



Archaeological Desk-Based Assessment in Advance of the Proposed Development at Eastside Farm, East Langdon, Kent.

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National Grid Reference TR 33440 46090



Report for Field Martin Consultants Ltd

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SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

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Archaeological Desk-Based Assessment in Advance of the Proposed Development at Eastside Farm, East Langdon, Kent.

Summary

SWAT Archaeology has been commissioned by Field Martin Consultants Ltd to prepare an Archaeological Desk-Based Assessment in Advance of the Proposed Development at Eastside Farm, East Langdon, 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: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

The PDA is situated in East Langdon on the south eastern side of the village, on the dip-slope of the North Downs, which is circa 4km north, north east of Dover. The village is at the bottom of a dry valley between parallel chalk ridges. On the eastern side of the modern green area of the village is Eastside Farm, now defunct. The PDA lies to the east of the Grade II listed Eastside Farmhouse and south of the Grade II Jossenblock Farmhouse and comprises an area of circa 1.5 acres of mainly rough grass. The PDA is currently sub-divided area into four areas. There are two pasture areas in the eastern parts and smaller a fenced paddock area in the south western corner. In the north western part, there is a dilapidated modern building. To the west is the property of The Barn, a residential conversion of an earlier outbuilding associated with Eastside Farm.*

The PDA lies within an area of high archaeological interest being part of a wider landscape with numerous cropmarks of ring ditches, enclosures and field boundaries considered to be Bronze Age in date. There is the presence of a ring ditch cropmark adjacent to the PDA and a linear feature alongside which appears to continue into the PDA. The wider landscape forming part of a Prehistoric barrow landscape referred to as the Sutton Wedge having a high density of barrows many of which have been identified

by aerial photography and only one in the vicinity known to have been excavated. The Sutton Wedge barrow landscape is considered to have regional importance and significance. The PDA having been associated with the farmstead of either Jossingblock and or Eastside may have Post Medieval remains of outbuildings, or Post Medieval field boundaries which would be of low and local significance.

The majority of the site appears to have been in use as orchard/pasture, which would have caused low historical impacts except in the area of the north western corner where there have been outbuildings and may have caused a medium/high historical impact in that area. In addition, in the area of the cropmark, tree roots associated with the northern boundary may have had an impact. The proposed residential dwellings for foundations and services will cause a high impact upon 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, but it is recommended for there to be an evaluation subject to a planning condition. In addition, further consideration may be required for preservation in situ.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Field Martin Consultants Ltd (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Eastside Farm, East Langdon, Kent located at National Grid Reference (NGR) TR 33440 46090 (Fig 1).

1.2 The Site

1.2.1 The PDA is situated in East Langdon on the south eastern side of the village, on the dip-slope of the North Downs, which is circa 4km north, north east of Dover. The village is at the bottom of a dry valley between parallel chalk ridges. On the eastern side of the modern green area of the village is Eastside Farm, now defunct. The PDA lies to the east of the Grade II listed Eastside Farmhouse and comprises an area of circa 1.5 acres of mainly rough grass. The PDA is currently sub-divided area into four areas. There are two pasture areas in the eastern parts and smaller a fenced paddock area in the south western corner. In the north western part, there is a dilapidated modern building. The farm is no longer a working farm, and a number of the farm buildings have since been demolished or converted to residential use. The northern, eastern and southern boundaries are mature hedgerows with trees. Adjacent to the south and east of the PDA is a large arable field. To the north is the property and gardens of Jossenblock Farmhouse (AKA Jossingblock). To the west is the property of The Barn, a residential conversion of an earlier outbuilding associated with Eastside Farm. The PDA is on slightly sloping ground level ground of circa 76m aOD in the north eastern corner to circa 80m aOD in the south western corner (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of Seaford Chalk Formation – Chalk. There are no superficial deposits although nearby there are patches of brickearth and due to hillwash it is possible some may be in the vicinity of the PDA.

Geotechnical Information

1.2.3 There is no geotechnical information. However, nearby excavations at Westside, East Langdon, circa 200m north of the PDA revealed stratigraphic sequence comprising topsoil and subsoil overlying natural geological Brickearth and Chalk.

1.3 The Proposed Development

1.3.1 The proposed development is for 10 residential units.

1.4 Scope of Document

1.4.1 This desk-based 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.

2.1.2 The National Planning Policy Framework was updated in July 2018, revised in February 2019 and July 2021 is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): 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.'

2.2.2 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2.3 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.

2.2.4 Paragraph 190 of the NPPF states that:

‘Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy 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.’

2.2.5 Paragraph 194 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.’

2.2.6 Paragraph 195 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.'

2.2.7 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.

2.2.8 The NPPF further provides definitions of terms in the glossary 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 (for heritage policy).*** *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 of a heritage asset.*** *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'.*

2.2.9 The NPPF advises local authorities to take into account the following points in paragraph 197 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 to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development in making a positive contribution to local character and distinctiveness'.*

2.2.10 Paragraphs 199 and 204 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 199 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'.

2.2.12 Paragraph 200 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'.*

2.2.13 Paragraph 201 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 total 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.'

2.2.14 Conversely, paragraph 202 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, where appropriate, securing its optimum viable use'*.

2.2.15 The NPPF comments in paragraph 207, proffers 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 201 or less than substantial harm under paragraph 202, 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'*.

2.2.16 Paragraph 204 states that *'Local Planning Authorities 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'*.

2.2.17 Paragraph 206 encourages Local Planning Authorities to *'look for opportunities for new development 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'*.

2.2.18 Any LPA based on paragraph 208, *'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'*.

2.2.19 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.*

2.2.20 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.

2.2.21 In addition to the NPPF, statutory protection and guidance documents are also provided to certain classes of designated heritage assets under the following list:

- *Planning (Listed Buildings and Conservation Areas) Act (1990);*
- *Ancient Monuments and Archaeological Areas Act (1979);*
- *Planning Practice Guidance: Conserving and enhancing the historic environment*

2.3 Local Policies

2.3.1 The Dover District Council Local Plan was adopted in February 2010. The council primarily relies upon the national legislation and the NPPF for its heritage approach. In addition, it has produced a Dover District Heritage Strategy originally produced in 2013 and updated in 2020. The document contains recommendations to ensure that any future policies and approaches to the district's heritage are based on a clear understanding of the place, its significance and its value. The aim of the Dover District Heritage Strategy is therefore to enable Dover District Council to achieve their objectives for the protection and enhancement of the historic environment as set out in the District's Core Strategy.

2.3.2 The strategy provides after assessment a number of recommendations which are to be prioritised and taken forward with a detailed action plan. Key relevant priorities and recommendations include:

- Conservation, appropriate development and promotion of the Dover Western Heights, a major heritage asset at considerable risk that could play a significant role in Dover's regeneration.

- Improve the capacity to manage the conservation of heritage assets through establishing a Local List, local Heritage at Risk Register and Conservation Area Appraisals;
- R2 - The character and form of existing heritage assets should be used to help shape the character and form of new development. The historic environment should be considered and reflected in development master plans;
- R4 - Proposals for new development should include an appropriate description of the significance of any heritage assets that may be affected including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and historic building assessment may be required as appropriate to the case;
- R7 - Improved guidance for compiling and the required content of Heritage Statements should be developed and made available to planning applicants. The methodology developed for checking proposals against the Heritage Strategy themes should be developed for use in Heritage Statements;

2.3.3 The Planning department have a requirement that:

'that all applications which have an impact on a heritage asset, or its setting must include a 'Heritage Statement'. This could be a 'stand alone' report or could be part of a Design and Access Statement, however, it must be clearly labelled as such.'

2.3.4 Further guidance is provided with regards to the Heritage Statement which must:

'describe the significance of any heritage asset, including its contribution made by its setting. This information should be used to inform any proposals affecting the heritage asset. Once proposals have been formulated, then their impact on the significance of the heritage asset should be evaluated.'

2.3.5 Further guidance is provided for applications within Conservation Areas as follows:

'For new buildings.....must include a heritage statement. This statement should identify the special character of the Conservation Area and in particular the part of it around the application site, and then evaluate the impact of the proposals on the character of that

area. Annotated photographs and plans can be used to help describe the particular character of a conservation area.'

Local Planning Guidance

- 2.3.6 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 Field Martin Consultants 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 historic environment investigation and is intended to inform and assist in decisions regarding the historic environment along with mitigations 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 (KHER) 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 1km 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 11.

Aerial photographs

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

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 and Heritage Assets.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

4.2.9 The results of the walkover survey are detailed in Section 5 of this document.

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 (1km radius centred on the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Scheduled Monuments, Registered Parks and Gardens or Historic Parks and Gardens within the search area. Time scales for archaeological periods represented in the report are listed in Table 1. Full details of the HER data are provided in Figures 14 to 20.

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		

5.2 Designated Heritage Assets

5.2.1 There are a number of designated heritage assets within the assessment area including that of the Grade II Eastside Farmhouse. The PDA also lies within the East Langdon Conservation Area (Fig. 18). The Conservation Area is focussed on the village centre and its Grade I parish church with its cluster of four historical farms; Langdon Court Farm; Church Farm; Jossenblock Farm House; and Eastside Farm (Fig. 16). These designated assets and the significance of the associated farmstead are subject to a separate heritage statement.

5.3 Previous Archaeological Works

5.3.1 There have been a limited number of intrusive archaeological events in the study area. These are detailed in the gazetteer of HER information in Appendix 11.3 and Figure 19. A number of investigations are negative with no archaeological finds or features. The

majority of known features seen in the area have yet to be investigated. Key ones are covered in more detail below.

Ring Ditch at Martin, near Dover

- 5.3.2 Not recorded in the HER but reported through the Archaeologia Cantiana were excavations on a ring ditch north of the East Langdon Road in between East Langdon and Martin circa 645m north west of the PDA. Excavations in 2012 revealed the partial outline of a ring ditch with several pits and evidence for Bronze Age flint knapping. Further excavations in 2015 were nearby further up the slope recovered more Prehistoric flints (NGR TR 33842 46619, centred and NGR TR 33811 46676). The ring ditch lay towards the bottom of a long, south-east facing slope, at an elevation of almost 70m AOD and is one of the few excavated in the area. It had a diameter of circa 20m. Several deliberately cut pits dated as subsequent activity to the ditch and a possible central grave were also recorded. The pot sherds recovered consist of a single (residual) piece of probable Early Neolithic ware, four Early Bronze Age Beaker fragments and five sherds of Bronze Age Collared Um. No human remains or possible grave goods were recovered. 658 struck Prehistoric flints were recovered

East Langdon Village Hall (EKE12660)

- 5.3.3 A 2005 watching brief of monitoring ground works associated with a car park found scatters of Prehistoric flintwork (TR 34 NW 319).

Evaluation at Church Farm (EKE9360)

- 5.3.4 Undertaken in 2007, there were four evaluation trenches. Revealed were nine features including 7 pits and 2 sections of ditch were recovered accompanied by finds of medieval and post medieval tile and pottery.

Eastside Farm – watching brief (EKE15382)

- 5.3.5 In 2016, ahead of an old agricultural barn into a dwelling, adjacent to the PDA, there was terracing required. The plans to convert an old agricultural barn into a dwelling required the clearing of a broad terrace into the sloping chalk hillside. No evidence for earlier farm buildings were uncovered. Four cut-features of archaeological interest were recorded on the south side of the barn (TR 34 NW 337). Only two features, probably field boundary ditches, could be examined in any detail. None produced any datable finds, but all are likely to be of medieval or post-medieval date. One was aligned north west by south east running diagonally along the hill slope and traced for 4.25m being 1.45m wide and 0.35 to 0.50m deep with sloping sides and a flat base.

The second ditch lay on the eastern side of the above ditch and aligned north west by south east. Being parallel with the earlier ditch and observed for 2m being between 1.1m and 1.20m wide and between 0.35 to 0.5m deep. The other two features were shorter features also interpreted as ditches. The direction of these ditches heading south, south east away from the rear of the barn means that they do not head towards the area of the PDA.

5.4 Archaeological and Historical Narrative

- 5.4.1 The first reference to the village, in 855, mentions 'Langandune', meaning 'At the long hill'. A reference in 1291 mentions Estlangedoun and Westlangedone, the latter village of West Langdon being located about 1 mile to the northwest.
- 5.4.2 Nearby Poison Down is a name that is a corruption of the lost place name of Rising, meaning short fat people, first mentioned in the Domesday Survey of 1086. Hugh de Port holds 'Poison' in East Langdon and Pineham of the Bishop. They are assessed at 2 sulungs. There is land for 2 ½ lord's ploughteams and 1 men's ploughteam. There are 6 villagers with 14 smallholders. Lords in 1066 were Sired (of Chilham); Leofstan; Leofwin; Alfred and in 1086 it was Bishop Odo of Bayeaux.
- 5.4.3 Langdon Abbey was founded in about 1192 by William de Auberville (the elder) of Westenhamer, Kent (son of Hugh de Auberville), with the assent of his wife Matilda (Maud) and associated with St Augustine. The Abbot and Convent of Langdon were granted a licence to crenelate in 1348. In 1491 it was reported that Langdon had 300 acres (121 hectares) of grain and a very good supply of animals. St. Augustine's Church is an 11th century flint building, although a new tower was built in 1892.
- 5.4.4 At the dissolution the manor was granted to Archbishop Cranmer who subsequently reconveyed it back again to the king, in exchange, for other premises, who granted the see of it, together with the advowson of the parsonage of Langdon, the tithes arising from the hamlet of Marton, and the pastures of Guston, inter alia, to John Master who resided at Langdon Court whose family then held it for 250 years. The estate also owned several other farms and lands in the parish. The manor subsequently underwent numerous different ownerships. In the late 18th century only part of the mansion of Langdon court is now standing, the rest having been some time since pulled down. It is at present occupied as a farmhouse

- 5.4.5 The village of East Langdon, containing about fifteen houses at the end of the 18th century, lies at the southern part of the parish, having the church and court-lodge on the opposite side of it. Eastside Farmhouse is dated to the late 17th century which suggests Eastside Farm existing from at least this period.

Landscape Character Areas

- 5.4.6 The KHER historic landscape classification (Fig. 17) shows the Application Site as part of the 'Post 1810 settlement (general) adjacent to the village/hamlet 1810 extent to the west and north west. Eastside Farmhouse dated to circa 1600 would have been one of a collection of buildings/farms in the central part of the village with the current green a modern construct following the demolition of what was Well Farm during the 20th century.
- 5.4.7 The PDA lays on a slope between parallel chalk ridges (Fig. 22). The slope is one side of a dry downland valley running in a north easterly direction. The valley top is at circa 91m aOD and circa 550m north west. The waterless chalk downland area between Dover, Deal and Adisham is known as the Sutton Wedge. The other key area for Barrows in Kent is Thanet.
- 5.4.8 Roads and trackways following the direction of these valleys. Prehistoric round barrows are traditionally regarded as being mainly confined to areas of higher land. Certainly, such locations are regularly encountered in Kent. Sites on lower ground, however, are now being increasingly recognised usually buried under hillwash and underestimated in the archaeological record and map reduce the visibility in the landscape for some by aerial photography where conditions would need to be exceptional to show. For example, to the one found at Martin was unknown before being found. Consequently, the number of ring-ditches thought to be present within the area of the Sutton Wedge is likely to be conservative and there may be more to be found. In elevation most of the barrows are situated at between 45 and 90m aOD. The Sutton barrow groups, and barrow cemeteries form two clusters. During the period of barrow construction, it overlooked a fertile and well watered coastal plain. Large areas of fertile downland in the Sutton Wedge area hold only isolated barrows. So that by interpretation, much of the area, if exploited at all by humans during the Early Bronze Age, was occupied only by small and transient communities, perhaps single farmsteads. The cemeteries and groups align with major river valleys, or valleys running down to the sea. The Langdon Group of barrows is one known cluster that is linear following the valley topography on

a East, north east to West south west axis and covers an area of circa 0.45 HA and a concentration of 6.6 barrows per square kilometre.

Stour Palaeolithic Character Areas.

- 5.4.9 The PDA falls within an area classed as No. 13. (Fig. 21) referring to the Chalk downs north and north-west of Dover. These are dry valleys with brickearth slopewash deposits on their sides and bases. Generally, considered to be quite abundant finds, mostly surface finds not in good context. No Palaeolithic environment findspots known. The likelihood of remains is considered Moderate where head deposits are present.

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 village of East Langdon is shown but the road layout does not accurately reflect that around the church. The Street is clearly identified and shows on the northern side of the road what would be the estate of Langdon Court. On the southern side of The Street, the map suggests there are some buildings on that side. However, there is lack of detail around the church and the area of the green. Therefore, in the area of the PDA the map does not suggest occupation, but this is not necessarily reliable (Fig. 3).

Ordnance Surveyors Drawing, 1797

- 5.5.2 East Langdon lies on the edge of the map sheets and therefore some of the detail has been lost. This map is more accurate in showing the known road layout and occupation of the area on the southern side of The Street and to the east of the church. Part of the PDA is missing but can be seen to the east of the farm buildings in an area that appears to be an orchard. The area around is one of scattered farms and hamlets with predominately arable fields (Fig. 4).

East Langdon Tithe Map, 1841

- 5.5.3 This map shows even greater detail of the buildings and their owners and occupiers. The PDA is clearly part of a field designated 85 with the bottom south western corner part of area designated 68 and the north western corner part of area designated 69 which contains a building. The access road cuts through a building designated 70. All of 70, 69 and 68 are owned by the Earl of Guildford and occupied by Thomas Smith. 68 is a garden with 69 and 70 recorded as part of Homestead. Field 85 is also owned by the

Earl of Guildford but is occupied by John Prebble who operates from the farm to the north of the PDA called 'Jossing Block Farm' and is called 'orchard' although at the time of the tithes it was used for pasture (Fig.5).

Historic OS map 1871

5.5.4 This is the first OS map. The PDA is shown with the majority as part of pasture to the south of Jossingblock Farm where there is a trackway that runs north, north west to south, south east through the PDA from Jossingblock Farm to join a trackway that runs along the southern boundary of the PDA. This trackway runs from opposite the church and heads towards the mill located off the map to the east. The south western corner of the PDA is orchard and there are now 2 buildings showing in the north western part of the PDA. Unusually, there are a number of farms all in close proximity. Church Farm, Well Farm, Eastside Farm and Jossingblock Farm. And then slightly further north is the farm at Langdon Court. At Eastside Farm, the farmhouse is side on to the road with the main yard of farm buildings to the south in a 'U' shape with other outbuildings dotted around (Fig.6).

Historic OS map 1898

5.5.5 There appears little change. The majority of the PDA is still related to Jossingblock Farm. There orchard in the south western corner has been halved in size with the half falling within the PDA removed. To the south is now a railway line. (Fig.7).

Historic OS map 1907

5.5.6 There is little change at the PDA. To the south west are now two semi-detached cottages called Guildford Cottages (Fig.8).

Historic OS map 1938

5.5.7 There is now only one building remaining within the PDA. Little else appear to have changed other than the western half of the orchard next to the PDA is no longer showing and suggests that this area is now a paddock (Fig. 9)

Historic OS map 1957

5.5.8 There is little change at the PDA except for the addition of a new square small outbuilding. Well Farm is no longer showing (Fig. 10)

Historic OS Map 1977

5.5.9 There is little change at the PDA except one of the buildings in the north western area has extended westwards. West of the PDA and the farm yard cluster of buildings is a new building called Eastside Lodge (Fig. 11).

Historical OS Map 1993 & 2003

5.5.10 There appears to be little change within the PDA other than the smaller outbuilding within the PDA is no longer showing. (Fig.12 & 13).

5.6 Aerial Photographs

1946

5.6.1 The PDA is mainly pasture. The area that was historically orchard in the south western corner is a separate area surrounded by hedgerow. There is no northern boundary suggesting it is still part of Jossingblock Farm. However, there is clearly access from the west through Eastside Farm between the farmhouse and the yard. In the north western corner is a small building. The access road of the PDA clearly passes through one of the farm buildings on the eastern range in the yard being a Dutch barn (Plate 1).

Early 1960s

5.6.2 There is now a northern boundary line in place as well as a second smaller outbuilding within the PDA. The PDA is mainly pasture (Plate 2).

1990

5.6.3 The north westernmost building within the PDA has been extended westwards. The other building is no longer showing. The hedgerow around the historical orchard field has been removed although the boundary remains. The main field of the PDA is now arable. To the west Eastside Lodge has been built (Plate 3).

2003

5.6.4 There appears little change to the PDA (Plate 4).

2008

5.6.5 The PDA is pasture except for an area in front of the north western outbuilding which has a collection of vehicles and other material in front of it. The farm building in which the PDA access road passes through is a Dutch barn and appears neglected following a fire (Plate 5).

2013

5.6.6 The PDA appears overgrown. The yard building in which the PDA access road passes through is now a ruin (Plate 6).

2017

5.6.7 The main field area of the PDA has been divided into two. There is material left in the paddock field area in the south western corner. To the west the large barn that formed part of the south eastern range to the yard is being converted to residential use and extended (Plate 7).

2021

5.6.8 The PDA effectively remains subdivided into 4 four areas. The access to the north western buildings that used to be from between the farmhouse and the yard has now moved southwards in between the gap in the eastern range of the farm yard (Plate 8).

LIDAR

5.6.9 The LIDAR shows the disturbance along the internal boundary within the PDA on the eastern side of the historical orchard field. The line of the historical access road into the area of the PDA can be made out. In the centre of the main field area is also showing some sort of feature and this appears to be in the position of the area seen in the 2013 aerial photograph and is likely to be modern. There is no evidence of any earthworks associated with the cropmark suggesting that if the feature concerned is the remains of a round barrow, then any mound is likely to have been ploughed out (Fig. 22)

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 as well as assessing heritage assets and setting. No archaeological finds or features were observed (Plates 9-20).

5.7.2 The walkover was undertaken on the 8th of March 2022. The entrance towards the PDA is at the southern end of the village green with the area of the PDA at the end of this road between the various residential properties. In the north western corner of the PDA is a modern breeze block building with asbestos roof and side lean-to and concrete floor. The area south of PDA is a separate paddock area of grass surrounded by post and rail fencing. To the east of the building is an internal wire fenced off area that previously held livestock although in places the fencing is currently in poor condition. In addition to the fenced area, there is also a separate I fence along the northern

boundary with Jossingblock. On this boundary are a number of mature trees and hedges. The eastern boundary is also hedgerow. The southern boundary contains trees and modern bushes and there are currently gaps that allow access to the adjacent arable field. The majority of the PDA is rough grass with occasional clumps of young self-sown saplings and brambles.

5.8 Summary of Potential

5.8.1 This section pulls together by period the historical documentation, mapping, aerial imagery and KHER data, and the known historic landscape to provide an overview 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 two records from this period within the study area of Portable Antiquities Scheme finds located to a general grid square to the east of the PDA being flint debitage (MKE112605; MKE112607) and appear to be surface finds. The Palaeolithic survey considers there is moderate potential should there be the presence of brickearth for which the BGS suggests there are none at the PDA. The nearby watching brief at The Barn at Eastside did not reveal any evidence concerning this period. Therefore, the potential for finding remains that date to this period within the confines of the development site 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 two records from this period within the assessment area as this area of Portable Antiquities Scheme finds located to a general grid square to the east of the PDA being flint debitage (MKE112604; MKE112606) and again likely to be surface finds as well also potentially being attributed to the Neolithic and Early Bronze Age period. Therefore, the potential for finding remains that date to this period cannot be discounted within the confines of the development site but is considered to be **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 one record from this period within the assessment area that also applies to the bronze Age of flints found at East Langdon village hall car park (TR 34 NW 319) circa 245m to the north, north east. It has previously been

observed and commented that there is generally a paucity of struck flints in the area of East Langdon and Martin. Therefore, 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 two records attributed to this period being the ring ditches and trackway seen south east of Langdon Abbey (TR 34 NW 201). In addition, there has been a PAS find of a Bronze Age copper alloy spear (MKE79473), which is attributed to a general grid square rather than the exact location. However, of an undated classification are an extraordinary number of cropmarks (Fig. 20), especially ring ditches, many ploughed out. The PDA appears to be in an area attributed to a large linear cluster of ring ditches as well as enclosures, field systems, and trackways. Also adjacent to the area of the PDA is a cropmark of a possible ring ditch with an adjacent linear feature (TR 34 NE 166), which appears to continue into the PDA and also may possibly relate to the Bronze Age. Round barrows are regularly associated with burials containing Beakers and Collared Urns and very few have been excavated. They tend to be located on the mid/upper north-west facing slopes of ridges, at elevations of between 73 and 88m AOD which the aOD of the PDA falls within. One of the ring ditches that have been excavated in this area in between East Langdon and Martins is not in the HER and contained dating evidence to the Bronze Age. 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 just two records from this period of PAS finds being a copper alloy pin (MKE112776) and a brooch (MKE112793) attributed to the general grid square. Therefore, the potential for finding remains that date to this period is considered **low**.

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 three records from this period within the study area. In antiquity Samian ware and other Roman pottery was found near Martins Mill to the east (TR 34 NW 5). A PAS find of a copper alloy strap fitting also found to the east (MKE 102074). A third record concerns modern material dumped from Albany Place in Dover that may contain Roman material (TR 34 NW 217) and does not impact upon the PDA. It is possible that some of the linear cropmarks seen across the area may be considered enclosure ditches relating to the Roman period including the one adjacent to the PDA and finds from this period cannot be discounted. However, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

5.8.8 The Kent HER has four records from this period within the assessment area, with the settlement believed to have Anglo-Saxon origins and the 11th century church possibly built on an earlier Anglo-Saxon site (TR 34 NW 283). The other three records are PAS finds in the area of a copper alloy stirrup (MKE101905), a silver coin (MKE112873) and a copper alloy brooch (MKE112929). The PDA being just circa 135m from the church, it is possible that evidence of the early origins of the village is possible, although the watching brief at the adjacent barn in 2016 did not reveal evidence from this period. 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 13th records of this period reflecting the early growth of the settlement of East Langdon including Medieval features of field boundaries and pits recorded at Church Farm (TR 34 NW 249) in 2007. There are three listed buildings remaining in the village from this period including Langdon Court (TR 34 NW 277) and Solton Manor (TR 34 NW 289) and a chest tomb in the churchyard (TR 34 NW 278) with the church itself having fabric from the 11th and 12 centuries. Nine other records of PAS find of metal items found detecting of where the exact location is not revealed. The early Post Medieval mapping shows the PDA close to the core settlement in this period, although the watching brief at the adjacent barn in 2016 did not reveal evidence from this period. Therefore, the potential for finding remains that date to this period is considered **moderate**.

Post Medieval

5.8.10 Reflecting the increase in settlement activity of the village in the Post Medieval period, there are 22 records for this period. Seven records are for listed buildings, a number of which are close to the PDA. Jossenblock is Grade II* from the 17th century and located 45m north of the PDA. Eastside Farmhouse is adjacent to the west and is Grade II and is also late 17th century. There are other listed houses close to the core of the village. Associated with some of these houses are seven records for farmsteads. The closest being Jossingblock Farm and Eastside Farm. At the time of the tithes, it appears the majority of the PDA was associated with Jossingblock Farm, only later becoming part of Eastside Farm. The main yard being to the west of the PDA. Historical mapping suggests that in the north western corner of the PDA there have been a number of different outbuildings and it is possible that their remains of these below ground may exist. Map regression confirms that the PDA was in use as an orchard and pasture area in this period. In addition, there have been a number of findspots of coins relating to items from this period in the general area. The nearby watching brief at the Barn revealed undated ditches, which may relate to this period being field boundaries and it is possible evidence of further field boundaries will be observed within the PDA. Therefore, the potential for finding remains from this period is considered **high**.

Modern

5.8.11 There are four KHER records from this period representing the military activity in the wider area. It appears that during the 20th century the PDA has been in arable/pasture use with a number of additional buildings in the north western corner, including the current building. The potential for finding archaeological remains dating to this period in the Application Site 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 PDA may contain archaeological sites, and these can be summarised as:

- Prehistoric: **high**
- Iron Age: **low**

- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- 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.

6.1.2 Cartographic regression, topographic analysis and historical research indicate that the Application Site was essentially agricultural land being orchard in the south eastern corner and mainly pasture for the remainder. The grubbing out of trees for the orchard area in the south western part may have had a low impact. In the north west corner of the PDA since the 19th century there have been a number of different outbuildings and one remains on the site at present where foundations are likely to have cause a medium/high below ground impact. The northern boundary appears to have been formed with a fence at the time of the 1960s aerial photograph but by the 1990s onwards, the northern boundary has become a hedgerow with mature trees. Given, that the northern boundary is in an area where cropmarks were seen of a ring barrow it is possible that there may have been disturbance to any potential below ground

archaeology in that area by the tree roots. The remaining area appears to have been in use as pasture and would have had a low historical impact on archaeological remains. The access road goes through part of what was the historical farm's yard and passes over the location of a now demolished farm building that was on the eastern range and was demolished in the last decade having fallen into ruin.

Proposed Impact

- 6.1.3 The proposed development is for 10 residential dwellings for which foundations, services and access road will have a high impact on any potential archaeology. The existing landscape vegetation associated with the northern, eastern and southern boundaries will remain.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, 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 The PDA lies within an area of high archaeological potential especially associated with the Prehistoric period. Cropmarks in the area of the PDA suggest that there may be the remains of a Bronze Age barrow adjacent to the PDA. The wider landscape forming part of a Prehistoric barrow landscape referred to as the Sutton Wedge having a high density of barrows many of which have been identified by aerial photography and only one in the vicinity known to have been excavated. The Sutton Wedge barrow landscape is considered to have regional importance and significance. In addition, linear cropmarks suggest to the presence of enclosures with a linear cropmark next to the possible ring ditch cropmark continuing into the area of the PDA that appears to respect the ring ditch and may be contemporary or later in date. The PDA having been associated with the farmstead of either Jossingblock and or Eastside may have Post Medieval remains of outbuildings, or Post Medieval field boundaries which would be of low and local significance.

Documentation

7.2.2 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources.

Group Value

7.2.3 The potential for archaeology at the PDA has group value by way of potential prehistoric archaeology associated with the Bronze Age barrows for which there has been little by way of excavation to date.

Survival / Condition

7.2.4 The site appears to have been orchard/pasture, which would have caused low historical impacts except in the area of the north western corner where there have been outbuildings and may have caused a medium/high historical impact in that area. In addition, in the area of the cropmark, tree roots associated with the northern boundary may have had an impact.

Fragility / Vulnerability

7.2.5 The proposed residential dwellings for foundations and services will cause a high impact upon any potential archaeology.

Potential

7.2.6 The Impact assessment concludes that the site has a high potential for archaeological remains.

Significance

7.2.7 Based on the information gained in this report, it can be concluded that the site is of high archaeological interest relating to the Prehistoric period which is considered to be of 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.

8.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential. 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 recommended for there to be an evaluation subject to a planning condition. In addition, further consideration may be required for preservation in situ.

9 CONCLUSION

9.1 Summary

- 9.1.1 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.
- 9.1.2 The PDA lies within an area of high archaeological interest being part of a wider landscape with numerous cropmarks of ring ditches, enclosures and field boundaries. There is the presence of a ring ditch cropmark adjacent to the PDA and a linear feature alongside which appears to continue into the PDA. The wider landscape forming part of a Prehistoric barrow landscape referred to as the Sutton Wedge having a high density of barrows many of which have been identified by aerial photography and only one in the vicinity known to have been excavated. The Sutton Wedge barrow landscape is considered to have regional importance and significance. The PDA having been associated with the farmstead of either Jossingblock and or Eastside may have Post Medieval remains of outbuildings, or Post Medieval field boundaries which would be of low and local significance.
- 9.1.3 The majority of the site appears to have been in use as orchard/pasture, which would have caused low historical impacts except in the area of the north western corner where there have been outbuildings and may have caused a medium/high historical impact in that area. In addition, in the area of the cropmark, tree roots associated with the northern boundary may have had an impact. The proposed residential dwellings for foundations and services will cause a high impact upon 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, but it is recommended for there to be an evaluation subject to a planning condition. In addition, further consideration may be required for preservation in situ.

10 OTHER CONSIDERATIONS

10.1 Archive

10.1.1 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.

10.2 Reliability/Limitations of Sources

10.2.1 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.

10.3 Copyright

10.3.1 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 Field Martin Consultants Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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British Geological Survey. Available at:

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

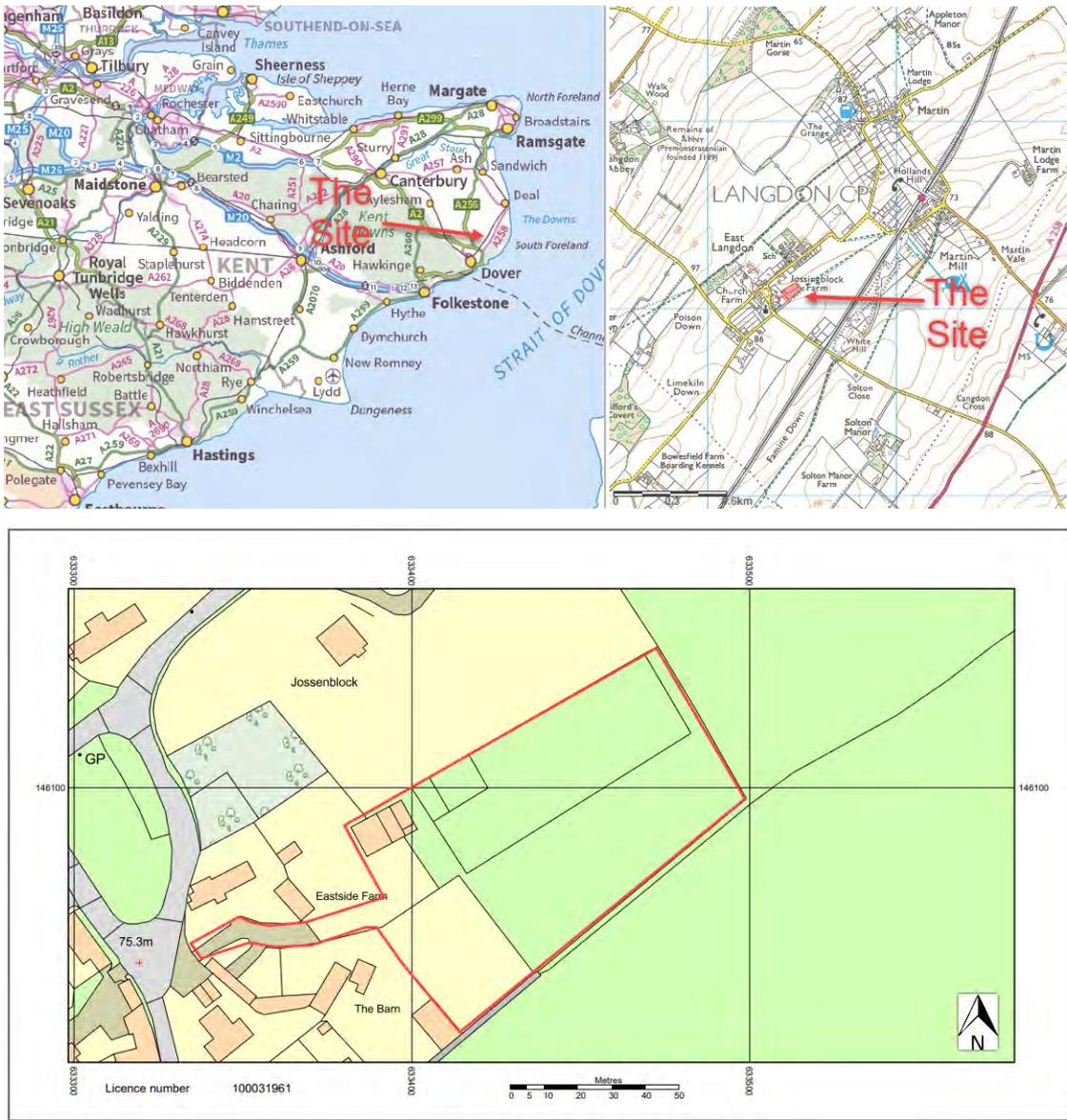


Figure 1: Location Maps, Scale: 1:10,000, 1:1,250



Figure 2: The Proposed Development



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: OS Surveyors Drawing 1797



Figure 5: East Langdon Tithe Map 1841



Figure 6: Historic OS Map 1871, scale 1:2,500

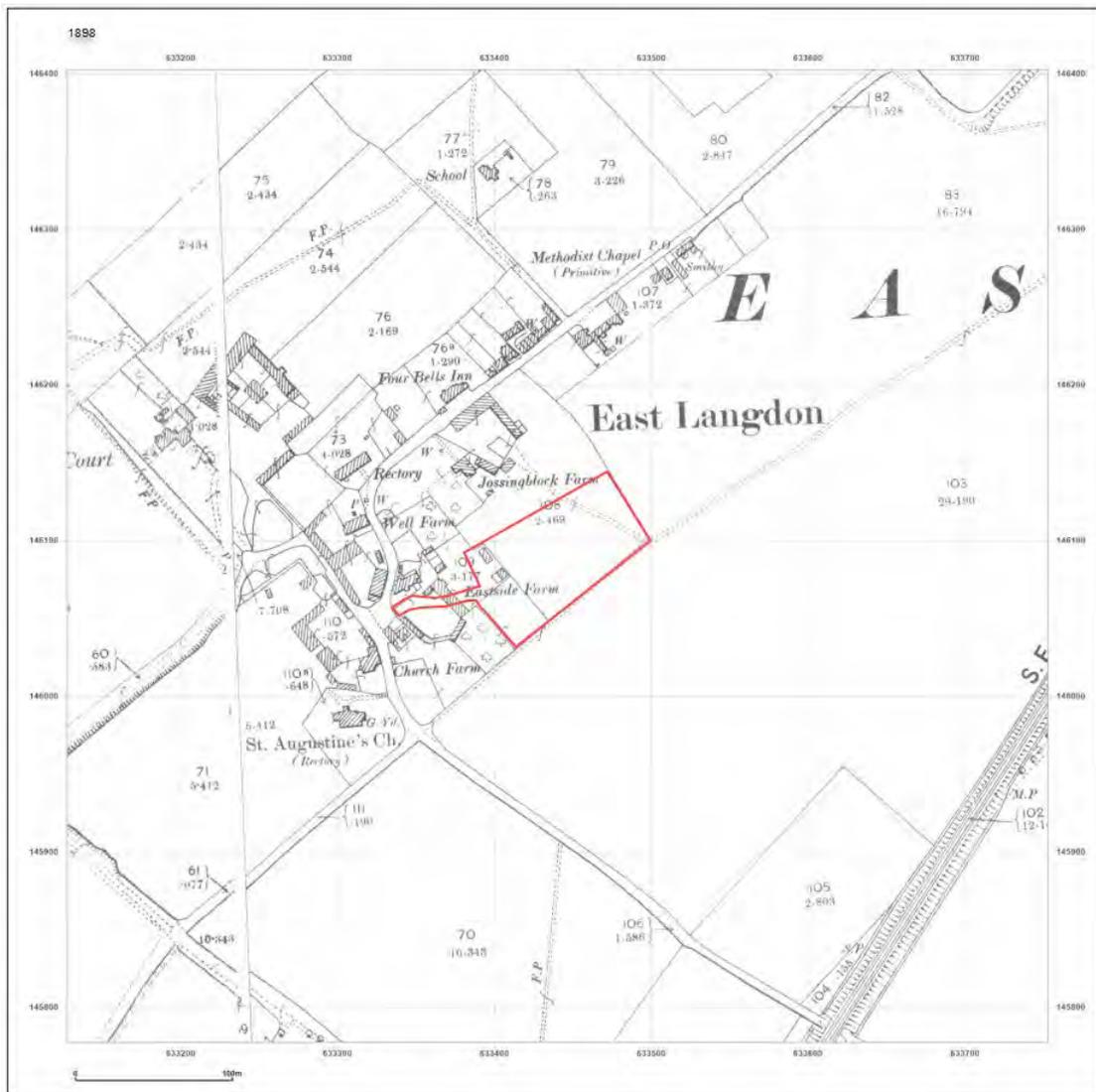


Figure 7: Historic OS Map from 1898, scale 1: 2,500

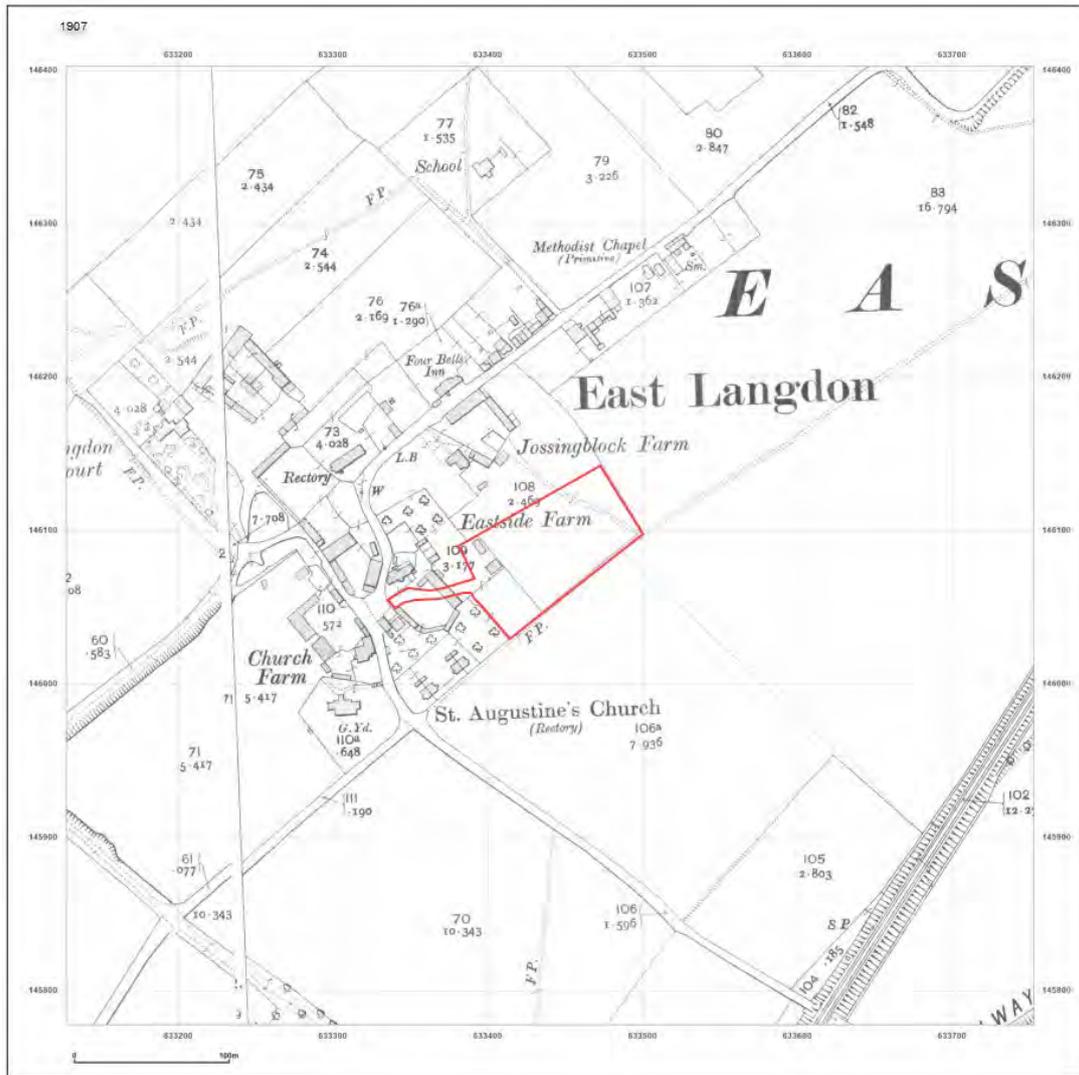


Figure 8: Historic OS Map 1907, scale 1: 2,500

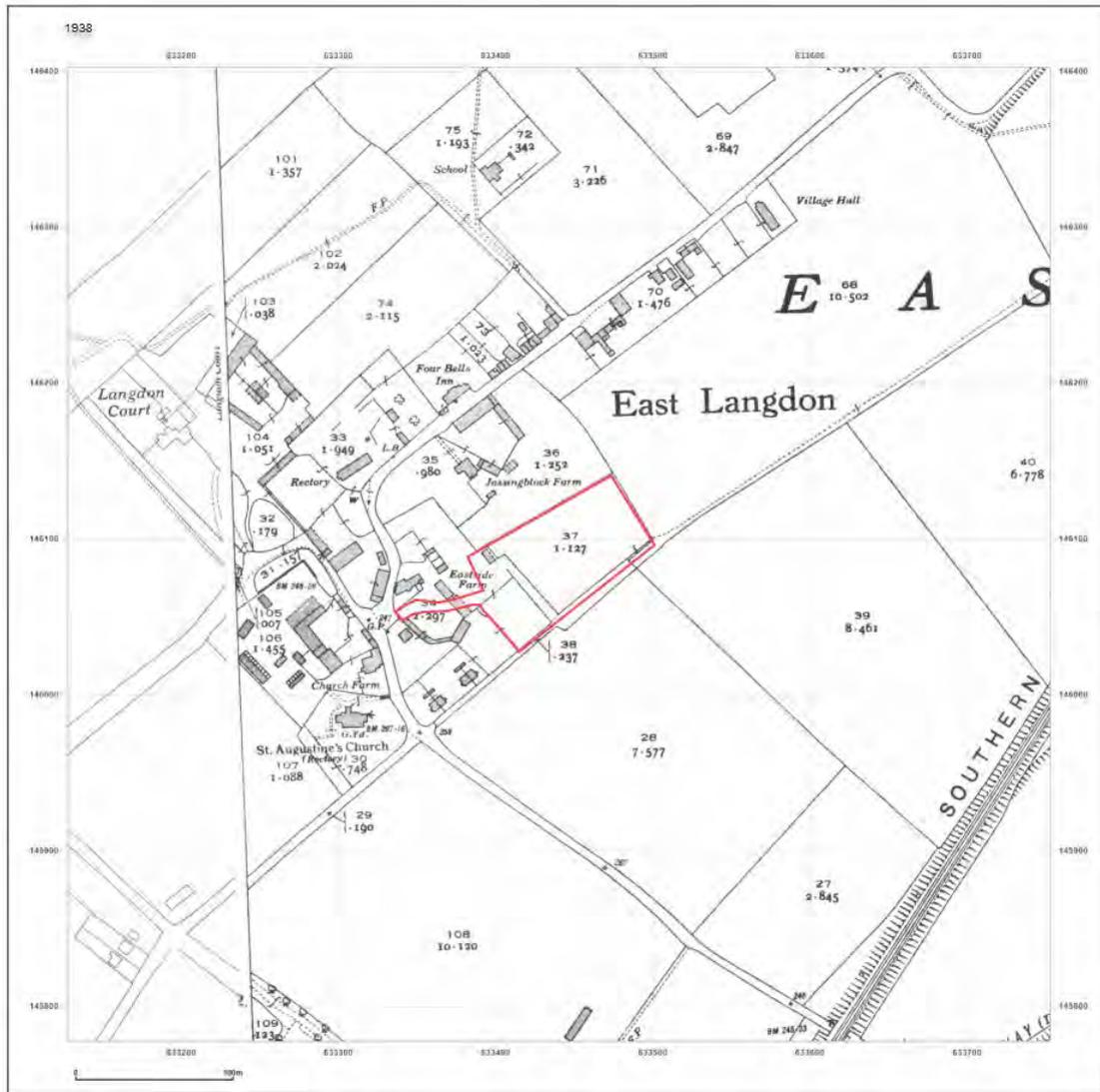


Figure 9: Historic OS Map 1938, scale 1: 2,500



Figure 10: Historic OS Map 1957, scale 1: 2,500

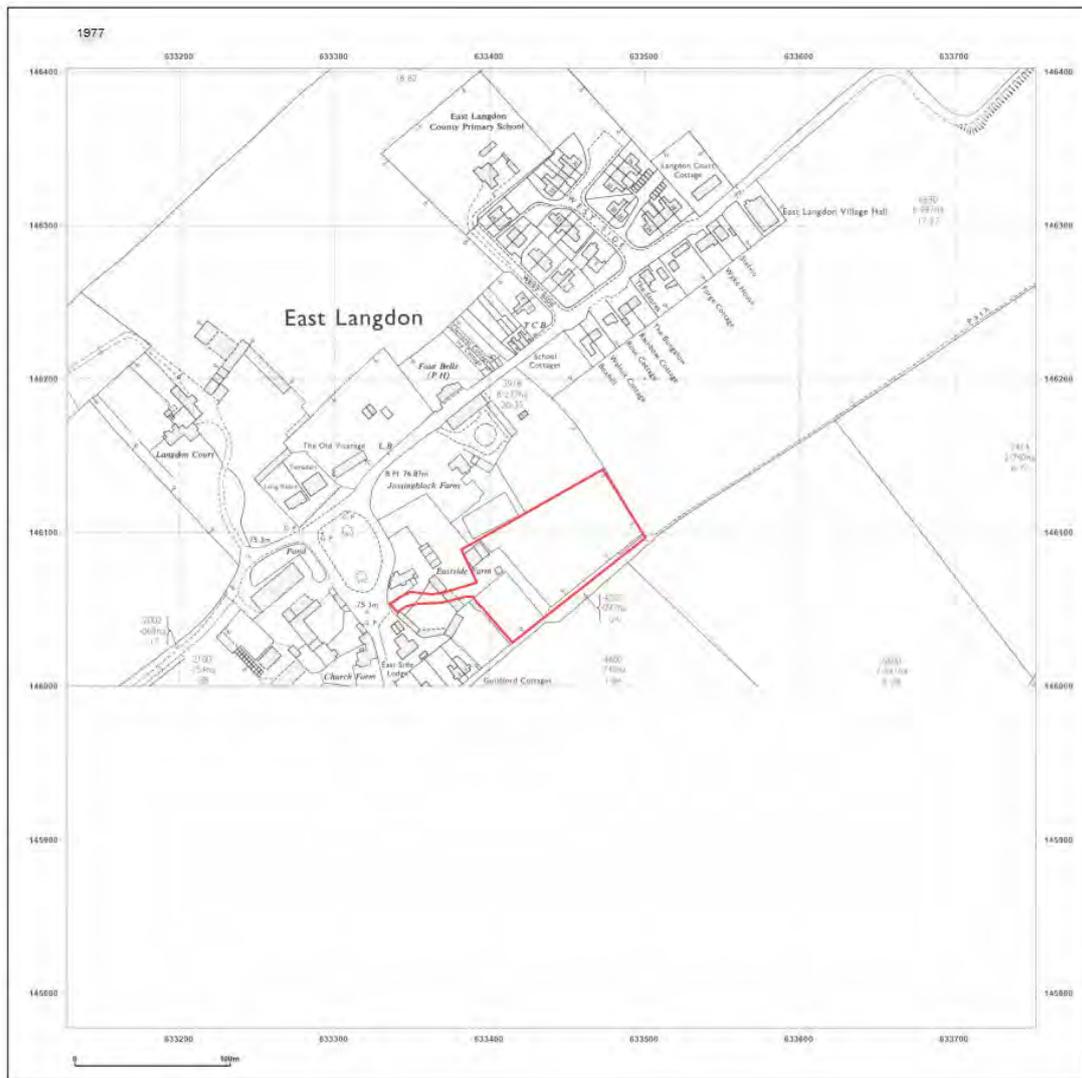


Figure 11: Historical OS Map 1977, scale 1: 2,500

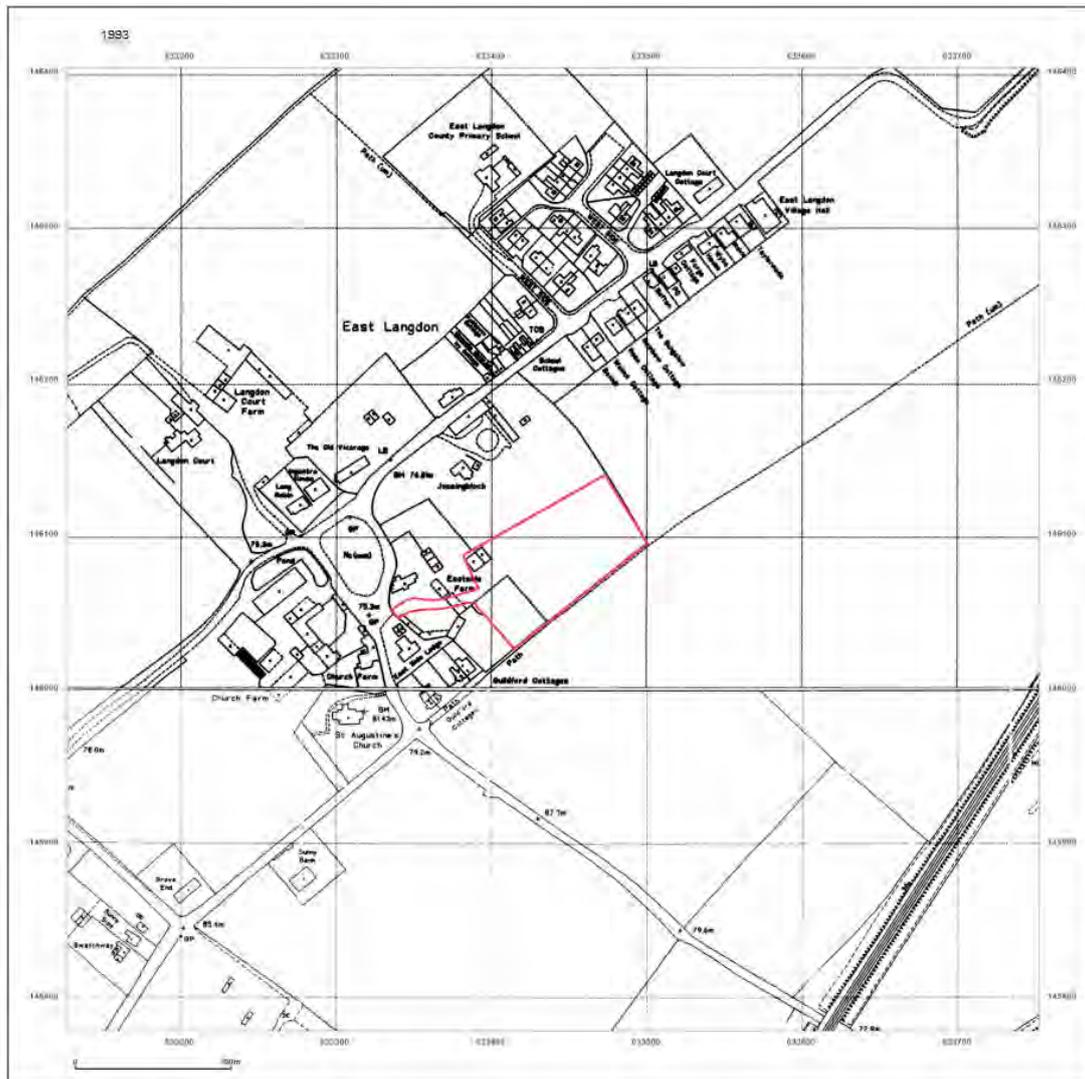


Figure 12: Historical OS Map 1993, scale 1: 2,500



Figure 13: Historical OS Map 2003, scale 1:1,250

11.3 APPENDIX 1 – KCC HER Data (see Figures 14-21). ALL DISTANCES TAKEN FROM THE SITE BOUNDARY

KHER ID	Type	Location	Period	Description
TR 34 NW 217	Findspot	c. 780m ESE	Roman	Modern tip of Roman material from Albany Place, Dover. Material from Albany Place, Dover excavations has been dumped at this site and may therefore contain Roman Material though this has not been confirmed. (location accurate to the nearest 100m based on available information).
TR 34 NW 249	Monument	c. 115m WSW	Medieval to Post Medieval	Medieval and post-medieval features recorded at Church Farm, East Langdon in 2007. An archaeological evaluation and watching brief carried out at Church Farm, East Langdon found 17 medieval and post medieval features. The features, mostly field boundaries and pits did not suggest domestic occupation on the site but suggested that other features might lie reasonably close by.
TR 34 NW 280	Listed Building	c. 45m NW	Post Medieval	Jossenblock. Grade II* (1070051). House. Early C18 front to C17 or earlier rear wing.
TR 34 NW 285	Listed Building	c. 70m NNW	Post Medieval	Barn About 20 Metres North East of Jossenblock. Grade II* (1070052). Dated 1725. Timber framed and clad with weather boarding on brick and flint base, with corrugated iron roof.
TR 34 NW 281	Listed Building	c. 105m WNW	Post Medieval	The Rectory. Grade II (1070053). House. Early C18 remodelled in part early C19.
TR 34 NW 283	Listed Building	c. 135m SW	Early Medieval or Anglo-Saxon to Post Medieval	Church Of St Augustine. Grade II* (1070054). Parish church C11 to C12, with C14-C15 fenestration, C16 north porch and restored and tower built 1892 by Loftus Brock.
TR 34 NW 282	Listed Building	c. 980m NNE	Post Medieval	Marston Hall And Outhouses with Donkey Wheel. Grade II (1070057). House and outbuildings. Late C16, rebuilt and extended mid C18 and mid C19.
TR 34 NW 289	Listed Building	c. 915m SSE	Medieval to Modern	Solton Manor Farmhouse. Grade II (1070058). House. C16, clad C17 and extended and altered c.1904.
TR 34 NW 250	Listed Building	c. 100m WSW	Post Medieval	Church Farm House and Wall Attached. Grade II (1336992). House. Late C17, rebuilt in part C19.

KHER ID	Type	Location	Period	Description
TR 34 NW 273	Listed Building	c. 65m WSW	Post Medieval	Eastside Farmhouse. Grade II (1363358). House. Late C17, altered early C19.
TR 34 NW 277	Listed Building	c. 215m WNW	Medieval to Post Medieval	Langdon Court. Grade II (1363359). House. C16 refaced early C19
TR 34 NW 278	Listed Building	c. 140m SW	Medieval	Chest Tomb About 5 Metres North West of Church of St Augustine. Grade II
TR 34 NW 269	Listed Building	c. 955m NNE	Post Medieval to Modern	Granary and Ha-Ha About 15 Metres South of Marston Hall. Grade II (1366273).
TR 34 NW 290	Monument	c. 230m N	Modern	Site of a surface air raid shelter, East Langdon Primary School. The air raid shelter was well preserved and had many of its original features, including a gas curtain frame. A second air raid shelter still stands nearby, presumably similar in construction and function
TR 34 NW 291	Building	c. 215m N	Modern	A surface air raid shelter at East Langdon Primary School. Two surface air raid shelters were built at East Langdon Primary School. One was demolished in 2007 and another remains standing.
TR 34 NW 300	Building	c. 825m NE	Post Medieval to Modern	Martin Mill Station. Railway station opened 1881 on the Dover - Buckland branch line.
TR 34 NW 5	Findspot	c. 530m E	Roman	Romano-British pottery. Roman urns, Samian and other ware, were found c. 1879 near Martin Mill during the construction of the Deal - Dover railway. Somewhere formerly in the possession of Mr. Banks of Oxney Court.
TR 34 NW 106	Monument	c. 930m WNW	Unknown	Round barrow. A ring-ditch 36 metres in diameter was noted in 1974 by members of the Dover Archaeological Group in the parish of West Langdon close to the boundary with East Langdon. The site lies just below the top of a chalk ridge, a little to the south-west of the road from West Langdon to East Langdon. Other interesting soil markings are visible in the same field
TR 34 NW 151	Monument	c. 895m W	Unknown	Linear Cropmark - soil mark. Indistinct linear feature, TR 32394578 to TR 32654638, with splodges either next to it or superimposed on it at fairly regular intervals: possible trackway?
TR 34 NW 152	Monument	c. 825m NW	Unknown	Area feature - cropmark. Marked as old chalk pit on OS 1st Ed
TR 34 NW 154	Monument	c. 655m WNW	Prehistoric or Roman	Enclosure - cropmark. Incomplete curvilinear enclosure, roughly oval in plan, with linear features associated with it

KHER ID	Type	Location	Period	Description
TR 34 NW 155	Monument	c. 630m W	Prehistoric or Roman	Enclosure - cropmark, soil mark. Small curvilinear enclosure or ring ditch with irregular 3-sided linear feature around it
TR 34 NW 156	Monument	c. 495m WNW	Prehistoric or Roman	Ring ditch - cropmark - soil mark. Incomplete ring ditch with possible (faint) ring ditch to the north west
TR 34 NW 157	Monument	c. 660m NNW	Prehistoric or Roman	Ring ditch - soil mark. Three ring ditches at TR 33094669 (incomplete), TR 33004656 and TR 33104684.
TR 34 NW 158	Monument	c. 650m SW	Prehistoric or Roman	Ring ditch - cropmark - soil mark
TR 34 NW 159	Monument	c. 745m SSW	Prehistoric or Roman	Ring ditch - cropmark - soil mark. Half of a concentric ring ditch, the inner ring with a dark centre. The south east half of the ring ditch is lost in noise.
TR 34 NW 160	Monument	c. 575m SW	Prehistoric or Roman	Area feature - cropmark - soil mark. Splodges, possibly quarries or pits (n.b. they are on Limekiln Down) between TR 33094583 and TR 33044554; one mark is rectangular
TR 34 NW 164	Monument	c. 385m SW	Prehistoric or Roman	Enclosure - cropmark. Curvilinear enclosure, slightly overlain by housing development, on Limekiln Down.
TR 34 NW 165	Monument	c. 295m WSW	Unknown	Ring ditch - cropmark. Very small ring ditch and splodges next to Church Farm
TR 34 NW 166	Monument	c. 25m N	Prehistoric or Roman	Ring Ditch - Cropmark. Ring ditch and short linear feature next to Jossingblock Farm.
TR 34 NW 167	Monument	c. 320m NE	Unknown	Trackway - Cropmark. Side ditches of trackway near Jossingblock Farm, apparently joined to an existing road.
TR 34 NW 168	Monument	c. 500m NE	Prehistoric or Roman	Ditch - Cropmark. Three ring ditches at TR 33884639, TR 3378435 and TR 33914640.
TR 34 NW 169	Monument	c. 830m ENE	Unknown	Area Feature - Cropmark. Amorphous area feature
TR 34 NW 172	Monument	c. 995m E	Unknown	Area Feature* - Cropmark. Splodges, possibly small ring ditch-sites?, at TR 34464596, TR 34414592, TR 34384581 and TR 34484606.
TR 34 NW 173	Monument	c. 1005m ESE	Unknown	Linear Cropmark. Indistinct for the most part, and perhaps unrelated to each other; they may be old field boundaries or, possibly, trackways.
TR 34 NW 175	Monument	c. 965m ESE	Unknown	Area Feature* - Cropmark. Two amorphous area features on either side of the road from Langdon Cross to east Langdon.
TR 34 NW 201	Monument	c. 640m NW	Bronze Age	Ring Ditches and trackway south east of Langdon Abbey cropmarks seen on Aerial Survey 1973.

KHER ID	Type	Location	Period	Description
TR 34 NW 205	Monument	c. 635m WNW	Unknown	Ring Ditch and other features
TR 34 NW 210	Monument	c. 180m NE	Unknown	Trackway visible on aerial photographs
TR 34 NW 211	Monument	c. 440m NE	Unknown	Tracking and Three Ring Ditches visible on aerial photographs
TR 34 NW 309	Monument	c. 275m S	Unknown	Cropmark of a ring ditch, south of East Langdon. A ring ditch, visible as a cropmark on the 1990 and 2006 aerial photos.
MKE79473	Findspot	c. 575m SE	Middle Bronze Age to Late Bronze Age	PAS find. Bronze Age copper alloy spear
TR 34 NW 237	Monument	c. 530m E	Post Medieval	Martin Windmill
MKE88013	Farmstead	c. 195m WNW	Post Medieval	Langdon Court Farm. A regular U-plan courtyard farmstead. Farmhouse detached in central position. Position: Loose farmstead cluster. Survival: Altered - partial loss of original form (less than 50%).
MKE88014	Farmstead	c. 55m NNW	Post Medieval	Jossen Block Farm (Jossingblock Farm). A regular L-plan farmstead. Farmhouse detached in central position. Position: Loose farmstead cluster. Survival: Altered - partial loss of original form (less than 50%)
MKE88015	Farmstead	c. 55m WSW	Post Medieval	East Side Farm. A dispersed multiyard plan farmstead. Farmhouse detached in central position. Position: Loose farmstead cluster. Survival: Altered - partial loss of original form (less than 50%). Notes: Main yard of LC3 form with three other small, detached yards with single buildings.
MKE88016	Farmstead	c. 115m WSW	Post Medieval	Church Farm (Langdon). A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Farmhouse attached to agricultural range. Position: Loose farmstead cluster. Survival: Altered - partial loss of original form (less than 50%).
MKE88017	Farmstead	c. 95m W	Post Medieval	Well Farm. A regular F-plan farmstead. Farmhouse detached gable end-on to yard. Position: Loose farmstead cluster. Survival: Farmstead completely demolished
MKE88027	Farmstead	c. 990m NNE	Post Medieval	Marston Hall. A regular multiyard farmstead. Farmhouse detached in central position. Position: Located within a village. Survival: Altered - significant loss of original form (more than 50%). Notes: Donkey wheel.

KHER ID	Type	Location	Period	Description
MKE88031	Farmstead	c. 905m SSE	Post Medieval	Solton Manor Farm. A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Farmhouse attached to agricultural range, Position: Isolated position, Survival: Altered - partial loss of original form (less than 50%)
TR 34 NW 319	Findspot	c. 245m NNE	Late Neolithic to Late Bronze Age	Bronze Age worked flints, East Langdon Village Hall car park. In 2005 Dover Archaeological Group carried out a watching brief. 56 struck flints were found in the plough soil. There were three cores and one blade like flake showing possible traces of retouch, the rest were waste flakes. The material is broadly Late Neolithic to Bronze Age in date.
TR 34 NW 326	Crash Site	c. 415m WSW	Modern	Crash site of Messerschmitt Bf109E-4. crash landed 24th August 1940 beside the A258 near East Langdon. Pilot captured. Aircraft written off.
TR 34 NW 329	Monument	c. 230m NW	Unknown	Cropmark of possible trackway, at Langdon Court Farm visible as a cropmark in aerial photos 2008 and Google Earth images 2008 at Langdon Court Farm. It is 136m long and 15m across and consists of three parallel linear lines. The eastern line is visible from the centre northwards, and the eastern from the centre southwards, the track way possibly shifted at some point.
TR 34 NW 335	Monument	c. 625m NW	Modern	Military trenches, Poison Down, Langdon. A 2007 aerial photograph shows a complex of crenelated trenches in the field to the north-west of East Langdon. These are probably practice trenches excavated in the First World War.
MKE95060	Findspot	c. 415m WSW	Post Medieval	PAS find. Post Medieval Silver coin
MKE95061	Findspot	c. 415m WSW	Post Medieval	PAS find. Post Medieval Silver coin
MKE95093	Findspot	c. 395m SW	Medieval	PAS find. Roman Copper alloy key (locking)
MKE95304	Findspot	c. 815m SSE	Medieval	PAS find. Medieval coin hoard
TR 34 NW 337	Monument	c. 40m SW	Unknown	Undated features, Eastside Farm. A broad terrace was cut into the sloping hillside of the site prior to redevelopment and four undated ditches (one of which may have been a pit) of archaeological interest were discovered.
MKE101495	Findspot	c. 680m SSW	Medieval	PAS find. MEDIEVAL Copper alloy PADLOCK

KHER ID	Type	Location	Period	Description
MKE101675	Findspot	c. 305m ENE	Medieval to Post Medieval	PAS find. MEDIEVAL Copper alloy UNIDENTIFIED OBJECT
MKE101905	Findspot	c. 470m WSW	Early Medieval or Anglo-Saxon to Medieval	PAS find. EARLY MEDIEVAL Copper alloy STIRRUP
MKE102035	Findspot	c. 780m ESE	Post Medieval	PAS find. POST MEDIEVAL Silver COIN
MKE102071	Findspot	c. 685m ESE	Medieval	PAS find. MEDIEVAL Copper alloy MOUNT
MKE102074	Findspot	c. 685m ESE	Roman to Post Medieval	PAS find. ROMAN Copper alloy STRAP FITTING
TR 34 NW 344	Monument	c. 155m NNE	Post Medieval to Modern	Site of former Methodist Chapel, The Street, East Langdon
MKE108752	Findspot	c. 535m WSW	Medieval to Post Medieval	Post Medieval silver coin
MKE108809	Findspot	c. 780m ESE	Post Medieval	Post Medieval silver coin
TR 34 NW 348	Monument	c. 865m ENE	Post Medieval to Modern	Martin Mill (East Langdon). Smock Mill [corn] was constructed before 1769 and was demolished in about 1954.
MKE112604	Findspot	c. 670m E	Early Mesolithic to Early Bronze Age	PAS find. Mesolithic flint debitage
MKE112605	Findspot	c. 605m ESE	Lower Palaeolithic to Early Bronze Age	PAS find. Palaeolithic flint debitage
MKE112606	Findspot	c. 675m ESE	Early Mesolithic to Early Bronze Age	PAS find. Mesolithic flint backed blade
MKE112607	Findspot	c. 775m ESE	Lower Palaeolithic to Middle Palaeolithic	PAS find. Palaeolithic flint debitage

KHER ID	Type	Location	Period	Description
MKE112776	Findspot	c. 855m E	Middle Iron Age to Roman	PAS find. Iron Age copper alloy pin
MKE112789	Findspot	c. 830m ESE	Medieval	PAS find. Medieval copper alloy harness fitting
MKE112792	Findspot	c. 755m ESE	Medieval to Post Medieval	PAS find. Medieval copper alloy purse
MKE112793	Findspot	c. 385m SSE	Late Iron Age to Roman	PAS find. Iron Age copper alloy brooch
MKE112833	Findspot	c. 420m SSE	Medieval	PAS find. Medieval silver brooch
MKE112873	Findspot	c. 855m E	Early Medieval or Anglo-Saxon	PAS find. Early Medieval silver coin
MKE112929	Findspot	c. 435m N	Early Medieval or Anglo-Saxon	PAS find. Early Medieval copper alloy brooch
TR 34 SW 553	Monument	c. 400m SE		Dover Harbour Contractor's Railway - Martin Mill. S Pearson and Son Ltd, the contractor for Dover's Admiralty Harbour built in 1898-9 a standard gauge private railway from a junction with the South Eastern & Chatham Railway at Martin Mill Station for the transportation of sand & gravel. The railway predates the Cliff Road and some of the sleepers are still in position along the cliff edge. By 1919 the railway was probably disused.
TR 34 SW 539	Monument	c. 400m SE	Modern	Martin Mill Military Railway. Utilised in part the railway originally constructed by Pearson Dorman Long Ltd as a means of bringing in material for the construction of the Eastern Arm of Dover Harbour. The building of the Cliff Road (TR 34 SW 538) destroyed part of the railway levels to the south of the Langdon Battery and the Prison Site. The military railway was extended south and eastwards to serve the heavy guns along the coast at South Foreland and towards St Margaret at Cliff.
TR 34 NW 302	Monument	c. 860m SW	Modern	Tilmanstone Aerial Ropeway. Aerial ropeway linking Tilmanstone Colliery to Dover docks, completed 1930, abandoned early 1950s. The ropeway consisted of three sections: the first linked the colliery to a steam powered Driving Station at the second section extended to an Angle Station at where the ropeway turned through 90 degrees, the third section led to Dover docks, via tunnels at Langdon Hole.

KHER ID	Type	Location	Period	Description
TR 34 NW 301	Monument	c. 260m SE	Post Medieval	Buckland Junction & Deal Railway. Railway built as a joint enterprise between the South Eastern Railway and the London, Chatham and Dover Railway Company in 1881. 8.5 miles long, it runs from the Buckland Junction, a mile North of Dover Priory, to an end-on junction at Deal Station with the South Eastern Railway's Minster - Deal Branch. A short curve from Kearsney Station gave access to the Chatham Line.
TR 34 NW 351	Monument	c. 430m W	Modern	Poison Down Second World War anti-aircraft battery. An anti-aircraft battery was constructed at Poison Down (the battery is sometimes known locally as Church Farm Battery). It seems to have been constructed in 1944 as part of the campaign against the V1 weapons but the guns were probably never installed. Some of the structures survived until at least 1989.

Event ID	Type	Name	Year	Description
EKE11045	Desk-based assessment	North Dover Wind Park	2007	
EKE11046	Watching Brief	St Augustine's Church	2010	A watching brief on terracing and foundation trench excavation at St Augustine's Church. "Very limited finds, features or deposits of archaeological interest were discovered" - no further details.
EKE12660	Watching Brief	East Langdon Village Hall	2005	Monitoring of groundworks for a car park. Bronze Age worked flints (Findspot TR 34 NW 319)
EKE5734	Watching brief	Four Bells, East Langdon	2001	Nothing was found.
EKE5818	Watching brief	Forge Cottage, The Street	2001	Nothing was found
EKE9638	Building Survey	East Langdon Primary School	2007	Ahead of demolition. The shelter was a standard surface shelter with one room that met government and school standards for air raid shelters during World War II. A few original features had remained intact.
EKE9360	Evaluation	Church Farm, East Langdon	2007	4 evaluation trenches were cut at the site. Nine features including 7 pits and 2 sections of ditch were recovered accompanied by finds of medieval and post medieval tile and pottery.

EKE9361	Watching Brief	Church Farm, East Langdon	2007	17 Medieval or Post-Medieval features were recorded by the two phases of investigation (TR 34 NW 249).
EKE153852	Watching brief	Eastside Farm	2016	The plans to convert an old agricultural barn into a dwelling required the clearing of a broad terrace into the sloping chalk hillside. This required observation over four days. No evidence for earlier farm buildings were uncovered. Four cut-features of archaeological interest were recorded on the south side of the barn (TR 34 NW 337).
EKE16023	Watching Brief	The Retreat, Old Roman Road, Martin Mill	2016	Although the archaeological potential has been highlighted by KCC Heritage Conservation the Archaeological Watching Brief revealed no buried archaeological features and no archaeological finds were retrieved.
EKE1912	Evaluation	Westside, East Langdon	2017	Three trenches were excavated in advance of the construction of 10 houses. No archaeological finds or features were discovered

Figure 14: Gazetteer of HER Data

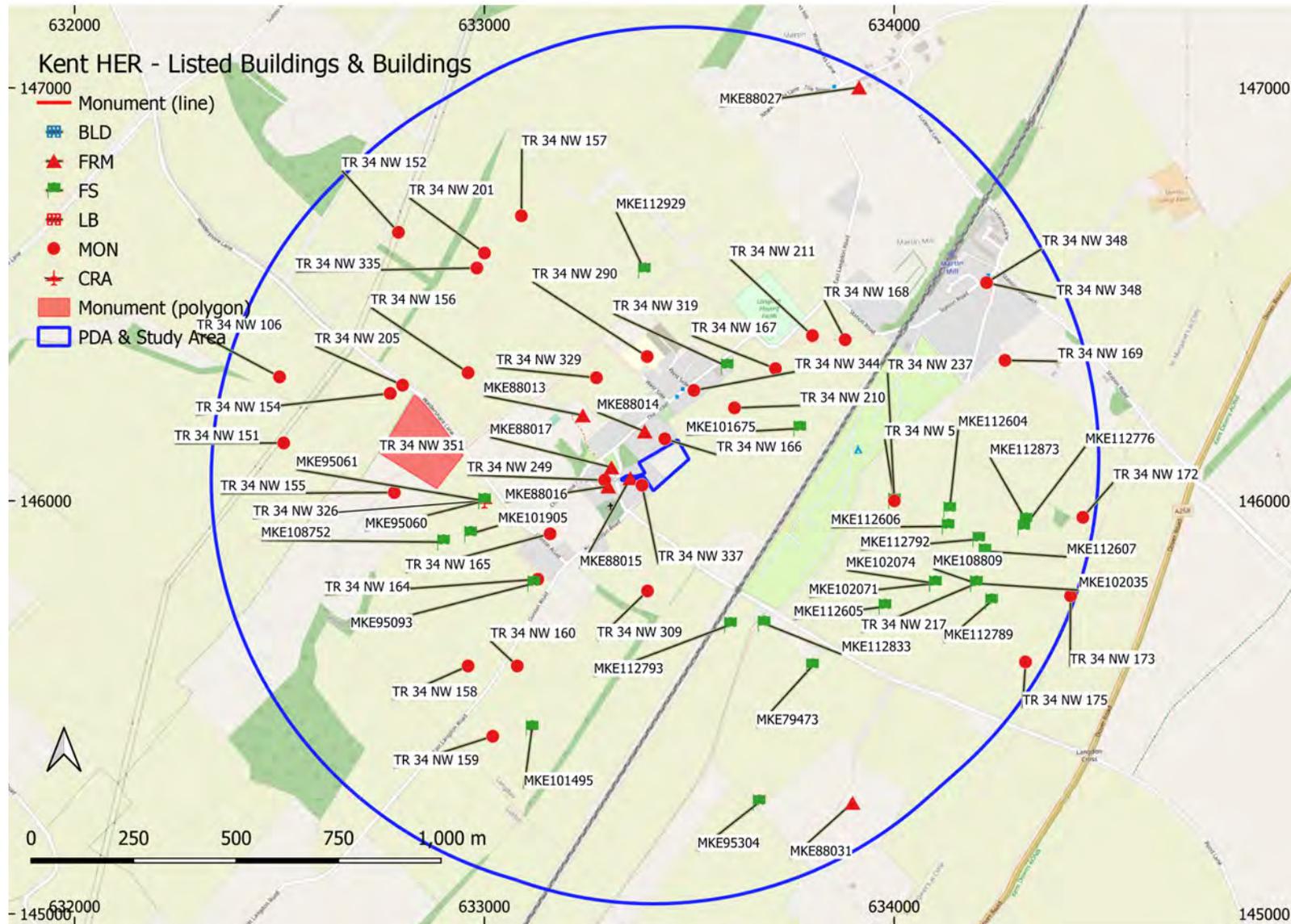


Figure 15: KHER Monument Record (excl. Listed Buildings and Buildings)

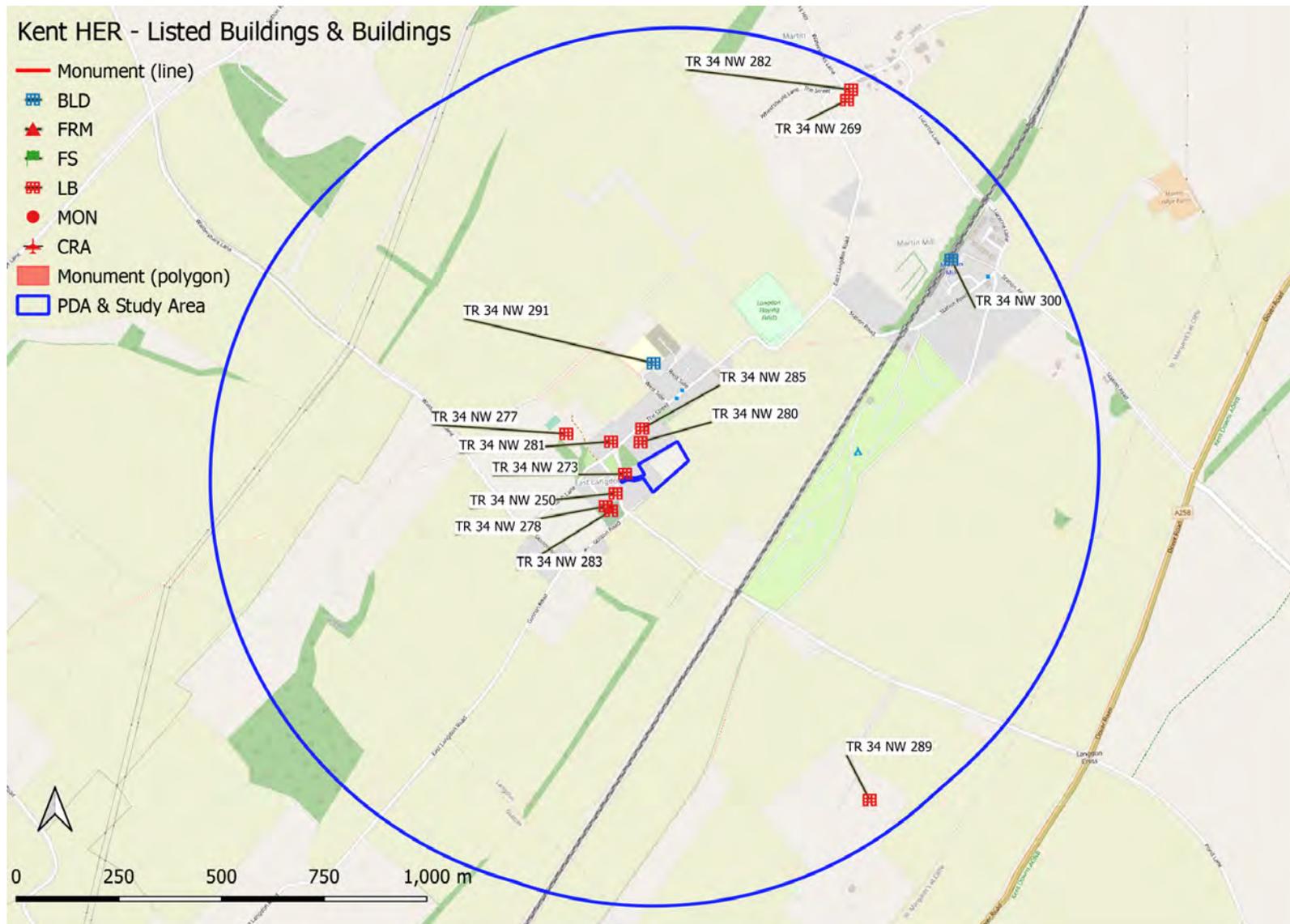


Figure 16: KHER Monument Record, Buildings and Listed Buildings

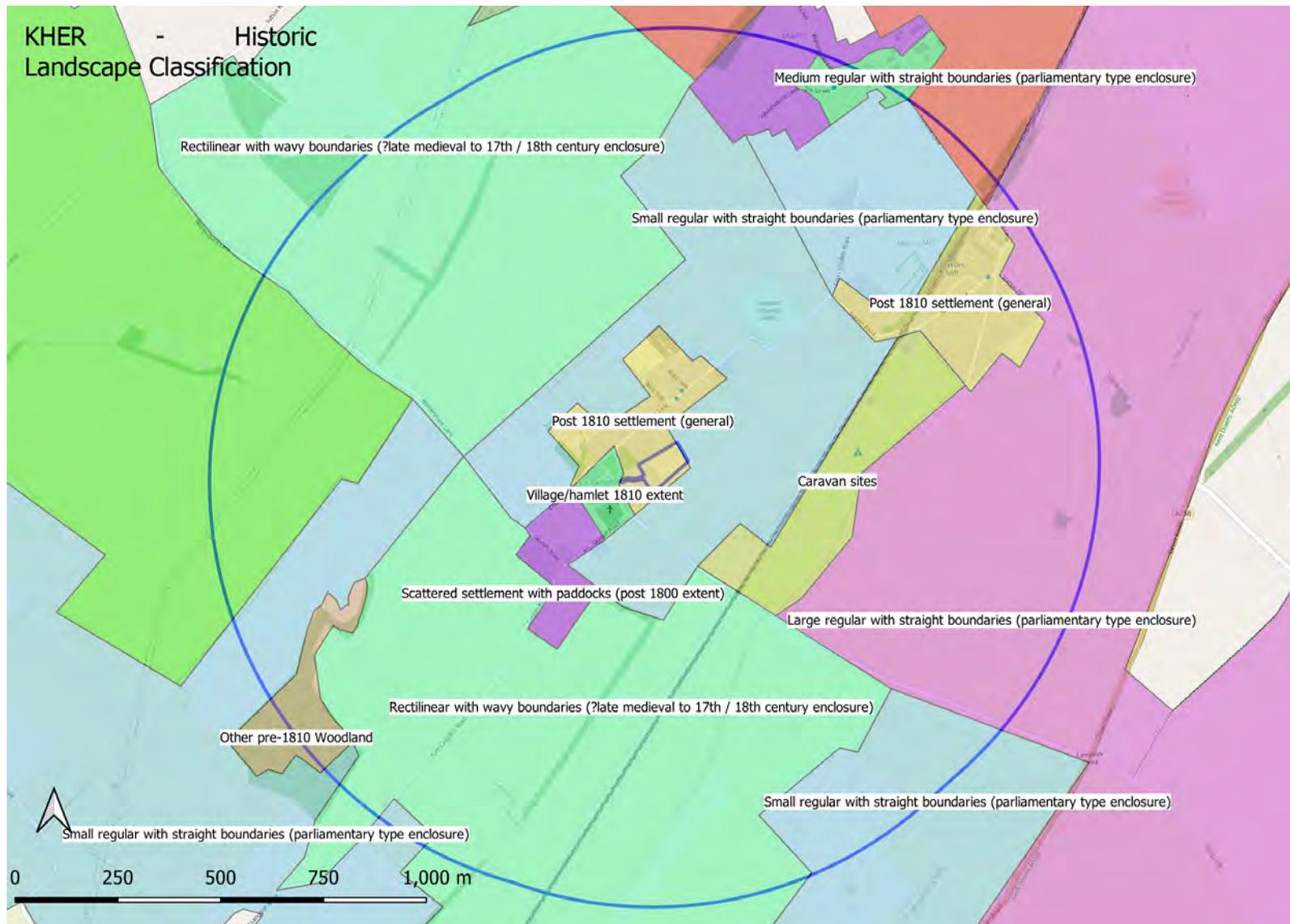


Figure 17: KHER Historic Landscape Classification



Figure 18: KHER Conservation Area

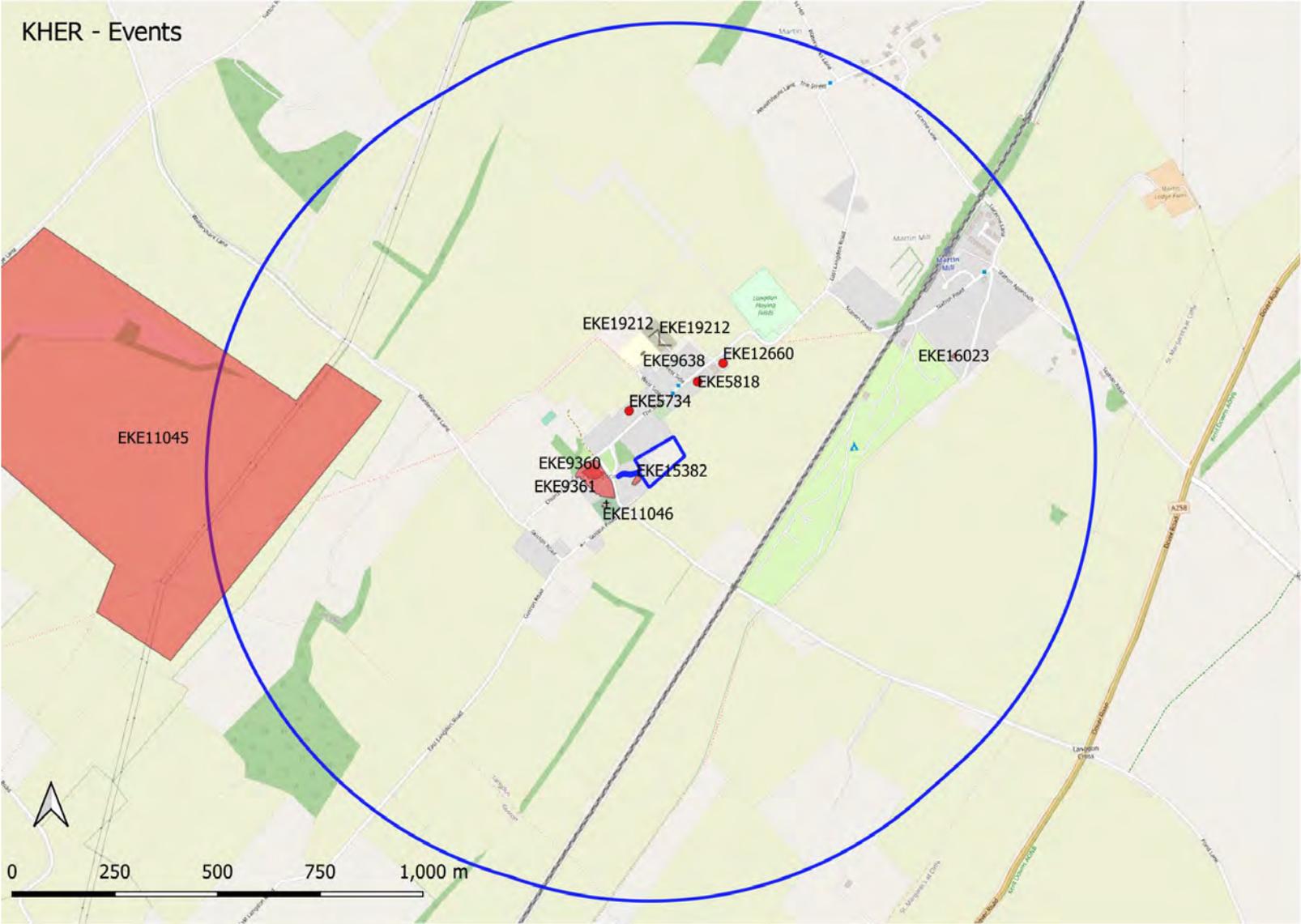


Figure 19: KHER Events

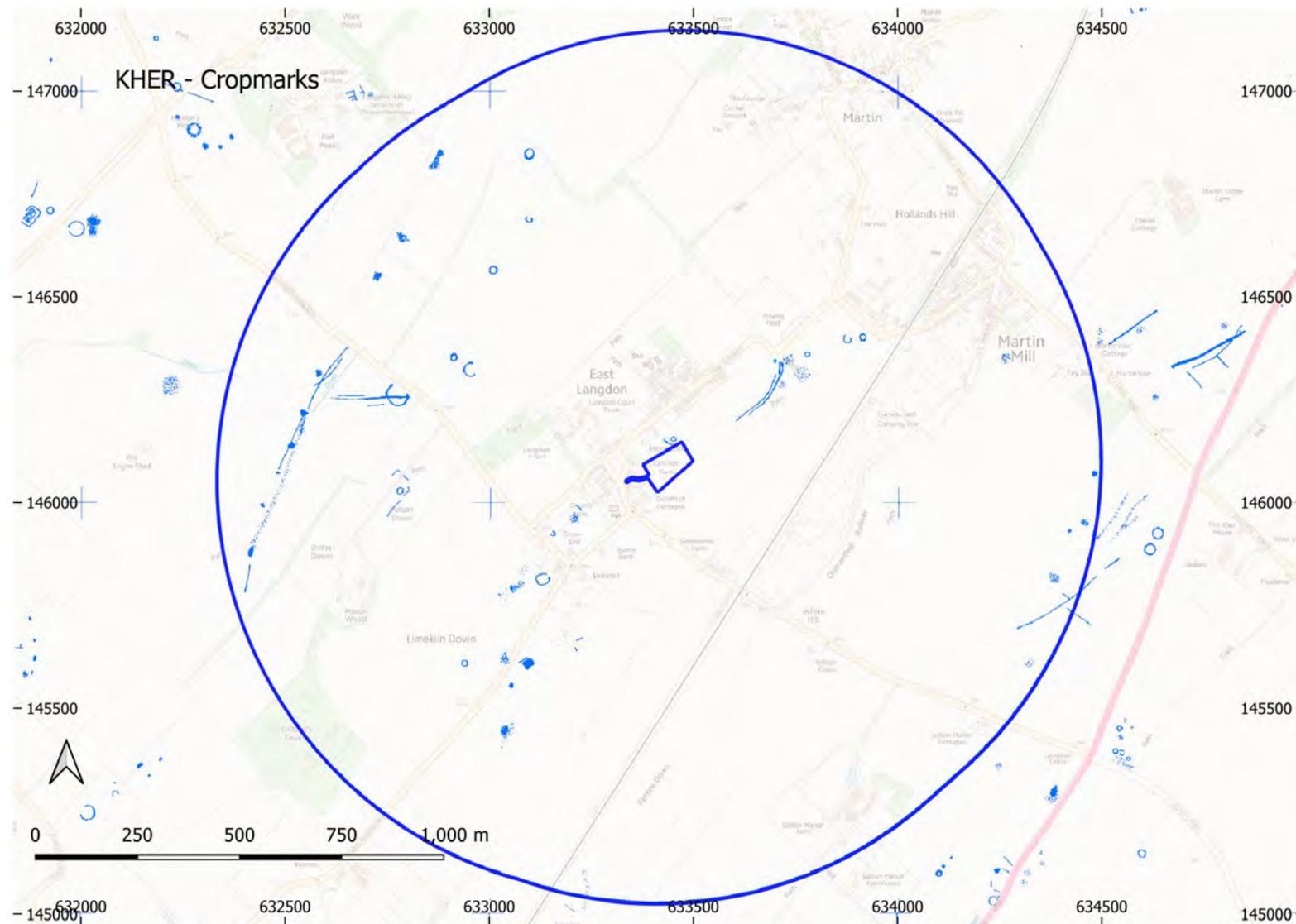


Figure 20: KHER Cropmarks

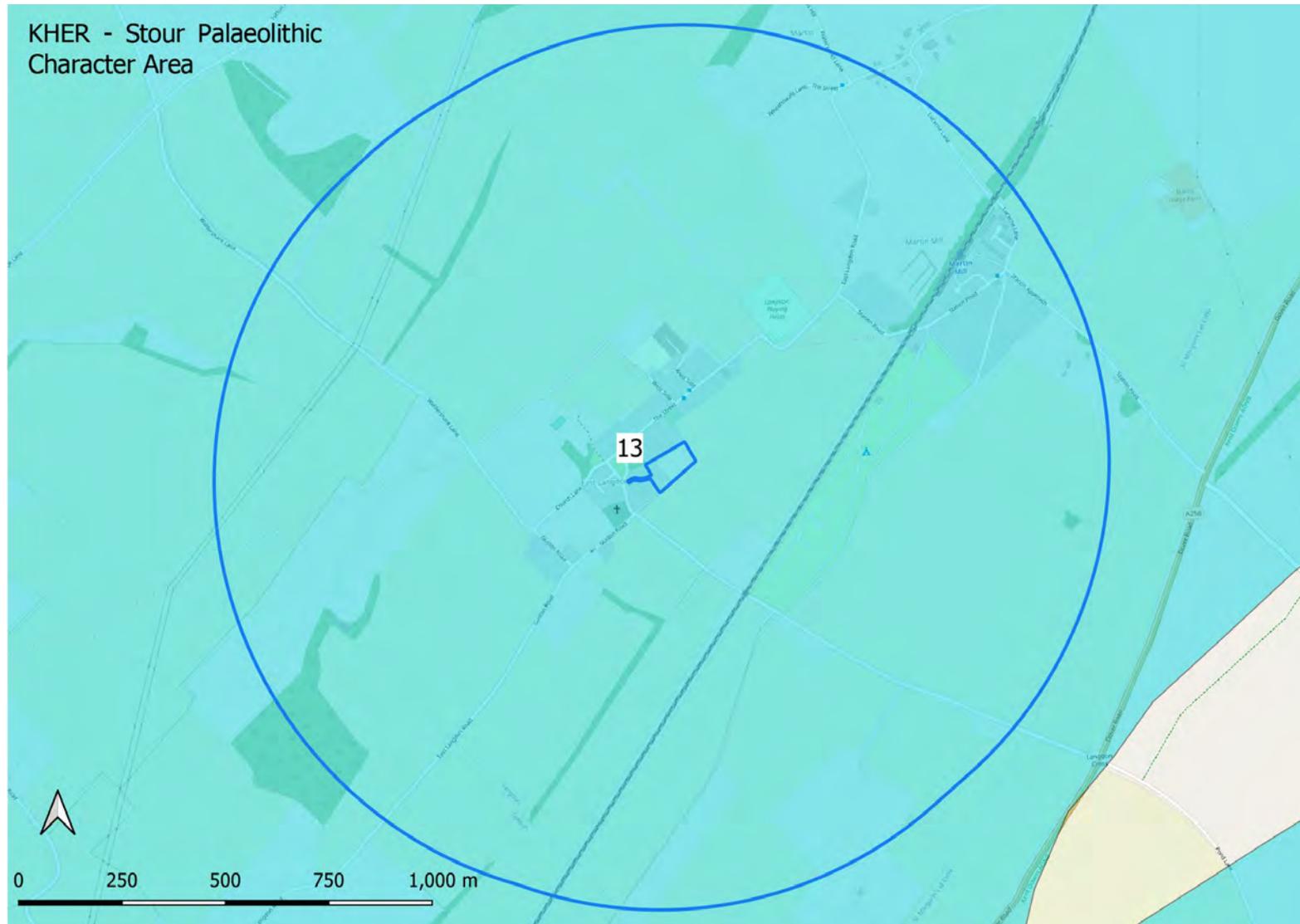


Figure 21: Kent HER – Stour Palaeolithic Characterisation Areas

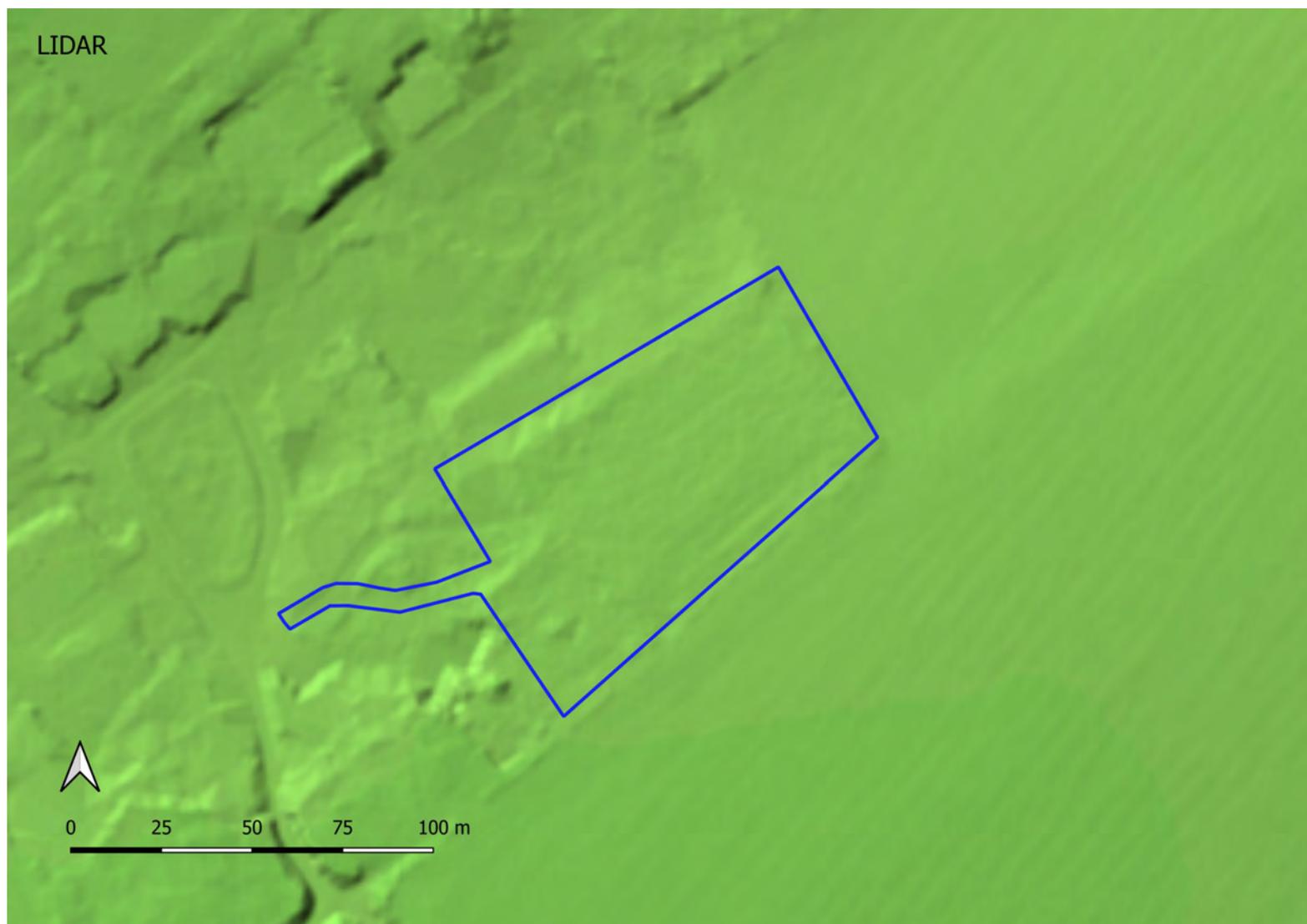


Figure 22: 1m DTM LIDAR (Environment Agency)

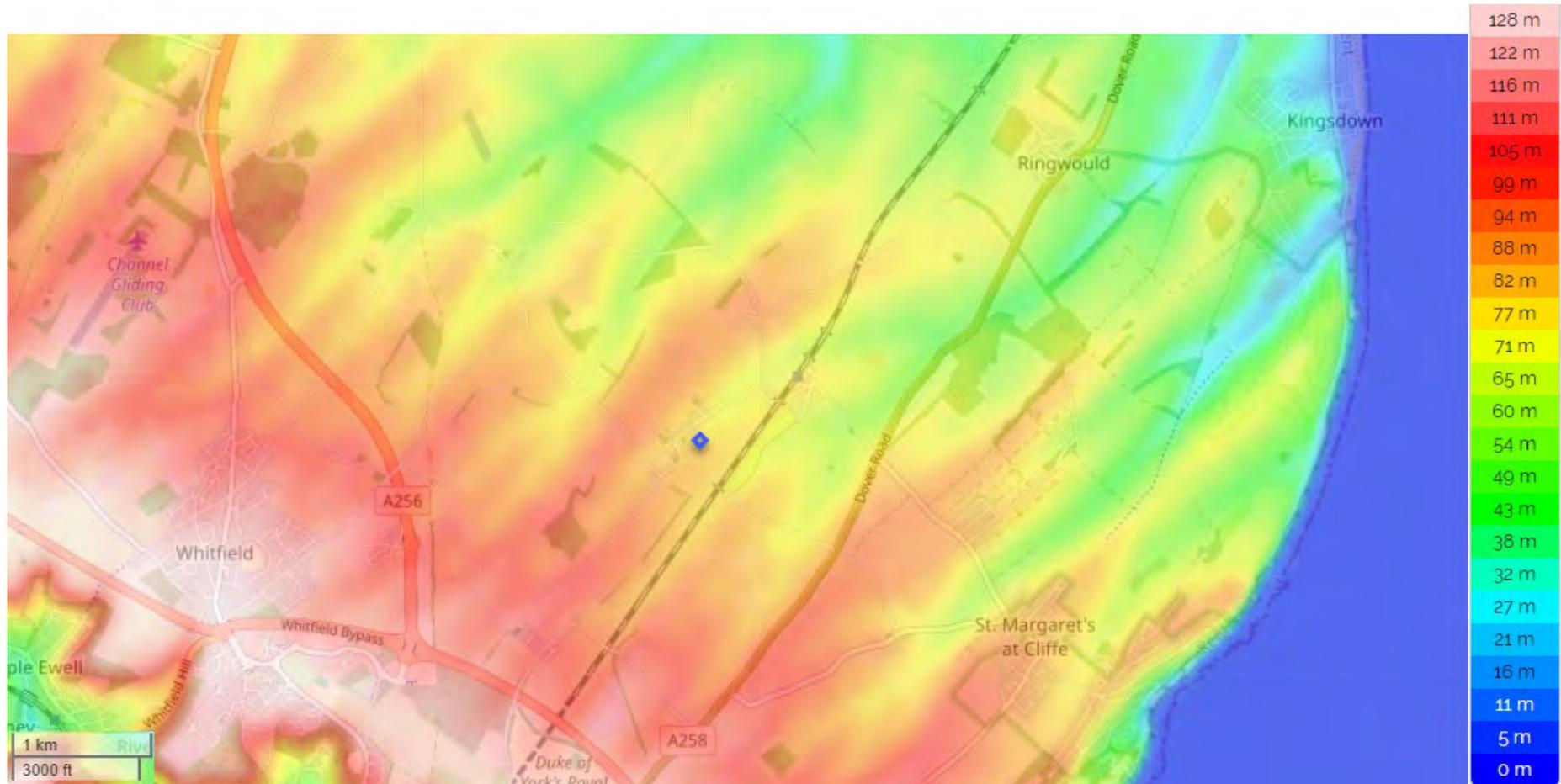


Figure 23: Topographical map



Plate 1: 1940s. (Google Earth).



Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2008 (Google Earth)



Plate 6: 2013 (Google Earth)



Plate 7: 2017 (Google Earth)



Plate 8: 2021 (Google Earth)



Plate 9: View of the entrance access road (facing NE)



Plate 10: Building located in the north west corner of the PDA (facing NE)



Plate 11: Building located in the north west corner of the PDA (facing NW)



Plate 12: View across the western part of the PDA (facing SSE)



Plate 13: View across the PDA (facing NE)



Plate 14: View across the PDA (facing SW)



Plate 15: View across the PDA (facing SSE)



Plate 16: View across the PDA (facing SW)



Plate 17: View across the PDA (facing NE)



Plate 18: View across the PDA (facing NNW)



Plate 19: View of the eastern and southern boundaries of the PDA (facing SW)



Plate 20: View across the south western part of the PDA (facing S)



Plate 21: Plate locations