

Otterpool Heritage Features outside the OPA

2.4.2 The Kent Downs Area of Outstanding Natural Beauty (AONB)

The Kent Downs AONB is located immediately to the east and south of the site, and so Otterpool Park is to be created within the setting of the AONB. The characteristics that make the AONB special are the biodiverse rich habitats, dramatic views, farmed landscape, tranquillity, water and wetlands, communities, woodland and trees, and the historic and cultural heritage.

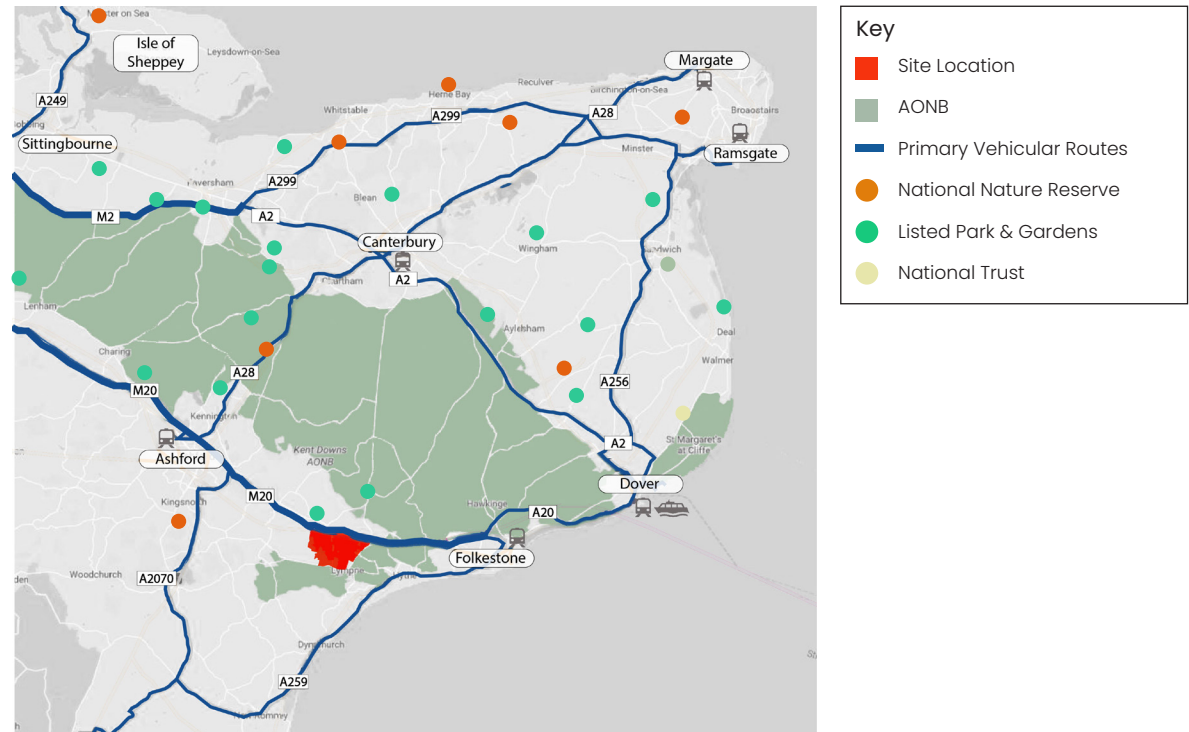
The wider context of the AONB, as reflected within the local setting of Otterpool Park's outline planning application area, has a rich cultural heritage including the remains of Neolithic megalithic monuments, Bronze Age barrows, Iron Age hill-forts, Roman villas and towns, medieval villages, post-medieval stately homes with their parks and gardens and historic defence structures from the Norman period to the 20th century.

The Kent Downs also features farmed landscape fields of varying shapes and sizes and ancient wood-banks and hedges, set within networks of drove ways and sunken lanes. Distinctive architecture, largely with agricultural function or origin, can be seen in villages within the Kent Downs. The vernacular architecture includes oast houses – a building type unique to this area of England – as well as churches, former farm buildings and country houses.

This Heritage Strategy, alongside other planning application documents such as the Design Code, define how the new architecture at Otterpool Park should be designed and implemented in order that it responds sensitively and appropriately to the local vernacular, heritage context and historic landscape setting of the Kent Downs.

This will be achieved through implementation of the actions within this Heritage Strategy (section 3.0) as well as through other planning application documents including the Strategic Design Principles and Illustrative Masterplans at Tier 1, and Design Codes and Detailed Masterplans and Designs (as well as an Updated Heritage Strategy) at Tiers 2 & 3.

A Kentish Vernacular Study has been completed (Farrells 2022) so that the character of the heritage features and their surroundings are reflected in the design of the new buildings, with vernacular materials and styles being used to connect Otterpool Park to its past and to its landscape. In addition, building heights have been prescribed in parameter plans to ensure these do not dominate and distract from key heritage features.



Otterpool Park in the context of the Kent Downs AONB

3

Heritage Commitments and Actions



3.1 Tiered planning structure

This section of the Heritage Strategy defines the actions which need to be taken to ensure the successful integration of the heritage features and historic environment into the design and implementation of the masterplan proposals for Otterpool Park and explains how these actions are to be delivered.

The framework for delivery of the Heritage Strategy is closely aligned to the tiered structure of the planning process of Otterpool Park. This three-tiered planning structure is outlined within the table below:

TIER 1	
OUTLINE PLANNING APPLICATION	
<i>Planning aims to be achieved (relevant to heritage)</i>	<i>Planning application documents (relevant to heritage)</i>
Agreement of overall land use and project vision	Parameter plans
Archaeological assessments and field evaluations take place to inform understanding and approach	Illustrative masterplan and Spatial Vision
Site-wide strategies agreed	Strategic Design Principles
	Design & Access Statement
	Environmental Statement (including appendices)
	Heritage Strategy
	Other Strategy documents (e.g. Green Infrastructure Strategy, Cultural Strategy)

TIER 2	
DETAILED MASTERPLAN PER PHASING ZONE / AREA	
<i>Planning aims to be achieved (relevant to heritage)</i>	<i>Planning application documents (relevant to heritage)</i>
Each individual development phase will be considered separately for planning approval by the Local Planning Authority. A design and delivery framework will be established for each zone, setting the foundations for Tier 3.	Design Code
Continued archaeological assessments and field evaluations take place to inform understanding and approach	Detailed masterplan for zone
	Updates to Heritage Strategy
	Conservation Management Plans (where noted in Heritage Strategy, and within relevant zone)
	Setting Assessments for all heritage features in OPA (within relevant zone)
	Heritage Statements & Heritage Impact Assessments for all identified heritage assets

TIER 3	
RESERVED MATTERS	
<i>Planning aims to be achieved (relevant to heritage)</i>	<i>Planning application documents (relevant to heritage)</i>
Outstanding details of design (e.g., specific details of appearance, access, landscaping) agreed for each zone, based on Tier 1 & 2 design parameters.	Detailed Design, with updated Settings Assessments
Continued archaeological assessments and field evaluations take place to inform understanding and approach.	Heritage Statements & Heritage Impact Assessments for all identified heritage assets
Heritage mitigation agreed for each phase prior to construction beginning. (Note: heritage mitigation is a last resort, following considerations of heritage enhancement and preservation of significance, which are primary.)	Heritage Mitigation Proposals for construction phase
Ecological measures agreed for each phase.	Updates to Heritage Strategy

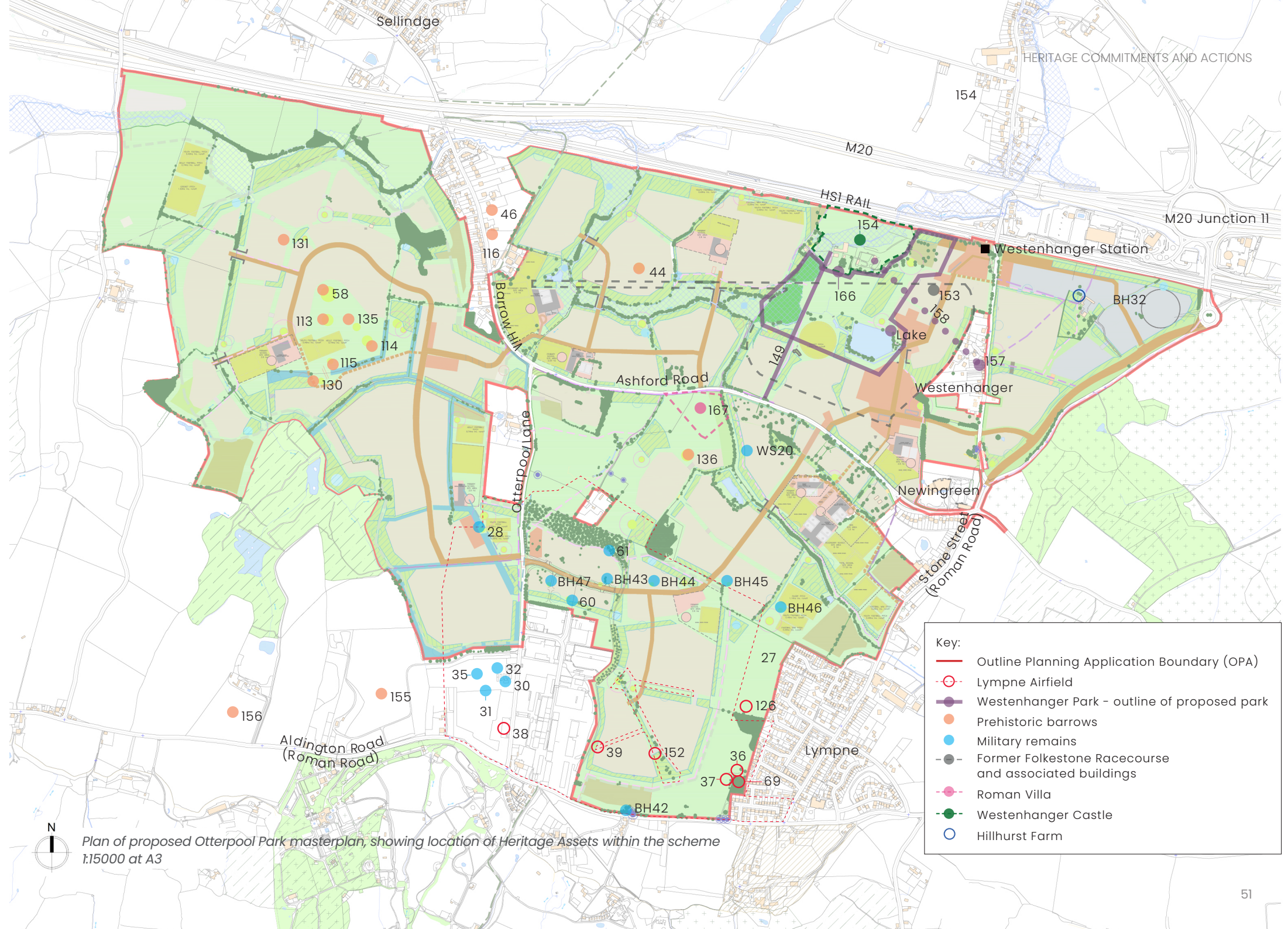
This Heritage Strategy has been submitted alongside the Environmental Statement and supporting baseline appendices as part of the Tier 1 outline planning application. The commitments and actions included throughout section 3.0 of this Heritage Strategy will be actioned as the project progresses through Tiers 2 and 3, and the tier timelines applicable are shown against each action.

Key interfaces between the Heritage Strategy and other planning application documents in achieving these actions are also explained.

Sections 3.2 – 3.4 of this Heritage Strategy set out the heritage commitments and actions for each key heritage feature and other historic environment considerations within the Otterpool Park outline planning application area, and other potentially affected heritage assets outside the outline planning application area.

For each heritage feature or consideration, the Heritage Strategy defines strategic priorities and commitments to ensure these priorities are achieved within the future development. The Strategy clarifies for each commitment:

- **What:** the proposed outcomes are for each heritage feature, consideration, or asset
- **How:** the action(s) that will be required to deliver that commitment, including any further technical studies required
- **Who:** identifies what body holds the responsibility for leading and undertaking these heritage action, at each planning tier or project phase
- **When:** a defined timeframe for delivery or progression of these actions, tied to planning tier or project phase



Key:

- Outline Planning Application Boundary (OPA)
- - - Lympne Airfield
- Westenhanger Park - outline of proposed park
- Prehistoric barrows
- Military remains
- - - Former Folkestone Racecourse and associated buildings
- - - Roman Villa
- - - Westenhanger Castle
- Hillhurst Farm



Plan of proposed Otterpool Park masterplan, showing location of Heritage Assets within the scheme
1:15000 at A3

3.2 KEY KNOWN HERITAGE FEATURES WITHIN THE OUTLINE PLANNING APPLICATION AREA

3.2.1 WESTENHANGER CASTLE & PARK

Westenhanger Castle and the remains of its historic deer park are within Otterpool Park Indicative Phase: Town Centre & Castle Park.

The **strategic priority** for Westenhanger Castle and the remains of its historic deer park is that: **Westenhanger Castle & Park will be the heart of the garden town.**

The design proposals within this outline planning application seek to establish a new park which celebrates the heritage of the deer park and restores a setting to Westenhanger Castle. This key objective informs detailed commitments to the retention and enhancement of heritage features within Castle Park, as defined below.

It is a commitment of the project that the remains of the historic deer park (154) which fall within the outline planning application area (acknowledging that the footprint of the historic deer park was once much greater) will become Westenhanger Castle Park. This Park will be the green heart of the new community, lending landscape and heritage-led identity to the local area as the centre of the new garden town (refer Parameter Plan OPM(P)4002_YY and Strategic Design Principles).

The proposed heritage commitments and actions for Westenhanger Castle & Park to achieve this strategic priority are:

WESTENHANGER CASTLE & PARK

Proposed heritage commitments

1 **Westenhanger Castle will be at the heart of the new local community.**

What: A conservation-led approach will be adopted in the development and re-use of existing buildings and grounds at Westenhanger Castle (SM6), (LB5). The Castle and its landscape setting will be retained and proposals will seek to conserve and enhance their heritage significance while introducing new uses for the local community appropriate to that significance.

It is an aspiration to provide space for business and leisure activities at the heart of the community, establishing a long-term viable and sustainable use, balanced with heritage significance of the Scheduled Ancient Monument.

The redevelopment at Westenhanger Castle will achieve exemplary conservation and design, ensuring a high-quality benchmark which can set the standard for design quality and the successful integration of heritage assets across wider masterplan development.

Conservation repair and maintenance works to be undertaken to the building fabric of the Castle (LB5) Barns (LB1), and associated structures ahead of any project to implement new uses, to ensure the integrity of the assets.

Several options are currently under consideration to find a solution that best secures the long-term use and survival of the castle. While a final choice is still to be chosen, several commitments have been made, as included in the Framework Conservation Management Plan, which could now be implemented in a programme of Early Works. These are:

- removal of all the temporary/modern buildings to the south of the Barns
- removal of the access road to the racecourse, to the south of the moat
- removal of modern structures and path layouts around the Inner Court
- retention and upgrade of existing incoming electrical supply
- tree clearance to restore historic views to and from the Castle
- reintroduction of the causeway

Planning & Scheduled Ancient Monument Consent will have to be achieved to implement these proposals.

WESTENHANGER CASTLE & PARK
Proposed heritage commitments
How: a. Conservation Management Plan

A Framework Conservation Management Plan has been developed for Westenhanger Castle & Barns, enabling its significance to be fully understood to enable informed decisions about its future use and development.

The Framework Conservation Management Plan includes its own commitments and actions towards the ongoing conservation and management of the heritage assets at Westenhanger Castle, which should be referred to in conjunction with this Heritage Strategy.

b. Technical studies

Further technical studies will be needed to inform design development, including:

- Condition Surveys of the Castle Estate Buildings (SM6), (LB5), (LB1) and other associated structures
- Proposals for further archaeological investigations

c. Feasibility studies and design development

Further design studies and development through architectural RIBA Stages & Masterplan Tiers are now required to scope and design the phased repair, refurbishment and alterations to Westenhanger Castle, Barns and Estate, Design studies should learn from the Conservation Management Plan and other relevant previous studies (including the Proposed Use & Redevelopment Strategic Masterplan for Westenhanger Castle by Purcell) to inform viability of potential uses, and to design and implement sensitive and appropriate alteration proposals.

Planning & Scheduled Ancient Monument Consent will have to be achieved to implement these proposals, including a Setting Assessment.

Who: The applicant (Otterpool Park LLP) will engage Heritage Consultants to develop the Framework Conservation Management Plan through the application tiers, including gaining stakeholder agreement via consultation processes.

WESTENHANGER CASTLE & PARK
Proposed heritage commitments

The applicant (Otterpool Park LLP) will prepare briefs for and engage relevant and appropriate consultants to undertake technical studies required. These will be updated at each planning application tier by the applicant, or the prospective delivery vehicle.

The applicant (Otterpool Park LLP) will prepare briefs for and engage relevant and appropriate design consultants to undertake feasibility studies and design development for future use and renovation of Westenhanger Castle. These will be updated at each planning application tier by the applicant, or the prospective delivery vehicle.

When: a. Conservation Management Plan

This has been prepared as a Framework Conservation Management Plan prior to the outline planning application, in March 2022.

It will now be updated at commencement of each planning tier for the relevant masterplan phase (Phase 1) to inform design development for that Tier, as relevant.

b. Technical Studies

Technical Studies will be undertaken during Tier 1 to inform application submissions made at Tier 1 (for Phase 1). These will be updated at each planning application tier by the applicant, or the prospective delivery vehicle.

c. Feasibility studies and design development

Feasibility studies and design development will be undertaken during Tier 1 to inform application submissions made at Tier 1 (for Phase 1). These will be updated at each planning application tier by the applicant, or the prospective delivery vehicle.

Timescales for the redevelopment of Westenhanger Castle, including any Early Works, are to be determined through continued dialogue between the applicant and key stakeholders including the Local Planning Authority and Historic England following agreement of the Conservation Plan.

WESTENHANGER CASTLE & PARK
Proposed heritage commitments

2 **The Barns at Westenhanger Castle will be available for use by the local community.**

What: The Barns (LB1) at Westenhanger Castle will be renovated to enable inclusive public access and use by the local community for the long-term.

How: *All steps applicable to item 1 are also to be followed to establish the use of the Barns*

Who: *All steps applicable to item 1 are also to be followed to establish the use of the Barns*

When: *All steps applicable to item 1 are also to be followed to establish the use of the Barns*

WESTENHANGER CASTLE & PARK
Proposed heritage commitments

3 **A conservation-led approach will be adopted in the development of designs for the grounds and landscape setting for Westenhanger Castle and the new Castle Park.**

What: It is a commitment of the project that this park (154) will become Westenhanger Castle Park – the green heart of the new community, lending landscape and heritage-led identity to the local area as the centre of the new garden town (see Parameter Plan OPM(P)4002_YY and Strategic Design Principles).

Castle Park will be a publicly accessible green space which respects the memory and heritage of the historic deer park that once existed on this site and provides setting and context to Westenhanger Castle (SM6), as well as to the new development. Castle Park will hold new relevance as a valued amenity space at the centre of the new garden town.

Features such as the Causeway (149) and historic water features (147) & (148) will be retained and reinforced, and visual connections with surrounding heritage features in the wider context of the town, including the Roman Villa (167) and Otterpool Country Park, will be strengthened (as also defined within the Strategic Design Principles). The historic water features will become part of a wetland corridor, as defined within the Green & Blue Infrastructure Strategy.

In its open spaces the Park will take on a character reminiscent of the former deer park use. Outcomes need to achieve the sense of a country house castle set within a large parkland estate, with more tightly controlled and highly designed landscape areas closer to the Castle, and wilder areas of parkland beyond.

WESTENHANGER CASTLE & PARK

Proposed heritage commitments

The Scheduled historic Causeway (149) will be kept and made manifest as a key routeway through the proposed Castle Park.

The new route will respect and restore this historic access way to be used as the primary pedestrian route from Otterpool Park Garden Town through Westenhanger Park to Westenhanger Castle.

The Causeway will sit within a corridor of open space, ensuring its status as a feature in the landscape is readily perceived, and to enable glimpsed views from the route to the Castle (SM6) (LB5), Barns (LB1) and the Kent Downs behind. The Causeway's corridor will splay to the north, announcing its arrival at Westenhanger Castle.

At the south nearest the A20 there will be a configuration of development the Causeway. This configuration forms a modern interpretation of an entrance threshold to the park, accentuating the start of the Causeway path, and defining views into and through the park (refer parameter plans).

The restored Causeway will provide a pleasant path through Castle Park from which views of the Castle and across the historic landscape will be revealed and enjoyed. The design of this landscape pathway must be carefully considered to ensure no impact on the fabric or setting of the Scheduled Ancient Monument.

The Causeway will be lined both sides by trees and green space. Its character will change as it traverses through the different areas of the parkland, as it would likely have done through the historic deer park.

Proposed surface treatments of the Causeway will be confirmed following archaeological fieldwork to investigate the extent, condition and material fabric of the earthwork remains.

Scheduled Monument Consent will be needed for any works to the Causeway.

The historic Pound House trackway (158) will be kept and made manifest as a routeway through development to Castle Park.

WESTENHANGER CASTLE & PARK

Proposed heritage commitments

The former Tudor Garden (166) and historic Orchard (161) will be reimaged.

Additionally, the historic lake and water features (147) & (148) will be enhanced within the landscape design of Castle Park. Better understanding of their archaeological potential and significance (through auger survey in the first instance) is an action as this will be needed to guide what is possible.

A concept design has already been prepared that reflects these aims and commitments, and there will be further investigative work on the Tudor Garden to inform its design.

How: Phase 1 Masterplan design proposals

Phase 1 masterplan design proposals will be provided at Tier 2 and they will be developed to ensure compliance with the commitments included within this Heritage Strategy.

Technical strategies

Technical strategies must be proposed in Tier 2 design stages, and within the Stewardship & Governance Strategy, for:

- how the Causeway can be preserved as part of the new infrastructure route design, including details of the southern entrance, northern arrival at the Castle, surface treatments.
 - Proposals for further archaeological investigations, to inform the design of the Causeway and the Tudor Garden.
 - Hydrological engineering studies to inform proposals for the retention and enhancement of the water features.
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WESTENHANGER CASTLE & PARK

Proposed heritage commitments

Who: Design proposals to be developed by designers working on relevant development zone (Indicative Phase: Town Centre & Castle Park).
Potential input from artists should be considered for elements of the Castle Park public realm design and Heritage Trail proposals as part of interface links between Heritage Strategy and Cultural & Creative Strategy. This is to be included in the applicant's brief to masterplan designers, and Developers responsible for implementation of relevant development zone (Indicative Phase: Town Centre & Castle Park).

When: Developed design proposals, informed by technical strategies, will be prepared and submitted as part of Tier 2 application documents. These will be updated at each planning application tier by the applicant, or the prospective delivery vehicle.

4 The design of Castle Park will be informed by key historic views.

What: The design of Castle Park will be informed by views analysis of the park and the surrounding area.

Significant views and viewpoints to and from the Castle & Park are to be agreed in the next application stage with key stakeholders including the Local Planning Authority and Historic England.

Existing and proposed views analysis will then be undertaken by the masterplan design team, which will further inform the design principles for the park.

How: Views Analysis and Setting Assessments will be needed for works to for Castle Park.

Who: The Heritage Strategy will be developed, by its authors, to include Views Analysis & Settings Assessment work.

Design proposals to be developed by designers working on relevant development zone (Indicative Phase: Town Centre & Castle Park).

WESTENHANGER CASTLE & PARK

Proposed heritage commitments

When: Developed design proposals, informed by Views Analysis and Setting Assessment undertaken during Tiers 1 & 2, will be prepared and submitted as part of Tier 2 application documents. These will be updated at each planning application tier by the applicant, or the prospective delivery vehicle.

5 Westenhanger Castle & Park will feature on the Otterpool Park Heritage Trail.

What: Westenhanger Castle, Castle Park and its landscape features will be on the proposed Heritage Trail around Otterpool Park, and the trail route will utilise the historic Causeway for arrival at the Castle.

How: Heritage Trail proposals to be developed and implementation plans established for each development zone, included as commitments in the contractual arrangements with plot developers for each phase.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to undertake design development required for the Heritage Trail landscape and interpretation proposals.

Design proposals to be developed by designers working on relevant development zone (Indicative Phase: Town Centre & Castle Park).

The applicant and masterplan designers will engage with artists for elements of the Castle Park public realm design and Heritage Trail proposals as part of interface links between Heritage Strategy and Cultural & Creative Strategy. Artists' input and requirements will be incorporated into the proposals provided to Developers responsible for implementation of relevant development zone (Indicative Phase: Town Centre & Castle Park).

WESTENHANGER CASTLE & PARK
Proposed heritage commitments

When: Developed design proposals for the Heritage Trails will be prepared and submitted as part of Tier 1 application documents (for each phase) with strategic proposals for wider development phases.

6 Long-term stewardship and management regimes are to be established for Westenhanger Castle & Barns and the Causeway for their continued conservation and care.

What: Long term maintenance regimes are to be set up and implemented through a Management & Maintenance Plan for the Castle Estate (SM6), linked to the principles established within the Conservation Management Plan and with clear governance defined, for the ongoing conservation and management of the historic buildings and landscape on the Castle Estate.

How: Management & Maintenance Plan

To be developed for the Castle Estate, Causeway and Castle Park landscape, including update following any project implementation.

Stewardship & Governance Strategy

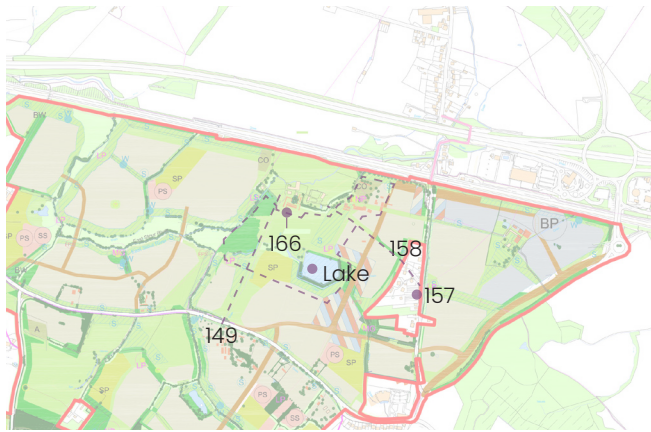
A Stewardship & Governance Strategy will be set up, including measures for the care and conservation of the remains of the Causeway, as well as wider landscape management strategies for the park.

Regimes for regularly checking historic features and archaeological remains, and taking action should damage occur, will be established.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to develop the Management & Maintenance Plan.

Stewardship & Governance Strategy to be produced by Developers responsible for implementation of relevant development zone (Indicative Phase: Town Centre & Castle Park).

When: The Management & Maintenance Plan for the Castle Estate will be developed and submitted as part of the Tier 3 application.



Proposed Heritage Assets Key Plan - Westenhangar Park

Setting within Masterplan Proposals

Although the exact extent of the former deer park boundary is unknown, we know that it covers a large area of the proposed Otterpool Park masterplan site, as indicated on the key plan adjacent.

The heritage assets included with the deer park, and still evident today, are the Causeway (149) – the historic route leading through the park from the main road to Westenhangar Castle; the site of the former Pound House (157) which is situated to the east towards Stone Street, and its associated track which led to the Castle (158); the lake situated in the centre of the existing racecourse* and the surrounding watercourses and other historic water features which would have existed within the parkland setting to the Castle, including assets (147) & (148); the former Tudor Garden (166) belonging to Westenhangar Castle, and similarly the site of the former Orchard (161); and the historic clumps of trees that would have belonged directly to the keeping and management of deer.

The existing Causeway (149) stretches from the main road north towards the castle across the park. The proposal is to restore and enhance this historic route to become a key pedestrian access way through the proposed Westenhangar Park, connecting the Garden Town development to Westenhangar Castle and providing a pleasant path from which to enjoy views across the landscape and to and from the Castle. It is proposed that the Causeway is lined both sides in trees and green spaces, though its character will change as it traverses the park (as would likely have been the case historically). At the south nearest the road there are proposals for areas of proposed development either side of the Causeway. This configuration forms an entrance threshold to the park, accentuating the start of the Causeway path, and defining views into the park.

The Lake has a proposed area of water management around its perimeter with areas of existing scattered trees. The related existing watercourses and former historic parkland water features (147) & (148) sit within the masterplan with areas of proposed green infrastructure and development.

The former Pound House (157) is located within an existing village area. The former track (158) leading from the castle to the House is proposed to be bounded either side with development areas, which will restore and enhance this historic route as an access way into the park and towards the Castle. The former track will be enhanced as tree lined green infrastructure and open space, though will be designed in a manner to ensure it is presented as secondary to the primary Causeway route.

The site of former Tudor Garden (166) is known, between the proposed deer park and the south of the Westenhangar Castle site. It is proposed that this Tudor Garden is recreated, perhaps as an authentic Tudor garden, or perhaps in a reimagined form as a contemporary garden which references the Tudor history. Similarly, the Orchard (161) is proposed to be recreated.

The existing stands of trees, some of which are of significant age, are in various locations across the masterplan site and within the proposed Westenhangar Park. They tend to be grouped around the existing watercourses and historic water features, following their routes along the extent of some rivers, streams and around the lake, near the boundary to the Castle, and creating screening to the main road to the north of the masterplan site and at other road edges.

* The buildings related to the racecourse are covered in the Racecourse Buildings heritage asset grouping sections.

Strategic Brief

Whilst the heritage significance of the former deer park today is considered medium, and is somewhat limited since its original demise is not fully distinguishable and has been eroded over time through centuries of variable land use and development, the vestige of the historic park is of considerable significance in the evolution of the Otterpool Park masterplan.

Within the design proposals it is intended that the park will become the green heart of the new community, lending landscape and heritage-led identity to the local area as the centre of the new garden town.

Westenhanger Park will be a publicly accessible green space which respects the memory and heritage of the historic deer park that once existed on this site and provides setting and context to Westenhanger Castle, as well as to the new development. The new park will once again provide this setting to the important heritage asset of the castle, additionally now will bring new relevance to the park as valued amenity space at the heart of the local community.

Given the new relevance and use that Westenhanger Park will have as a green community heart and to Otterpool Park Garden Town, it is important that the boundary to adjacent development blocks is carefully considered. To ensure that the park is a relevant and valued asset to the new local community it would be preferable for the park edges to be open and permeable, with green connections to other surrounding park areas and houses facing into and enjoying the park.

This is a different condition from that which the former deer park might have historically had, with more enclosure in a tree line, embankment, or park pale as was common in the medieval and Tudor periods. However, little is known of the historic condition and little remains so any new enclosure would be conjectural. In fact, examination of historic maps and archaeological data has revealed that the medieval park pale at Westenhanger seems never to have been an earthen bank enclosure line, but rather a light timber fence. A design approach which enhances the significance of the park as a key piece of landscape setting open to both the new garden town and Westenhanger Castle is therefore proposed.

Historically, the former deer park would have had different character areas within it for the management of livestock and land, including some areas of open ground and some more densely tree planted areas. This is evident in historic maps of the park through 17th and 18th Century, and similar status parkland of that periods would commonly have included areas such as orchards or wildernesses (areas of more naturalistic tree planting intended to contrast with the highly ordered nature of formal gardens), garden structures such as banqueting houses and routeways from which to experience and enjoy views of the house. The proposed Westenhanger Park will similarly include landscape areas of different characters, to both celebrate the memory of the historic deer park and provide amenity as a new cultural asset in the town.

The above key strategic approach to achieving a relevant new park which celebrates the heritage of the deer park and restores a setting to Westenhanger Castle, then informs proposed detailed approaches to the individual heritage assets which exist within the proposed Westenhanger Park, as follows:

Heritage Proposals for Assets

The Causeway (149): the historic causeway that existed through the park from the south to Westenhanger Castle is still somewhat evident within the landscape, though not of the status it once was and now generally evident today in field edges and ditches only. The causeway as a heritage asset, and its significance, will therefore be considerably enhanced within the scheme proposals. The design will respect and restore this historic access way to be used as the primary pedestrian route from Otterpool Park Garden Town through Westenhanger Park to Westenhanger Castle.

The causeway will be tree lined, and will change in width and character as it passes through the different areas of the park, as it would have done through the historic deer park, and also enabling different views of the Castle and the wider setting to be revealed along the journey down the causeway.

As noted above, at the south nearest the road there are proposals for areas of proposed development either side of the Causeway. This configuration forms an entrance threshold to the park, accentuated the start of the Causeway path, and defining views into the park.

Former Pound House track (158): The Pound House was formerly the residence of the Bailiff of the Castle Estates, and the name is derived from its proximity to the castle pound, where hunting dogs and other important livestock were managed and occasionally kept during the medieval and Tudor period. The Pound House itself was demolished in the 20th Century, but the historic track way which connected the Pound House to Westenhanger Castle is still evident in the existing landscape.

The line of this track will be restored and enhanced within the proposed masterplan as a pedestrian and vehicular route through a proposed green corridor between development blocks, enabling an access route from the garden town to Westenhanger Castle which both respects the historic route and reveals views as they would once have existed to the castle from this historic park entry point. The former track will be enhanced as tree lined green infrastructure and open space, though will be designed in a manner to ensure it is presented as secondary to the primary Causeway route.

Lake and historic water features (147) & (148): Areas of water have existed in the park for centuries, and maps show that there have been water features in the park certainly since the 19th century onwards, but the current lake appears to have been created in the 1970s. The specific outline of the present lake does not therefore hold high significance. Nevertheless, the presence of a lake is an important feature of the park, and the proposals ensure this historic memory is retained and enhanced. The waters of the lake will provide both a visual and ecological landscape asset, as well as a piece of public amenity that can be enjoyed through open water swimming or other low impact water-based activities such as kayaking.

Additionally, the historic water features (147) & (148) are proposed to be enhanced as ecological and amenity green-blue infrastructure and wetland habitat areas within the masterplan proposals and the landscape design for the new Westenhanger Park.

As noted above, the historic deer park may well have included banqueting house pavilions that would have enjoyed views over water and landscape features in the park, and so there is a potential heritage precedent to create a contemporary café associated with the lakes which will provide enhanced public amenity benefits with a reference to the history of the former deer park.

Tudor Garden (166): it is known from historic maps and archaeological evidence that a walled garden existed to the immediate south, between Westenhanger Castle and the wider parkland setting. It is therefore proposed to integrate with the design proposals a restoration or reinterpretation of this former walled Tudor Garden. It is proposed that this Tudor Garden is recreated,

perhaps as an authentic Tudor garden, or perhaps in a reimagined form as a contemporary garden which references the Tudor history.

The recreated Tudor Garden must be of sufficient size, ideally matching the former historic size, so that the relationship of the garden to the castle can be understood and its full previous significance appreciated. Its former wall enclosure, if not reconstructed, should be emulated, or referenced somehow in the new design. This could be done by outlining the garden in sculptural trees for example, as indicated in the initial design sketch for the recreated garden.

Historically, the Tudor Garden represents the transition in the landscape of the semi-wild naturalistic parkland to the south, to become more formalised around the

Castle and Inner Court. This transitional character should be emulated in the recreated Tudor Garden, and wider parkland design, to evoke the heritage character and sense of the former historic designed landscape to the Castle park.

The choice of planting for the garden should be carefully considered to respect the historic precedent, for example by utilising native English flora which would have been relevant and used during the Tudor period.

Further historic research is likely to be necessary in next project stages to inform the appropriate design development of this recreated garden feature.

Similarly, the historic Orchard (161) is proposed to be restored or reimagined within the landscape proposals for the park and Castle setting.



Initial design proposal for a contemporary reinterpretation of the historic Tudor Gardens at Westenhanger Park

'A Destination Community Town Park and Historic Setting for Westenhanger Castle'

The park is based on three principles:

- i. Celebrating and promoting Otterpool's Heritage and Local History
- ii. Respecting, enhancing and bringing to life Otterpool's unique landscape and its ecology
- iii. Bringing people together as a diverse, happy, healthy, inclusive and creative community'

(Extract: Cultural & Creative Strategy)



Plan Notes

- 1. River Stour Corridor
- 2. Castle Grounds
- 3. Formal 16th c. Gardens
- 4. Sculptural Land-form / Amphitheatre Event Space
- 5. Formal Terraced Lawn Areas
- 6. Pastoral Landscape
- 7. Causeway
- 8. Historic Eastern & Western Approaches
- 9. Wetland Habitat Zone
- 10. Lakeside
- 11. Canal-side
- 12. Cricket Pitch
- 13. Proposed Woodland
- 14. Proposed Carparking
- 15. Play Areas
- 16. Productive Landscapes
- 17. Formal SUDs Areas Adjacent Built-up Land Parcels
- 18. Residential Pocket Parks

Westenhanger Castle Park

Draft Sketch Design - Layout Ref: MHS224_20-002A



Mark Hanton, Landscape Designer's proposal drawing for Westenhanger Park area.

Public Park: Transforming the historic deer park into a publicly accessible green space with heritage at its heart



Today the romantic ruins of historic Lowther Castle and its new landscape parkland setting is one of the most intriguing visitor attractions in the country, open to the public with ticketed admission and including café, visual arts, and education facilities.



At Blenheim Palace the spectacular heritage asset become the public hub and focal point of the local community during cultural and sporting events, including the half marathon. Events like these could take place at Westenhanger Park, referencing fair days and sporting events that would historically have taken place in the deer park.



Bute Park, surrounding Cardiff Castle, is a good relevant example of a publicly accessible local park and landscaped gardens which act as the green heart of the city centre, enjoying views and enhancing the setting of a historic listed castle - as intended at Westenhanger Park

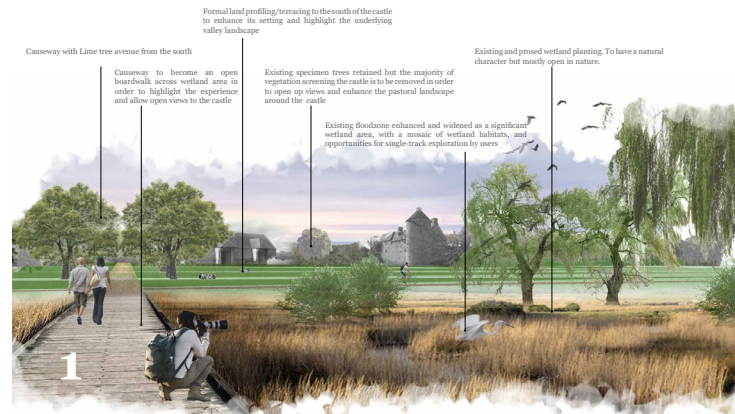


Wharton Park is a public park created around the historic city walls of Durham World Heritage Site with views towards the Cathedral, and is a good example of a landscape designed to accommodate public events and gatherings while enhancing the local heritage. At Westenhanger Park raked seating could similarly be incorporated, to enhance public amenity and also evoke the memory of the Folkestone Racecourse grandstand.

The Historic Lakes: Creating landscape and amenity around the historic ornamental lakes to celebrate their continued recreational use



Existing lakes incorporated within the proposed park design



Mark Hanton Studio landscape design proposal sketch showing the lake as an public open swimming lake with a pavilion offering amenities such as changing rooms and café.



Open lake swimming, an example of a lake being used for public swimming.



Henleaze Lake, Bristol, an example of a public freshwater swimming lake. There has been a swimming club here since 1919. The lake has a large 1950's diving tower, changing rooms and grassy banks.

The Causeway: Enhancing the historic pathway to Westenhangar Castle



Historic causeway enhanced within the proposed park design



Palais Royal Avenue in Paris (left) and the Lime Avenue at Schonbronn Palace, Vienna (right) are relevant examples of contemporary tree lined causeways that provide historically informed landscape enhancements to their heritage contexts



Historic Pound House track integrated within the park

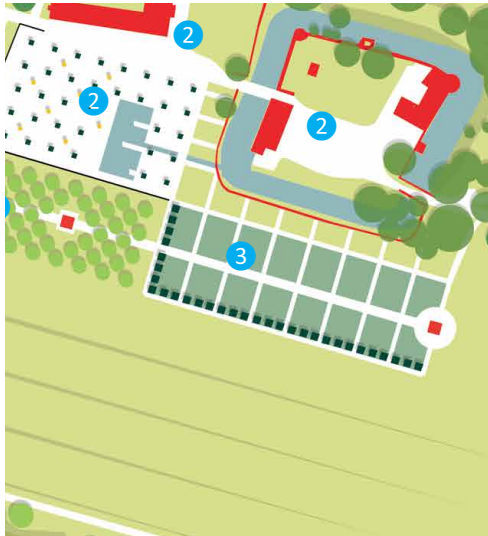


Ham Avenue is an example of a lime avenue causeway which changes in character as it moves through different areas of its landscape context between an open parkland and historic Ham House. The causeway at Westenhangar Park could similarly change in nature along its axial route through the park towards the castle.



At Ingress Park the causeway path moves through the park with tree lines that define the avenue and provide both privacy and landscape views to the housing developments alongside it.

Walled Garden and Ornamental Orchard: Reinterpreting the historic Tudor gardens



Proposed park design to include a contemporary walled garden and orchard



Initial design proposal for a contemporary reinterpretation of the historic Tudor Gardens at Westenhanger Park



A contemporary example of a traditional Tudor knot garden



The Ornamental Orchard at Hardwick Hall



The Old Palace & Tudor Knot Garden at Hatfield House

3.2.2 LYMPNE AIRFIELD AND MILITARY REMAINS

Lympne Airfield and Military Remains are within Otterpool Park Indicative Phase: Airfield Park.

The **strategic priority** for Lympne Airfield and Military Remains is that: **aspects of the former Lympne Airfield and Military Remains will be retained, enhanced and interpreted within the proposed public realm of Otterpool Park as together they are a significant heritage of 20th Century conflict and wartime defence in this area of Kent.**

This key objective informs detailed commitments to the retention and enhancement of heritage features within the feature of group of Lympne Airfield and Military Remains, as defined below.

The heritage commitments and actions for Lympne Airfield and Military Remains are:

LYMPNE AIRFIELD AND MILITARY REMAINS

Proposed heritage commitments	
1	Heritage features of the former Airfield and Military Remains will be retained, enhanced, and interpreted within proposed public realm of the new town.
What:	The military remains heritage features that are in best condition and of higher heritage significance (extent to be defined at Tier 2 for the relevant development phase) should be made visible and made accessible to the public, including being enhanced and explained through heritage interpretation.
	There is a heritage-led design opportunity (as outlined in the Strategic Design Principles which accompany this application) to incorporate the strong linear features of the historic former RAF runways as green open space within the masterplan proposals for the public realm.

LYMPNE AIRFIELD AND MILITARY REMAINS

Proposed heritage commitments

How:	<p>a. Consultation with Homes England as Landowner Homes England must be consulted, by the applicant, on obligations relating to their land.</p>
	<p>b. Technical studies Statements of significance and condition surveys of these former military heritage features should be carried out to decide most appropriate features for retention, and to inform Tier 2 application proposals for their enhancement and interpretation within landscape public realm.</p>
	<p>Historic Building Recording will take place for all heritage features proposed to be removed.</p> <p>Detailed design proposals for the retained heritage features to include Setting Assessments.</p>
	<p>c. Condition Survey & Heritage Assessment of the Pickett Hamilton Fort The condition and significance of the Pickett-Hamilton Fort (60) is unknown as it does not currently appear above ground, but potentially be of higher heritage significance if retained in good condition. This may then need to be considered for designation, in dialogue with the LPA and Historic England.</p> <p>Further surveys and investigations of this feature should be undertaken in Tier 2 design stages to prove its condition. The outcome would then inform a strategic brief and design proposals for any retention and enhancement of this heritage feature</p>
Who:	<p>The applicant will prepare briefs for and engage relevant and appropriate consultants to undertake technical studies required, including working with a military archaeologist.</p> <p>Creative design proposals to be developed by public realm designers working on relevant development zone (Indicative Phase: Airfield Park). Potential input from artists should be considered as part of interface links between Heritage Strategy and Cultural & Creative Strategy, e.g., enhancing structures with or as art installations.</p>

LYMPNE AIRFIELD AND MILITARY REMAINS

Proposed heritage commitments

This is to be included in the applicant's brief to masterplan designers, and to Developers responsible for implementation of relevant development zone.

The airfield park concept is an exciting opportunity to reflect the site's airfield heritage in an imaginative and thought-provoking way, and design will be informed by full understanding of the place and its heritage

Lympne Parish Council have plans to create a memorial on this part of the airfield. Developers responsible for implementation of the relevant development zone (Indicative Phase: Airfield Park) will work with Lympne PC to bring forward their aspirations for a Memorial Park and include this within the proposed Otterpool Park Heritage Trail. (This commitment will be achieved through S106).

When: Technical studies, Condition Surveys, and Heritage Assessment of the heritage features will be undertaken during Tier 1 & 2 stages, to inform and support design proposals for their retention and enhancement which will be submitted as part of Tier 2 application documents.

Building Recording of any features not proposed to be retained will also be undertaken during Tier 2 prior to, and for inclusion within, Tier 2 application documents.

2 Retained heritage features will be included within the proposed Otterpool Park Heritage Trail

What: All retained operational and military features associated with Lympne Airfield will be included within the proposed Otterpool Park Heritage Trail, as together they are a significant heritage of 20th Century conflict and wartime defence in this area of Kent.

LYMPNE AIRFIELD AND MILITARY REMAINS

Proposed heritage commitments

There are historic military remains outside of the outline planning application area, including: the gas decontamination building (30), bulk fuel installation (38), air raid shelters (31), Picket-Hamilton Fort (32) and former barracks huts (35).

These heritage features will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of their significance. (This commitment will be achieved through S106, though is subject to being able to be achieved through dialogue by the applicant with the landowners of land in which those assets are sited).

How: Heritage Trail proposals to be developed and implementation plans established for each development zone, included as commitments in the contractual arrangements with plot developers for each phase.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to undertake design development required for the Heritage Trail landscape and interpretation proposals.

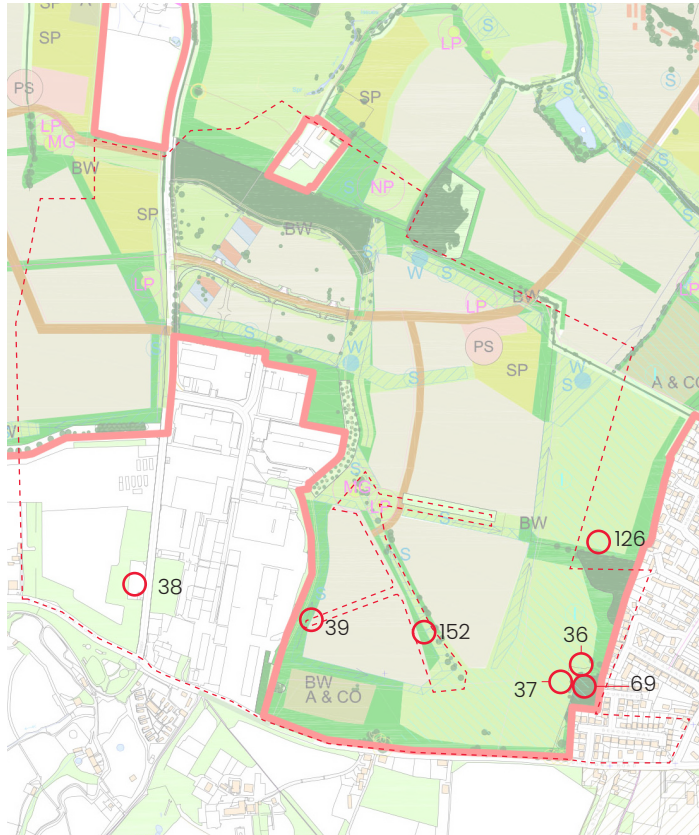
Design proposals to be developed by designers working on relevant development zone (Indicative Phase: Airfield Park).

The application and masterplan designers will engage with artists for elements of the public realm design and Heritage Trail proposals as part of interface links between Heritage Strategy and Cultural & Creative Strategy. Artists' input and requirements will be incorporated into the proposals provided to developers responsible for implementation of relevant development zone (Indicative Phase: Airfield Park).

When: Developed design proposals will be prepared and submitted as part of Tier 2 application documents (for each phase) with strategic proposals for wider development phases.

Strategic Proposals

Lympne Airfield



Proposed Heritage Assets Key Plan - Lympne Airfield

Setting within Masterplan Proposals

The extent of Lympne Airfield covered a large area which now includes the former runways, an industrial estate and extensive open space. The airfield boundary extends beyond the Otterpool Park Garden Town planning application boundary.

The heritage assets included within the Lympne Airfield grouping are the runway (39) and the line to the civil runway (152) which lie perpendicular at the south of the airfield. The remains of the over blister hangar and trackway (36), remains of machine gun testing range (37) and the remains of ammunition store (69) are clustered in the south east corner – largely now as degraded piles of concrete, with the extant wall to rifle range (126) just north of this. The bulk fuel installation (38) lies outside the application boundary, west of the industrial estate.

Within the Otterpool Park masterplan proposals, the former runway (152) is intended to be retained as green infrastructure space, linking wider open areas, and flanked either side by proposed housing development. The line to the civil runway (39) is within the proposed development area and therefore to be lost and built over, however this is linked to the civil use of the runway and not believed to have seen any military use so of less potential heritage and communal interest.

The remains of the over blister hangar and trackway (36), the remains of machine gun testing range (37) and the remains of ammunition store (69) are set within proposed green space and existing hedgerows. The wall to rifle range (126) is also set within proposed green space, close to existing trees and hedgerows that mark the border of the field.

Strategic Brief

The proposal for the runway (152) is to retain its former location as green open space within the masterplan development and ensure its legibility as an historic runway is evident.

Example precedents such as Xuhui Runway Park and the New York highline are presented and explored within this strategy as successful public spaces created from former transport infrastructure. This route will become a key green infrastructure link through proposed development between the green open space in the southwest corner of the former Airfield site and the nodal point to the north. It will also provide links to the proposed development areas. Its original use as a runway could be referenced by external lighting and landscaped features, interpretation, and street furniture.

The former military assets in the southwest corner of the Lympne Airfield site; the remains of the over blister hangar and trackway (36), the remains of machine gun testing range (37) and the remains of ammunition store (69) should be visible from the runway walk and accessible to the public, including being enhanced and explained through interpretation. This should be done in a similar manner to the Military Remains grouping, explored in section 5.2.4.



Proposed Development

Proposed Road

Proposed Development

Former Runway Track (39)
to be removed

Proposed Development

Former Runway (152) to be reinterpreted within landscape proposals

This asset is still partially extant as a remaining wall

126

These assets remain visible within the trees but are largely just slabs and piles of concrete.

36

37

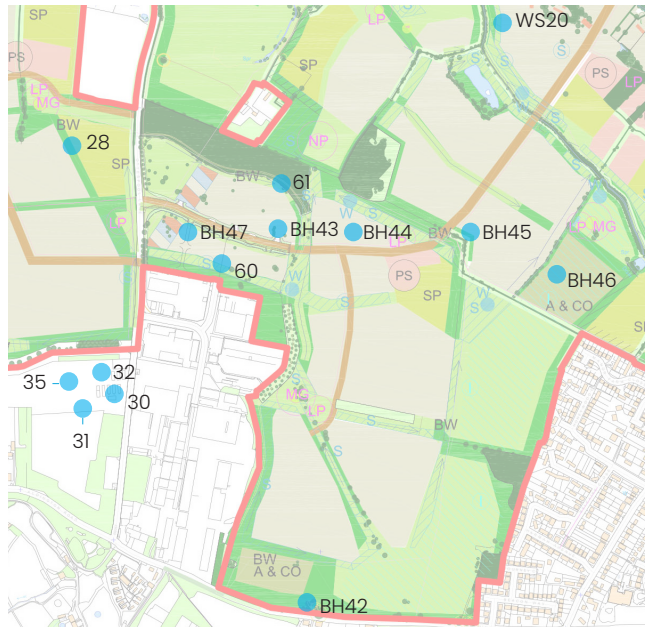
69

Lympne Airfield - Proposed changes

Assets proposed to be reviewed to understand their heritage significance and condition, to inform proposals for their removal or retention and representation.

Strategic Proposals

Military Remains – overview



Proposed Heritage Assets Key Plan – Military Remains

Setting within Masterplan Proposals

The munitions stores, Nissen huts and other structures (WS20) are set within proposed development areas on the masterplan and therefore to be built over. The Battle Headquarters (28) is located within the masterplan as a narrow linear strip of proposed open space which is flanked by proposed development and a sports pitch. The potential Pickett-Hamilton Fort (60) is within the former Lympne Airfield. Within the masterplan it is proposed to be on the border of open green space and proposed development, and as such in its current location it may potentially be built over. The concrete base, likely to be of WWII origin, (61) was thought to be located near an existing road and existing woodland towards the north of the airfield boundary but it is now assumed lost.

The six pillboxes are located within, or just outside of, the airfield boundary. Pillboxes (BH43), (BH44), (BH45) and (BH47) are towards the north of the airfield and in the masterplan are part of the proposed development area adjacent or even on a proposed road in areas. Pillbox (BH46) is in the field adjacent to (BH45) and is proposed to be open green space. Pillbox (BH42) is towards the south of the airfield on the application boundary. It is also proposed to be within open green space.

The gas decontamination building (30), air raid shelters (31), Picket-Hamilton Fort (32) and former barracks huts (35) are outside of the masterplan boundary and are not currently included in the Otterpool Park masterplan proposals.

Strategic Brief

The Pickett-Hamilton Fort (60) is unknown and does not appear above ground. Further investigations would be appropriate to establish its location and condition if possible. The outcome of these investigations would then inform its strategic brief.

The six pillboxes (BH42), (BH43), (BH44), (BH45), (BH46), (BH47) are in poor surviving condition and are of medium significance currently. It could be appropriate to add interpretation to inform the public of their existence and enhance their significance through heritage representation, but this might not necessarily need to occur at each individual asset and could just be to one or some.

The location of the pillboxes represents their defensive use with the former airfield. Due to their condition, they are not able to be restored however their location could be referenced in the proposed architecture or landscape design through a creative interpretation of the historic geometry and axis of the pill box configuration.

The cluster of remains outside the application boundary, the decontamination building (30), air raid shelters (31) and former barrack huts (35) are of medium significance. To ensure their preservation, one option is to fully restore the assets and buildings back to their original state. The Pickett-Hamilton Fort (32) is also outside of the masterplan boundary but work could be considered to enhance its public benefit through heritage significance. The historic mechanics could be restored which would increase its significance to a nationally recognised asset. This is subject to being able to be achieved, which will be determined through dialogue by the applicant with the landowners of land in which those assets are sited.

Restoration of these assets (both these within the masterplan site and outside it) back to their original state could, alongside full interpretation, act as a visitor centre museum for the wider site to provide education, commercial and community opportunities. This could be of public benefit to the local communities and the significance of the assets could potentially draw audiences from further afield.

Linking to the Cultural Strategy, the assets could be creatively adapted to host exhibitions, workshops, artist studios, or other commercial opportunities.

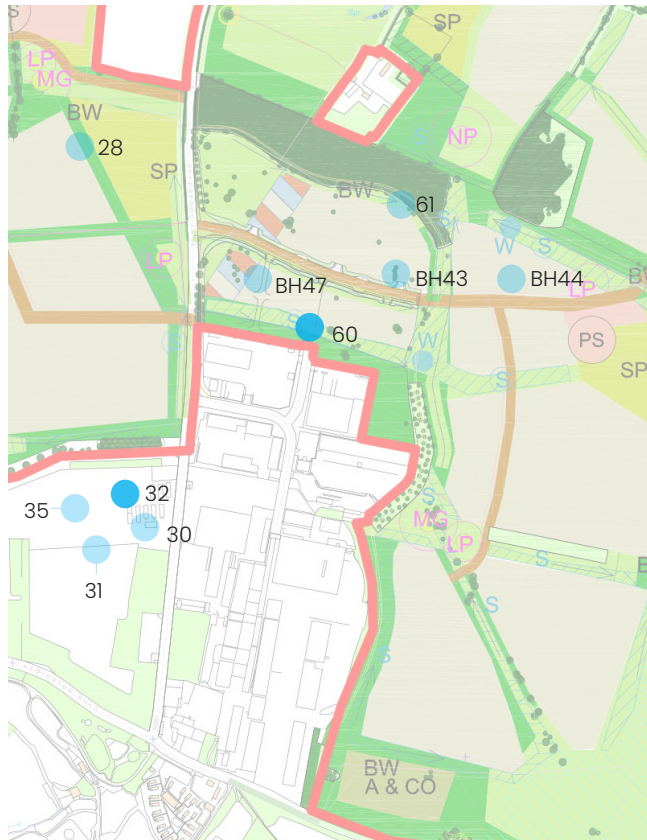
The retention and enhancement of the ecological value of these features and their immediate surroundings should also be considered where appropriate, and the assets may also be able to adopt secondary ecological uses.

Heritage Approach & Guidelines

- All the existing military remains assets should be considered for incorporation into the wider Otterpool Heritage Trail as their grouping, with the Lympne Airfield, represents a significant heritage of 20th century conflicts, particularly the Battle HQ (28) and Pickett Hamilton Fort (32) – despite it being outside the masterplan boundary. The Battle HQ (28) lies adjacent to proposed thoroughfares which allow easy access and potential for interpretation and display to passers-by as an interesting local landmark.
- The Battle HQ (28) could either be restored and maintained as landscape feature, or it could be interpreted as a piece of public art. These approaches, with integration into a wider landscape design, will ensure that the structure is not neglected and can be regularly maintained and surveilled to be kept safe to eliminate degradation or becoming a host site for anti-social behaviour.
- An option for the Pickett Hamilton Fort (32) (and potentially (60), subject to further heritage research) is for it to be fully restored to enhance its heritage significance and to be provided with interpretation therefore creating a wider heritage interest, potentially as part of a Heritage Trail.
- The cluster of remains outside the application boundary, the Pickett-Hamilton Fort (32), decontamination building (30), air raid shelters (31) and former barrack huts (35) could be fully restored and interpreted as visitor attraction much like the renovation of the Stow Maries Aerodrome. These assets are located on land owned by the adjacent Port Lympne Hotel and Reserve. There may be potential links to Port Lympne as part of their representation.
- All proposals concerning the military remains asset grouping should ideally follow a similar conceptual language, either through the use of consistent materials or interpretative signage, since they collectively represent the heritage significance of the local area and wider region of Kent during WWII.

Strategic Proposals

Military Remains - Pickett Hamilton Fort (60)



Proposed Heritage Assets Key Plan - Military Remains (Pickett Hamilton Fort (60))



This Pickett Hamilton Fort at RAF Kenley has been simply retained in the ground as part of the transformation of the former airfield into a public park with a heritage trail around it.

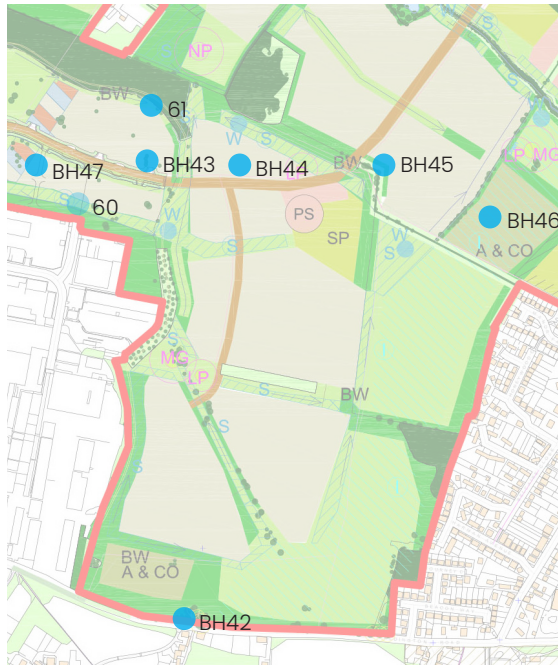


Similar to this Pickett Hamilton fort at Southsea, the existing Pickett Hamilton Fort at Otterpool Park could be carefully investigated and opened to display it, with information board signage, as a heritage tourism item and part of the public realm within the town development.



Public art could be incorporated at the location of the Pickett Hamilton Fort as part of the Cultural & Creative Strategy to enhance the public realm and reference the site's military history.

Strategic Proposals
Military Remains – Pillboxes



Proposed Heritage Assets Key Plan - Military Remains (Pillboxes)

Pillbox, Bembridge Beach

A disused WW2 pillbox situated on the beach at Bembridge on the Isle of Wight is used as a public art installation and the focus of a rolling cultural tourism programme. Artists are commissioned annually to create site-specific installations at and inspired by the pillbox as an unconventional gallery space.



WW2 pillbox at Bembridge is creatively used as part of an art exhibition



Public art provides a simple interpretative pathway alongside the former WW2 pillboxes on Juno Beach in Normandy, France

3.2.3 PREHISTORIC BARROWS

The Prehistoric Barrows occur across all development phases of Otterpool Park.

The **strategic priority** for the Prehistoric Barrows is that: **the Barrows which form part of the Scheduled Ancient Monument grouping are retained in green open space with a landscape character respectful of the rich heritage of these seven Early Bronze Age monuments, located within a wider funerary landscape.**

This key objective informs detailed commitments to the retention and enhancement of heritage features within the feature of group of the Prehistoric Barrows, as defined below.

The heritage commitments and actions for the Prehistoric Barrows are:

PREHISTORIC BARROWS

Proposed heritage commitments

1	<p>Barrows forming part of the Scheduled Monument grouping are to be retained in green open space with a landscape character respectful of the rich heritage of these seven Early Bronze Age monuments within a wider funerary landscape.</p> <p>What: Barrows (58), (113), (135), (114) & (115) are to be retained and made manifest in publicly accessible green open space (Barrow Hill Green).</p> <p>Barrow (136) will be preserved within the Otterpool Country Park open space.</p> <p>Barrow (131) will be preserved in an area of open space next to a Sustainable Urban Drainage System (SUDS) area, as defined by the Green Infrastructure Strategy. This smaller landscape area will have a character and interpretation appropriate to convey the heritage significance of the barrow.</p> <p>Barrow (130) will be preserved in an area of open space separate from Barrow (115) by a proposed swale, as defined by the Green Infrastructure Strategy. This smaller landscape area will have a character and interpretation appropriate to convey the heritage significance of the barrow.</p> <p>Barrow (44) will be preserved in an area of open space east of Barrow Hill within a housing area. This smaller landscape area will have a character and interpretation appropriate to convey the heritage significance of the barrow.</p> <p>Barrows (253), (263) & (284) are not proposed for preservation in situ. They are to be built over with proposed development. The impact of this development will be mitigated by archaeological excavation and recording. Strategies to be developed to preserve and present any finds.</p>
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PREHISTORIC BARROWS

Proposed heritage commitments

Significant pre-historic views to and from the barrows, visual and physical relationships between barrow groupings, and key pre-historic views from the barrows to the Kent Downs and East Stour river corridor are to be identified so that these can inform appropriate landscape design proposals. Tree planting strategies and landscape proposals are to be developed in a manner which ensures these visual relationships are not compromised.

How: a. Conservation Management Plan

A Conservation Management Plan and/or Landscape Management Plan should be developed for the barrows enabling their significance, pre-historic views, visual and physical relationships, to be fully understood and to inform decisions about their integration in Tier 2 & 3 masterplan landscape and public realm design proposals.

The Conservation Management Plan and/or Landscape Management Plan will include principles for the conservation and management of the barrows, which should be incorporated into the Stewardship & Governance Strategy.

b. Views Analysis and Setting Assessments

The design of the landscape setting around the barrows will be informed by views analysis of the interrelationships between the barrows, and their surrounding landscape settings including their relationship with the Kent Downs and the East Stour river corridor.

Significant views and viewpoints to and from the Castle & Park are to be agreed in the next application stage with key stakeholders including the Local Planning Authority and Historic England.

Existing and proposed views analysis will then be undertaken by the masterplan design team, which will further inform the design principles for the proposed landscape areas around the barrows.

PREHISTORIC BARROWS

Proposed heritage commitments

c. Landscape Design Proposals

A well-developed landscaping concept that uses the learning of the Conservation Management Plan to respond to the rich heritage of this funerary landscape and create a respectful landscape setting for the barrows which incorporates physical and visual connections between barrow groups will be developed (aligned with the Green Infrastructure Strategy), including enhancing and explaining the barrows through heritage interpretation.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to undertake design development required for the Heritage Trail landscape and interpretation proposals.

When: The Conservation Management Plan and/or Landscape Management Plan has been undertaken during Tier 1 to enable it to inform and lead design proposals to be developed during Tier 1 and both will be submitted as part of Tier 1 application documents.

The Conservation Management Plan and/or Landscape Management Plan and design proposals will subsequently be developed through the planning applications tier stages, in close consultation with key stakeholders including the LPA and Historic England.

It is also acknowledged that Scheduled Monument Consent will be needed for all works to the Barrows.

PREHISTORIC BARROWS
Proposed heritage commitments
2 The Prehistoric Barrows will feature on the Otterpool Park Heritage Trail.

What: The barrows will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of their heritage significance, their location within a wider funerary landscape, and their historic relationship to this area of the Kent Downs and the river corridor.

How: Heritage Trail proposals to be developed and implementation plans established for each development zone, included as commitments in the contractual arrangements with plot developers for each phase.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to undertake design development required for the Heritage Trail landscape and interpretation proposals.

Design proposals to be developed by designers working on relevant development zones.

The applicants and masterplan designers will engage with artists for elements of the Barrows landscape design and Heritage Trail proposals as part of interface links between Heritage Strategy and Cultural & Creative Strategy. Artists input and requirements will be included in Developers responsible for implementation of relevant development zones.

When: Developed design proposals will be prepared and submitted as part of Tier 2 application documents (for each phase) with strategic proposals for wider development phases.

PREHISTORIC BARROWS
Proposed heritage commitments
3 Clear regimes for ongoing care and conservation of the Barrows will be established.

How: Long term maintenance regimes are to be set up and implemented through a Landscape Maintenance Plan for the Barrows, linked to the principles established within the Conservation Management Plan and with clear governance defined, for the ongoing conservation and management of the Barrows and their landscape settings.

What: A Stewardship & Governance Strategy will be developed to define measures for the care and conservation of the barrows and with clear governance defined, including protecting them from and controlling the impact of burrowing animals. Regimes for regularly checking the barrows and acting should damage occur will need to be established.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to develop the Management & Maintenance Plan.

Stewardship & Governance Strategy to be produced by Developers responsible for implementation of relevant development zones which include barrow features.

When: The Landscape Maintenance Plans for the Barrows and their landscape settings will be developed and submitted as part of the Tier 3 application.

3.2.4 ROMAN VILLA

The Roman Villa is within Otterpool Park Indicative Phase: Country Park.

The **strategic priority** for the Roman Villa is that: **it will be retained insitu with measures in place to ensure long-term preservation.**

This key objective informs detailed commitments to the retention and enhancement of the Roman Villa, as defined below.

The heritage commitments and actions for the Roman Villa are:

ROMAN VILLA

Proposed heritage commitments

1 **The Roman Villa will be retained insitu with measures for long-term protection.**

What: The remains of the Roman Villa (167) to be retained insitu with measures in place to ensure long-term preservation.

The Roman Villa will be within the new Otterpool Country Park. Design proposals for the Otterpool Country Park are to be developed. These will include heritage interpretation of, and promote managed public engagement with, the remains of the Roman Villa.

Between the Roman Villa and the East Stour tributary a new area of wildlife habitat will be created, primarily to create habitat for water voles (as defined in Ecology and Green & Blue Infrastructure Strategies). This will involve cutting two parallel ditches with stepped banks and the creation of vegetation such as reeds that will help encourage water voles into this area.

Human activity and dog walking will be discouraged in this area of the Country Park. Appreciation of the Villa must be achieved alongside ecological aims for creation of a quiet habitat for water voles and preventing people congregating on the banks of the newly created ditches.

How: a. Conservation Management Plan

A Conservation Management Plan including a Settings Assessment will be developed for the Roman Villa in Tier 2, to inform Tier 2 & 3 masterplan design proposals for the retention and protection of the archaeological remains and setting, and their enhancement and interpretation within landscape public realm.

The Conservation Management Plan will inform further work still needed to properly understand the complex in plan, and to better understand the range, layout and function of the various buildings present. Understanding what survives and where is critical to determining strategies for how the remains of the villa can be preserved, enhanced and interpreted.

ROMAN VILLA
Proposed heritage commitments
b. Technical strategies

Technical strategies must be proposed in Tier 2 design stages, for how the Roman Villa will be preserved below ground, and for any further archaeological investigations to inform proposals.

Setting Assessment also required to inform design proposals.

The following options for presenting the Roman Villa as publicly accessible are to be considered by designers, informed by further heritage understanding:

- Option A: Retain ground cover over archaeological remains and create artistic installations or external interpretation spaces (potentially including ground markings) within accessible public realm to engage and inform the public of their historic value and significance.
- This could include ground markings, artistic installations, or external interpretation spaces within the public realm over the buried remains to engage and inform the public of the historic value and significance of the Roman Villa.
- Option B: Partially excavate the villa walls and create a protective or pay boundary to ensure a managed area, limiting risk of damage to the remains.
- Option C: Carefully excavate the villa, partially or more extensively, and create a new visitor centre/ museum to protect and display the remains, also providing heritage and educational opportunities for the wider community.

A feasibility study and option review process informed by a full understanding of heritage significance and an understanding of what remains of the complex will be undertaken by consultants working on behalf of applicant during Tier 2, alongside any potential delivery vehicle for the development phase. This will include engagement with the local community and local interest groups, who will be identified during Tier 1.

ROMAN VILLA
Proposed heritage commitments

Who: The applicant will engage Heritage Consultants to develop the Conservation Management Plan including gaining stakeholder agreement via consultation processes.

The applicant will prepare briefs for and engage relevant and appropriate consultants to undertake technical studies required.

Design proposals to be developed by public realm designers working on relevant development zone. Potential input from artists should be considered as part of interface links between Heritage Strategy and Cultural & Creative Strategy (to be included in LLP brief to masterplan designers).

Options should also be included for a local interest group (preservation trust or similar) to take on responsibility for the management and presentation of the Roman Villa, either to implement proposals, or as custodians following implementation.

When: The Conservation Management Plan and/or Landscape Management Plan has been undertaken during Tier 1 to enable it to inform and lead design proposals to be developed during Tier 1 and both will be submitted as part of Tier 1 application documents.

The Conservation Management Plan and/or Landscape Management Plan and design proposals will subsequently be developed through the planning applications tier stages, in close consultation with key stakeholders including the LPA and Historic England.

ROMAN VILLA

Proposed heritage commitments

2 The Roman Villa will be included on the proposed Otterpool Park Heritage Trail.

What: The Roman Villa will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of their significance.

How: Heritage Trail proposals to be developed and implementation plans established for each development zone, included as commitments in the contractual arrangements with plot developers for each phase.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to undertake design development required for the Heritage Trail landscape and interpretation proposals.

Design proposals to be developed by designers working on relevant development zones.

The applicant and masterplan designers will engage with artists for elements of the Roman Villa landscape design and Heritage Trail proposals as part of interface links between Heritage Strategy and Cultural & Creative Strategy. Artists input and requirements will be incorporated into the proposals provided to developers responsible for implementation of relevant development zones.

When: Developed design proposals will be prepared and submitted as part of Tier 2 application documents (for each phase) with strategic proposals for wider development phases.

ROMAN VILLA

Proposed heritage commitments

3 Clear regimes for ongoing care and conservation of the Roman Villa will be established.

How: Long term maintenance regimes are to be set up and implemented for the Roman Villa linked to the principles established within the Conservation Management Plan and with clear governance defined, for the ongoing conservation and management of the remains and their setting.

What: A Stewardship & Governance Strategy and Management & Maintenance Plan will be developed to define measures for the care and conservation of the remains of the Roman Villa and with clear governance defined, including protecting them from and controlling the impact of burrowing animals. Regimes for regularly checking the barrows and acting should damage occur will need to be established.

Who: The applicant will prepare briefs for and engage relevant and appropriate consultants to develop the Management & Maintenance Plan.

Stewardship & Governance Strategy to be produced by Developers responsible for implementation of relevant development zone.

When: The Management & Maintenance Plan for the Roman Villa and landscape setting will be developed and submitted as part of the Tier 3 application.

Strategic Proposals

Roman Villa



Proposed Heritage Assets Key Plan – Roman Villa

Setting Within Masterplan Proposals

The fields containing the Roman Villa are currently bordered by the A20 to the north, and the proposed masterplan will add new enclosing green infrastructure to the east and south. Development is proposed at the south of the field which borders Barrow 136. The fields containing the Roman Villa will therefore become a large public green open space within the Otterpool Park masterplan.

Strategic Brief

Options and approaches to enable heritage interpretation and promote public engagement with the remains of the Roman Villa whilst also ensuring their long-term preservation are set out below:

- **A:** Keep ground cover over the archaeological remains and use interpretation and markings on the ground to engage and inform the public of their historic value and significance.
- **B:** Keep ground cover over the archaeological remains and create artistic installations or external interpretation spaces within the public realm to engage and inform the public of their historic value and significance. The footprint of the villa could be expressed using walkways or markings in the ground. This could also provide an opportunity to include other items of public art relating to the Middle Roman Period. Keeping the Villa remains buried preserves them, and well-designed interpretation could create an exciting and intriguing sense of place.
- **C:** Partially excavate the villa walls and create a protective or pay boundary to ensure the remains are within a managed area with limited risk of damage.
- **D:** Carefully excavate the villa, partially or more extensively, and create a new visitor centre/ museum to protect and display the remains, also providing heritage and educational opportunities for the wider community.

A more comprehensive, though more invasive, option would be to fully excavate and expose the Villa remains. A physical boundary would then need to be established to ensure their safeguarding and preservation against malicious damage or weathering degradation. This could be a managed pay boundary created as a visitor learning centre or museum centred around the excavated remains.

The open green space created around the Roman Villa should be a country park style green space. It is close to the SSSI and linked by foot and cycle pathways to the historic Upper Otterpool. The focus in the green space will be on recreational walking, public enjoyment and engagement with the countryside, and community learning about the local ecology, geology, and history. This green space will have a very different, more natural character and purpose to Westenhanger Park with several natural habitats incorporated, including water vole migration ditches to the east of the Roman Villa and adjacent watercourse.

A phased representation of the Roman Villa may be necessary as considerably more heritage research is required to fully understand its former floor plan, as well as further excavation. A visitor centre, museum or permanent garden cannot therefore yet be created as this would restrict further archaeological work. This could be part of a longer-term strategy, but initially temporary or lighter weight public art installations and interpretation are the most appropriate approach.

Heritage Proposals For Assets

Proposals in line with each of the above approaches that could be adopted for the preservation and interpretation of the Roman Villa are presented here.

Approach A: Keep ground cover over the archaeological remains, and use interpretation and markings on the ground to engage and inform the public of their historic value and significance.

Diatom Furs Project

Diatom Fur project includes installations placed in a unique landscape on the island of Fur, Denmark. The project consists of sculptural objects carefully placed to engage and educate visitors in the history and nature of this special place. The inspiration for and title of the project comes from the microscopic algae Diatoms that are the main component found in the geology of the earth in this area. A rich history is evoked in a contemporary way, engaging public and visitors in a direct experience with the landscape.



Diatom Fur project includes installations placed in a unique landscape on the island of Fur, Denmark.



Rockbourne Roman Villa, Hampshire where the layout of the First House buried below is made manifest in the ground surfaces.

St Paul's Cathedral South Churchyard Garden

A new garden was created which traces the proportions of the medieval chapterhouse, part of the previous cathedral that burned down in the Great Fire of London in 1666. The design of the south churchyard was inspired by an archaeological dig which discovered the remains of the medieval cathedral, and creates new landscape features which interpret the buried remains as part of the public realm design.



St Paul's Cathedral South Churchyard



Cramond Roman Fort near Edinburgh, Scotland where shale and stone markings within the park gardens explain the position of the historic Roman structures below

Approach B: Keep ground cover over the archaeological remains, and create artistic installations or external interpretation spaces within the public realm to engage and inform the public of their historic value and significance.



St Pancras Church Garden in the City of London

St Pancras Church Garden, London

At St Pancras Church Garden a vibrant contemporary urban public garden celebrates a significant archaeological site, evokes the memory of an historic 11th Century church which once stood on the site but was destroyed in the Great Fire of London in 1666 and never rebuilt.

At Otterpool Park, a garden could be similarly be created at the Roman Villa site to interpret and evoke its rich history without the need to expose any of the buried remains.



Szatmáry Palace in Hungary uses contemporary structures within a public park to highlight and interpret the layout and features of a ruined Renaissance palace



Approach C: Partially excavate the villa walls, and create a protective or pay boundary to ensure the remains are within a managed area with limited risk of damage.

Rockbourne Roman Villa

This Roman courtyard villa in Hampshire has been carefully excavated in part, and low impact barriers and interpretation signage has been added to enable the site to operate as a heritage attraction, managed by the local authority. The site is open to the public with a small admission fee, and visitors can walk amongst the remains of the largest known villa complex in the area with heritage trails and information boards to guide and educate.



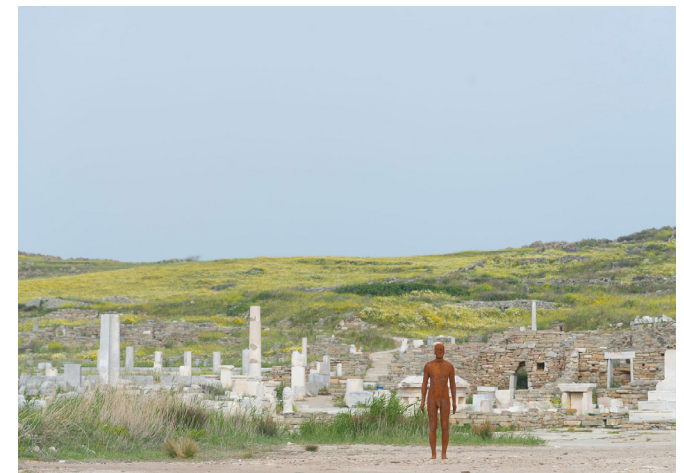
Rockbourne Roman Villa is a Roman courtyard villa excavated and put on public display in the village of Rockbourne in Hampshire

Contemporary Art Installations

Within this approach, an opportunity also exists to respond more creatively to the presentation and interpretation of the villa remains, potentially including artists installations as permanent or temporary exhibition responses to the heritage of the site and as part of the wider Cultural & Creative Strategy.



This structure known as the Rusty Steel Tower is created over Roman ruins in Austria to help tourists locate and experience the ruins within their landscape setting



Sculptor Anthony Gormley's Sight exhibition places contemporary iron figures among ancient ruins on the Greek island of Delos