latrines, structural footing sand other features were found circa 200m to the north east of the PDA (TR 13 NE 279). The London and Dover Railway constructed in 1844 is circa 200m to the north, taking the form of a tunnel in this area (TQ 84 SW 1).

200-300m Radius

5.3.11 There are nine KHER entries for this area. Circa 300m to the north west of the PDA is thought to be a low status Roman settlement area with associated field system (TR 13 NE 217). To the north, north west, circa 280m from the PDA were 9 Roman cremations adjacent to one of the trackways (TR 13 NE 218). Even closer to the PDA, circa 250m away, Roman ovens and pits were found (TR 13 NE 221) and 250m north, were 2 late Roman inhumations, also adjacent to a trackway (TR 13 NE 222). Medieval field systems were also identified (TR 13 NE 228) in the area circa 250m north. In the Area of the Roman settlement, Anglo-Saxon evidence was found circa 300m north westwards, comprising of ditches, pits and pottery (TR 13 NE 225). The exact same area also identified Medieval settlement of the 11th-13th century (TR 13 NE 226). The chronology identified that there were gaps in occupation between the Roman, Anglo-Saxon and Medieval. Iron Age pottery was found during the construction of The Garden House, circa 350m south west of the PDA in the early 20th century (TR 13 NE 70). The disused branch line that closed in 1951 is circa 300m south west of the PDA at its closest point (TR 13 NE 229).

300-400m Radius

5.3.12 There are 15 KHER entries for this area. In 1872 a Bronze Age hoard was found by the top of Haynes Hill, circa 350m south west of the PDA, during the building of the branch railway (TR 13 NE 8) The exact location is lost due to spoil heaps from the railway construction covering the area (TR 13 NE 9). During the construction of the M20, circa 350m to the north, Neolithic to Medieval features and finds were found in 1979 (TR 13 NE 34). Further along Stone Farm Bridleway a number of Roman pits were identified, circa 350m east, north east (TR 13 NE 210). In the same area, Neolithic pits were also found containing pottery and flints (TR 13 NE 213). Fieldwalking ahead of the CTRL excavations found Iron Age and Roman pottery circa 350m north west of the PDA (TR 13 NE 241). The same fieldwalking exercise also identified Neolithic to Bronze Age flint scatter circa 400m north west of the PDA (TR 13 NE 242). A memorial to the Canadian Expeditionary Force that was based at the camps is located 400m north east of the PDA (TR 13 NE 278). Six Iron Age graves were located circa 400m east north east of the PDA along with a ditch terminal and pit (TR 13 NE 216). The area of the easternmost Bronze Age barrow contained a single inhumation from the late Iron Age to Early Roman period, circa 400m east north east of the PDA (TR 13 NE

219). Saxon sunken features buildings were found circa 400m east north east, aligned with Roman ditches (TR 13 NE 224). The same area also had an Anglo-Saxon cemetery situated around some Bronze Age barrows with 217 inhumations, one cremation and a horse burial (TR 13 NE 223). This area also had a Medieval settlement from the 11th to 12th century at the intersection of the easternmost barrow and a trackway (TR 13 NE 227). Circa 400m to the north east is the farmstead of Stone Farm, that is Post Medieval in date (MKE 88465). It is a multiyard farmstead and has been altered with partial loss of its original form. Circa 400m to the north is a farmstead to the north west of Stone Farm of a loose courtyard type with buildings on one side of the yard. Only the farmhouse remains (MKE 88464).

400-500m Radius

- 5.3.13 There are only 2 KHER entries for this area. Both relating to the listed buildings mentioned earlier.

5.4 Archaeological and Historical Narrative

- 5.4.1 Saltwood comes from the old English 'sealt wudu'. Being Saltode in 1086 AD and Saltewda in 1161 before finally being Saltwood in by 1610. The name is reference to saltworks close to a wood nearby. Hythe represents the Old English word 'hȳð', a 'landing-place' or 'harbour'. It was spelt Hyth on the 1769 map. The name first appears as the Normanised form Hede in the Domesday Book in 1086 AD and also Heth in 1228 AD. Hythe has also evolved from the Saxon 'Hyeth' haven or landing place.
- 5.4.2 Hythe is shown to have developed between the intersection of the River Seabrook, to the east and an unnamed river to the west. It is believed that this was the River Limen. These rivers ran off the escarpment of the North Downs into the oval harbour. The two islands provided shelter from the sea after vessels had navigated the creek from the sea opening into Hythe Haven.
- 5.4.3 Neolithic evidence in the area was found during the construction of the M20. At Hayne's Wood, near Saltwood evidence dating to the Bronze age has been found in the form of barrows and ring ditches. Barrows in the Bronze Age are normally located on hilltops and valley edge false crests such as at Saltwood. In the later

Bronze Age areas were cleared for agriculture. Into the Iron Age farming became more intensive with settlement areas located on hilltops and south facing slopes such as in the case of Saltwood. This leads to a landscape of Trackways and boundary ditches. The site appears to be in the area of the Haene Hundred meeting place and the PDA is located at the intersection of two ancient trackways.

- 5.4.4 The Romans had a fort at Port Lemanis (Lympne) two miles northwest of Hythe. It is thought that the site of the current Saltwood Castle was built on Roman remains of a fort to defend the port of Hythe, being situated on the Roman Road north of Hythe towards the castle and on to Stone Street, and according to Hasted, near to the hill at Beechborough where there are the remains of a Roman camp although there is currently no archaeological evidence of this camp. However, Roman remains are present in the area north of Saltwood in the form of burials and pits attesting to activity in the area, possibly in the form of farmsteads. The Romans are well known for mining salt and it is possible that the coastline in parts was much closer to Saltwood in this period. Hythe developed later as a harbour following the silting up of the harbour of West Hythe, a lagoon previously accessed by the River Limen and protected from the sea by a bank of shingle. The area is 4.5km to the north east of Lympne with the Lympne to Dover Road, 2km away and the Lympne to Canterbury Road (Stone Street) just under 4km to the west.
- 5.4.5 In 488 AD, Oisc, the first king of Kent built a castle at Saltwood on an earlier Roman site. King Egberht refers to Saltwood in a 9th century charter. In the year 1036 AD, Halden, or Half den, as he is sometimes, and perhaps more properly written, one of the Saxon thanes, gave Hethe and Saltwood, to Christchurch, in Canterbury. After which they appear to have been held by earl Godwin and after the Norman conquest, by Hugo de Montfort, one of those who had accompanied William the Conqueror. The area around the PDA appears to be in the area of the Haene Hundred meeting place and the PDA is located at the intersection of two ancient trackways. Saltwood lies 4km from Lyminge, site of the Anglo-Saxon royal vill.
- 5.4.6 Almost all Saxon buildings were lost in Hythe during the Norman invasion and therefore little evidence of the Saxon trading community remains. It is not clear

whether Saltwood was also impacted at the time. The castle at Saltwood was replaced with a 12th century one, which is still standing in parts.

- 5.4.7 At the time of the Domesday, Hythe was only as a borough appurtenant to the manor of Saltwood. There were 4 places in the Hundred of Heane in the Domesday Book, Saltwood, Postling, Belice and Hythe. The area had 272 households, 33 villagers, 12 smallholders, 2 slaves and 225 burgesses. There were 15 ploughlands. During the 12th century it became home of Henry d'Essex, constable of England.
- 5.4.8 A possible early Medieval settlement area was found north of Saltwood in the area of the Channel Tunnel Rail link based on ditches, trackways and pits along with animal remains and pottery dating from the Norman conquest to circa 1200 AD.
- 5.4.9 The parish church at Saltwood was built by the Normans in the late 11th century, with many additions and alterations over the next three centuries. As with many other churches, it was heavily restored in Victorian times. The village of Saltwood grew up around the church and the green, with the castle about a quarter of a mile from the centre.
- 5.4.10 Thomas Becket had sought from King Henry II restoration of Saltwood castle as an ecclesiastical palace. Henry instead granted the castle to Ranulf de Broc. That the castle had been returned to Becket, as Archbishop of Canterbury, and remained a church property until the reign of Henry VIII, when Hythe and Saltwood were to be sequestrated to the Crown, suggests that some complicity by the baron Rranulf de Broc was possible in the murder of Becket. It was during this time at Saltwood, on 28 December 1170, that four knights plotted Becket's death the following day. Hugh de Moreville was one of the knights, along with Reginald Fitzurse, William de Tracey and Richard le Breton.
- 5.4.11 An earthquake in 1580 made Saltwood Castle uninhabitable. The castle was still in ruins at the time of Hasted, a historian visiting in 1799. The castle was restored in the 19th century and it became a residence again.
- 5.4.12 In the Middle Ages, Hythe was a member of the Cinque Ports Federation with its role in the defence of the nation. The silting up of the harbour with shingle

following the great storm of 1287 hampered these operations and the port generally. The seamen of Hythe prevented a general invasion at Sandwich in 1217 and in 1242 they were authorised to 'harry and raid' the French coast. The fruits of these raiding parties added considerably to the wealth of the town. In 1292 they joined forces with Dutch, Irish and Gascon Fleets in a successful battle off the Flemish coasts against a combined French, Norman, Flemish and Genoese Fleet. According to Hasted, an historian, a French fleet approached Hythe in 1293 and landed 200 men, but "the townsmen came upon them and slew every one of them: upon which the rest of the fleet hoisted sail and made no further attempt".

- 5.4.13 The increasing size of ships and the foundation of the Royal Navy in the Tudor period contributed to the demise of Hythe as a naval port. The harbour continued to silt up and only a small navigable channel survived leaving the port unable to accept larger vessels.
- 5.4.14 The decision to allow the harbour to succumb to the silting process was slow and expensive; with many townsmen losing their donation to fund many attempts at clearing. A final, unsuccessful attempt in 1676 ended over four centuries of attempts to control nature. Following this an earth bank was constructed to keep back the sea. This was called Sir William's Wall and connected with the Town Wall to form a Promenade. The beach was now approximately 1.5 Km from the High Street at Hythe.
- 5.4.15 The western part of this parish of Saltwood was described by Hasted as 'very sandy, much covered with coppice wood, and the grounds exceedingly parkish, having formerly been part both of Westenhanger and Saltwood parks'
- 5.4.16 In the late 18th century, William Deedes owned an estate called Great Sandling. In 1796, a mansion was building at what is now known as Sandling Park with formal gardens, parkland, farmland and woodland. William Deedes was a major landowner in the Saltwood area.
- 5.4.17 The American Garden is named after the Californian Redwood tree planted 150 years ago in the centre of the garden. The garden was created by Archdeacon Croft who was rector in Saltwood from 1812 until 1869. Hayne House was

originally known as the Hunting Lodge. It was a hunting pavilion of Edward VIII and Mrs Simpson.

- 5.4.18 The South Eastern Railway reached Folkstone in 1843. Spoil from the tunnelling works at the Hayne tunnel was raised to the surface through a series of vertical ventilation shafts, and dumped in a discontinuous linear earthwork c 35 m wide at its base, surviving (until recently) to a height of up to c 4-5 m. Following demand, a branch line was created to Hythe. In 1874, the SE & CR Railway line was opened and brought visitors and military personnel to Hythe via Sandling. It was taken over by Southern Railway in the regrouping of the railways in 1923. Diminishing passenger numbers finally saw the closure of the line between Sandling and Hythe in 1951. At Hayne, a tunnel was constructed. This tunnel is still in situ but is now flooded. The route from Sandling to the Hayne tunnel has been a footpath from 2012 called the Elham Valley Way.
- 5.4.19 In 1915 the area of the PDA and to the north was turned into a camp for Canadian Expeditionary Forces named the East and West Sandling camps. The area of Tolsford Hill was a training area. The west Sandling camp location can be seen as Cropmarks in the 1940 aerial photographs. The east Sandling Camp was essentially to the west of Stone Farm and to the north of the PDA.
- 5.4.20 In 1801 the population of Hythe was 1365 with Saltwood at 385. By 1921, the population had grown to 5,568 and 1,434 respectively.
- 5.4.21 The area of the PDA was known as Heane Barn and Wood. It was the household of a family. Whilst spelt Heane, it is pronounced Hayne. The wood in the area is still spelt Heane. Later spellings of the name used Hayne.
- 5.4.22 The Saxon Shore Way is a long-distance footpath in England. It starts at Gravesend, Kent, and traces the coast of South-East England as it was in Roman times. The Way takes its name, the Saxon Shore, from a line of fortifications built along the coastline as it was in the 3rd century AD, towards the end of the Roman period. The path originally opened in 1980.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the PDA as the corner of a field in a sparsely populated area at the junction of the road from Saltwood Castle up towards Stone farm with the southern boundary as a trackway. At the far north west corner of the map can be seen the woods around Postling Wents which still exist today. Interestingly the map does not show Hayne Wood, to the west of the PDA. (Fig. 3).

Hasted, 1797

- 5.5.2 There is not much change from the previous map (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 This shows a rural area and the field systems around the PDA along with wooded area to the west being Hayne Wood. There are few residential areas. Stone Barn to the north east, Sanding to the west. Saltwood and the castle to the south (Fig. 5).

Tithe Map from 1841

- 5.5.4 This map shows the agrarian landscape of the area divided into many fields. The properties are Hayne Barn to the north west of the PDA and the American Garden to the south west of the PDA. The larger field classified as 144 is called Shire Gate Field and is arable. The smaller area by the track is designated 145 and is called Shire Gate Field Shaw and is a wood. Shaw being a name for a thicket. The owner of these area is William Deedes, the prominent landowner is the area. They are occupied by William Avann. On the tithe map they appear to have put Hayne Barn to the north of the railway tunnel rather than to the south. Hayne Barn is then owned by Richard Jenkins and the fields immediately around (Fig. 6).

Historic OS Map 1872 1:2500

- 5.5.5 This is the first properly scaled OS map. The PDA is part of field designated 103. The southern boundary is a wooded track designated 105. The south eastern corner is the roadway from Saltwood that leads northwards. There is also another trackway traversing to the north west from the road that forms the

eastern boundary of the PDA. These two trackways effectively make a crossroad with the road. To the north is the Hayne tunnel with three airshafts marked and is part of the main line into Folkstone from Ashford. To the south is marked the American Garden and associated parkland (Fig. 7).

Historic OS map 1898 1:2,500

5.5.6 There is little change. The PDA is now re-designated as part of field 56. The only other change is that to the south west on the far side of the American Garden can now be seen a cutting relating to the Sandling-Hythe railway branch line. (Fig. 8).

Historic OS map 1907 1:2,500

5.5.7 The PDA remains unchanged. However, to the north west of the PDA alongside the railway tunnel can now be seen a property called Heane Barn. The American Garden has expanded with formal planting and a large property built at the north eastern end of the garden called Garden House. To the west of the American Garden is the wooded area called Rectory Wood (Fig. 9).

Historic OS map 1939 1:2,500

5.5.8 The PDA is unchanged. Heane Barn is renamed and now called Hayne Barn and has been extended. In addition, there are additional residential properties now along the southern side of the trackway that borders the tunnel and leads to Hayne Barn from the Road. There is a garden area to the south west of the house at Hayne Barn that is sub-divided into separate areas and includes a greenhouse. Rectory Wood to the east of the American Garden has been entirely replaced by an orchard that also incorporated to the field to the north of the wood (Fig. 10).

Historic OS map 1970 1: 2500

5.5.9 The PDA remains unchanged. The field to the north west of the PDA, which is to the south east of Hayne Barn is now a turkey farm consisting if a number of large barns. The branch line railway to the south west of the American Garden is showing as dismantled. On the southern side of the trackway that forms the

southern boundary of the PDA are now two new properties at the edge of the Rectory Wood area. (Fig. 11).

Historic OS map 1985 1:2500

5.5.10 The PDA is unchanged. There has been a reduction in the number of barns at the turkey farm. To the far north of the map, the M20 motorway has been built. (Fig. 12).

Historic OS map 1992 1:2500

5.5.11 There do not appear to be any changes to the PDA. Hayne barn has two tennis courts in the garden. There has been a further reduction in the sheds relating to the Turkey Farm, which is no longer in existence. A large squarish building has been built to the east of Hayne Barn, thought to be a riding school, south of the railway and two smaller properties in place of the barns (Fig. 13).

5.6 Aerial Photographs

1940s

5.6.1 The picture is not clear. You can broadly make out that the PDA is part of a field to the north of a wood trackway. Hayne Barn can be seen to the north west and east of Hayne Barn is a row of detached properties. To the south of the trackway at the southern border is Garden House and the American Gardens. To the east of this is a field with a wood on the southern end (Plate 1).

1960s

5.6.2 This clearly shows the PDA as pasture. There are now barns showing relating to the turkey farm with fenced areas to the east of the barns. The field to the east of the American Garden is now an orchard and includes two buildings on the north and western boundaries (Plate 2).

1990

5.6.3 The majority of the turkey farm barns has now gone replaced by grass. There is now a small new property showing in this area to the south east of Hayne Barn.

To the area north of the PDA, there is now a large square barn and to the south of that a large rectangular barn. To the south of Hayne Barn is now two tennis courts, one which is covered. To the north the M20 motorway has been built (Plate 3).

2003

5.6.4 The PDA has changed. It has been divided from the accompanying field and planted with trees. To the south of the tennis courts areas to be an oval horse area and the building to the east of the tennis courts are stable. To the north of the railway tunnel area, the high-speed rail link has been constructed. (Plate 4).

2006

5.6.5 There appears to be no change (Plate 5).

2011

5.6.6 The stables are now gone and replaced by a new house called Hayne Barn House constructed in 2008 (now known as Froggies). There are still two large barns in the area to the north of the PDA. The PDA is still planted with smaller trees, all at different stages of growth. (Plate 6).

2013

5.6.7 The two large barns to the north of the PDA are no longer in place. The area of the northern most barn is now a car parking area. Around Hayne Barn are a number of different marquees (Plate 7).

2017

5.6.8 The trees in the area of the PDA are now more mature. The field to the north is now mowed lawn. A new building has been built to the north of Hayne Barn House (Plate 8).

5.7 Walkover Survey

5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The

walkover survey was undertaken on the 1st August 2018. No artefacts or archaeological features were identified in the walkover (Plates 9-17).

5.7.2 The PDA consists of an area covered by trees of different maturities of both native variety and Christmas trees. The northern boundary is not marked by any way other than the tree line, and immediately to the north is lawn. The southern boundary has a small track area south of the tree line with a broken wire fence at the top of the slope down to the road. The slope is covered in mature trees. The eastern boundary is currently alongside the entrance road to the estate of which the ground level is circa 1m higher than the entrance road, and difference in land levels supported by a ragstone wall. The eastern end of the PDA is currently rough ground with a bund marking the northern boundary at this point. The western boundary is not marked in any way other than a petering out of the trees. Given that the ground level to the north of the PDA across the lawn of the estate from the estate's northern boundary to the PDA itself is virtually level and a significant height above the bridleway, suggests that the ground may have been levelled at some point in time and is therefore possibly made-ground.

5.8 Summary of Potential

Palaeolithic

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has one record from this period within the assessment area being a pit containing 8 projectile points (TR 13 NE 206) near the bridleway.

Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has four records from this period within the assessment area. Two pits containing pottery along with worked and burnt flint were found, as well as residual scatter across the area (TR 13 NE 213). Neolithic flints were also found in the area of the M20 (TR 13 NE 34) and more during the fieldwalking ahead of the CTRL (TR 13 NE 242). Worked flint was also identified during the 2004 Hayne Barn Riding Stables evaluation. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER four records from this period within the assessment area. A hoard was found during the 1872 construction of the branch line (TR 13 NE 8). In the area to the north of the PDA, the CTRL found a whole funerary landscape consisting of barrows and crouched inhumations (TR 13 NE 214). There were also trackways that originated in this period (TR 13 NE 220) and occupation in the form of pits, post lines, ditches (TR 13 NE 215). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Iron Age

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER no records from this period within the assessment area. Many of the features found have been attributed to the late Iron Age (LIA), early Roman period as there is not always a clear demarcation between the two periods. A large amount of Iron Age pottery was found during the building of the Garden House (TR 13 NE 70). Six graves from

this period were found during the CTRL excavations, eastwards of the PDA (TR 13 NE 216). In addition, an inhumation in one of the Bronze Age barrows is attributed to the LIA /Roman period (TR 13 NE 219) and during the fieldwalking pottery from the crossover period was found (TR 13 NE 241). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Romano-British

5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has six records from this period within the assessment area. A Roman coin was found in 1926, 200m north east of the PDA (TR 13 NE 21). Roman pottery was also found at the M20 excavation site. Further pits and pottery was found during CTRL works at Stone farm bridleway (TR 13 NE 210). A domestic site thought to be a low status farmstead with associated trackways and field systems was found 300m north west of the PDA (TR 13 NE 217). Nine Roman cremations were also discovered (TR 13 NE 218) as well as some inhumations (TR 13 NE 222). Late Roman oven and pits encroaching on one of the trackways was found in the same area (TR 13 NE 221). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Anglo-Saxon

5.8.7 The Kent HER three records from this period within the assessment area. Early cemeteries of the 5th-7th centuries were found located around Bronze Age barrows and cover a wide area as seen in figure? The cemeteries included 217 inhumations, one cremation and a horse burial (TR 13 NE 223). Anglo-Saxon buildings called Grubenhouses were found (TR 13 NE 224), along with pits, pottery (TR 13 NE 225). The cemeteries did not have defined boundaries and therefore it is not clear how far it extends. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate to high**

Medieval

5.8.8 The Kent HER has six records from this period within the assessment area. The M20 construction identified Medieval remains of pottery (TR 13 NE 34). Stone Farmhouse has 16th century origins (TR 13 NE 54). There were Medieval ditches near the bridleway (TR 13 NE 212). Two separate settlement areas were discovered. One to the north west (TR 13 NE 226) and one to east (TR 13 NE 227), occupied in the 11th- 13th century with a field system in between and northwards of the CTRL area (TR 13 NE 228). Medieval remains have not been found southwards of the CTRL site in the later evaluations or watching briefs, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Post Medieval

5.8.9 The Kent HER has three records from this period within the assessment area. Two relate to the railways, one the main line to the north (TQ 84 SW 1) and the other being the now disused branch line to the south west (TR 13 NE 229). To the south west is also the American Garden at The Garden House notable for its plant interest and design (TR 13 NE 231). Map regression confirms that the area was pasture in this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 KHER has five records dating to this period. Two of the records relate to the listed buildings to the south of the PDA on the northern edge of the village of Saltwood (TR 13 NE 144 & TR 13 NE 97). In the First World War, a camp was set up in the area for Canadian Expeditionary Forces (TR 13 NE 277). It is thought that the camp extended southwards into the area of the PDA. Remains of the camp was found in the CTRL excavations (TR 13 NE 279) and there is also a memorial to the Canadian Expeditionary Force, north east of the PDA (TR 13 NE 278). No evidence of the camp has been found in the recent evaluation and watching briefs in the area and therefore whilst the possibility of find archaeology from this period is remote it cannot be dismissed. Therefore, the potential for finding heritage remains dating to this period in the PDA is considered **low**.

Farmsteads

5.8.11 There are two farmstead records that originate in the Post Medieval period. That of Stone Farm, a multiyard farmstead with only partial loss of its original form (MKE 88465) and another farmstead to the north west of Stone Farm that had buildings on one side of the yard but now only the farmhouse remains (MKE 88464).

Undated

5.8.12 There are three undated records. Spoil heaps near the branch line railway cutting (TR 13 NE 9). The Hayne Barn Riding stables evaluation found a stone line grave (TR 13 NE 203) that whilst undated is suggestive of an Anglo-Saxon style of burial and could relate to the Anglo-Saxon cemetery continuing southwards. An undated ditch was also discovered (TR 13 NE 204).

Overview

5.8.13 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.14 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **moderate**

- Iron Age: **moderate**

- Roman: **moderate**

- Anglo-Saxon: **moderate to high**

- Medieval: **moderate**

- Post-Medieval: **low**

- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was primarily fields with the area used as a Christmas tree plantation in recent years. The tree plantation and their roots would have potentially disturbed any potential archaeological remains, although it is possible that the area could consist of made ground and that any potential archaeological would be at a much deeper level. Therefore, the impact on potential archaeology would have been **low**.

- 6.2.2 The use of the PDA for six lodges will have minimal impact to any below ground archaeology as no foundations for the lodges will be required. It is intended that the lodges will be connected for sewage using the fall of the land with the western most lodge having a sump with a pump in order for it to join the existing sewage pipe on the estate. The pump will be above ground. The sewage pipe may be circa 0.5m below ground between the lodges. The parking area is currently 1m above the estate entrance road and therefore when the new entrance is made on the eastern end of the PDA, there will need to be a reduction in some of the ground level at the eastern end to create a slope at the entrance. Therefore, it is considered that the proposed development will have a **medium** impact upon any potential archaeology.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **moderate to high** archaeological potential for the Anglo-Saxon period, **moderate** for the Prehistoric, Iron Age, Roman and Medieval periods and low for all other periods.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either

published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence Ivor Record (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

August 2018

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9.2 Websites

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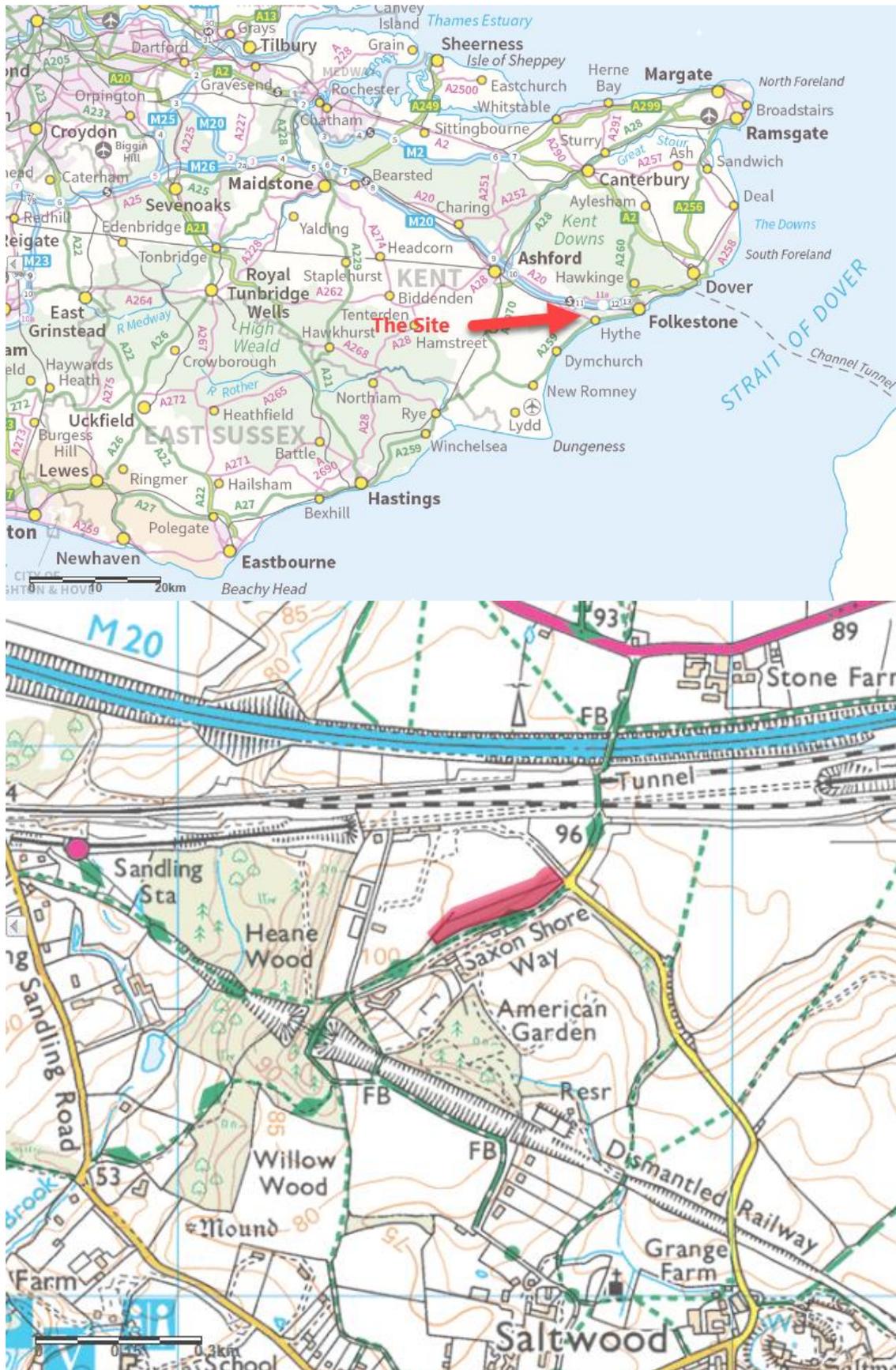


Figure 1: Site location map, scale 1:10000.

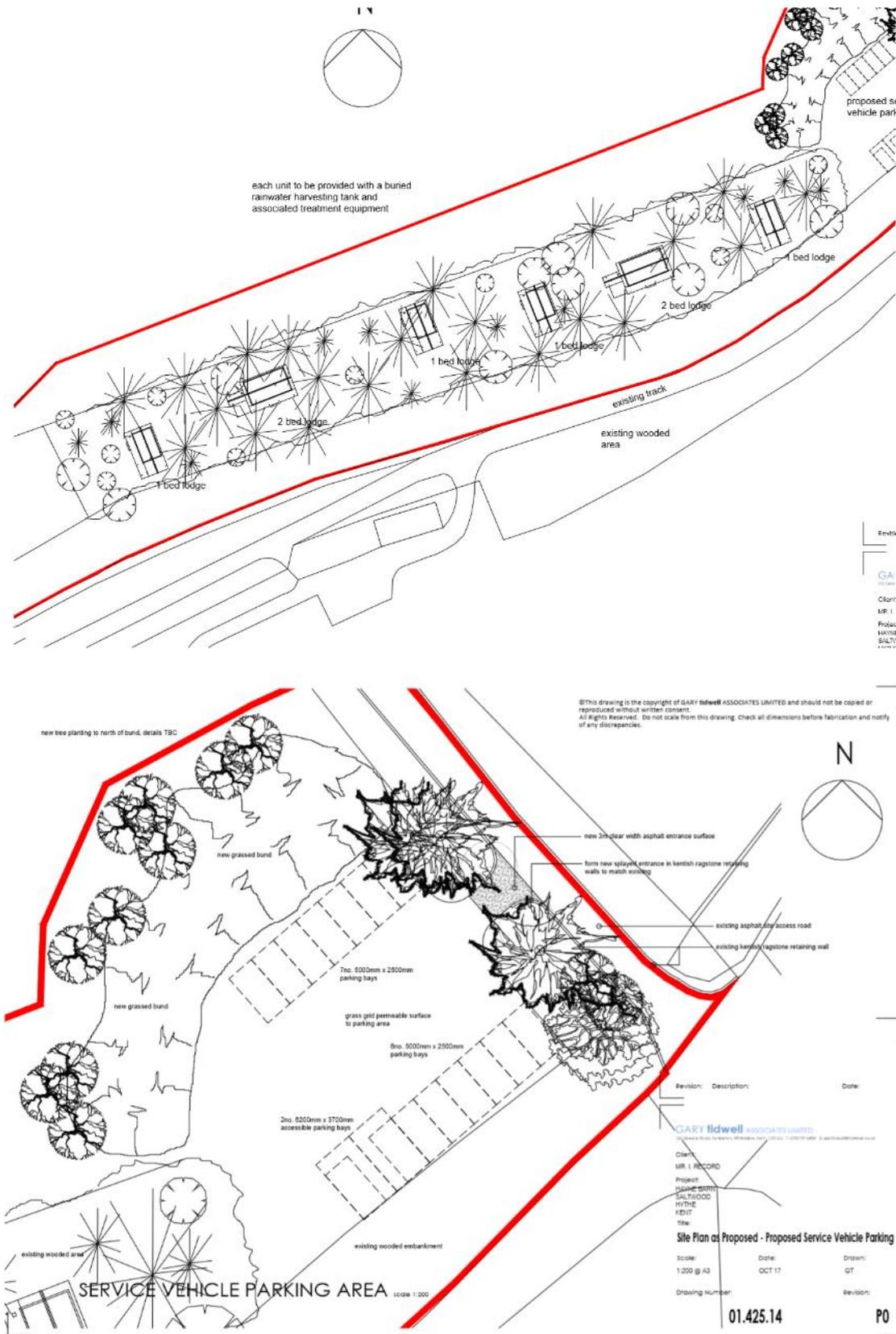


Figure 2: Proposed Development Area,



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797



Figure 6: 1841 Tithe Map

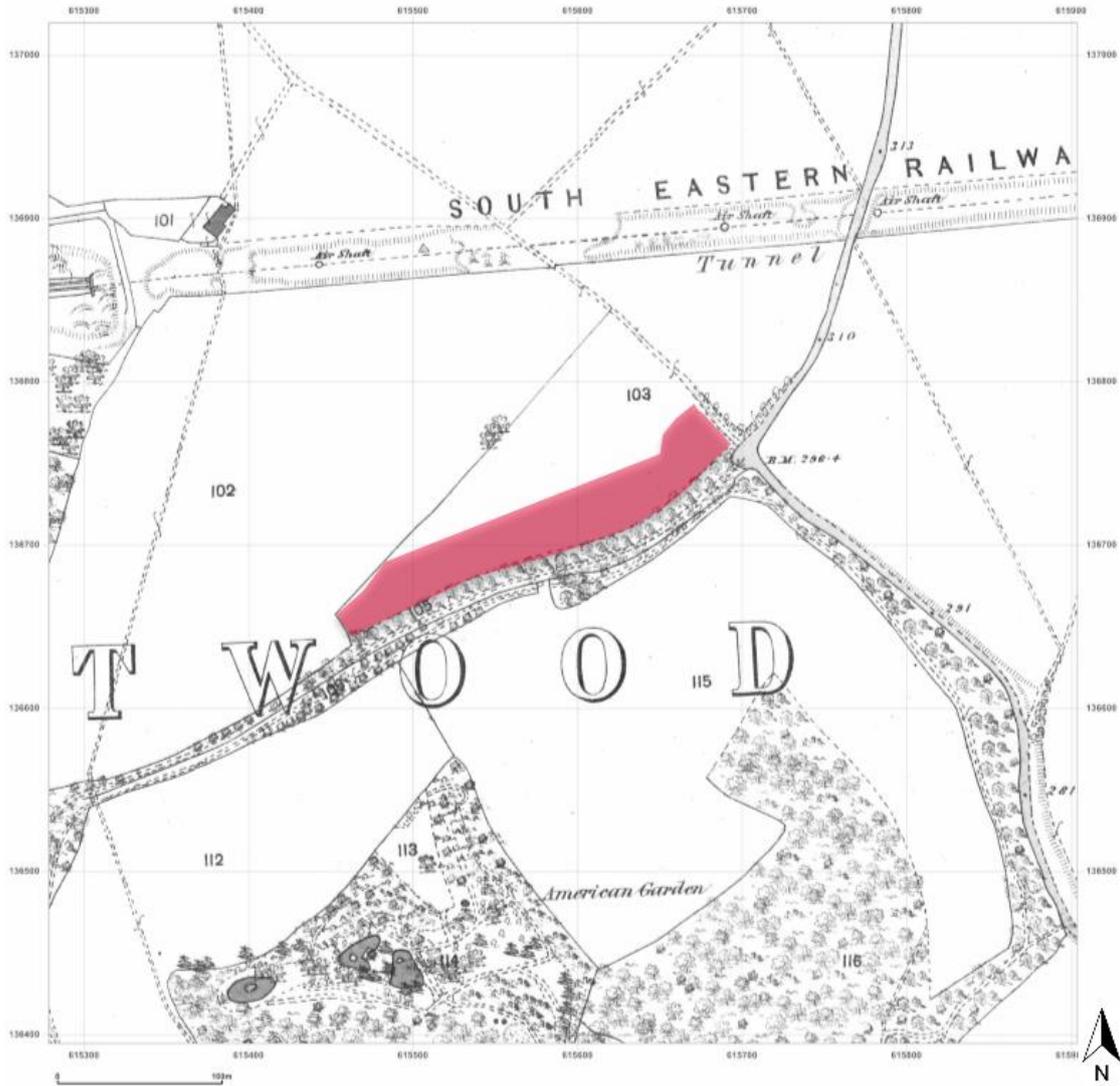


Figure 7: Historic OS Map 1872 1:2500

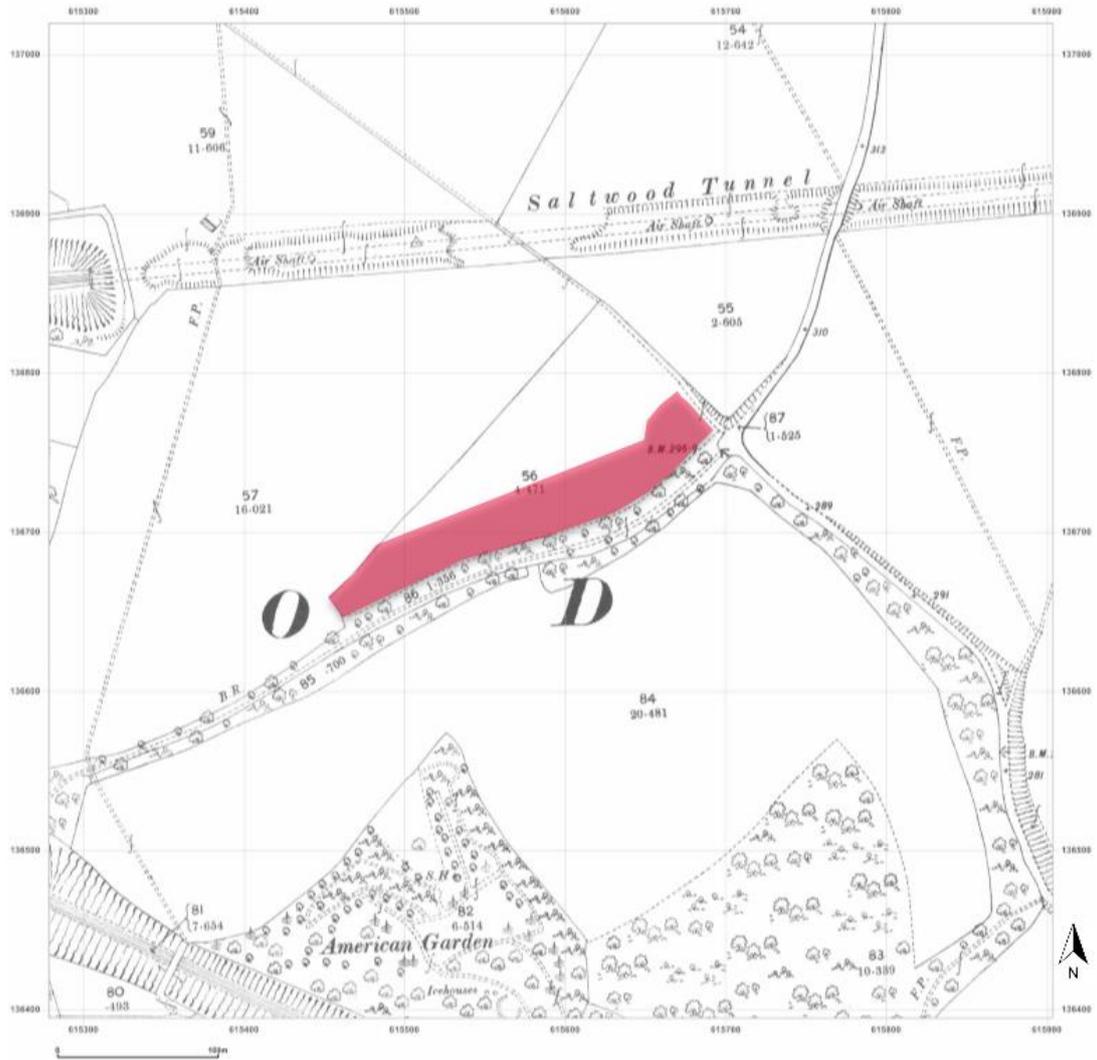


Figure 8: Historic OS Map from 1898 1:2500

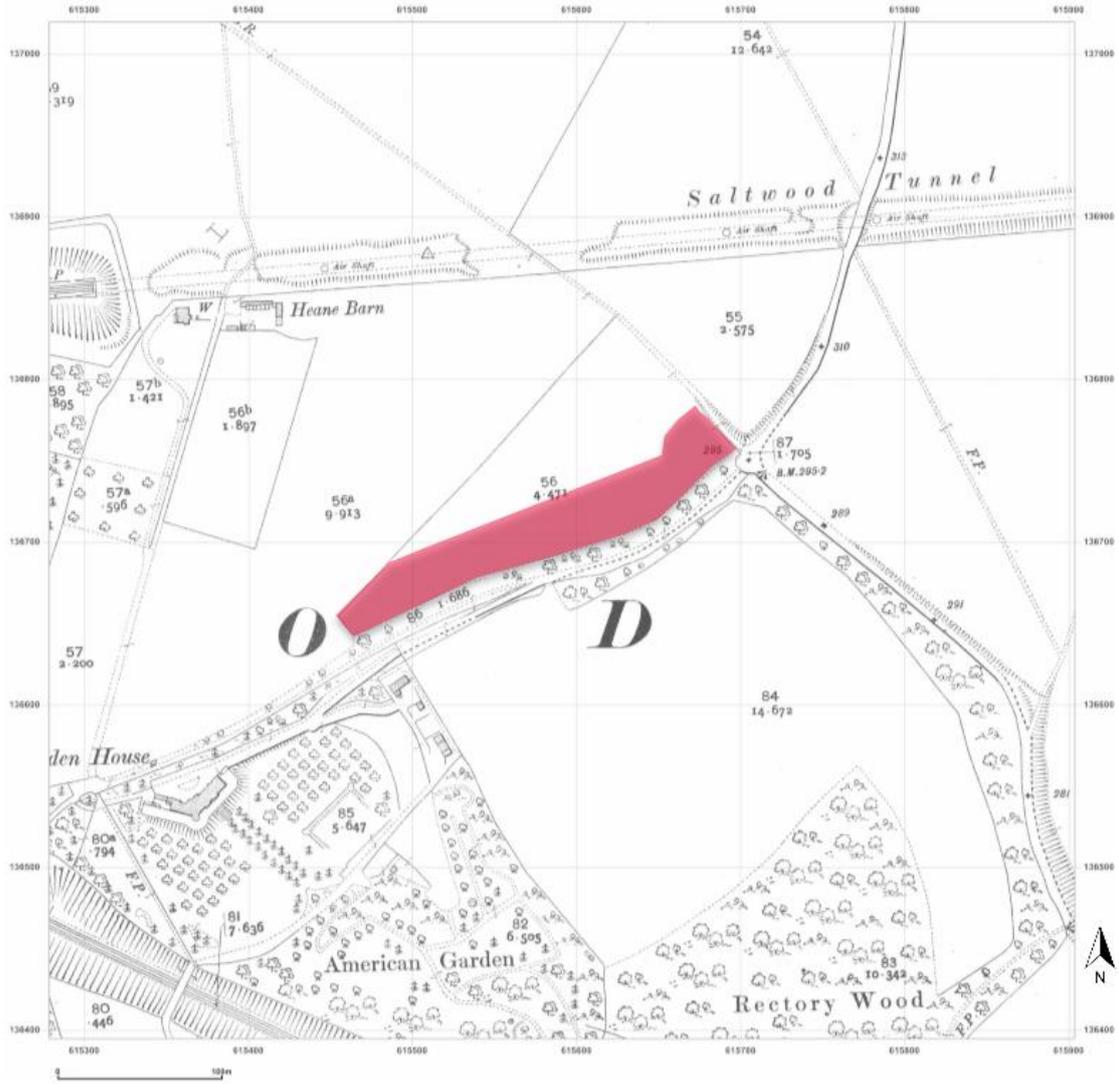


Figure 9: Historic OS Map 1907 1:2500

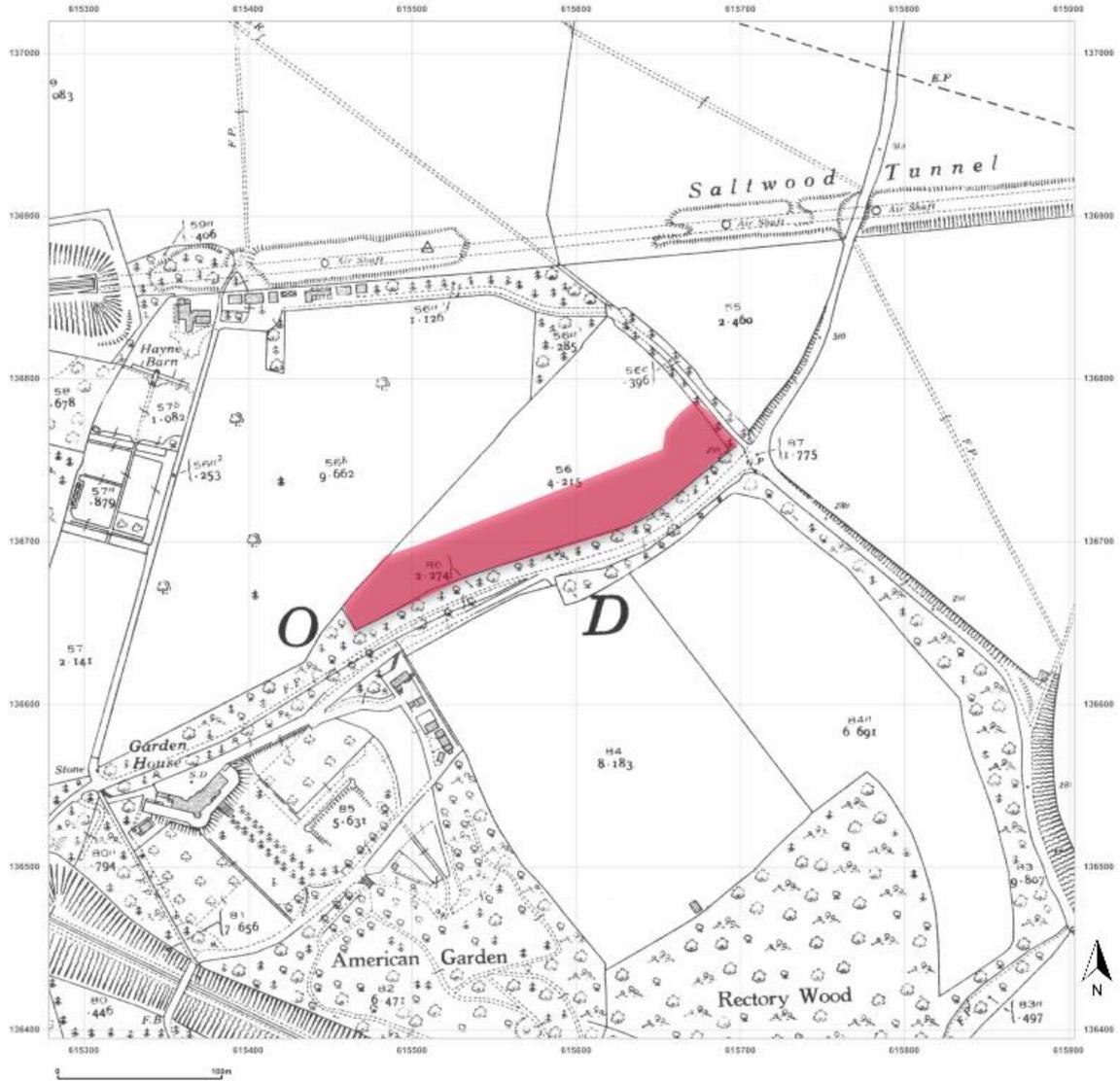


Figure 10: Historic OS Map 1939 1:2500

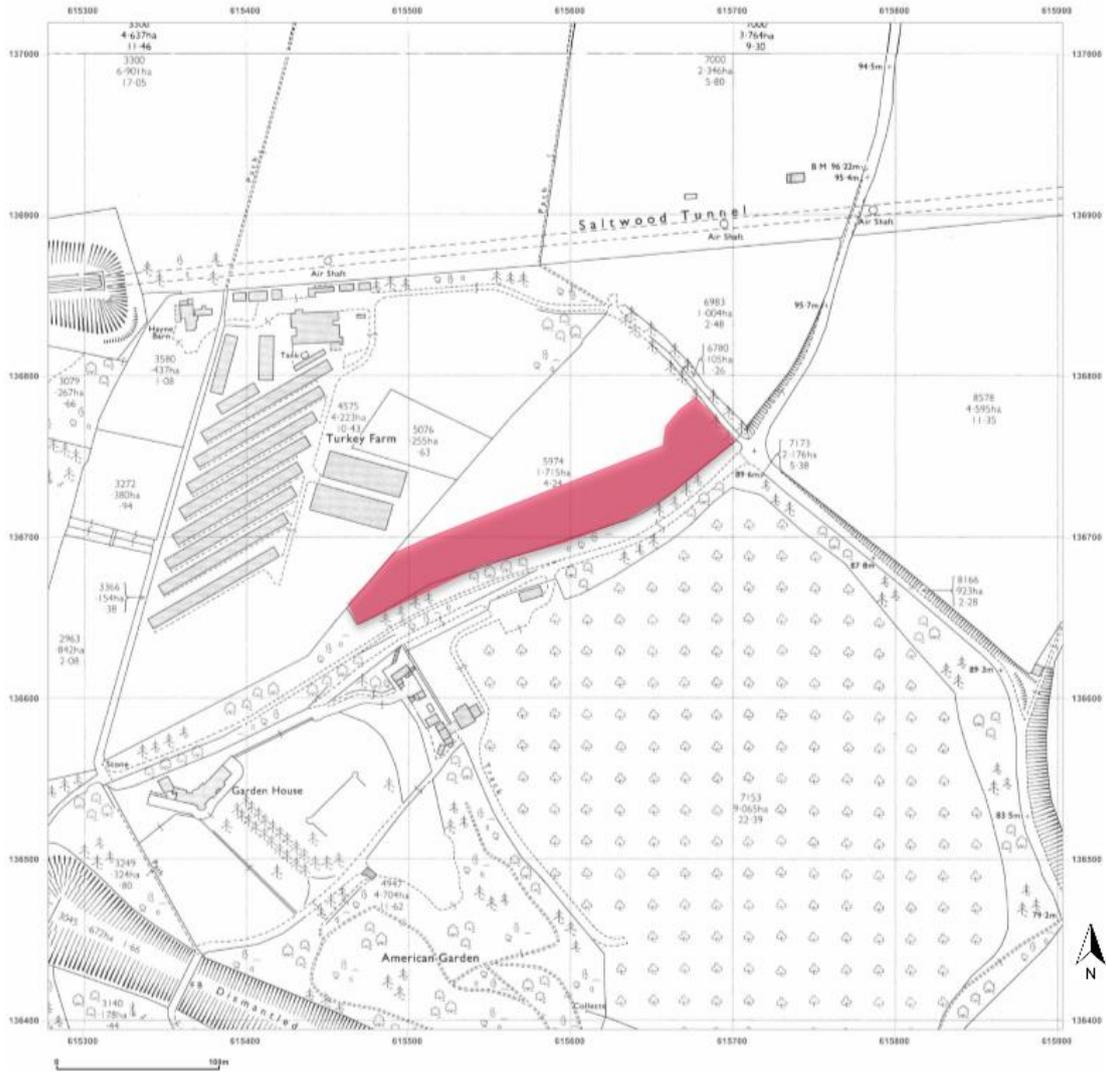


Figure 11: Historic OS Map 1970 1:2500

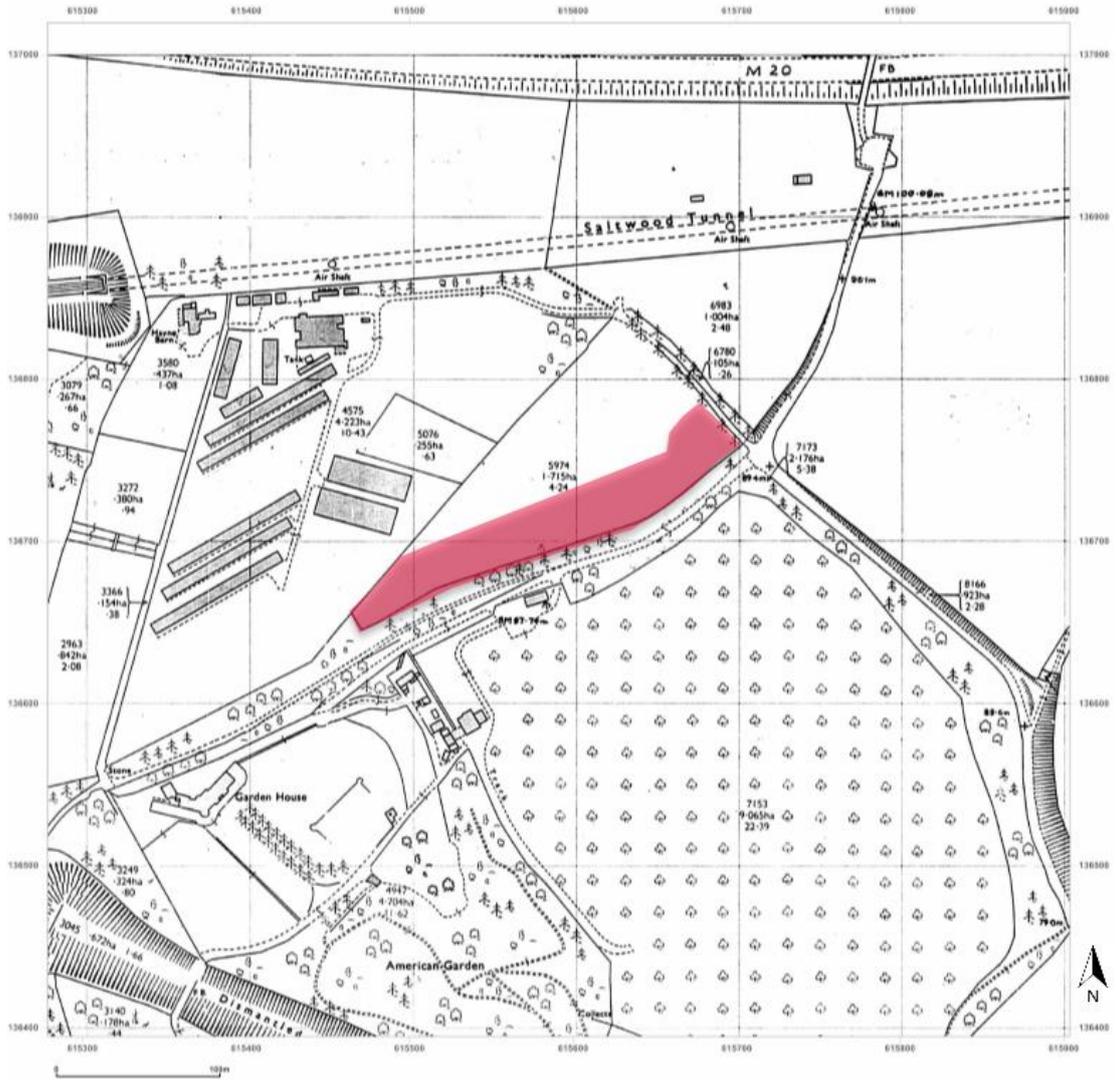


Figure 12: Historic OS Map 1985 1:2500

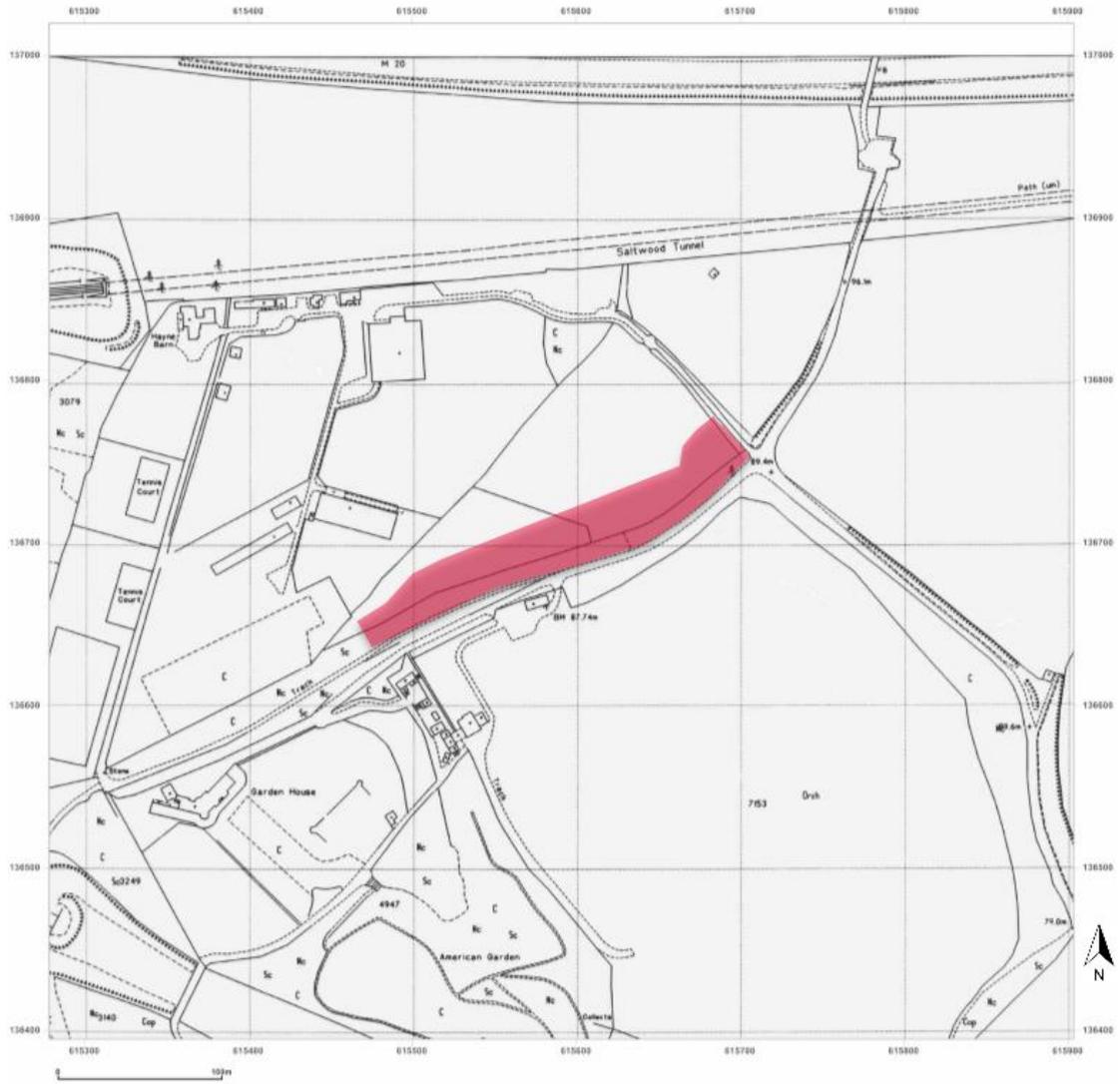


Figure 13: Historic OS Map 1992 1:2500

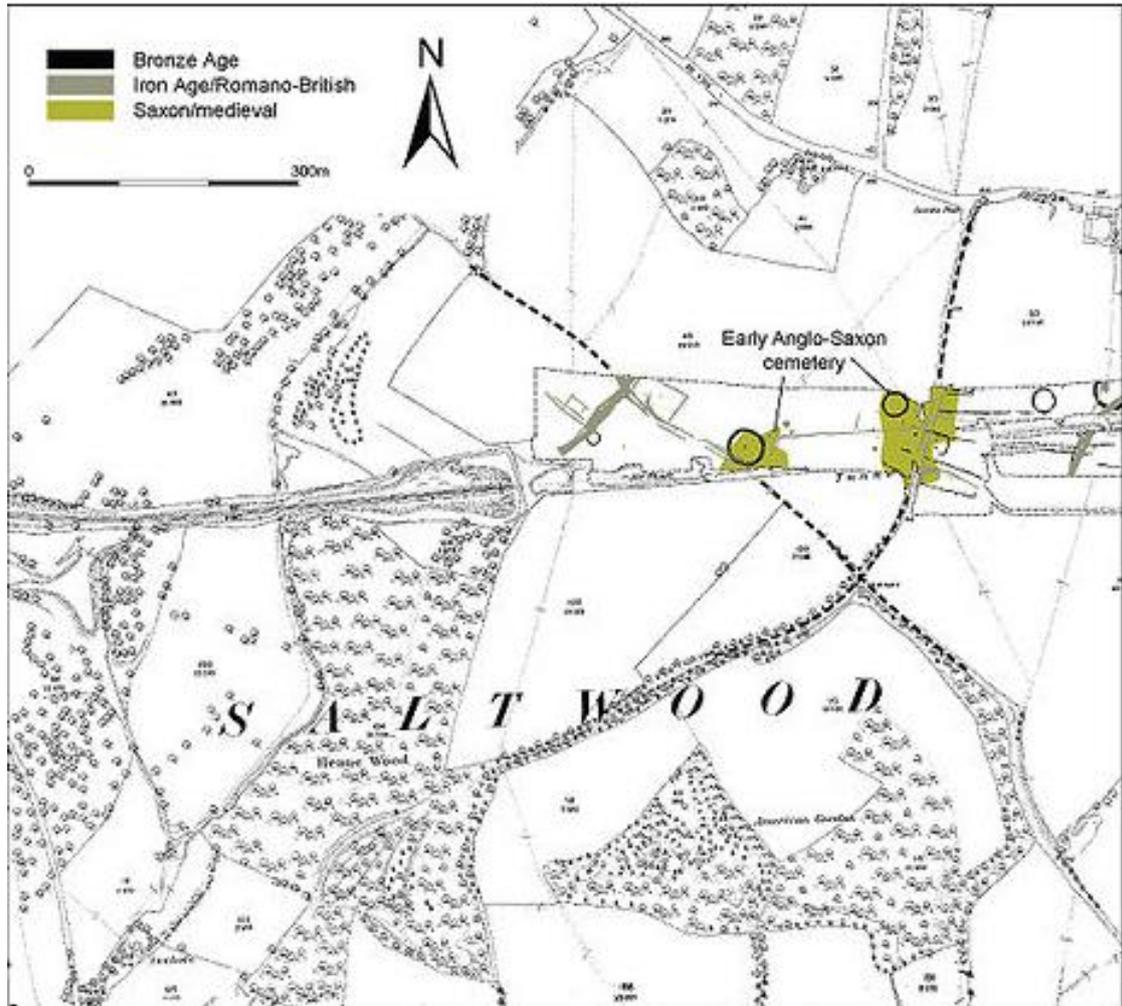


Figure 14: Location of the cemeteries and trackways

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 15-18)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'small regular with straight boundaries (Parliamentary type enclosure).
TR 13 NE 8	Findspot	c. 350m SW	Bronze Age	Late Bronze Age founders hoard. Found in 1872, 25 yards north east by north of the highest point on Haynes Hill during the cutting and tunnel of the Hythe Sandgate railway. It contained a collection of items for re-casting including axes, spearheads, blades, sword fragments amongst others. The exact location not known as the highest point is now hidden by spoil from the railway.
TR 13 NE 9	Monument	c. 400m SW	Undated	Spoil heaps. (not an antiquity) South side of the railway cutting near where the hoard was found.
TR 13 NE 21	Findspot	c. 200m NE	Roman	Coin found between Sandy Lane and the Railway Tunnel in 1926.
TR 13 NE 34	Findspot	c. 350m N	Neolithic to Medieval	Discovered during the building of the M20 in 1979 by Kent Rescue Archaeology Unit. Neolithic Flints were found. Iron Age and Roman pottery along with Medieval sherds were discovered and a baked clay loom weight dated to the Anglo-Saxon period. The finds suggested a series of small farmsteads may have existed in the area.
TR 13 NE 54	Building	c. 400m NE	Medieval to Post Medieval	Stone Farmhouse. 16 th century house with 18 th century rebuilding. The building was dismantled to be reconstructed near the present site due to the Channel Tunnel.
TR 13 NE 70	Findspot	c. 250m SW	Iron Age	A mass of Iron Age pottery found during the house building at Garden House.
TR 13 NE 144	Listed Building	c. 450m S	Modern	Kintail. A Grade II listed building (1061095). Built in 1923 on the south east side of Rectory Lane. Built by Baillie Scott and Bereford

				for William Webster. Part of the Arts and Craft Movement. Grey red brick in stretcher bond. First floor of wing tile hung. Plain tile roof. North facing with wing running north from east end. Slightly - projecting 2 storey lean to containing stairs in re-entrant angle. 2 Storeys.
TR 13 NE 97	Listed Building	c. 430m S	Modern	Bennington. Grade II listed (10668748). Built in 1925 by Bailie Scott and Beresford. Red and grey brick, largely in stretcher bond, with lighter red brick quoins and dressings. Plain tile roof. Double depth. 2 storeys and attic on brick plinth.
TQ 84 SW 1	Monument	c. 200m N	Post Medieval to Modern	London and Dover Railway. Completed by 1844.
TR 13 NE 203	Monument	c. 100m N	Unknown	Hayne Barn Riding Stables. Found in 2004. Possible stone lined grave, only one half uncovered in an evaluation trench. Could represent a continuation southwards of the burials to the north.
TR 13 NE 204	Monument	c. 800m N	Unknown	Hayne Barn Riding Stables. Ditch of unknown date and use discovered during evaluation in 2004.
TR 13 NE 206	Monument	c. 200m ENE	Mesolithic	Stone Farm Bridleway. Pit containing 8 projectile points Found during CTRL.
TR 13 NE 210	Monument	c. 350m ENE	Roman	Stone Farm Bridleway. A number of Roman pits including pottery was found during CTRL
TR 13 NE 212	Monument	c. 100m E	Medieval	Stone Farm Bridleway. Two north/south ditches of possible Medieval date containing fish, sheep and other bone, along with an iron knife. Found during CTRL.
TR 13 NE 213	Monument	c. 350m ENE	Neolithic	Saltwood Tunnel. 2 isolated pits containing pottery and worked and burnt flint. Residual shards across the site suggest further early Neolithic activity. Found during CTRL
TR 13 NE 214	Monument	c. 200m N/ NW/ NE	Bronze Age	Early / Mid Bronze Age funerary landscape with possible associated agricultural activity. Features include barrows, crouched inhumations, ditches, pits and 5 ring ditches. Barrows thought to have remained prominent into the Saxon period since the Saxon

				cemeteries were formed around them. Found during CTRL.
TR 13 NE 215	Monument	c. 200m NE	Bronze Age	Late Bronze Age / Early Iron Age funerary, domestic and agricultural landscapes. Enclosures found east of the easternmost barrow, delimited by ditches. And post line. Pits were found with cinder capping, which plugs odour on refuge pits. Found during CTRL.
TR 13 NE 216	Monument	c. 400m ENE	Iron Age	6 Early to middle Iron Age graves. Only 2 have secure dating evidence. A ditch terminal and pit from this period was also found. Found during CTRL.
TR 13 NE 217	Monument	c. 300m NW	Roman	Settlement and associated field system. In the NW area at the junction of 2 trackways. Features include postholes, ditched enclosures, pits, clay quarry pits. Finds include amongst others toilet and dress items suggesting a domestic site. Site thought to be low status. Found during CTRL.
TR 13 NE 218	Monument	c. 280m NNW	Roman	9 Early to Mid-Roman cremations with accompanying pottery vessels and copper alloy brooches located adjacent to one of the trackways within the enclosure. Two cremation burials are also found in the NE corner of the enclosure. Found during CTRL.
TR 13 NE 219	Monument	c. 400m ENE	Late Iron Age / Early Roman	A single inhumation in the easternmost Early Bronze Age barrow is attributed to this period. Found during CTRL.
TR 13 NE 220	Monument	c. 200m NNW / c. 200m NNE / c. 300m NE	Bronze Age to Saxon	4 trackways that probably originate in the late Bronze age and developed by the Iron Age. By the Roman period these are developing into hollow ways. Those in the west appear to go out of use by the late Roman period. By the Saxon period they are infilled but the position of landscape features at this time suggests that the line remained in use as the Saxon graves respect the line and are aligned with the track ways. Found during CTRL.
TR 13 NE 221	Monument	c. 250m NNW	Roman	Late Roman oven and pits. Encroaches into the south east side of the western most trackway. Activity in the area included inhumations, 4 th century coins and 5 th century pottery. The pottery

				suggests a decline in the site after 300AD. Found during CTRL
TR 13 NE 222	Monument	c. 250m N	Roman	2 late Roman inhumations adjacent to the trackway leading SE from the settlement along with a Roman post-built structure. Found during CTRL.
TR 13 NE 224	Monument	c. 400m ENE	Anglo-Saxon	2 early Saxon Grubenhauser, sunken featured buildings were found. Another was found during construction of the bridge across the M20 central between these two. They are aligned with Roman ditches being a coincidence or suggests continuity of landscape features into this period. No other Saxon activity was found in the area. Found during CTRL.
TR 13 NE 223	Monument	c. 400m ENE	Anglo-Saxon	Early Saxon cemeteries in three spatially distinct phases, each around a separate Bronze Age barrow. None of the cemeteries have defined boundaries. 217 inhumations, 1 cremation and 1 horse burials. 5 th -7 th centuries. Finds with the burials included harness, vessels, jewellery, beads, buckles amongst others. Found during CTRL.
TR 13 NE 225	Monument	c. 300m NW	Anglo-Saxon	Ditch, pottery and pits across the area hint that the Roman settlement area was still in use into the Saxon period. Found during CTRL.
TR 13 NE 226	Monument	c. 300m NW	Medieval	11 th -13 th century settlement at the junction of 2 trackways on the site of the Roman settlement area. There were gaps in occupation in each phase. Found during CTRL.
TR 13 NE 227	Monument	c. 400m ENE	Medieval	Settlement foci. 11 th -12 th century at intersection of eastern most trackway and eastern most barrow. A cluster of pits and small sections of ditches that may be interpreted as refuge pits and field enclosures. Found during CTRL.
TR 13 NE 228	Monument	c. 250m N	Medieval	Field system located roughly halfway between settlement foci and continues north of the settlement area. IT appears to respect the late Bronze age ditch suggesting this was still visible in the

				landscape.
TR 13 NE 229	Monument	c. 300m SW /c. 400m S	Post Medieval to Modern	Disused branch railway from Sandling Junction to Sandgate via Hythe. Totalled 3.5miles of track opened in 1874 and closed in 1951
TR 13 NE 231	Landscape	c. 100m SW	Post Medieval to Modern	The Garden House known as the American Garden. Historic informal garden notable for its horticultural or botanical plant interest.
TR 13 NE 242	Findspot	c. 400m NW	Neolithic to Bronze Age	Prehistoric flint scatter. Found in 1995 by fieldwalking ahead of the CTRL.
TR 13 NE 241	Findspot	c. 350m NW	Iron Age /Roman	Iron Age and Roman pottery found in 1995 by fieldwalking ahead of the CTRL.
MKE 88464	Farmstead	c. 400m N	Post Medieval	Farmstead north west of Stone Farm. Loose courtyard plan with buildings to one side of the yard. Farmhouse detached in central position. Only the farmhouse remains.
MKE 88465	Farmstead	c. 400m NE	Post Medieval	Stone Farm. Regular multiyard farmstead. Farmhouse detached in central position, altered with partial loss of original form (less than 50%).
TR 13 NE 277	Monument	c. 0m.	Modern	Site of east and west Sandling Camps. WWI camps for the Canadian Expeditionary Force and a marshalling camp in WWII. Nothing remains expects a memorials and earthworks identified by aerial photography.
TR 13 NE 278	Monument	c. 400m NE	Modern	Memorial to the Canadian Expeditionary Force of WWI.
TR 13 NE 279	Monument	c. 200m NE	Modern	Remains of WWI army camp found during CTRL. Service trenches, some structural footings and latrine pits were found.

Figure 15: KHER Monument Record

Kent County Council - Hayne Barn, Saltwood - Historic Landscape Character

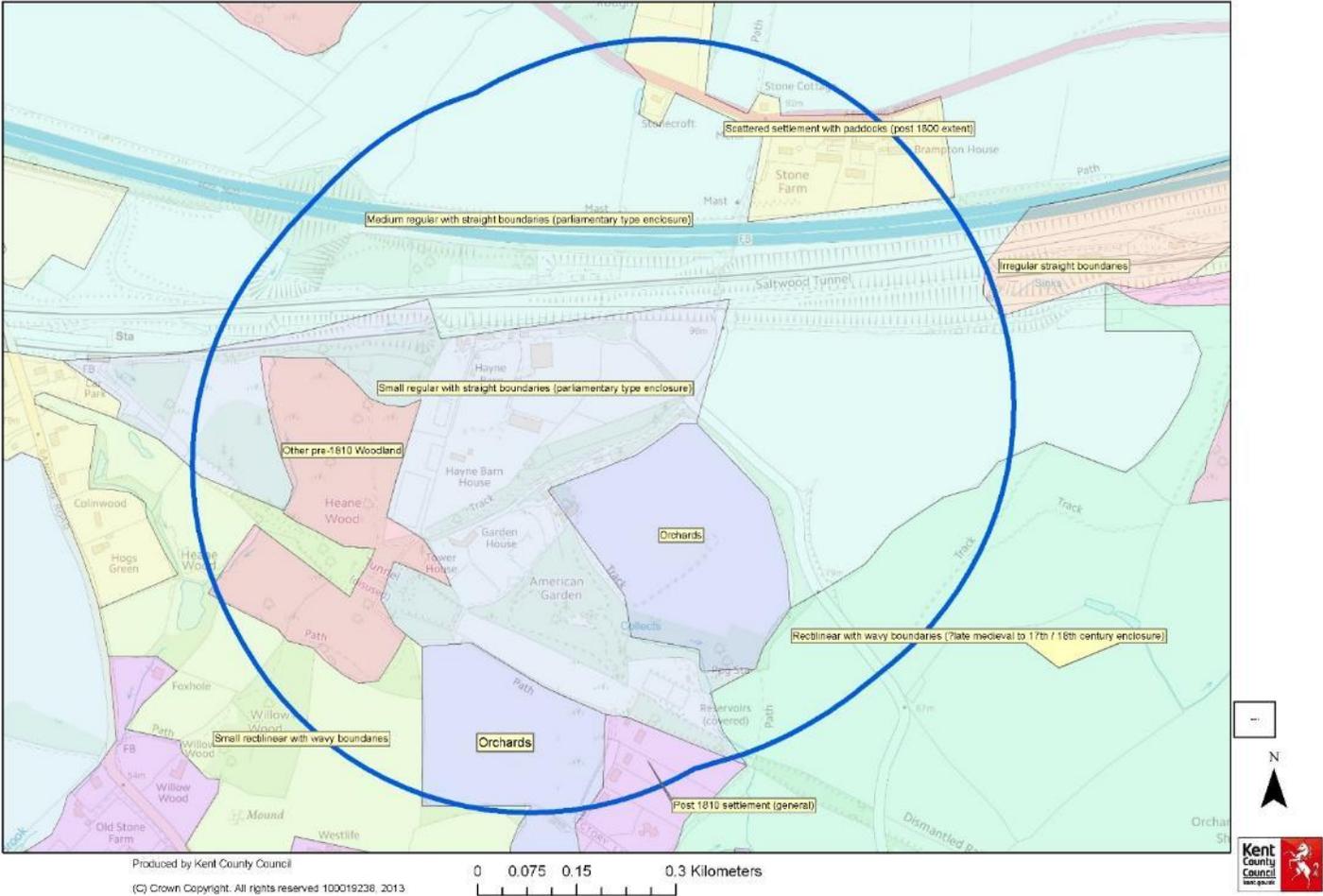


Figure 16: KHER Historic Landscape Characterisation

Kent County Council - Hayne Barn, Saltwood - Conservation Areas

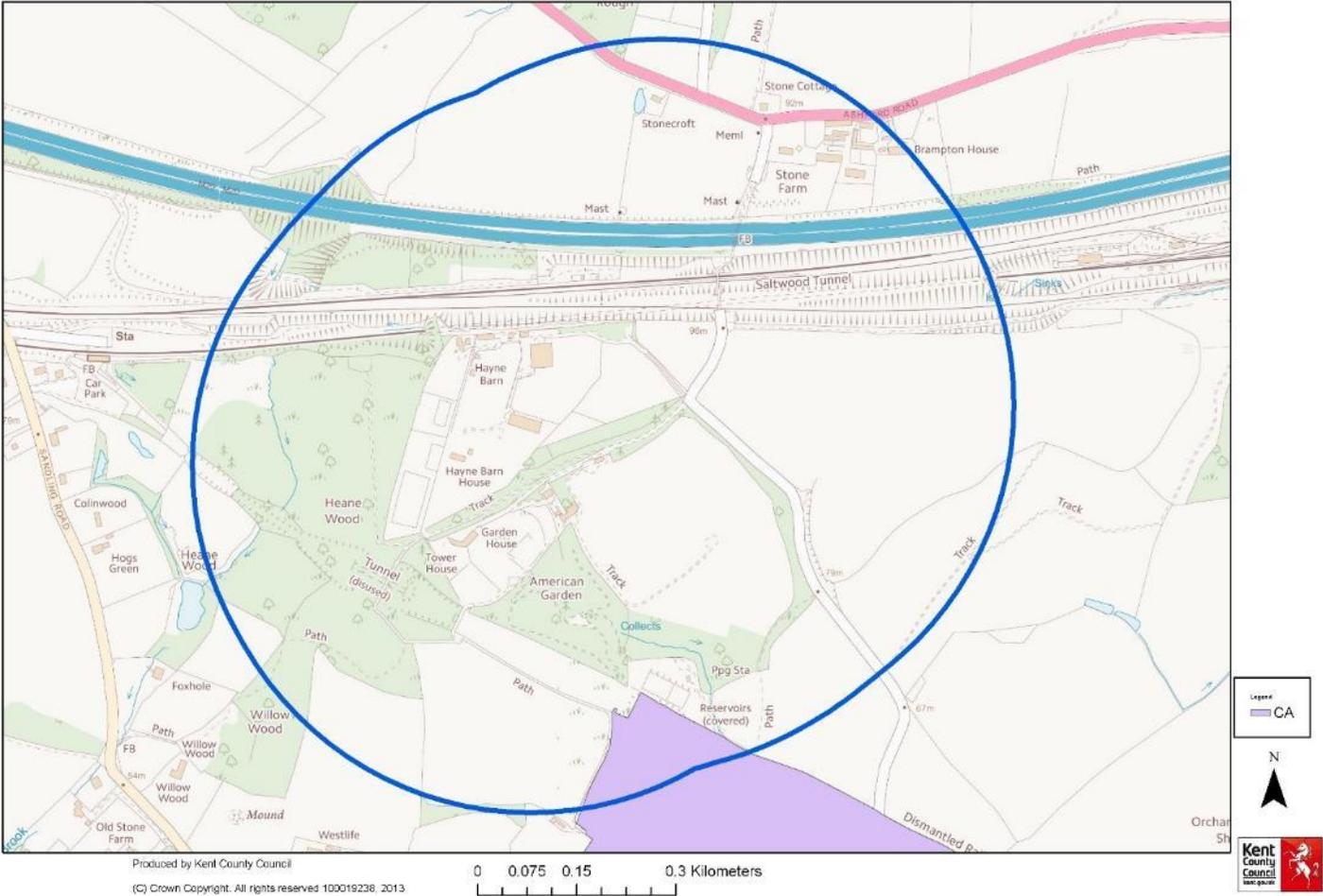


Figure 18: KHER Conservation Areas

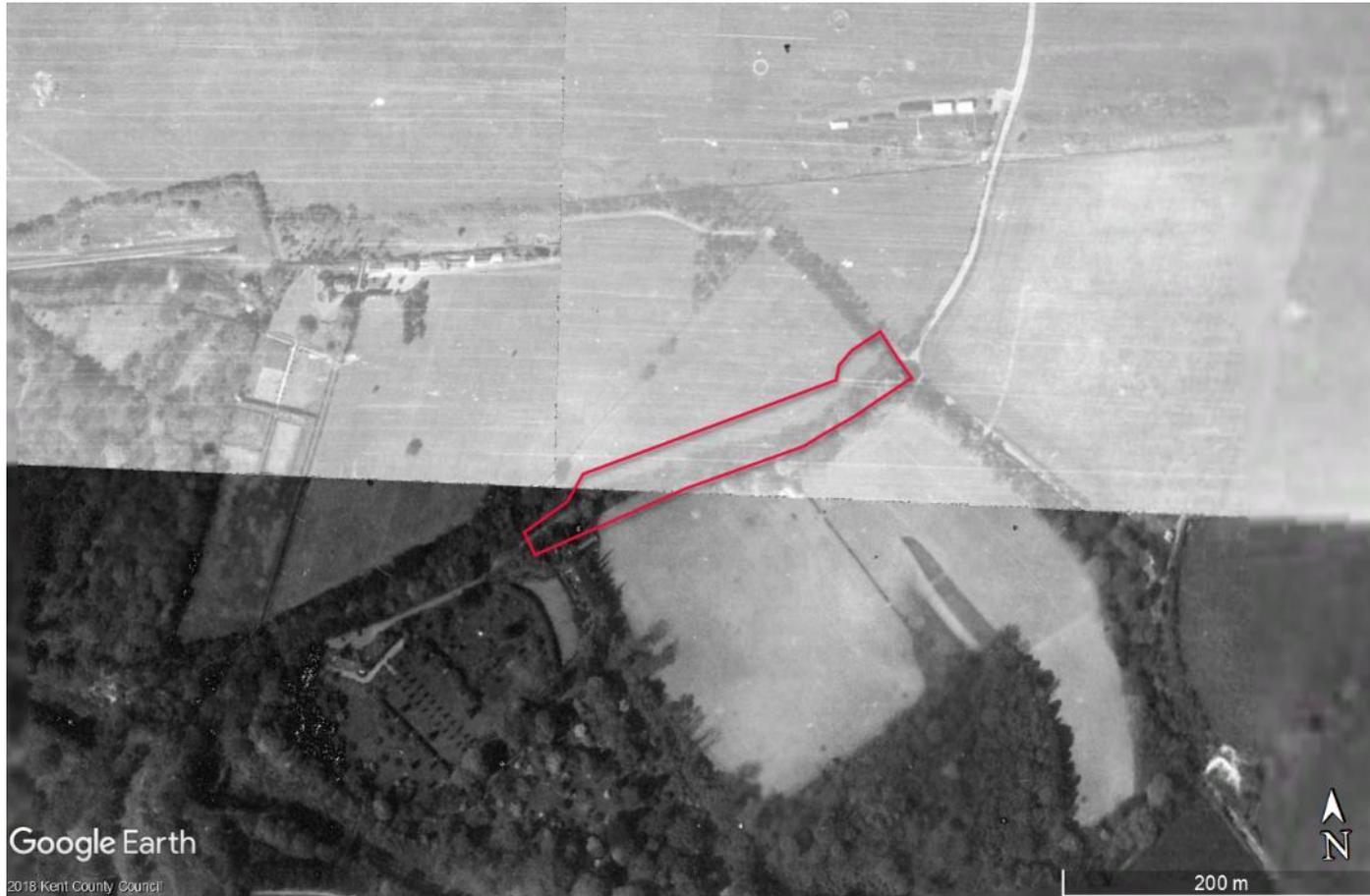


Plate 1: 1940s. All at an altitude of 835m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2006 (Google Earth)



Plate 6: 2011 (Google Earth)

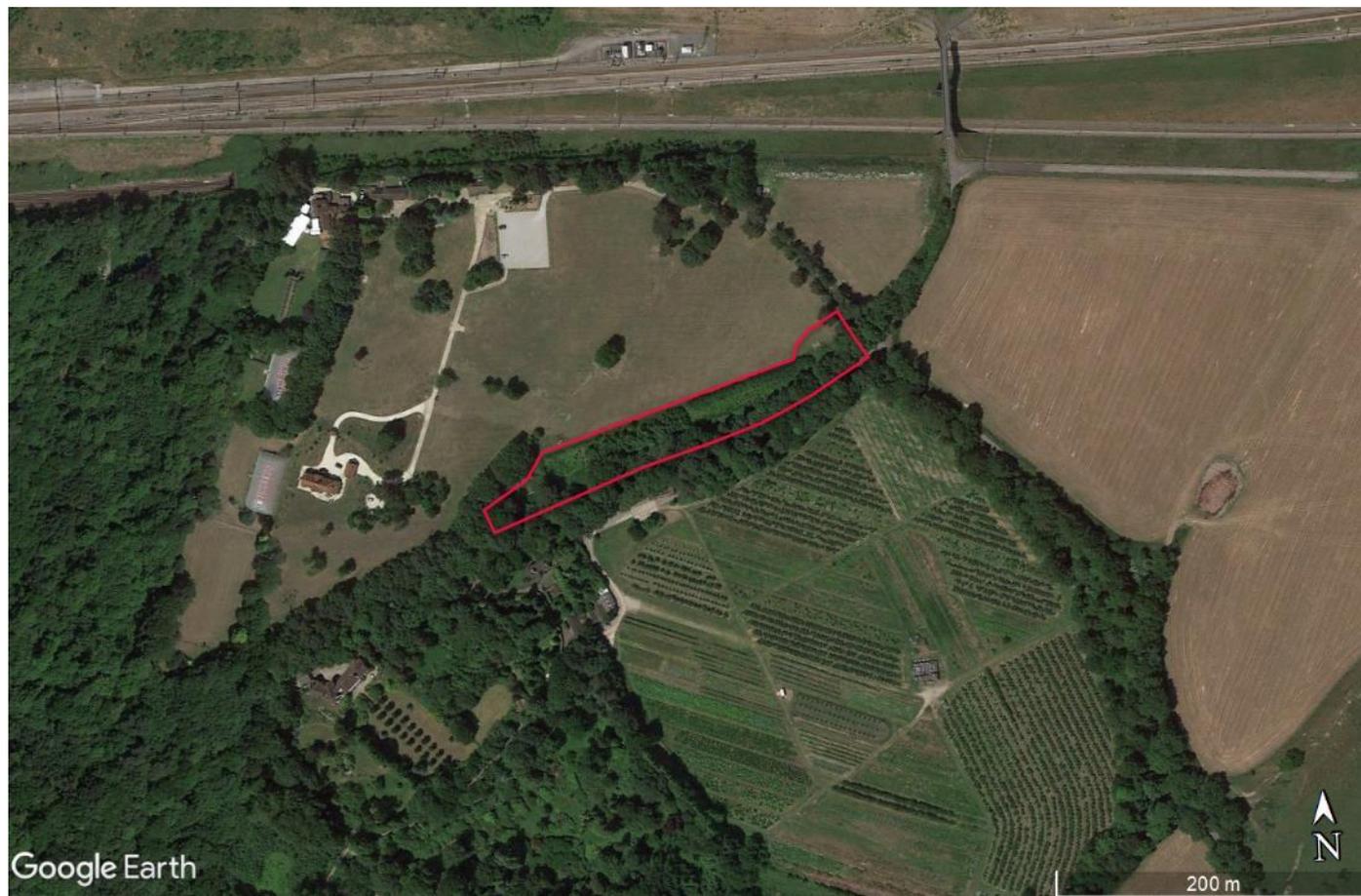


Plate 7: 2013 (Google Earth)

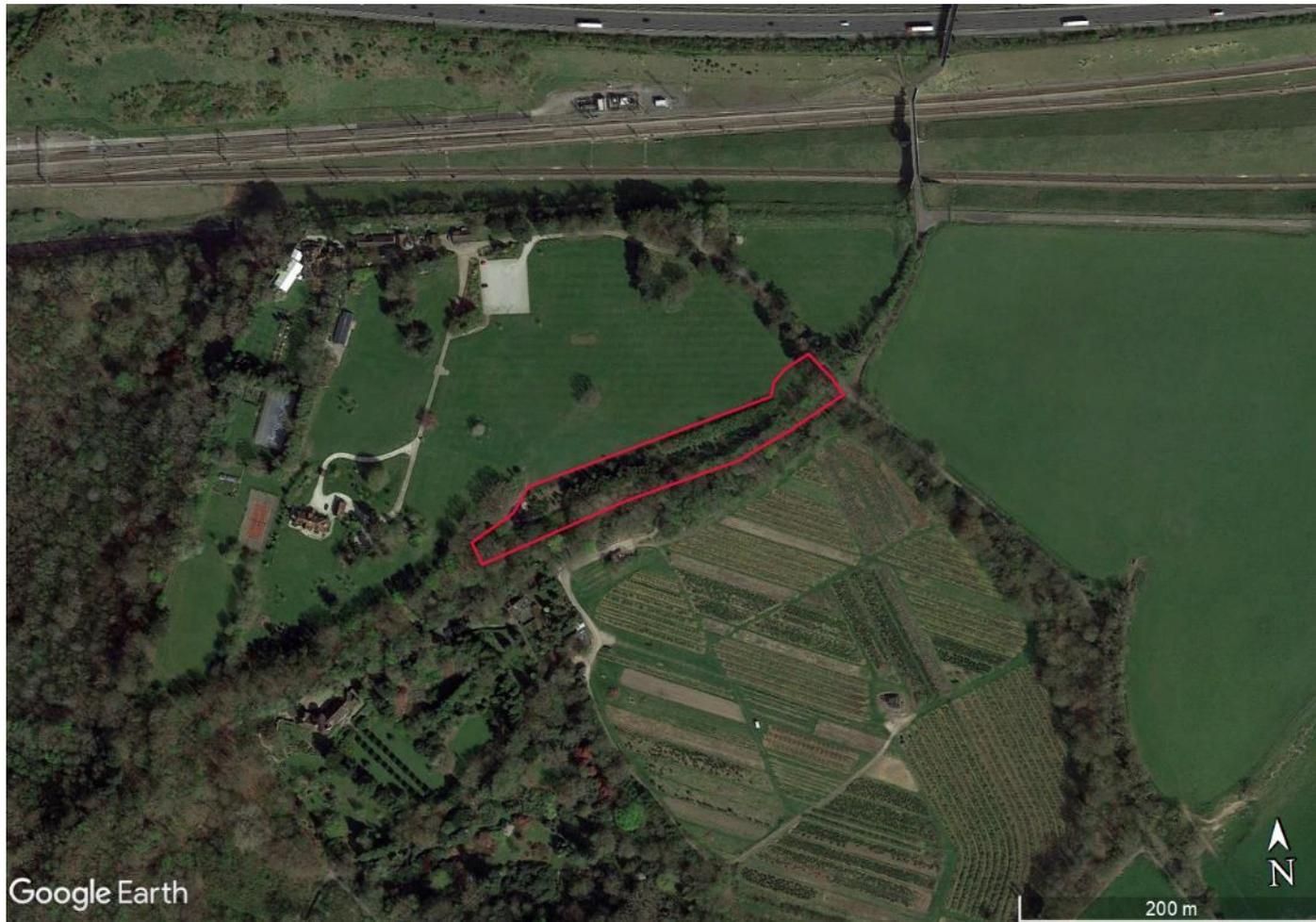


Plate 8: 2017 (Google Earth)



Plate 9: View of the entrance to one of the lodges clearing areas (facing NNW)



Plate 10: View of one of the proposed clearing areas (facing WNW).

Figure 11: View across PDA towards Chapel Street entrance (facing SSW).



Plate 11: View from estate access road towards the proposed entrance (facing S)



Plate 12: View across the proposed parking area showing the existing bund and the proposed entranceway (N)



Plate 13: View across the lawn to the northern boundary (facing E)



Plate 14: View along the southern boundary (facing WSW)



Plate 15: View along northern boundary from the proposed parking area (facing SW)



Plate 16: View of southern boundary from the bridleway, note the steep bank and difference in ground levels (facing WNW)



Plate 17: View of the entrance to the estate and the south eastern corner boundary of the PDA (facing WNW)