



Archaeological Desk-Based Assessment in Advance of the Proposed Development of land adjacent to the A2990 Former Thanet Way, Whitstable, Kent

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Report for Townscape Ltd

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SWAT ARCHAEOLOGY

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Summary

SWAT Archaeology has been commissioned by Townscape Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA of land adjacent to the A2990 Former Thanet Way, Whitstable, 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: **high**
- Iron Age: **high**
- Roman: **moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

1.2.1 The PDA is situated to the south east of the end of South View Road, which is off the eastern side of Borstal Hill, close to the Long Reach roundabout on the outskirts of Whitstable. This area is effectively a promontory, a northern spur of the Blean overlooking the coastal plain to the north west of Seasalter and Graveney. The PDA is approximately 4.5 acres with the southern border defined by the A2990, former Thanet Way. The northern boundary adjoins an open area of space as part of Duncan Downs. The PDA is currently scrub.

Located on the promontory the area to the west of the PDA was attractive in Prehistoric times as seen by excavations across the area that have revealed a Bronze Age settlement, that continued into the Iron Age and the early Roman period. It is likely that the core of the settlement area is to the west but it is possible that the outer reaches of the settlement continue eastwards towards the PDA. As a consequence, there is archaeological interest and regional significance within the assessment area of high potential for the

Prehistoric and Iron Age periods, moderate potential for the Roman and low for all other periods given the location of the PDA on the agricultural hinterland of Whitstable close to the northern edge of Blean Wood from the Medieval period onwards. It is only in the 20th century that the area became urbanised.

Map regression indicates that the PDA has not built on, meaning that there is likely to be a low historical impact on any potential archaeology although it is possible there may have been plough damage. The proposed development for the caravans will require some form of surface to rest on. It has yet to be decided if this will be hardstanding or pads. Access to the site will be via the Old Thanet Road towards the south western corner, where there will be a tarmacked car parking area. In addition, the caravans will require services and associated trenches. Assuming the ground impact for the car parking and the caravan hard standing will be the same, also including the required depth for service trenches, there will be a high impact on any potential archaeology in those areas given the archaeological horizon just below the plough soil as seen nearby to the east and west.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is anticipated that that an evaluation will be required to ascertain the nature of any archaeological deposits.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Townscape Ltd (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land adjacent to the A2990 Former Thanet Way, Whitstable, Kent centred on National Grid Reference (NGR) TR 10743 64598 (Fig 1).

1.2 The Site

1.2.1 The PDA is situated to the south east of the end of South View Road, which is off the eastern side of Borstal Hill, close to the Long Reach roundabout on the outskirts of Whitstable. This area is effectively a promontory, a northern spur of the Blean overlooking the coastal plain to the north west of Seasalter and Graveney. The PDA is approximately 4.5 acres with the southern border defined by the A2990, former Thanet Way. The northern boundary adjoins an open area of space as part of Duncan Downs. The PDA is currently scrub. The Site gently increases in height from circa 48 aOD at the north western corner to circa 54m at the south eastern section. Beyond the PDA, the land continues to rise to the south towards Clapham Hill (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of a band of bedrock comprising of London Clay, which was laid down some 54 million years ago as marine sediment. There are no superficial deposits.

Geotechnical Information

1.2.3 There is no known geotechnical information. However, excavations that have taken place close to the PDA. Immediately south at the Care Home site, the geology generally showed that topsoil overlay natural clay. To the east, the 2017 evaluation also revealed topsoil directly overlying London Clay.

1.3 The Proposed Development

1.3.1 The proposed development is for use of the site for the stationing of up to 9 holiday caravans with a car parking area (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 and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also 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
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): 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.'

2.2.3 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).'

2.2.4 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.'

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA 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.'

2.2.6 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.
- **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.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

2.2.8 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.

2.3 Local Policies

2.3.1 Canterbury City Council has a Local Plan adopted in 2017. The plan has a number of policies relevant to archaeology:

- POLICY HE1: Historic Environment and Heritage Assets
- POLICY HE4: Listed Buildings
- POLICY HE5: Development Affecting and Changes to Listed Buildings
- POLICY HE6: Conservation Areas
- POLICY HE8: Heritage Assets in Conservation Areas
- POLICY HE11: Archaeology
- POLICY HE12: Areas of Archaeological Interest

2.3.2 These policies are covered in turn in more detail below.

POLICY HE1: Historic Environment and Heritage Assets

2.3.3 The City Council will support proposals which protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse,

particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.

- 2.3.4 Development must conserve and enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause substantial harm to the significance of heritage assets or their setting unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:
- 2.3.5 The nature of the heritage asset prevents all reasonable uses of the site; and, no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and, conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and, the harm or loss is outweighed by the benefit of bringing the site back into use.
- 2.3.6 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. Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.

POLICY HE6: Conservation Areas

- 2.3.7 Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.
- 2.3.8 Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.
- 2.3.9 New development in a conservation area should aim to preserve and enhance the character and local distinctiveness of the historic environment and respect its

surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.

POLICY HE8: Heritage Assets in Conservation Areas

- 2.3.10 The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the other criteria in Policy HE1 apply. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.

POLICY HE11: Archaeology

- 2.3.11 The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.
- 2.3.12 Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.
- 2.3.13 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:
- 2.3.14 The character, importance and condition of any archaeological deposits or structures within the application site; The likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and the means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.
- 2.3.15 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases archaeological recording works must be

undertaken in accordance with a specification prepared by the Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the Council in advance.

POLICY HE12: Areas of Archaeological Interest

2.3.16 Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the City Council will determine planning applications involving work below ground level once the applicant has provided information in the form of an evaluation of the archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.

Local Planning Guidance

2.3.17 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 Townscape Ltd 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 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 ClfA. 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.*

CIFA (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 Sources

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

Archaeological databases

- 4.2.2 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.
- 4.2.3 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.
- 4.2.4 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

- 4.2.5 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

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

Secondary and Statutory Resources

4.2.7 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

4.2.8 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 were no Protected Military Remains or NMP cropmarks in the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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		

5.1.2 The Kent HER records within the 500m assessment area are dominated by Bronze Age, Iron Age and Roman settlement remain as revealed by a number of excavations in recent years.

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 The assessment area includes three Grade II listed buildings. Circa 330m to the west is a pair of late 18th century cottages. Circa 480m to the north, north west is an early 19th timber framed cottage. Circa 540m north of the PDA is Borstal Hill Windmill. Originally built in an open area on the outskirts of Whitstable, the windmill has since been surrounded by housing in the latter half of the 20th century. The very top of which can be seen in part from the PDA. Given the intense urbanisation of the area, the PDA does not impact upon the setting or significance of these designated assets.

5.3 Previous Archaeological Works

- 5.3.1 There have been a number of intrusive archaeological events in the area given the new developments in the area over the past 10 years. The key excavations are discussed below. Details of the KHER events are provided in Figure 12 and in the map in Figure 16. An additional map is provided in Figure 17 to provide information regarding events just outside the assessment area and also includes those that are not yet in the KHER.

Sunset Caravan Park

- 5.3.2 Ahead of residential development, Sunset Caravan Park was investigated in 1997 and 1998 which is circa 390m west, north west of the PDA. Located on a promontory, sloping downwards overlooking the coastal plain, evidence of a Late Bronze Age/Early Iron Age settlement was found that appeared in use through to the Roman period with a high concentration of features and finds, which included fire cracked flints used as pot boilers, pottery and daub fragments. Features identified included gullies representing the site of huts (six were circular, a large rectangular building and a small complex hut like structure divided into two with a sunken floor), a number of heaths and other pits. Evidence of metalworking was also seen through the finding of slag along with that of salt working as well as field systems and enclosures in the surrounding area and the activity seem to occur within the 55m contour level. Evidence of clay extraction and pottery production was also seen in a later excavation with three kilns and crushed calcined flint

identified suggesting a large-scale pottery industry that may have continued over hundreds of years (Unpublished Document: Canterbury Archaeological Trust. 1997. The archaeological Evaluation and Results of Preliminary Excavations at Sunset Caravan Park, Thanet Way, Whitstable, Kent).

- 5.3.3 East of the Sunset Caravan Park was a separate excavation deemed Church Lane East. This was on the western slopes of the promontory between contours 26 - 54m. Features, found included ditches, heaths and rubbish pits dating to c. 700BC to circa 100AD, Late Bronze Age/Early Iron Age to the early Roman period. The results across the two sites showed the nucleus was at the Sunset Caravan Park site at the top of the promontory whereas at Church Lane East, the feature distribution was generally even across the area and it was the south west part that suggested industrial activity and also hollow ways. Across both sites were pits for clay extraction.

Long Reach Close, Borstal Hill

- 5.3.4 This site is on the north west side of the Long Reach roundabout circa 130m west of the PDA and to the east of Sunset Caravan Park. An evaluation of the site was undertaken in 1999 consisting of three trenches. 16 features were identified including pits, post holes and ditches, which included pottery dating to the Mid to Late Iron Age, along with pot boilers. In addition, some pottery was recovered dating to the late Post Medieval period confirming that the Late Bronze Age/Early Iron Age settlement site previously identified to the west continued eastwards (Unpublished Document: Canterbury Archaeological Trust. 1999. An Archaeological Evaluation of Land at Long Reach Close, Borstal Hill, Whitstable, Kent).

Land East of Wraik Hill

- 5.3.5 This site is located south west of the roundabout in the area of the current Chaucer Business Park. An evaluation in 1998 of 20 trenches. The site lay on the 54-58m aOD. Archaeological features identified at the site included rubbish pits, post holes, heaths and ditches. Pottery recovered dated to the Mid to Late Iron Age as well as a number to the Medieval period. Fragments of daub were also found representing past structures at the site. It was thought that the Medieval pottery was residual having been introduced by manuring. The ditch in the upper fill had four structures interpreted as the remains of clamp/bonfire kilns for

pottery manufacture. This site also revealed the remains of a road or trackway that was north-south aligned and was contemporary with the settlement and represented the route into the settlement from the south and even possible Canterbury. Here the archaeological horizon was just below the topsoil at an average depth of 0.3m.

- 5.3.6 Overall this tied in with the other nearby sites at Sunset Caravan Park and Long Reach Close of a wider area of an Iron Age settlement although unlike the other site, no Romano-British element was identified. There is evidence suggesting that across the wider area, zones could be identified in that at Wraik Hill site it was more domestic, whereas at the Sunset Caravan site, there was industrial activity (*Unpublished Document: Canterbury Archaeological Trust. 1998. An Archaeological Evaluation of Land East of Wraik Hill and South of Thanet Way, Whitstable, Kent*).

Estuary View

- 5.3.7 A 2006 evaluation SWAT on the lower ground at the Estuary View Business Park of 33 trenches did not show any archaeological features of note.
- 5.3.8 A 2015 evaluation took place covering the area immediately to the west of the 1998 Wraik Hill evaluation and to the east of the 2006 evaluation. There were 38 trenches in all. No evidence was found of any activity from the Prehistoric to the Post Medieval period. Evidence of structures relating to a farmhouse (Prospect House Farm) that was on the site confirmed from the 1898 map until the 1960s. This confirmed that the late prehistoric and early Roman period site seen of the other nearby excavations does not extend this far to the south and west (*Unpublished Document: Allen, T. and Cichy, P. 2015. An archaeological evaluation on the site of Estuary Business Park, Whitstable, Kent Whitstable, Kent Archaeological Projects*).

Land North of the Thanet Way: Dunton Downs

- 5.3.9 This was an excavation in 2017 and involved a large area of 25 hectares to the east and north east of the PDA at heights of between 17m – 39m. An earlier geophysical survey undertaken in 2014 identified no anomalies but some weak magnetic trends were considered to potential be of linear archaeological features although there were of uncertain origin but may relate to historic field

boundaries. The southern part of the site revealed a few pits dating to the Late Bronze Age/Early Iron age as well as Medieval items. The features were ephemeral poorly defined, possibly as a result of geological periglacial action rather than of human origin. The evaluation suggested that the Late Bronze Age/Early Iron Age settlement did not extend this far to the east. However, it did suggest that that area had been partly cleared by woodland by the 13th century. In terms of the archaeological horizon there was a suggestion that the archaeological features may have been subject to some degree of horizontal truncation as a result of ploughing. Consequently, the archaeological horizon is considered to be relatively shallow (*Unpublished Document: Munnery, T. & Doherty, A. 2017. An Archaeological Evaluation at Land North of Thanet Way, Whitstable, Kent*).

Harrier Lodge

- 5.3.10 Opposite the PDA to the south was a 2016 evaluation on the site of what is now a care home following the demolition of a dwelling. There were ten trenches across an area of 0.45 hectare. No features of archaeological significance were identified (*Unpublished Document: SLR. 2017. Ivydene, Montpellier Avenue, Whitstable*).

Landscape Characterisation

- 5.3.11 The majority of the PDA lies in the area classified as 'medium regular with straight boundaries (parliamentary type enclosure)', which also incorporates Duncan Down. It is immediately east of the area classed as 'Post 1810 settlement' (Fig. 14).

Stour Palaeolithic Area

- 5.3.12 The PDA is in the Palaeolithic area designated PCA 24 and covers the area of the Blean Plateau. On the plateau there are outcrops of gravel, thought to represent the remains of the early course of the Stour before it migrated towards Canterbury. The likelihood of Palaeolithic finds in this area is considered to be low (Fig. 15).

0-100m Radius

- 5.3.13 The KHER data is reviewed to identify those heritage assets closest to the PDA and then moving further away. Unfortunately, the KHER data excludes a number of finds and features found in recent excavations.

5.3.14 There are no KHER entries for this area.

100-200m Radius

5.3.15 There are no KHER entries for this area.

200-300m Radius

5.3.16 There are two KHER entries for this area. To the west, south west a circular cropmark seen in 1947 was excavated in 1991 and found to be a 17th century ditch (TR 16 SW 26). To the south west is a Second World War pillbox (TR 16 SW 130).

5.3.17 This radius also incorporates a number of listed buildings, some along Wincheap. others such as the Grade 1 scheduled Castle and houses near the castle.

300-400m Radius

5.3.18 There are four KHER entries for this radius. There is the recognition of Iron Age features to the west at Chaucer Business Park where pits, post holes, heaths and ditches were found along with pottery (TR 16 SW 138). Also, to the west is the Grade II listed building of the late 18th century or early 19th century cottages at Sunset Caravans (TR 16 SW 89). Nearby to the south west on Clapham Hill is a milestone (TR 16 SW 12). A farmstead record of Ballsdown Farm was to the west where only the farmhouse remains. It originally had buildings to three sides of the yard (MKE 86126).

400-500m Radius

5.3.19 There are nine KHER records for this radius. Another Second World War pillbox is to the west, south west (TR 16 SW 30). Circa 455m to the south west used to be a brickfield at Clapham Hill Farm not seen after the 1872 OS historical map (TR 16 SW 40). Clapham Hill farm is a loose courtyard farm with buildings to three sides of the yard (MKE 86128) that has had significant loss of its original form. Nearby was a clay mill at Willow Wood and like the brickfield was not seen after the 1872 OS historical map 9TR 16 SW 39). To the west, south west of the PDA on Wraik Hill was Prospect House Farm (MKE 86127). A loose courtyard plan farmstead that had buildings to three sides of the yard but has since been completely demolished.

5.3.20 To the north of the PDA, is the Borstal Hill windmill which is Grade II listed (TR 16 NW 1096). And the top of which can be glimpsed in places from the PDA. Nearby

used to be another windmill used for flour that was disused by 1908 9TR 16 NW 85). Towards the outer reaches of the PDA is the Grade II listed Sea View cottage of the early 19th century (TR 16 NW 1107).

5.4 Archaeological and Historical Narrative

- 5.4.1 The land on which Whitstable was to develop was flat, badly drained salt marsh at about sea level and subject to flooding. The Gorrell river flowed to the east with an area of marshland beyond it. The London Clay is not conducive to archaeological preservation and therefore there has been little by way of prehistoric remains in the central area of Whitstable. The majority of early archaeology from this period is found on the higher ground inland as at the area around the PDA, South Street or Chestfield.
- 5.4.2 Palaeolithic and Mesolithic remains have been found eroding out of the foreshore from Seasalter all along to Swalecliffe. The Mesolithic coastline in this area would have been significantly different to that of today with lower sea levels.
- 5.4.3 Bronze Age and Iron Age activity in the Whitstable area is generally limited to the higher ground inland although the foreshore has already yielded remains from this period. Circa 7km south of the PDA is the Iron Age hillfort at Bigbury. A Late Bronze Age/Early Iron Age settlement was located circa 300m west of the PDA that included metalworking and field systems. A Late Bronze Age/Early Iron Age farmstead was found at South Street circa 2km west of the PDA prior to the construction of the new Thanet Way (TR 16 SW 27). that included metal working as well as a small settlement site nearby in Chestfield. There is also Iron Age evidence in the area of the inter tidal zone at Swalecliffe, circa 2km north east of the PDA as well as circa 2.5km to the north west Late Bronze Age and Iron Age pottery also in the inter tidal zone. Circa 700m north west of the PDA, at Ladysmith Grove was another Late Bronze Age site containing loom weights as well as possible fishing weights. All of which attests to the widespread utilisation of the area in the Iron Age.
- 5.4.4 Not much is known with any degree of certainty of life in Blean during the dark ages between the departure of the Romans in 4th Century AD and the Norman

conquest of the 11th Century AD. An early reference in 785 AD refers to Blean and the use of wood fuel for salt boiling on the coast at Seasalter. The Salt Way which is generally considered the most ancient route from this part of the north Kent the coast to Canterbury. The name Blean is the dative form of the Old English word 'blea' which means rough ground or alternatively it could be derived from a variant of the modern welsh 'Blaen' meaning edge or border. Though Blean lies the Canterbury to Whitstable Road in the middle of the Forest of Blean and the parish is mostly woodland. The Forest of Blean is ancient and once covered the entire area between the Great Stour and the north Kent coast. It is now a belt of woodland lying roughly two miles inland from Seasalter

- 5.4.5 The Whitstable name is derived from the old English, 'aetr paem hwitan stapole' meaning at the white post or staple. This was the meeting place of the Whitstable Hundred with a white post acting as a landmark. Alternative spellings of the name include Witenestaple in 1086 AD, Witstapel in 1184, with Whitstable by 1610.
- 5.4.6 Wraiks Hill is recorded in the 13th century as 'Rake' and is thought to derive from 'hraca' in old English throat or gulley and has survived in dialect speech as 'rake'; meaning path or tract.
- 5.4.7 Whitstable is known as the place that Romans farmed for oysters. Contemporary records show that oysters were exported to Rome itself in the first century. Whitstable's location close to the major Roman city at Canterbury lead to many a routeway between the two.
- 5.4.8 The Domesday Book records that Nortone, being identified as Whitstable as the location for 7 salt houses, although nearby Seasalter with an entry as 'Seseltre' is not recorded as having any salthouses then.
- 5.4.9 Whitstable was formed by the amalgamation of three Saxon manors (Seasalter, Harwich and Nortone, alias Northwood). Saxon charters dating to 785 AD indicate that salt making was an important industry as evidence by the nearby settlement of Seasalter where many salt mounds still survive. Anglo-Saxon activity was found west of the PDA at Church Lane West, Seasalter with pots, daub, shells, grain and a loom weight suggesting that Anglo-Saxon Seasalter as an area was more extensive as a settlement than previously thought and that the activity lie close to a hollow way that due to the inclusion of Ipswich ware type pottery may

suggest Seasalter as a trading port around 750-850 AD with the hollow way connecting Seasalter to Canterbury.

- 5.4.10 In the Medieval period, Whitstable was commercially successful with the salt and oyster industries. During the Anglo-Saxon period, Blean was a royal forest and the area was controlled by the king particularly in relation to the resources of wood, which was fuel needed for the evaporation of salt according to a charter from 863 AD.
- 5.4.11 In the Medieval period in 1583 the sea wall was further extended and strengthened, from Horsebridge and along Middle Wall. As well as protection from the sea, it was intended to improve drainage at the eastern end. The wall was created from material on the landward side creating a large drainage ditch running alongside the wall with the ditch emptying into the area by the harbour and Gorrell Tank. This allowed the settlement of Whitstable to move closer to the coast on the lower ground.
- 5.4.12 The town continued to grow and in the 18th century a new sea wall was required being the Island Wall built between 1779 and 1792. This allowed for more housing in the Middle Wall area and for continued drainage of the salt marsh.
- 5.4.13 In 1830, the Canterbury and Whitstable Railway was opened and the harbour established in 1832. In 1834 there were 22 boats which expanded to 150 in 1860 as Whitstable effectively became a port to Canterbury. In 1801 there were 1,205 inhabitants. By 1851 this figure had doubled to 2,746.
- 5.4.14 In the 20th century the town became increasingly urbanised with expansion to the south west and south. In the 1930s, the Thanet Way (A299) was built as a by-pass south of the town. The area was again flooded during the 1953 storm.

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. The map shows the location of the PDA to the south of Whitstable and the settlement area of Bostall (now known as Borstal). To the south is the edge of the

Blean wood. Area. The main road is one that traverses north-south out of Whitstable heading towards Canterbury passing through the Blean. The map shows the area of higher ground of the promontory with the farms of Clapham Hill and Pye Hill to the south (Figure 33).

Hasted, 1798

- 5.5.2 The road out of Whitstable towards Canterbury formed the boundary line for the maps. The left hand one shows the area to the west covering Seasalter whereas the one of the right covers Whitstable and the PDA itself. The high point of Clapham Hill is shown to the south. Surrounded by Blean Wood. The PDA lies to an area that has yet to be fully cleared (Figure 44).

Ordnance Surveyors Drawings 1797

- 5.5.3 This map shows greater detail in the land use and field boundaries. The PDA can be seen as part of a larger field. To the east is an area of woodland. There appears to be a new road leading off from the city wall at the Wincheap junction (Figure 5).

Whitstable Tithe Map of 1840

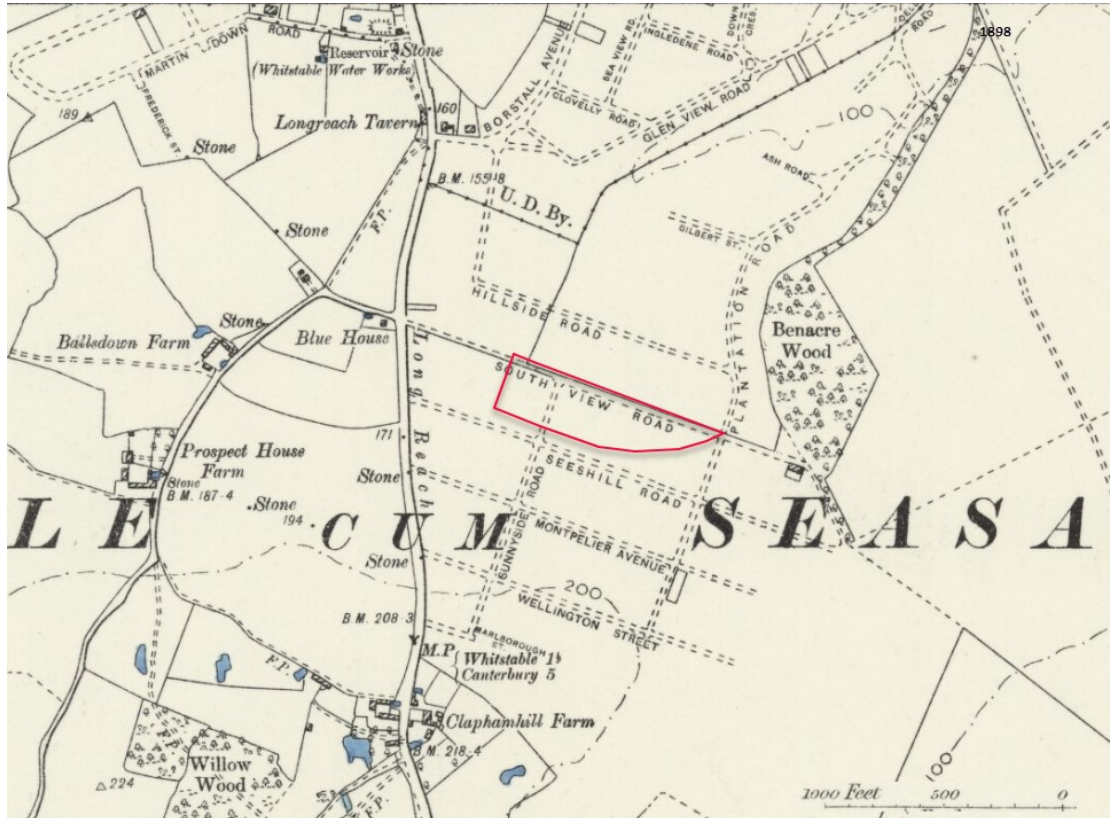
- 5.5.4 This shows the PDA as part of two separate fields. The field of the left is designated No. 244 is owned by General Gosselin and occupied by George Hayward. The field is called 'Long Reach' and is classed as arable. George occupied a significant amount of the area around but the field to the right designated 246 is owned and occupied by General Gosselin and is referred to as Benacre (Figure 66).

Historic OS Map 1877

- 5.5.5 This is the first properly scaled OS map and there have been changes. Benacre Wood to the east has reduced in size. The PDA is part of a larger field in an area that is rural on the outskirts of Whitstable. The Road to the west is called Long Reach and a house is showing for the first time at the intersection of this road called Blue House with a road from Willow Wood that provides access to Ballsdown Farm and Seasalter Farm. Clapham Hill Farm to the south also has brickworks to the west of it (Figure 77).

Historic OS map 1898

This shows the PDA in an area that has been projected to become part of a housing estate with a grid of Roads. The PDA here falls within part of South View Road and Seehill Road. Benacre Wood to the east remains unchanged. To the west, Seasalter Farm has been named Prospect House Farm (



5.5.6 Figure 8: Historic OS Map from 1898).

Historic OS map 1908

5.5.7 The PDA is still within the prospective area of the new estate although no houses have been built other than one to the south west of the PDA. (Figure 9).

Historic OS map 1947

5.5.8 A few of the road have now crystallised including that of South View Road, but only the part to the west of the PDA. The significant change has been the creation of a new A road, which is the Thanet Way (now Old Thanet Way). This has created a roundabout to the west of the PDA and the Thanet Way now forms the southern boundary of the PDA (Figure 10).

Historic OS Map 1950

- 5.5.9 The prospective estate grid pattern has finally been removed and the residual layout confirmed. Benacre Wood to the east remains unchanged but the land to the north east of the PDA is now a small woodland. To the west of the PDA along South View Road a number of houses have been built and to the north west, along Borstal Hill, there are now houses forming alongside the road. The Long Reach Tavern that was originally located on Borstal Hill has been relocated to the south western side of the Long Reach Roundabout in order to be in a better position to gather passing trade on what is now one of the main roads to Thanet (Figure 11).

5.6 Aerial Photographs

1940s

- 5.6.1 The PDA is an arable field. There are houses on the southern side of South View Road are beginning to be built. The PDA is surrounded by hedges (Plate 1).

1960s

- 5.6.2 There appears to be no change at the PDA. The hedgerow along the northern boundary has matured. The area to the south of the Thanet Way still shows the scars of the former potential grid housing estate (Plate 2).

1990

- 5.6.3 There is no change at the PDA. To the north west of the Long Reach Roundabout, the area is now residential. The plots along South View Road have now been filled on the southern side and on the northern side is a new house being built being that of South View Farm. The area to the north and east of the PDA is still essentially rural being the open ground of Duncan Down. To the south east on the opposite side of the Thanet Way are stables. The road towards Clap Hill now also has housing along its eastern side (Plate 33).

2003

- 5.6.4 There appears to be no change at the PDA. The Thanet Way has been replaced by a new Thanet Way passing to the south of what is now the former Thanet Way. To the west of the Long Reach tavern are the new buildings of the Chaucer

Business Park and there is also accommodation at the rear of the tavern (Plate 44).

2019

- 5.6.5 There appears to be no change at the PDA. The area to the south west aside Chaucer Business Park has completely filled with retail units and a health centre. To the south of the PDA, a residential house has been replaced by a care home. (Plate 55).

LIDAR

- 5.6.6 The LIDAR map shows a narrow rectangular feature across the PDA and either side on a north east-south west axis. It is not clear as to what this anomaly is but could be a processing issue. However, the LIDAR does show a slightly darker linear on a north west to south east axis that may be the remains of a field boundary (Fig. 18).

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. A walkover was undertaken on the 25th November 2019. No features or artefacts were seen (Plates 6-11).
- 5.7.2 The field is currently dense scrub which limits the possibility of identifying any archaeology. The northern boundary is a wide mature hedgerow incorporating trees to the open space area of Duncan Down. The hedgerow along the southern boundary is thinner and sparser.

5.8 Summary of Potential

- 5.8.1 This section brings together all the data from KHER, with additional information gleaned from the excavations events and the historic maps and aerial photographs and discusses by period.

Palaeolithic

- 5.8.2 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 and excavations nearby have not found finds from this period. The Palaeolithic survey suggests a low potential for finds from this period. Therefore, the Palaeolithic potential in this area is considered **low**.

Mesolithic

- 5.8.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record from this period. Therefore, it is considered that the potential for finding remains that date to this period is **low**.

Neolithic

- 5.8.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.8.5 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 has no records from this period within the assessment area). However, the entire area west of the PDA is a Late Bronze Age settlement where the KHER marker for this lies just outside of the assessment area (TR 16 SE 145) as a point (rather than as an area feature) but the feature actually so extensive that it falls within the assessment area. Originally found at Sunset Caravan Park, it has been seen east of Church Lane East as well as at the top of Borstal Hill by the roundabout. The extent to the settlement area was not seen on the southern side of the Old Thanet Way except at the top by the Long Reach roundabout, which is just circa 140m west of the PDA. What is not clear is the extent westwards of the settlement as the evaluation at Duncan Down only revealed ephemeral features. As such a large area overall has now be subject to archaeological scrutiny it is possible to say that the north western area of the settlement appears to be more industrial with the south eastern area more domestic. Features have included

kilns, fields systems, gullies, huts, heaths, pits and ditches as well as metalworking and Clay extraction. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Iron Age

- 5.8.6 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 has one record from this period within being the Late Bronze Age settlement that continued into the Iron Age period. As well as the KHRE record of TR 16 SE 145, the settlement is also reflected at the top of Wraik Hill (TR 16 SW 138). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Romano-British

- 5.8.7 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 no records from this period within the assessment area parts of the extensive settlement area to the west of the PDA shows evidence that occupation continued until just after the Roman invasion around 50AD. Since the Roman evidence is not as extensive a period as in the Bronze and Iron Age being for only a short period of time, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Anglo-Saxon

- 5.8.8 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**.

Medieval

- 5.8.9 The Kent HER has no records from this period within the assessment area. It is likely that the area in this period was still wooded although the excavations to the east suggests that clearance had started around the 13th century. Therefore, the

potential for finding remains that date to this period cannot be discounted and is period is considered **low**.

Post Medieval

5.8.10 The Kent HER has 10 records from this period within the assessment area. The map regression confirms that the PDA remained on the agricultural hinterland of Whitstable with scattered farmsteads, windmills and a brickfield in the vicinity. although by the end of the 19th century, Whitstable had expanded southwards and the area was marked for a potential new housing estate. The potential for finding remains that date to this period is considered **low**.

Modern

5.8.11 KHER has just two records dating to this period being World War II pillboxes. The planned housing estate did not get off the ground and only the western part of South View Road was built with residential houses. The PDA remained in agricultural use and it was in this period that the Old Thanet Way was built forming the southern boundary of the PDA. The area to the north east remaining as open land, whilst the area to the north and north west becoming residential. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

Overview

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

5.8.13 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: **high**
- Iron Age: **high**
- Roman: **moderate**
- Anglo-Saxon: **low**

- Medieval: **low**
- 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 has not built on meaning that there is likely to be a **low** historical impact on any potential archaeology although it is possible there may be plough damage.

6.2.2 The proposed development for the caravans will require some form of surface to rest on. It has yet to be decided if this will be hardstanding or pads. Access to the site will be via the Old Thanet Road towards the south western corner where there will be a tarmacked car parking area. In addition, the caravans will require services and associated trenches. Assuming the ground impact for the car parking and the caravan hard standing will be the same, also including the required depth for service trenches, there will be a high impact on any potential archaeology in those areas given the archaeological horizon just below the plough soil as seen nearby to the east and west.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

7.2.1 There is archaeological significance within the assessment area of high potential for the Bronze Age and Iron Age period, with moderate for the Roman period due to the existence of a large settlement area to the west and north west at the top of the hill overlooking Seasalter and Graveney. The archaeological potential is low for all other periods given the location of the PDA on the hinterland of Whitstable close to the northern edge of Blean Wood.

Rarity

7.2.2 Having a Late Bronze Age settlement that continues in the Iron Age and early Roman period of some size is rare especially as it covers both domestic and industrial activity.

Documentation

7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. It is possible that further detailed research nationally may uncover more documentary evidence, although it is unlikely to alter the conclusion present in this report.

Group Value

7.2.4 The potential for archaeology at the PDA has important group value in potentially providing information as to the eastern extent of the settlement area.

Survival / Condition

- 7.2.5 It appears that the site has not been built on with the likelihood of a low historical impact on any archaeological remains, although it is possible as seen nearby that there may be plough damage.

Fragility / Vulnerability

- 7.2.6 Any potential remains within the PDA in the area of the proposed development, should they survive in-situ will be vulnerable to damage for the proposed development as the archaeological horizon as evidenced by nearby excavations to the east and west is just below the topsoil at a depth of circa 0.3m. Therefore, the requirement for hardstanding for the caravans and the parking area as well as service trenches will have a high impact on any potential archaeology in those areas.

Potential

- 7.2.7 The impact assessment concludes that the site has a high potential for archaeological remains and is of archaeological interest.

Significance

- 7.2.8 Based on the information gained in this report, it can be concluded that the site is of archaeological interest in relation to the Bronze Age, Iron Age and Roman period of which carries, regional significance.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

- 8.1.1 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.

The assessment has generally shown that the area to be developed is within an area of **high** potential for the Bronze Age and Iron periods and **moderate** for the Roman period, with **low** for all other periods. The research suggests that the area has not been built and that historically there has been a low impact on any potential archaeological remains. The development proposals will have a high impact in the areas requiring hardstanding for the caravans and the car park as well as service trenches, which due to the shallowness of the archaeology will have a high impact on any potential archaeological remains. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is anticipated that that an evaluation will be required to ascertain the nature of any archaeological deposits.

9 OTHER CONSIDERATIONS

9.1 Archive

- 9.1.1 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.

9.2 Reliability/Limitations of Sources

- 9.2.1 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.

9.3 Copyright

- 9.3.1 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 to Townscape Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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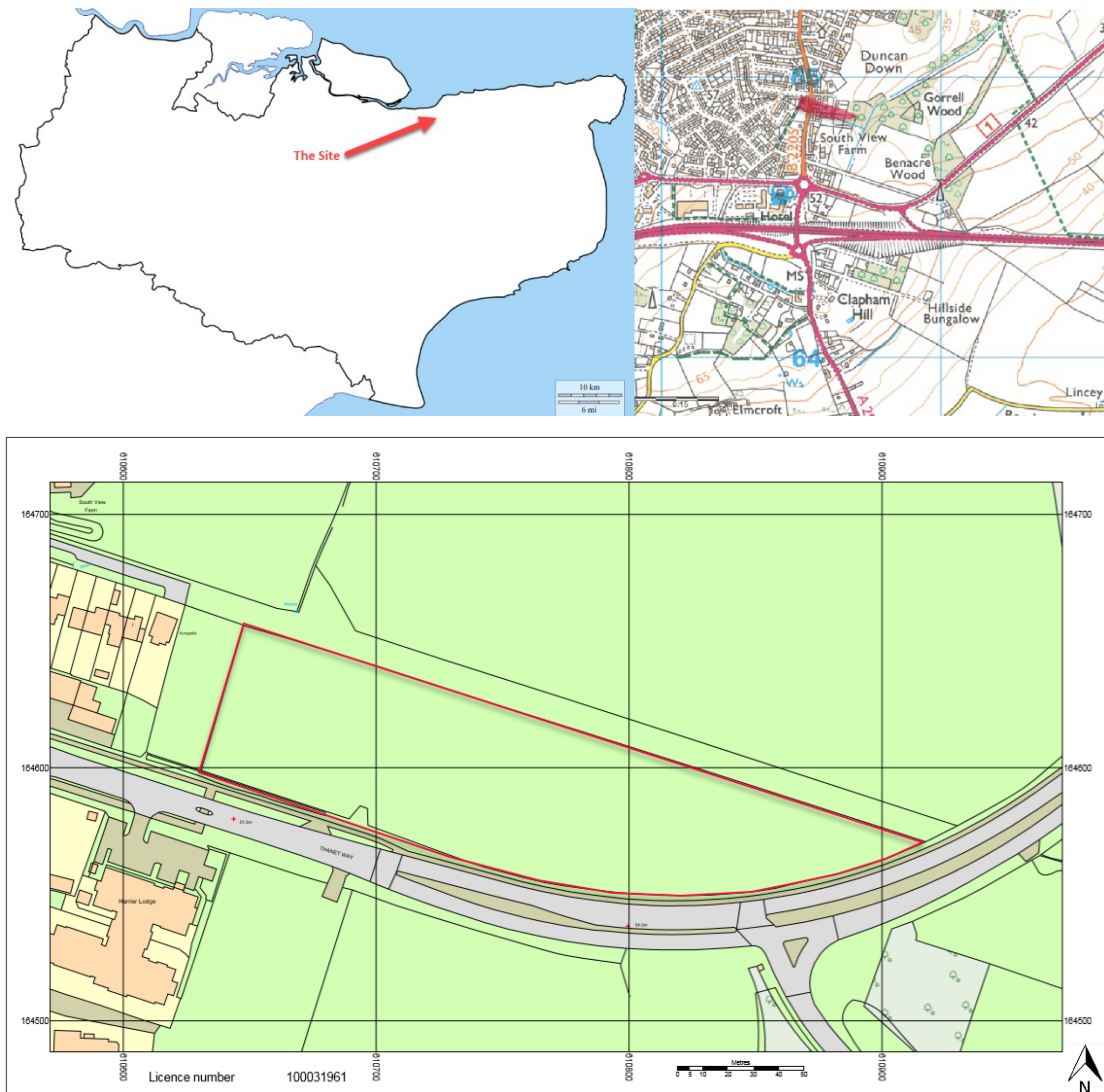


Figure 1: Location Maps, Scale: 1:640,000, 1:10,000, 1:500

Development of land adjacent to the A2990 Former Thanet Way, Whitstable, Kent
 Archaeological Desk-Based Assessment



Figure 2: Proposed Development Area



Figure 3: Andrew, Dury and Herbert Map from 1769

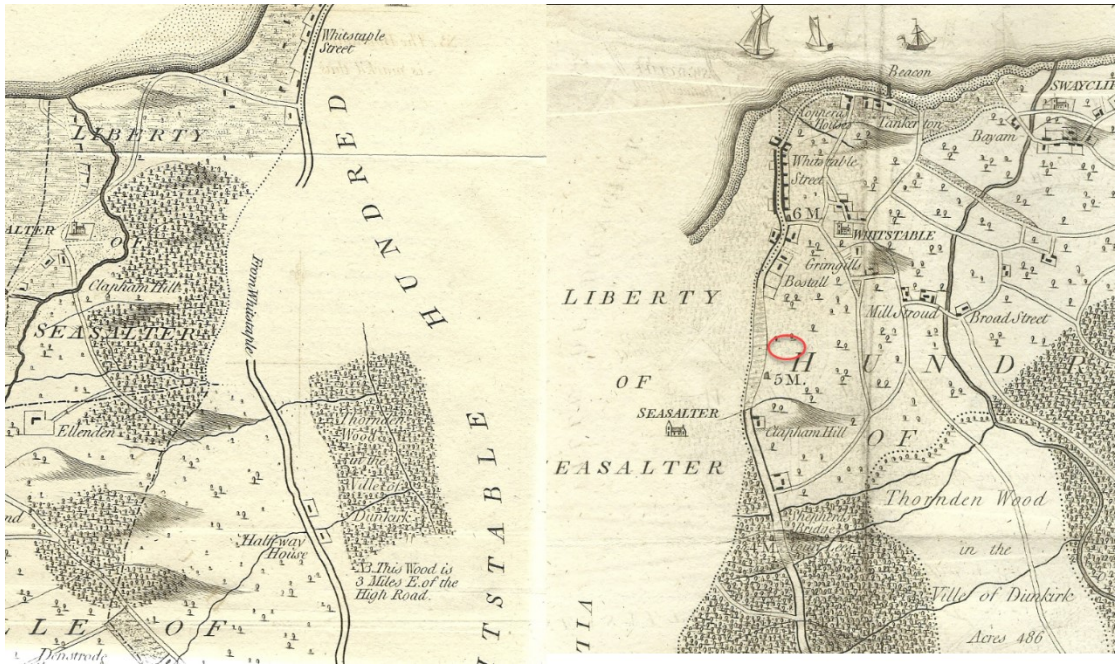


Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797

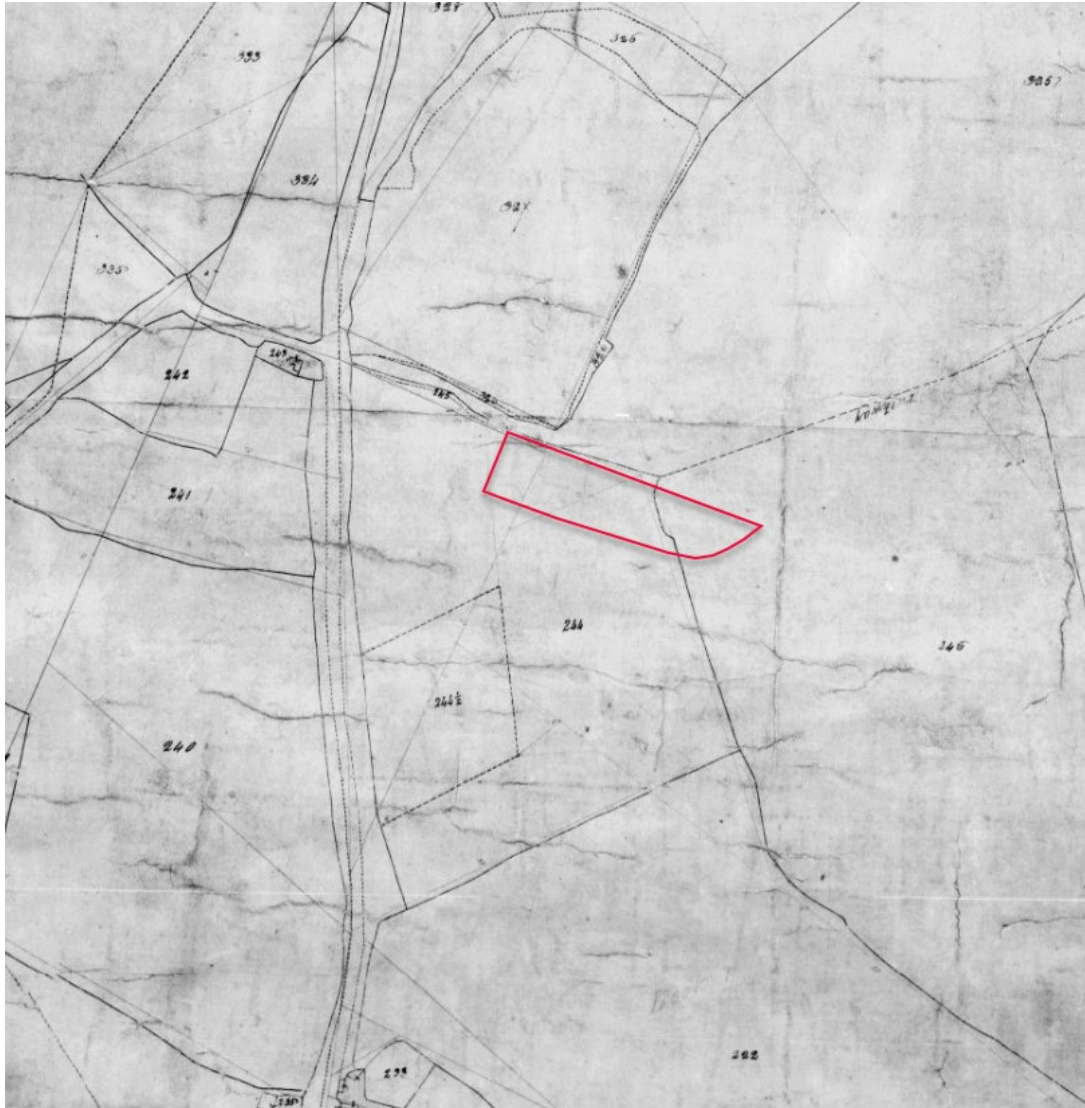


Figure 6: Whitstable Tithe Map 1840

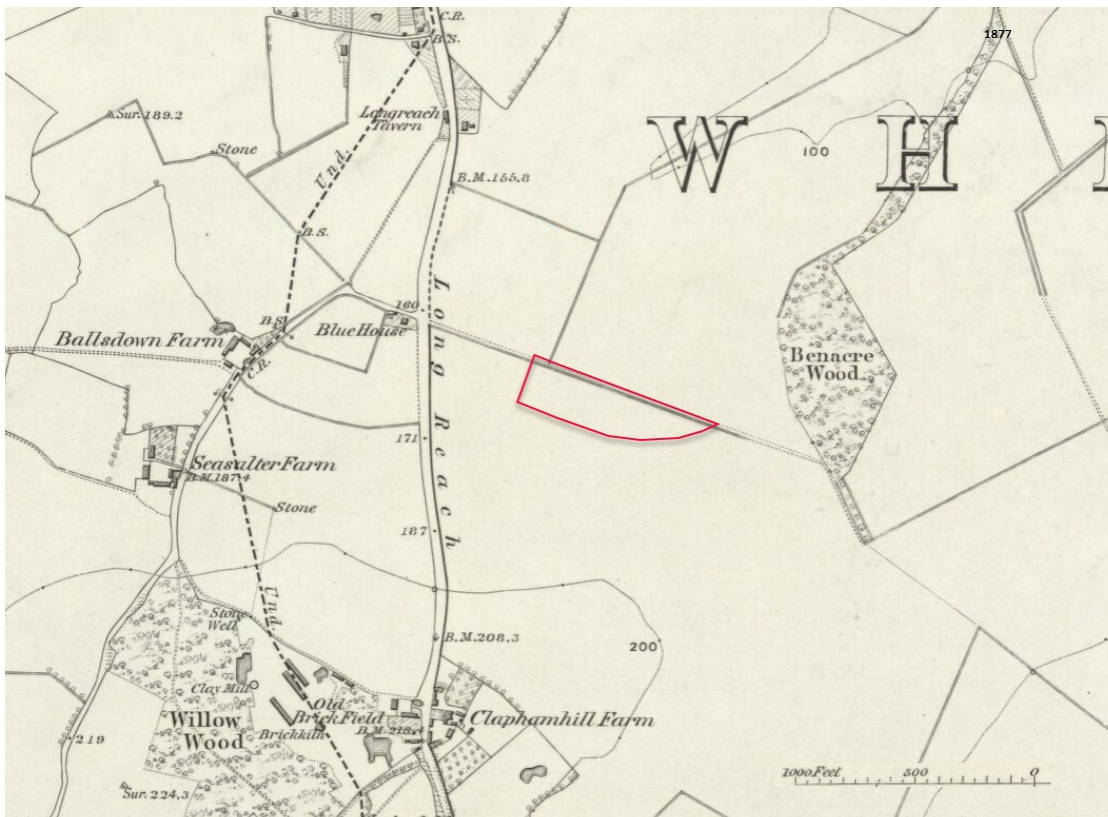


Figure 7: Historic OS Map 1877

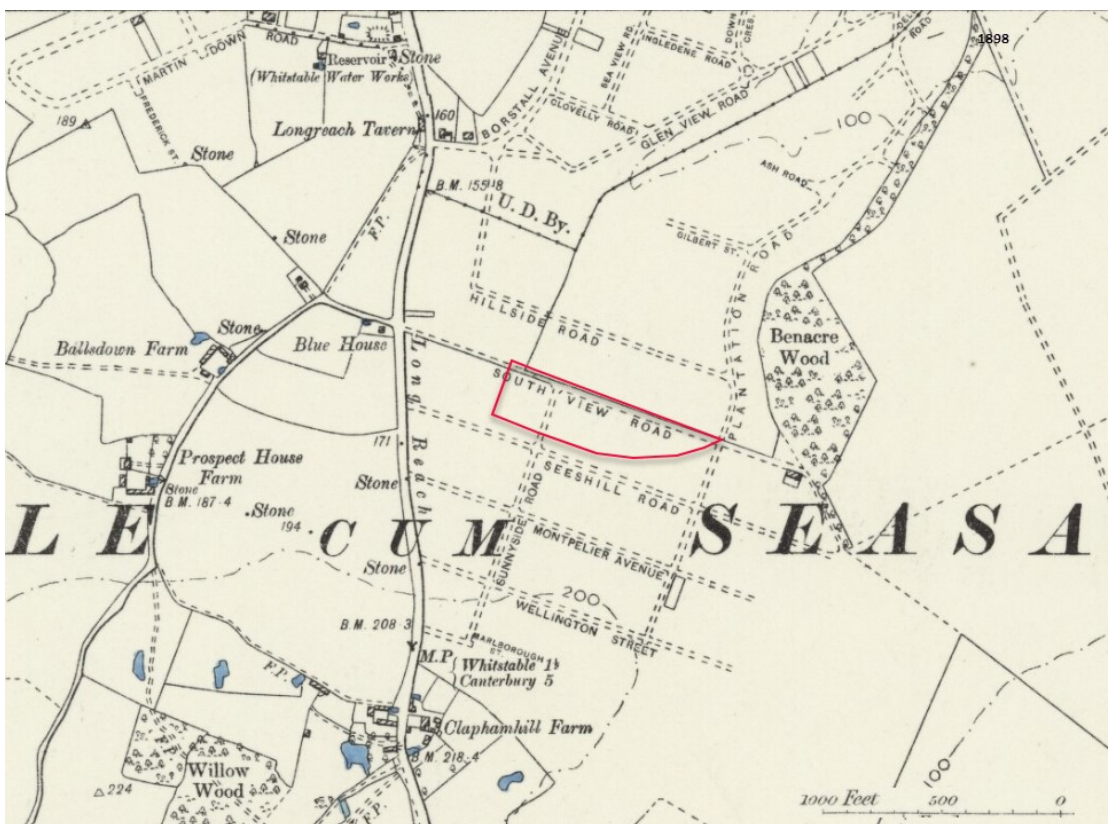


Figure 8: Historic OS Map from 1898

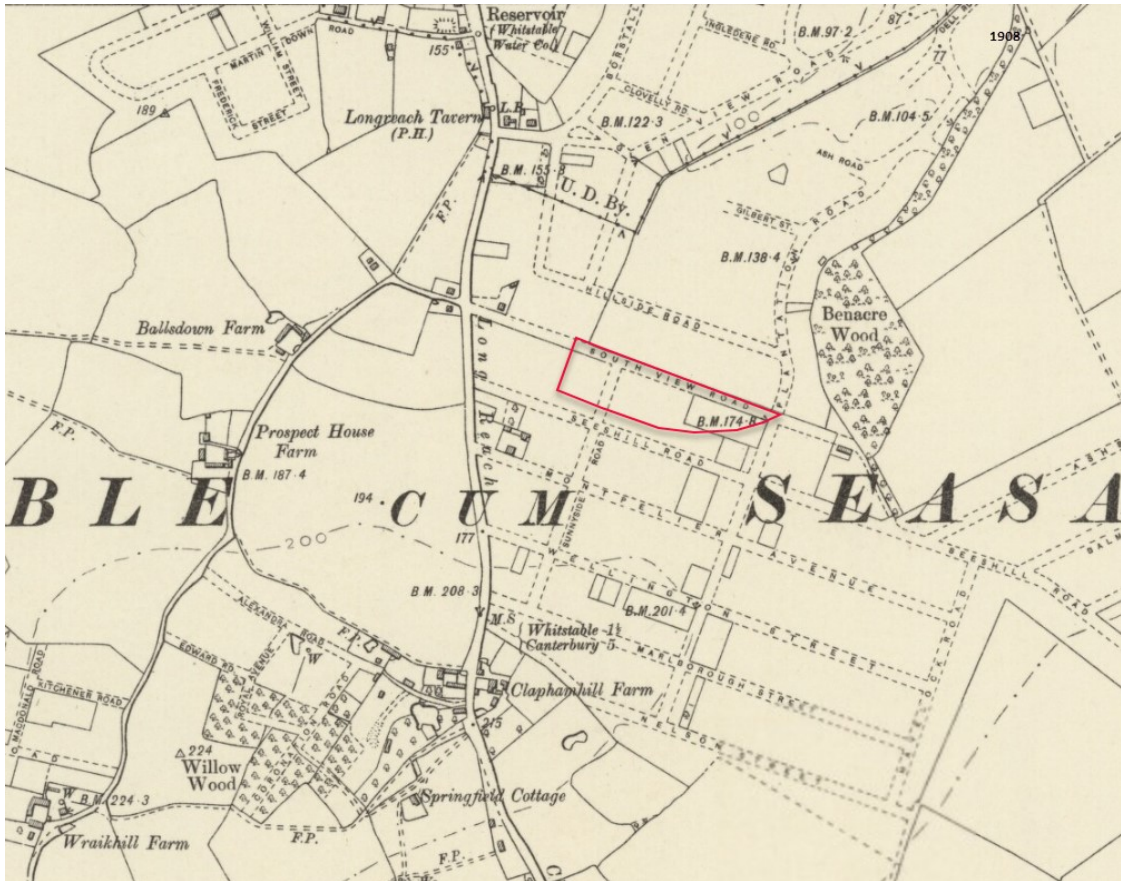


Figure 9: Historic OS Map 1908

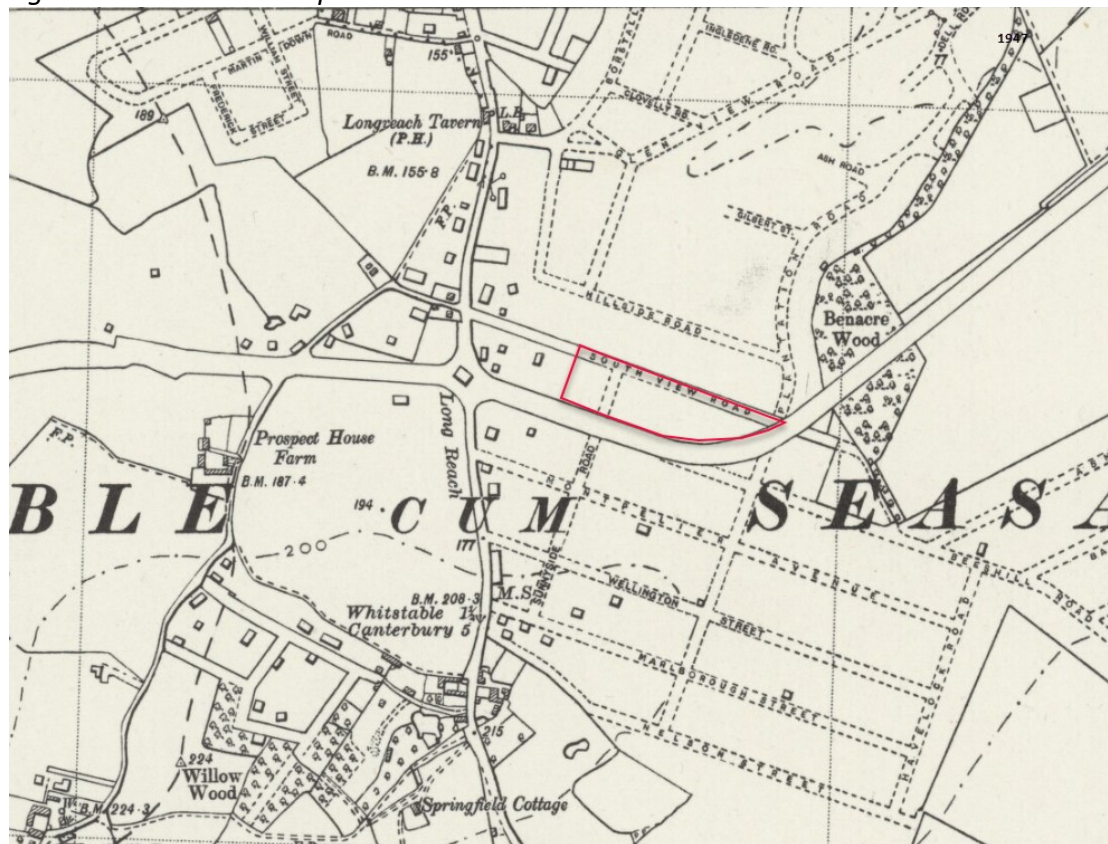


Figure 10: Historic OS Map 1947

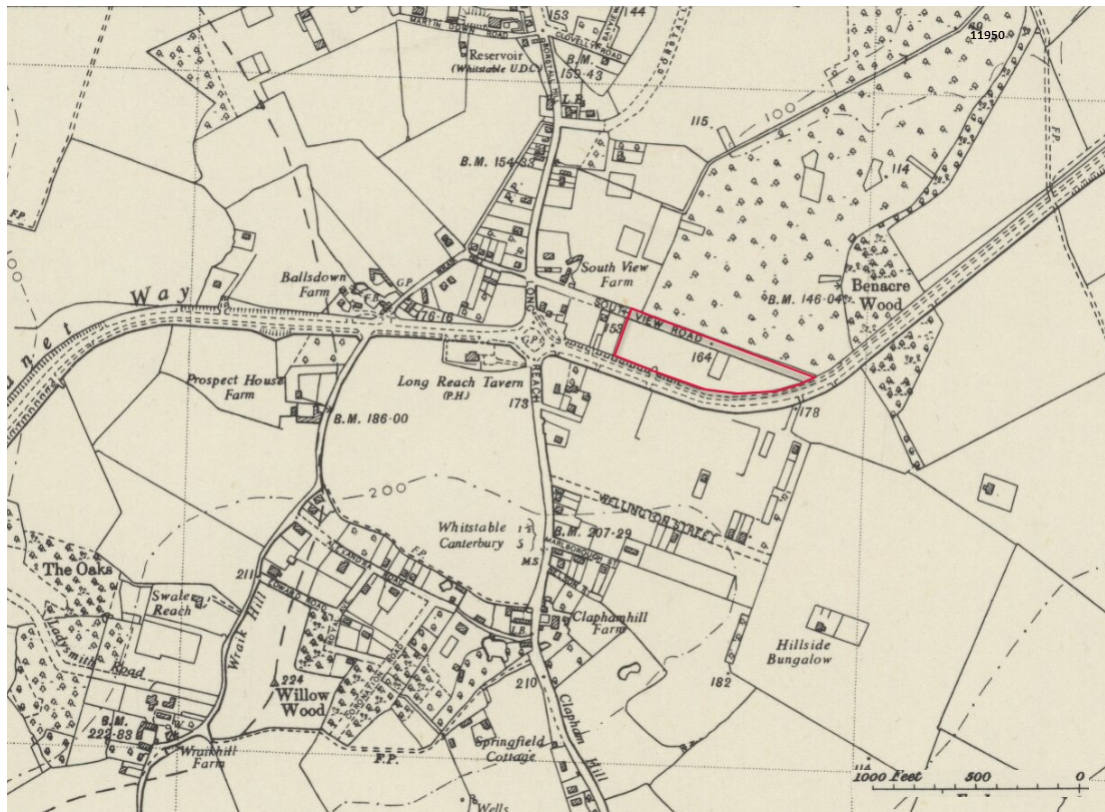


Figure 11: Historic OS Map 1950

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 12-16). ALL LOCATION DISTANCES TAKEN FROM THE CENTRE OF THE PDA.

KHER	Type	Location	Period	Description
TR 16 SW 26	Monument	c. 290m WSW	Unknown	Possible circular cropmark, south of Chaucer Business Park, Whitstable. An aerial photo said to be taken in 1946/7 showed cropmarks which were interpreted as a "woodhenge" situated in a large field south-west of Long Reach roundabout. In 1991 an archaeological evaluation was carried out by Canterbury Archaeological Trust at various sites along the route of the Thanet Way. A possible circular cropmark was observed during previous fieldwalking and a trench was done to try and establish presence or absence of a feature. The feature was observed in Trench 2D but no other features were present. The feature was a wide U-shaped cut with a flat bottom and appeared to be linear, aligned north-south. In the upper fill small fragments of charcoal and round and angular flints were present. In the lower fill Charcoal fragments and small pot sherds were present. 1 fresh body sherd, possibly 17th century was found in the lower ditch. It is most likely a 17th century ditch.
TR 16 SW 30	Monument	c. 460m WSW	Modern	Site of Second World War pillbox, Whitstable. It lay on the eastern side of Wraik Hill in woodland. A similar one was found nearby. Both were part of Kent's 1940 anti-invasion defences. They are both part of a more extensive defence system. In 1990 an assessment in anticipation of the construction of Thanet way was undertaken. Two Second World War pillboxes were found within 100m of the route. One at Clapham Hill and the other at Wraik Hill. Towards the western end of Thanet Way. Type 24 Concrete, hexagonal pillboxes, designed as rifle and Bren gun emplacements and intended to hold 8 men.

TR 16 SW 39	Monument	c. 455m SW	Post Medieval	Clay mill at willow wood, Whitstable. Named "Clay Mill" on OS 6" 1st ed (1872). Not marked on any later editions.
TR 16 SW 40	Monument	c. 425m SSW	Post Medieval	Brickfield at Clapham Hill farm, Whitstable. Named 'Old Brickfield' on OS 6" 1st ed (1872); includes named brickkiln. Not marked on any later edition.
TR 16 NW 85	Monument	c. 525m N	Post Medieval	Post medieval windmill, Whitstable. OS 6" map, 1st ed. shows Borstal Hill windmill, used for flour. Still features on recent maps, but is labelled as disused from the 3rd ed. map of 1908.
TR 16 SW 89	Listed Building	c. 330m W	Post Medieval	Sunset Caravans Limited. Grade II listed (1084944). 2 late C18 or early C19 cottages. 2 storeys. Front elevation now rebuilt in red brick. Red brick and grey headers elsewhere. Hipped old clay tiled roof. Glazing bars intact in modern casement windows.
TR 16 NW 1096	Listed Building	c. 540m N	Post Medieval to Modern	Borstal Hill Windmill. Grade II listed (1084964). Built by Leonard Lawes in 1814. Smock type "Roundhouse" of 2 storeys of tarred brick built out on the west side with a platform and wooden railing over. Above tarred weatherboarding. Shafts of sweeps intact but shutters missing. Hooded cap. The Mill is occupied as a restaurant together with the adjoining modern house which has been built on to it on the south-west side. Some modern windows have been inserted in the Mill.
TR 16 NW 1107	Listed Building	c. 480m NNW	Post Medieval to Modern	Sea View. Grade II listed (1084967). Early C19 timber-framed cottage with weatherboarding and old clay tiled roof. Originally 1 building of 2 storeys with a 3rd storey at the rear on the western side. Modern bay on ground floor and 1st floor. Porch.
TR 16 SW 12	Building	c. 315m SSW	Post Medieval to Modern	Milestone on Clapham Hill, Whitstable. Milestone on grass verge opposite Marlborough Street on Clapham Hill, Whitstable. In 1990 a desk-based assessment was undertaken in anticipation of Thanet Way. The milestone was observed during the desk-based assessment in 1990 and was to be removed and reset in an appropriate place once the road had been re-aligned to join with Thanet Way. In all the milestone moved c. 13m.

TR 16 SW 130	Building	c. 230m SW	Modern	Second World War pillbox, Whitstable. In 1990 an assessment was carried out in anticipation of the construction of the Thanet Way. Two Second World War pillboxes were found within 100m of the route. One at Clapham Hill and the other at Wraik Hill. These were both Type 24 Concrete, hexagonal pillboxes, designed as rifle and Bren gun emplacements and intended to hold 8 men. Traces of internal wooden shelving survives below the loop-holes. The pillboxes are set about 265m apart and face to the north.
TR 16 SW 131	Monument	c. 450m WSW	Unknown	Site of Prospect House Farm, west of Wraik Hill. In 1990 a desk-based assessment was done in anticipation of Thanet Way. Prospect House could be seen as a recently demolished building along the proposed route. In 1990 it could still be seen as a ruin but when the Thanet Way was built it was removed along with several still-upstanding buildings on site. Prospect House Farm can be seen in the early editions of the OS maps. However, in the 1st edition (1862-75) it is not marked as Prospect House Farm but as Seasalter Farm though the buildings in later maps appear to be the same
TR 16 SW 138	Monument	c. 330m W	Middle Iron Age to Late Iron Age	Middle and Late Iron Age features, The Chaucer Business Park, Whitstable. In 1998 Canterbury Archaeological Trust carried out an evaluation on land that is now the Chaucer Business Park. Pits, post holes, hearths and ditches were found across the site. These produced pottery dating to the Middle Iron Age and to the Late Iron Age
MKE86126	Farmstead	c. 350m W	Post Medieval	Ballsdown Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached gable end-on to yard, Isolated position, Only the farmhouse remains.
MKE86127	Farmstead	c. 450m WSW	Post Medieval	Prospect House Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached in central position, Isolated position, Farmstead completely demolished.
MKE86128	Farmstead	c. 405m SSW	Post Medieval	Clapham Hill Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached in central position.

				Isolated position. Altered - significant loss of original form (more than 50%).
<u>KHER EVENTS</u>				
ID	TYPE and YEAR	YEAR	NAME	DESCRIPTION
EKE11563	Evaluation	1998	Land East of Wraik Hill and South of Thanet Way, Whitstable	Evaluation by means of 20 trenches. Iron Age features were found across the site. Medieval pottery was also found and probably derived from manuring.
EKE11579	Palaeoenvironmental Assessment	1997	Sunset Caravan Park, Seasalter	Assessment based upon two trial trenches
EKE11581	Evaluation	1997	Sunset Caravan Park, Seasalter	Evaluation by means of 35 trenches totalling 645m in length. Late Bronze Age to Roman period archaeology was found across the site.
EKE11593	Evaluation	1991	Along the Thanet Way	Possible circular cropmark, south of Chaucer Business Park, Whitstable (Monument TR 16 SW 26).

Figure 12: Gazetteer of KHER Records

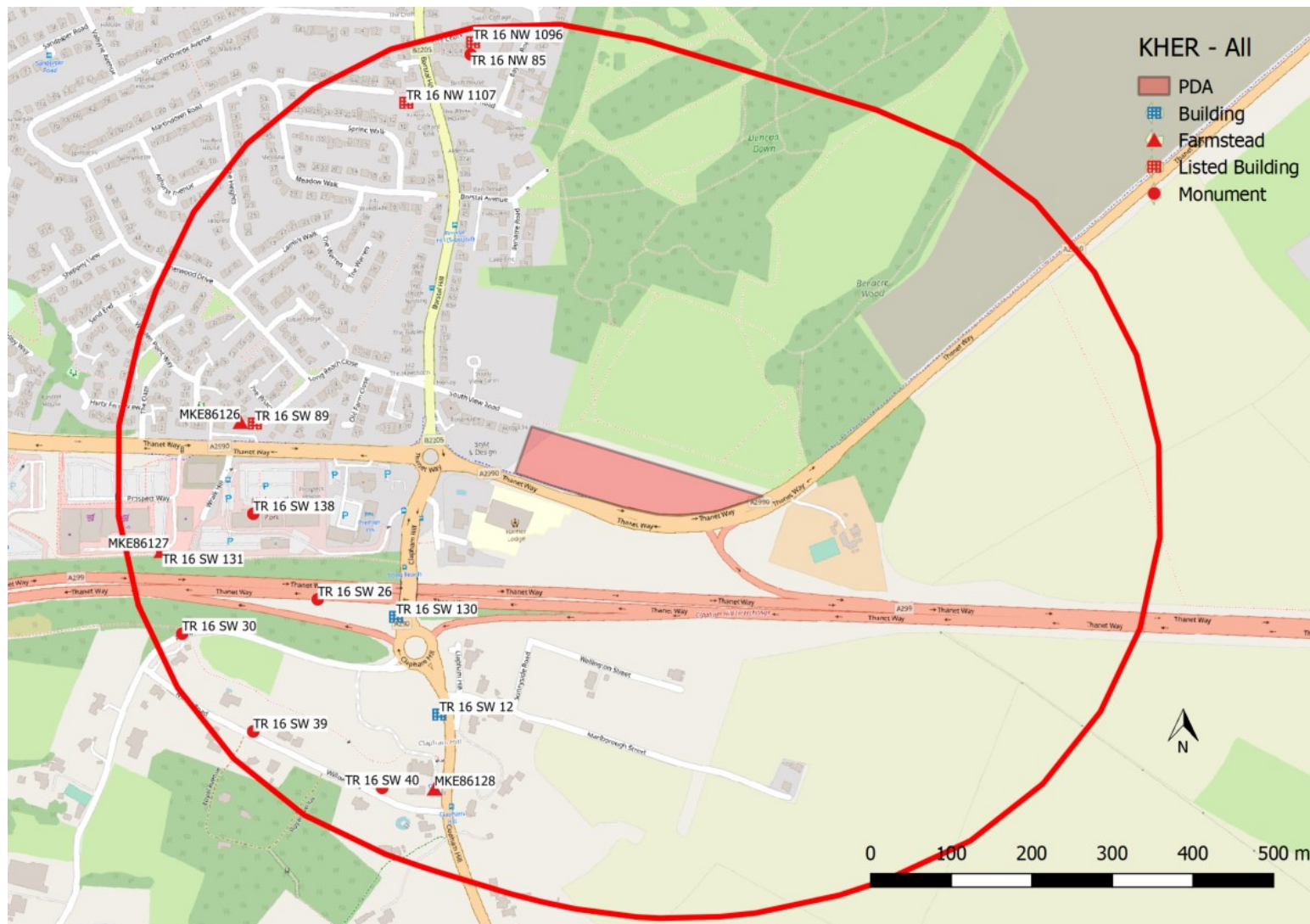


Figure 13: KHER Monument Record – All

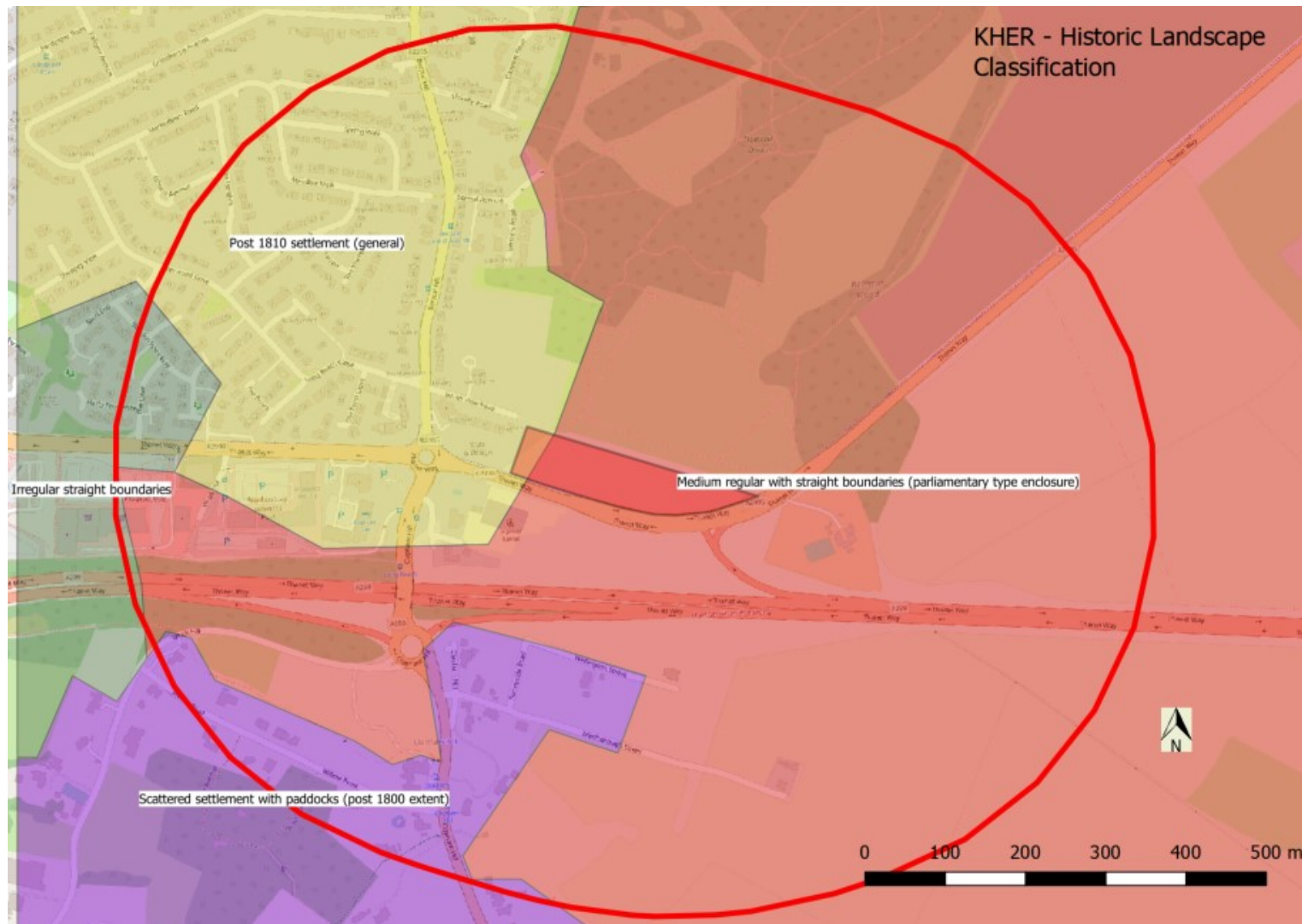


Figure 14: KHER Historic Landscape Characterisation

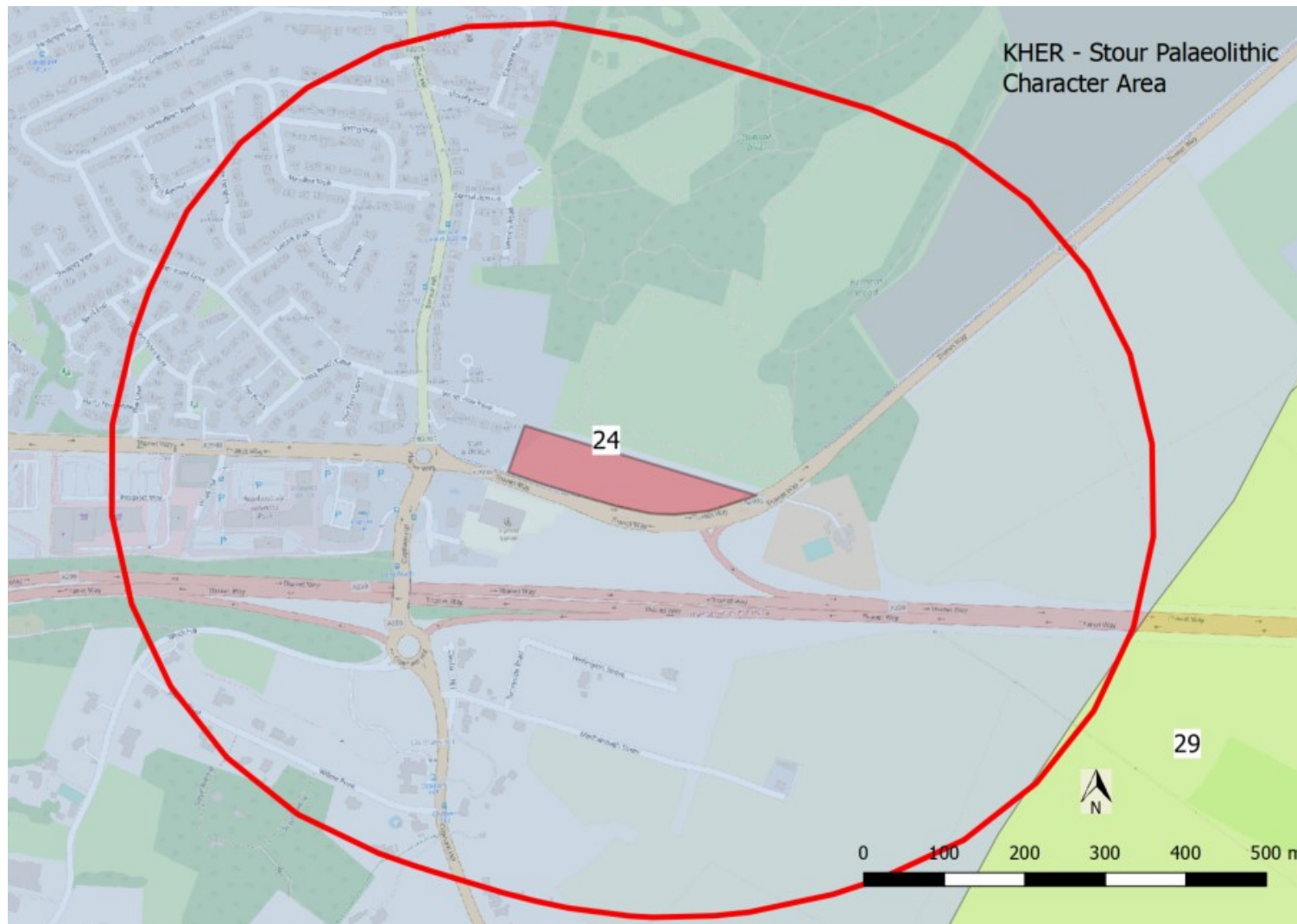


Figure 15: KHER Stour Palaeolithic Areas

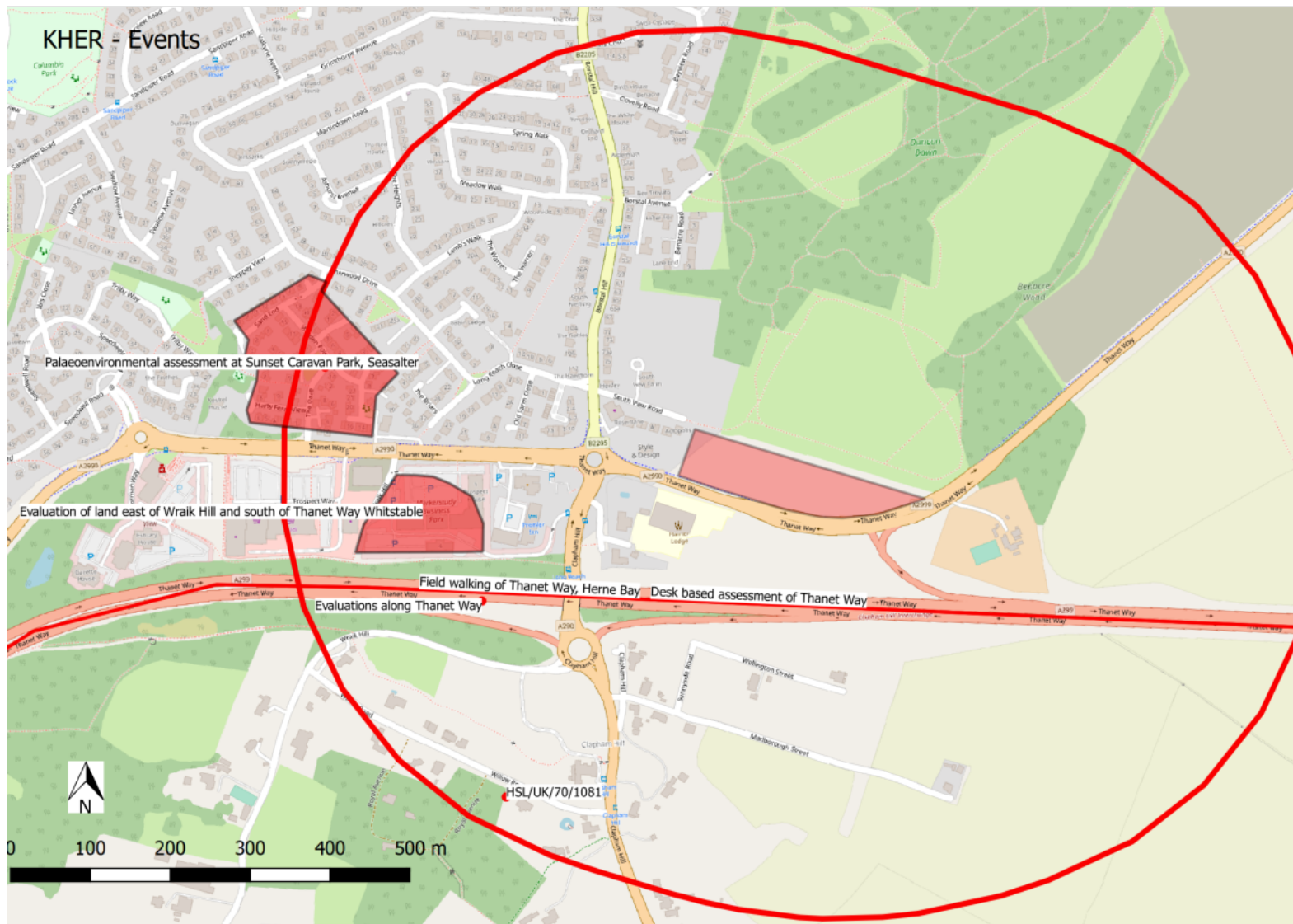


Figure 16: KHER Events

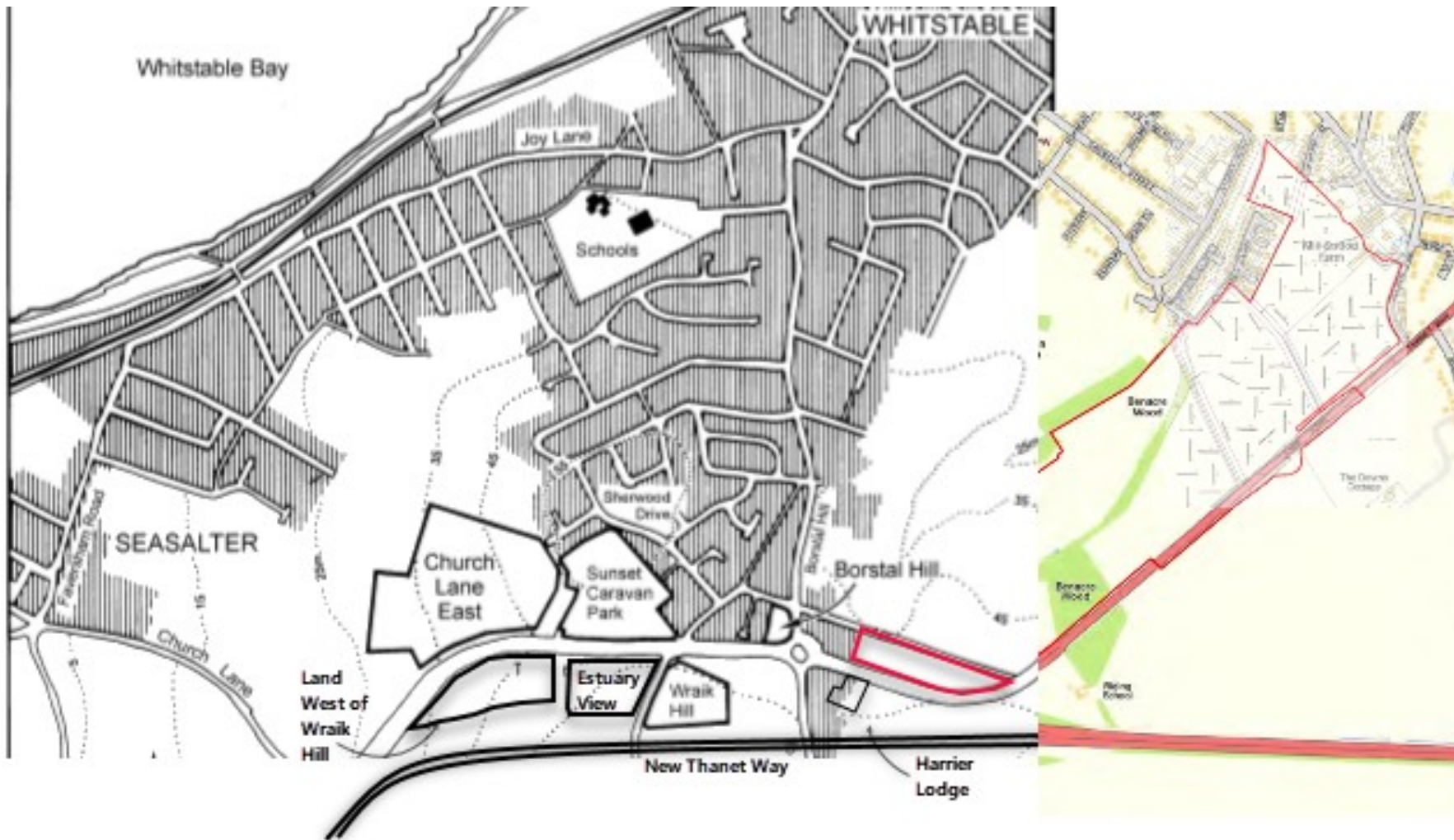


Figure 17: All known Events



Figure 18: LIDAR 1m DTM Composite (Environment Agency)



Plate 1: 1940s. (Google Earth).

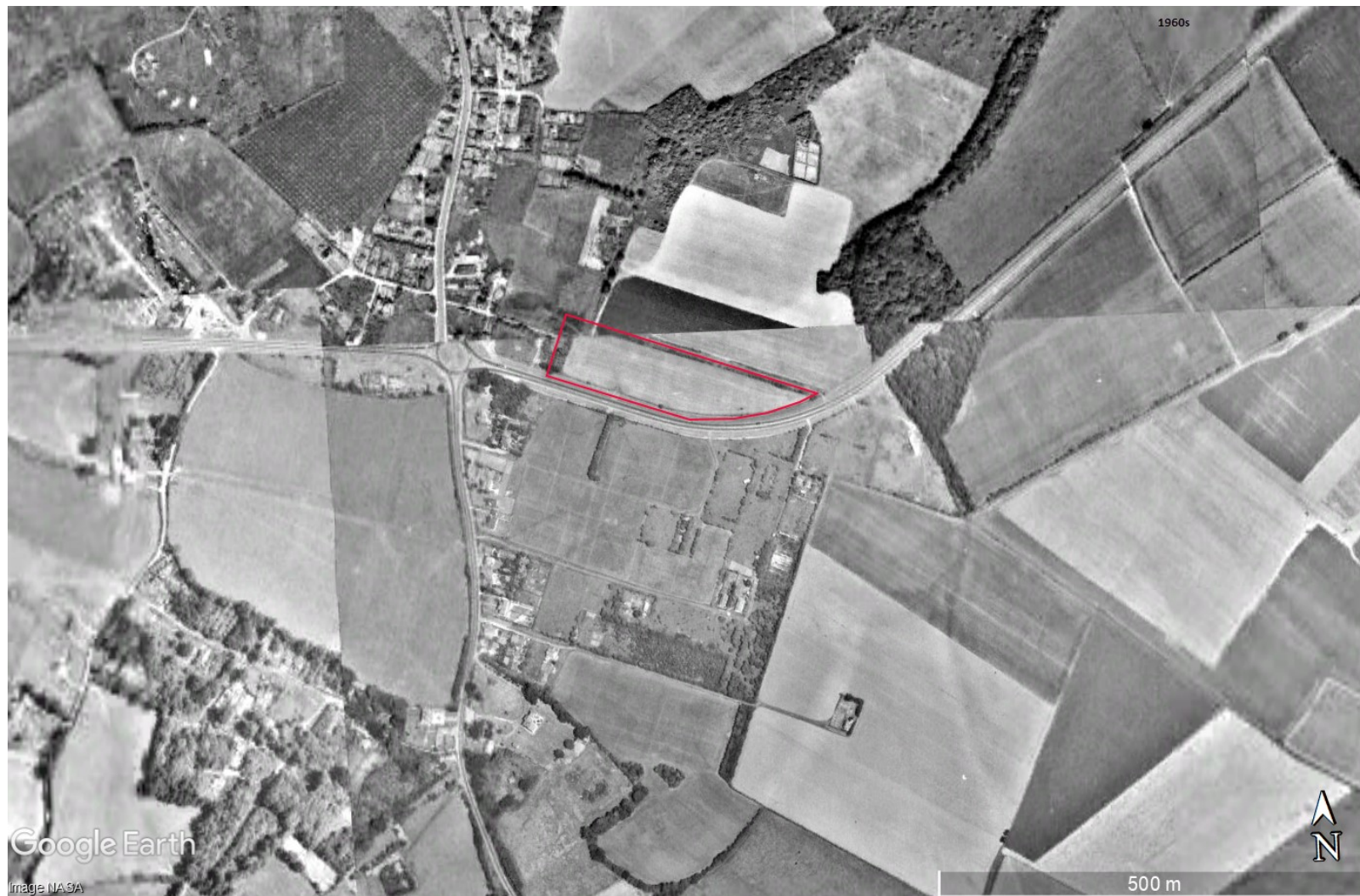


Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2019 (Google Earth)



Plate 6: View across PDA (facing S)



Plate 7: View across PDA (facing SW)



Plate 8: View across PDA (facing NE)



Plate 9: View across PDA (facing S)



Plate 10: Northern Boundary of PDA from Duncan Downs (facing SW)



Plate 11: View of southern boundary of PDA from the former Thanet Way