



OTTERPOOL PARK

COUNTRYSIDE · CONNECTED · CREATIVE

DOCUMENTS SUBMITTED IN SUPPORT
OP5 APPENDIX 4.12 - **HERITAGE STRATEGY**

www.otterpoolpark.org

March 2022



OTTERPOOL PARK

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1

Otterpool Park Heritage Strategy



1.1 Purpose of this Heritage Strategy

Otterpool Park will be a new settlement planned on garden city principles and responding to its unique setting and context in the heart of the Kent countryside, close to the coastal town of Folkestone. The creation of the Otterpool Park is to be achieved through approval of an Outline Application for planning permission to Folkestone & Hythe District Council (FHDC) Local Planning Authority (LPA). The outline planning application seeks planning permission for up to 8,500 homes, new retail, office, and leisure and community floorspace, including health and education facilities. The development will provide significant, high quality public realm and open space. This Heritage Strategy forms part of a suite of documents in support of the application.

There is an extraordinarily rich and significant heritage in this area of Kent. It is essential that this heritage is protecting and preserved within the future development of Otterpool Park.

Furthermore, there are substantial benefits heritage can provide to the new garden town, to a well-considered place and vibrant local community. Heritage will be a catalyst for cultural, economic, and social regeneration in this part of Kent by encouraging heritage tourism, aligned with the aims of the Folkestone & Hythe District Heritage Strategy.

The purpose of this Heritage Strategy is to ensure this rich heritage plays a clear and positive role in informing placemaking design for future development of Otterpool Park, enriching the lives of the communities who will live and work there.

This Heritage Strategy:

- Defines a **heritage vision** for preserving, protecting and integrating heritage at Otterpool Park
- Establishes **strategic priorities** for the historic environment, as guiding principles for the management and integration of known heritage features and future discoveries to defined **heritage outcomes**
- illustrates how placemaking decisions and proposed outcomes now and in the future have been and will be made through **design informed by heritage**
- defines **actions and commitments**, which will be built upon as heritage understanding develops, to realise these outcomes.

A tiered approach is proposed for the planning application. This strategy defines how progression of actions and commitments needed to realise proposed heritage outcomes will be managed through these tiers, and as the depth of current heritage understanding develops across the site.

This Heritage Strategy defines heritage outcomes and actions needed to achieve successful integration of heritage into the future development of Otterpool Park under three key headings:

01 Known heritage features within the outline planning application area of Otterpool Park

These known heritage features are:

- i Westenhanger Castle & the remains of its historic deer park
- ii Lympne Airfield and Military Remains
- iii Prehistoric Barrows
- iv Roman Villa
- v Former Folkestone Racecourse
- vi Hillhurst Farm

For each of these features the Heritage Strategy defines:

- i strategic priorities and defined heritage outcomes for their integration into Otterpool Park,
- ii actions to be taken to achieve these outcomes, with responsibilities and timelines for these actions.

02 Known features and future discoveries within the wider historic environment in the outline planning application area of Otterpool Park

This includes the rich tapestry of archaeological remains that have been discovered, and those that are yet to be discovered, in the proposed area of Otterpool Park.

The depth of heritage understanding currently varies across the site and the totality of significant heritage within the proposed masterplan area is not yet known. Considerable potential still exists for further important but as yet unknown archaeology to be encountered.

The strategy therefore defines overarching policies to cover such eventualities, and how they will be addressed within the masterplan development.

03 Heritage features which are outside the outline planning application area of Otterpool Park

The Heritage Strategy includes principles for preserving settings of designated and non-designated heritage assets outside the development area but close by. This will include identifying the opportunities for enhancement, interpretation, and education to improve public engagement with and appreciation of the heritage as part of the new garden town plan.

Through the actions defined in this Heritage Strategy, the rich heritage of Otterpool Park will successfully influence the achievement of a new high-quality and coherently designed garden town that is a distinctive place to work, live and create.

1.2 Otterpool Park Heritage Vision

The overall project vision for Otterpool Park is for a landscape-led community that integrates green and blue infrastructure with the existing historic features and communities, focused on a set of key values: connectivity, creativity and the use and enjoyment of the countryside.

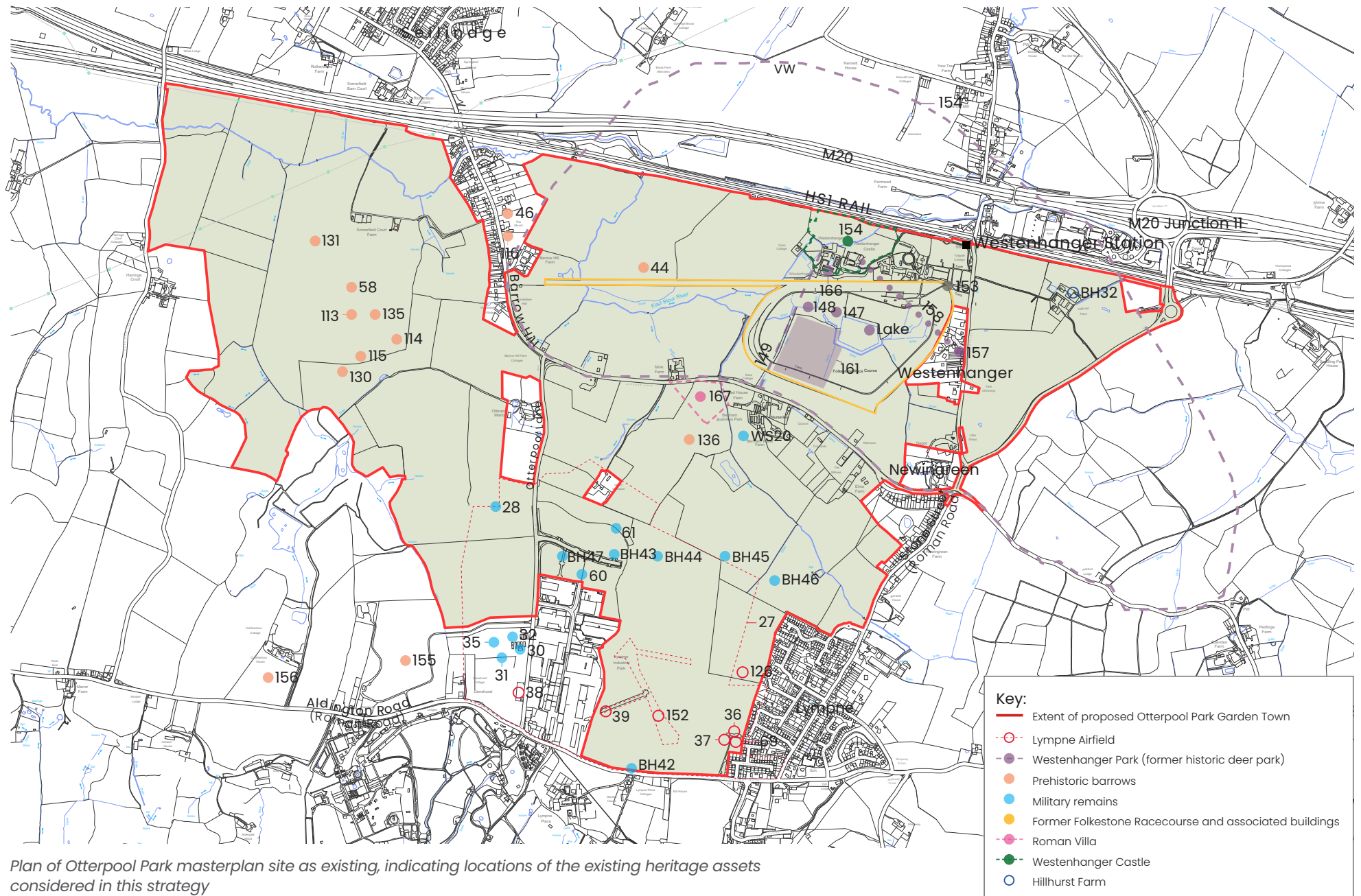
Key to the successful design and implementation of this new development therefore will be the sensitive incorporation and enhancement of the rich and multi-layered heritage of this unique area of the Kent Downs.

The Heritage Vision for Otterpool Park is to ensure that the historic environment plays an active role in creating a new community with a sense of identity, place and memory, rooted in its historic context, enriching the lives of the community who will live and work there.

Conservation, enhancement, and increased accessibility of historic places will enrich the design of the garden town, with the Grade I listed Scheduled Ancient Monument Westenhanger Castle at its heart, and the centrepiece of the site's heritage (as defined in the Strategic Design Principles included in this application).

Heritage features from the large-scale: including Westenhanger Castle, the Causeway and elements of Westenhanger Castle's deer park, to the small: including WWII bunkers at Lympe Airfield and associated military remains are integrated into the masterplan. Together with the historic landscape they create a richly diverse series of open spaces. Features including the Prehistoric barrows will become defining and recognisable landmarks within the proposed new public realm spaces of the town, with improved physical and visual connections to and between them, including green links that follow historic routes, watercourses, hedgerows, and hillsides.

Heritage trails will link the features together, giving visitor from the local community and beyond an outing with purpose and meaning at Otterpool Park, as well as reinforcing the historic links between preserved elements.



Plan of Otterpool Park masterplan site as existing, indicating locations of the existing heritage assets considered in this strategy
 1:15000 at A3



2

Understanding the Historic Environment at Otterpool Park



2.1 Our current understanding of known heritage at Otterpool Park

This section of the Heritage Strategy provides a brief description of the key heritage features currently known within the outline planning application area of Otterpool Park (the OPA), including their current use, condition, and heritage significance.

Significance assessment of all currently known heritage features and archaeological remains can be found in the Environmental Statement (Ch. 9) accompanying the outline planning application, and in the Cultural Heritage Mitigation Strategy (included at Appendix A of this Heritage Strategy), as well as the Cultural Heritage Desk Based Assessments and other baseline reports described in the table below.

Further archaeological evaluation/reports associated with Tier 2 and 3 applications will also be required for known assets as well as those not yet known and still to be identified as investigations across the outline planning application area evolve.

To date (by March 2022) several desk-based studies and archaeological fieldwork investigations have already been conducted as part of the project, as set out within the table included here. The studies and fieldwork have been critical in developing our understanding of the presence, condition, and significance of heritage features of Otterpool Park. Full understanding of heritage significance is vital in developing and implementing the aims and actions that will enable the project to meet its heritage vision and ensure that heritage plays an effective and successful role in informing placemaking design for the future of Otterpool Park.

The depth of heritage understanding currently varies across the site. Further heritage assessment studies and fieldwork investigations are needed for each relevant phase to inform and implement the proposed outcomes for successful integration of the known heritage at Otterpool Park included at section 3.0 of this document.

Our current understanding of the historic environment at Otterpool Park

Desk-based studies

Archaeological Fieldwork

Cultural Heritage Desk Based Assessment, 2016 and Addendum, 2018

Geophysical Surveys of the site, 2017-2021

Archaeological Appraisal and Fieldwork Strategy, 2017

Archaeological Watching Brief of Ground Investigations, 2018

Historic Landscape Characterisation and Farmstead Analysis, 2017

Archaeological Trial Trenching, 2017-18 & 2020

Historic Buildings and Structures Appraisal, 2017

Geoarchaeological Test Pits, 2020-21

Westenhanger Castle Statement of Significance, 2017

Drone Survey of the Racecourse and the field containing the Roman Villa, 2018

Westenhanger Castle Conservation Management Plan & Use Strategy (Arcadis, 2018)

Prehistoric Barrows, Statement of Significance, 2018

Roman Villa, Statement of Significance, 2018

Appraisal of the historic landscape at Westenhanger Castle, 2018

Desk-based Geoarchaeological Assessment of the site's Pleistocene and Early Holocene Stratigraphy

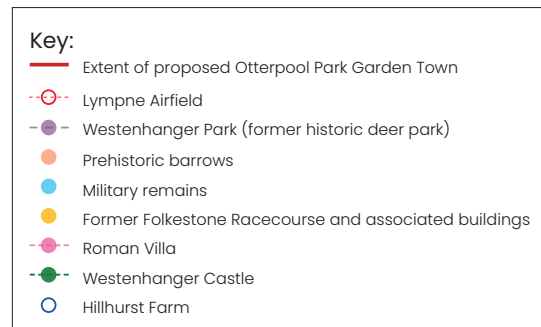
Westenhanger Castle Proposed Use & Redevelopment Strategic Masterplan, Purcell 2020

Westenhanger Castle Conservation Management Plan, Purcell 2021

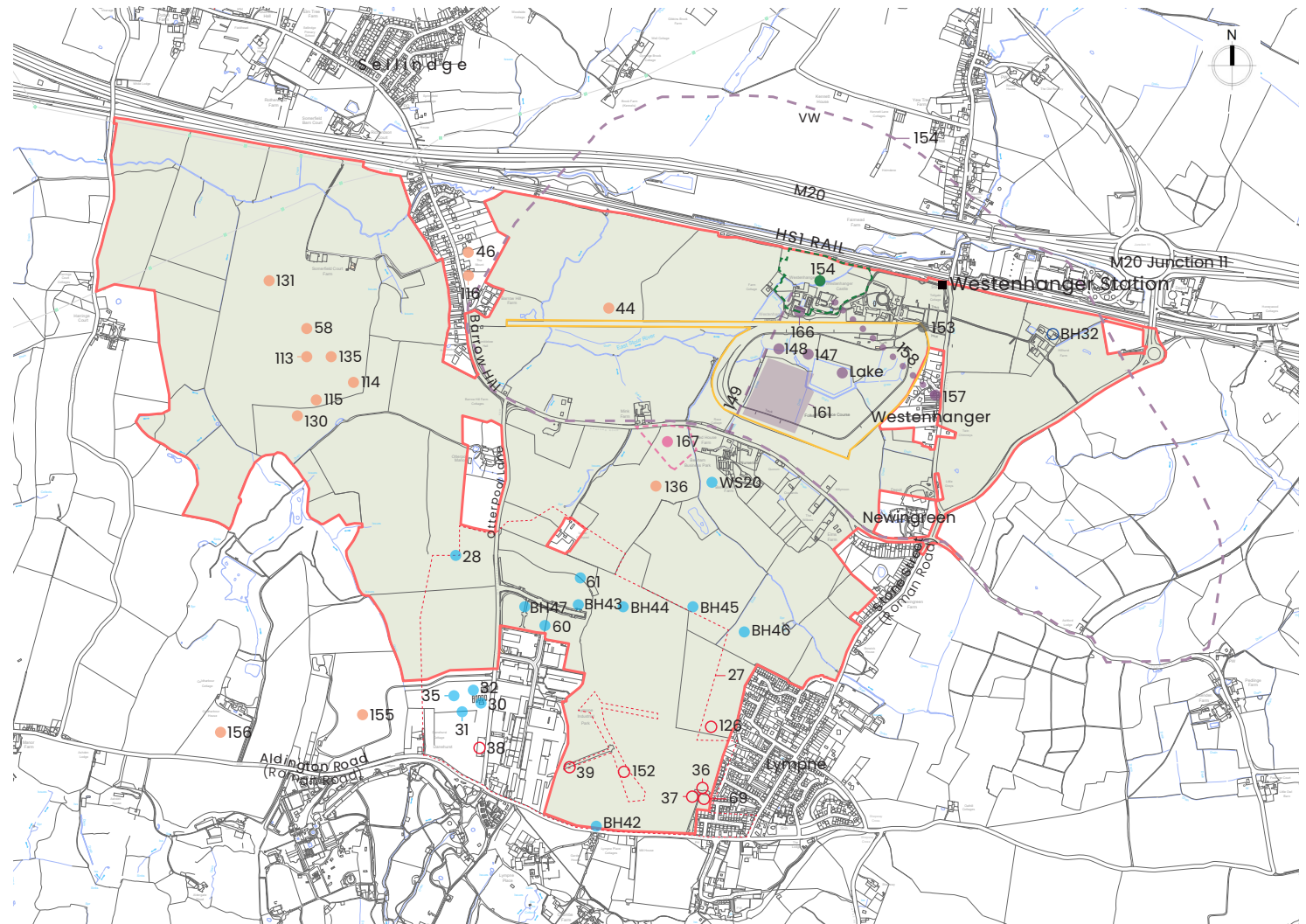
2.2 Key known heritage features within the outline planning application area

- i Westenhangar Castle and the remains of its historic deer park
- ii Lymgne Airfield and Military Remains
- iii Prehistoric Barrows
- iv Roman Villa
- v Former Folkestone Racecourse
- vi Hillhurst Farm

The key known heritage features within the outline planning application area at Otterpool Park are shown here. They generally include several heritage assets which collectively form the feature. These assets are summarised within the tables included in the next sections of this document.



Plan of Otterpool Park masterplan site as existing, indicating locations of the existing heritage assets considered in this strategy
1:15000 at A3



Heritage significances are assigned within the tables; however, it should be noted that these significances may be subject to change as more information becomes available. Where known heritage assets are to be retained and integrated within the development at Otterpool Park this is shown within the tables.

Numbers given in brackets are project ID numbers assigned to features of heritage interest and used throughout the suite of planning application documents. In some cases, a group number has been given to an overarching heritage feature that has several individual features or buildings, for example Lympne Airfield (27), Folkestone Racecourse (153) and Hillhurst Farm (BH32) with the ID numbers for the individual features or buildings within them also being given.



View across part of the proposed development area for Otterpool Park Garden Town, looking north across the site of the Roman Villa

2.2.1 WESTENHANGER CASTLE & PARK

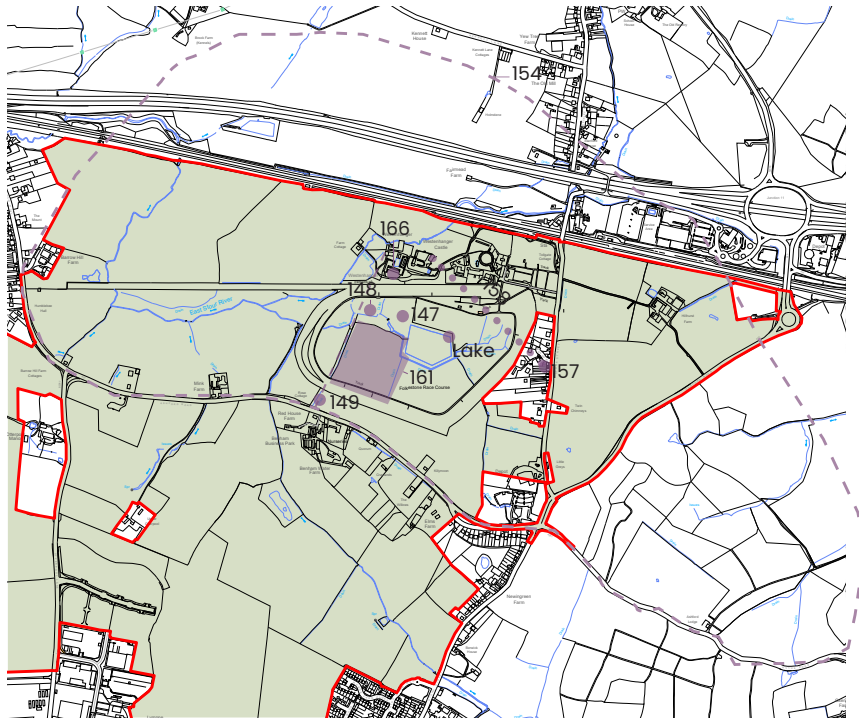
Westenhanger Castle and the remains of its historic deer park are within Otterpool Park Indicative Phase: Town Centre & Castle Park.

The heritage assets at Westenhanger Castle & Park are:

HERITAGE FEATURE	PROJECT ID	DESCRIPTION	HERITAGE SIGNIFICANCE	TO BE RETAINED
Westenhanger Castle	(SM6)	Scheduled Ancient Monument, and Grade I listed buildings. Castle Estate consisting of a 14-acre site based around the original moated courtyard with the remains of curtain walls, towers, and a drawbridge, a manor house in the former Inner Court, and a former Tudor Outer Court, including survivals of historic features above and below ground.	High	Yes
Westenhanger Castle Manor	(LB5)	Grade I Listed Building, and Scheduled Ancient Monument.	High	Yes
Westenhanger Castle Barns	(LB1)	Grade I Listed Building, and Scheduled Ancient Monument. 16 th Century Barns in Outer Court	High	Yes
Historic Deer Park	(154)	Remains of former historic deer park The former deer park is now fragmented with its original boundaries and configurations largely indeterminate.	Medium	No <i>(though to be represented through the masterplan design)</i>
Causeway	(149)	Scheduled Ancient Monument. Historic access route to Westenhanger Castle, partially surviving above ground as an earthwork.	High	Yes

HERITAGE FEATURE	PROJECT ID	DESCRIPTION	HERITAGE SIGNIFICANCE	TO BE RETAINED
Former Pound House & Track	(157) & (158)	The Pound House (157) once on Stone Street no longer exists. The former track (158) providing access between the Pound House and Westenhanger Castle is still clear, and survives below ground.	Low	n/a Yes
Former Tudor Garden	(166)	Former walled garden south of Westenhanger Castle. Survives below ground but poorly.	Medium	Yes
Historic Orchard	(161)	Now lost	Low	N/A <i>(though to be represented through the masterplan design)</i>
Remnant historic water features	(147) & (148)	Possible historic water features associated with the parkland landscape, now wetland habitats	Medium	Yes
Potential archaeological value and pre-castle archaeology	N/A	Possible archaeological remains, as yet unknown.	Tbc	Tbc <i>(though presumption is to retain found archaeology)</i>

UNDERSTANDING THE HISTORIC ENVIRONMENT AT OTTERPOOL PARK



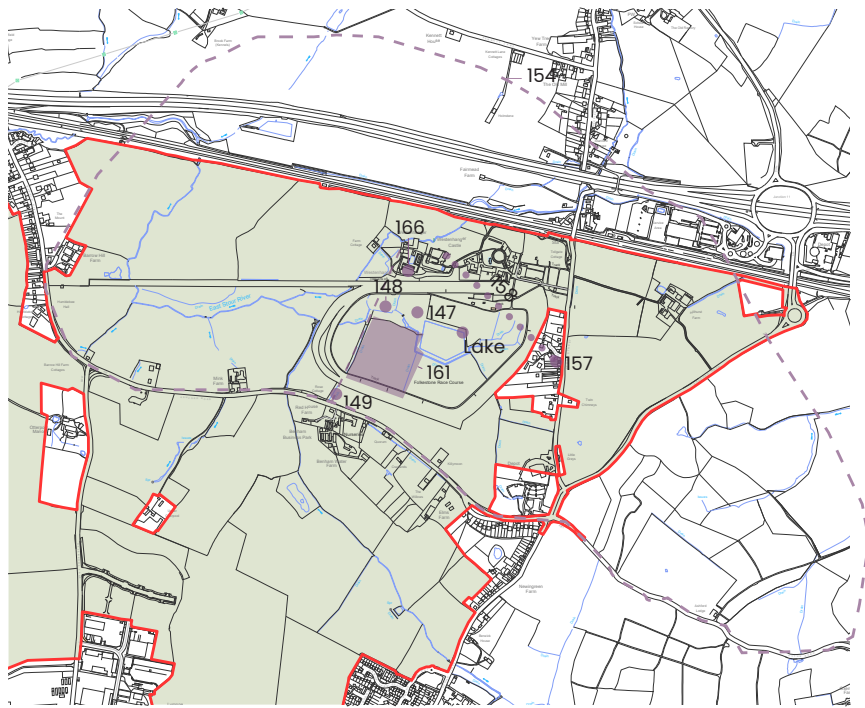
Heritage Assets Key Plan
Westenhanger Park (Former historic deer park)



Georgian brick façade added to Westenhanger
Castle in the 18th Century



Westenhanger Castle Bams (SM6), SAM
and Grade I listed, 16th Century



Heritage Assets Key Plan - Westenhangar Park (Former historic deer park)



Existing site of former historic deer park associated with Westenhangar Castle, with 1896 plan overlaid and indicating key remaining heritage assets

Key

- Outline of former deer park (154)
- Line of historic causeway (149)
- Former Pound House track (157)
- Former Tudor Garden (166)
- Historic medieval ponds (147, 148)
- Lake, evidence on historic maps from 1896
- Lake, developed in 1960s / 70s
- Former historic Orchard (161)

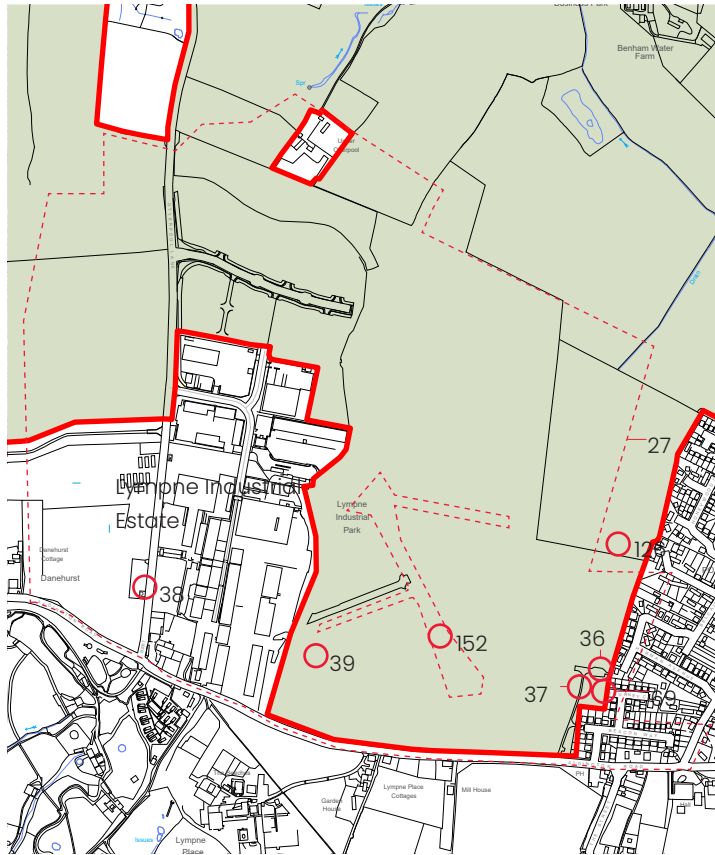
2.2.2 LYMPNE AIRFIELD AND MILITARY REMAINS

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

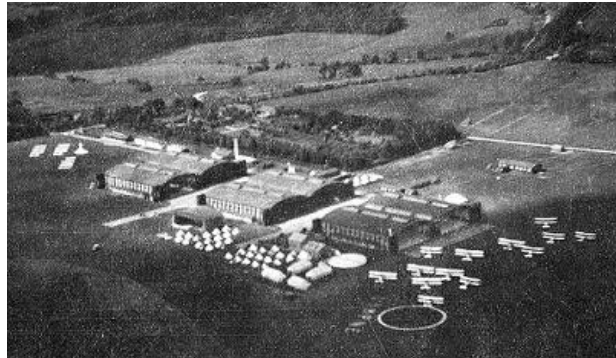
The heritage assets included in this grouping of heritage features are:

HERITAGE FEATURE	PROJECT ID	DESCRIPTION	HERITAGE SIGNIFICANCE	TO BE RETAINED
Lympne Airfield	(27)	Former airfield site Covers most of the southern part of the Otterpool Park outline planning application site. Established 1916 and was used as a military airfield during WWI and WW2, in which it held a prominent strategic role. It was then a civil airfield until 1984.	Medium	No
Battle Headquarters (WW2)	(28)	Well-preserved including concrete bunker, currently in an arable field	Medium	Yes
Possible Pickett Hamilton Fort (WW2)	(60)	Existence unknown and does not appear above ground	Medium	Yes
Concrete base	(61)	Condition undocumented, assumed lost	Low	No
Air Raid Shelter (WW2)	(BH42)	Extant	Low	Yes
Pillboxes	(BH43-47)	No longer extant	Low	No
Wall to rifle range (WW2)	(126)	Partially extant within trees	Medium	Yes
Civil airfield runway	(152)	Can be seen from the air and ground. Some concrete remaining, but largely grass and trees	Low	Yes

HERITAGE FEATURE	PROJECT ID	DESCRIPTION	HERITAGE SIGNIFICANCE	TO BE RETAINED
Taxi to civil airfield runway	(39)	Can be seen from the air and ground. Concrete, but largely grassed over	Low	No
Remains of over blister hanger and trackway (WW2)	(36)	Largely ruinous	Medium	Yes
Remains of machine testing range (WW2)	(37)	Largely ruinous	Low	Yes
Remains of ammunition store (WW2)	(38)	Largely ruinous	Low	Yes
Munitions Store (WW2), including associated buildings	(WS20) including (WS30-33)	Several buildings including a Nissen Hut, Common types. Much altered. Some buildings do not survive.	Low	No



Heritage Assets Key Plan - Lympe Airfield



Lympe Airport in 1927



Ground view of the hangars



Entrance to the airport



Airfield in the 1960s with a playground in front of the carpark

Above images by Mike Charlton
(www.aviationpostcard.co.uk)



Lympne Airfield with Aldington Road to the top of the photograph (looking south) 1930s. (SUMO Geophysics: for Archaeology and Engineering - July 2018)



Lympne Airfield with the Lympne Industrial Estate visible on the left (west) of the photograph. (Google Earth, 2020)



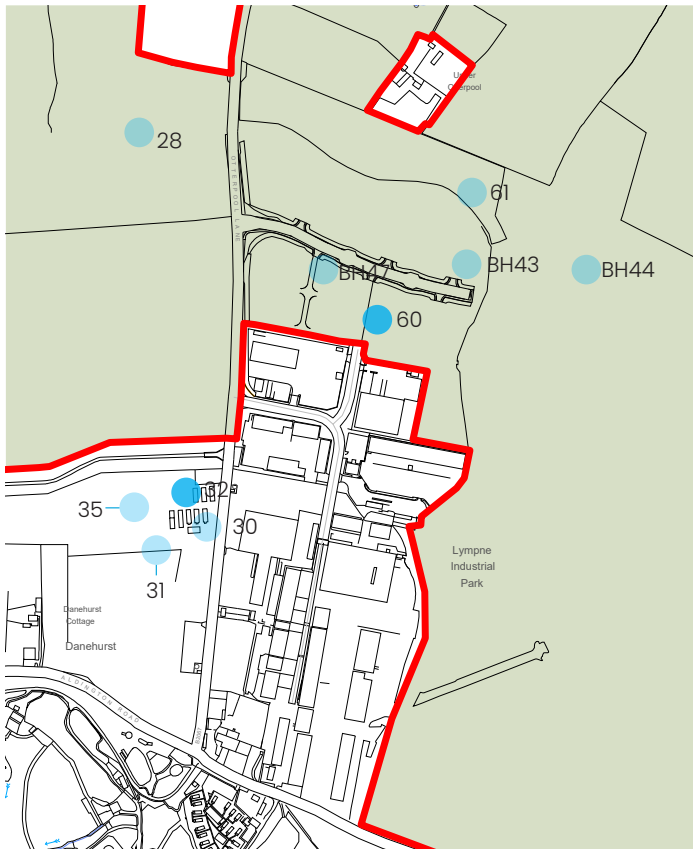
Lympne Airfield, 1948 or 1949. (<http://www.ukairfieldguide.net/>)



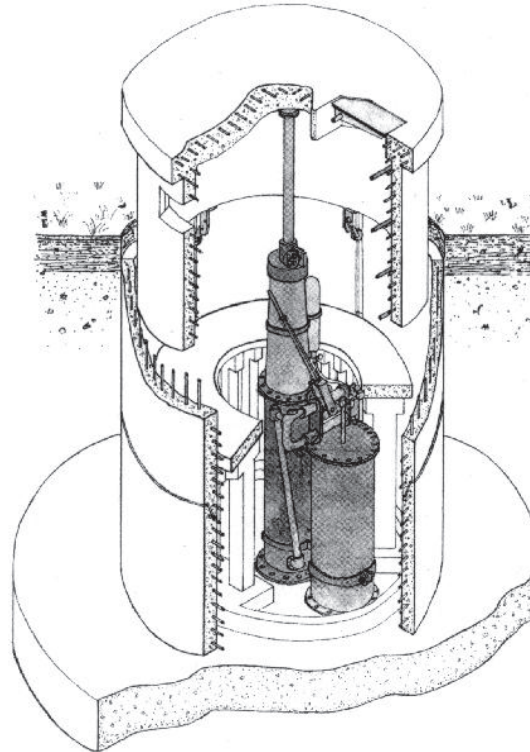
Aerial photograph of Lympne Airfield (27) today, showing the remains of the runways (152) and (39)



Photograph from the 1960s, overlaid with the locations of all military remains heritage assets



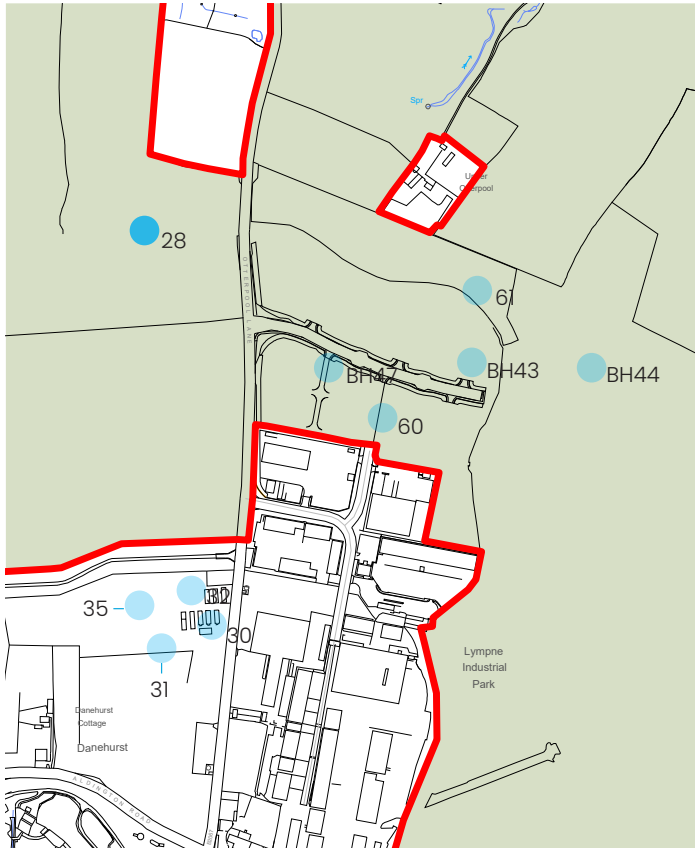
Heritage Assets Key Plan - Military Remains.
(Pickett Hamilton Fort)



Drawing of a typical Pickett Hamilton Fort, by Henry Wills.
(<http://www.pillbox-study-group.org.uk/>)



Pickett Hamilton Fort (32). Note: this is outside the application boundary but within the wider framework masterplan area.



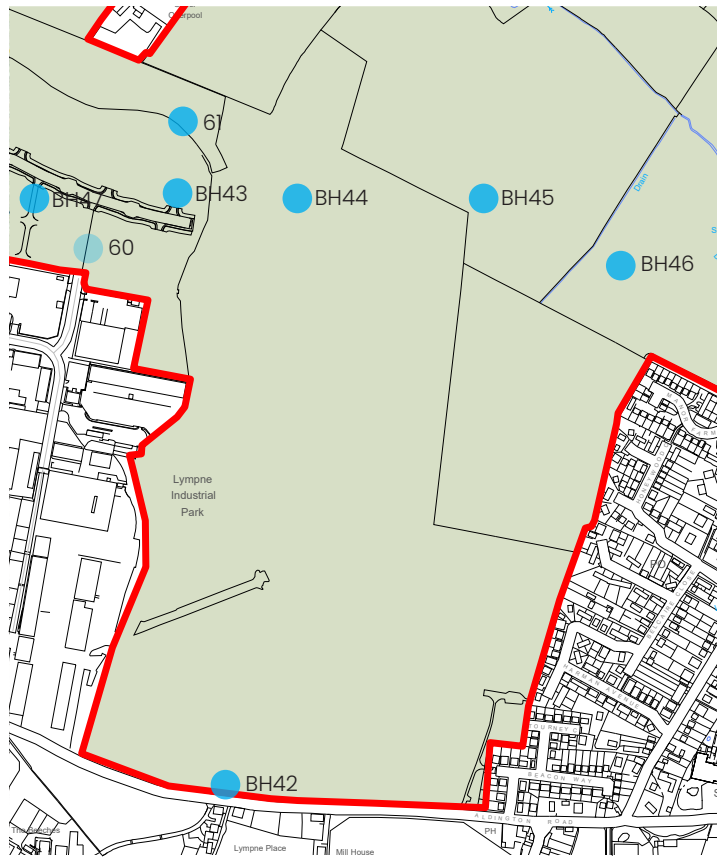
Heritage Assets Key Plan - Military Remains (Battle Headquarters)



The Battle HQ (28) bunker shelter entrance



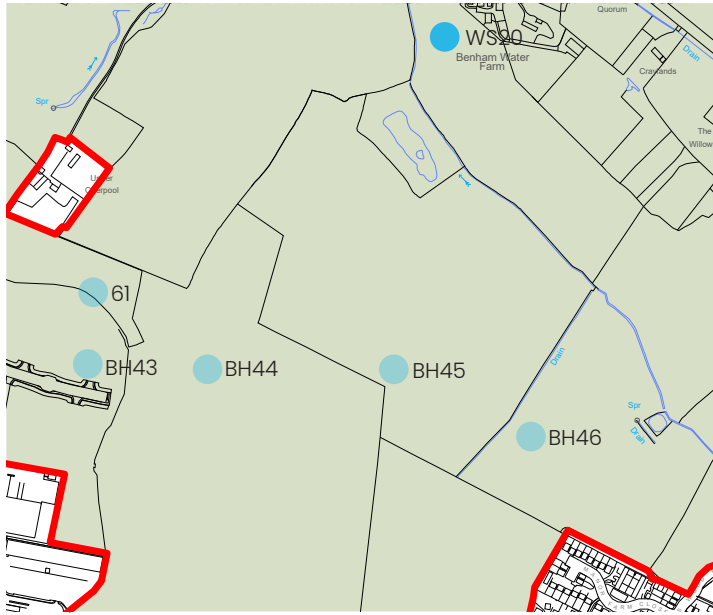
The Battle HQ (28) within the existing landscape setting



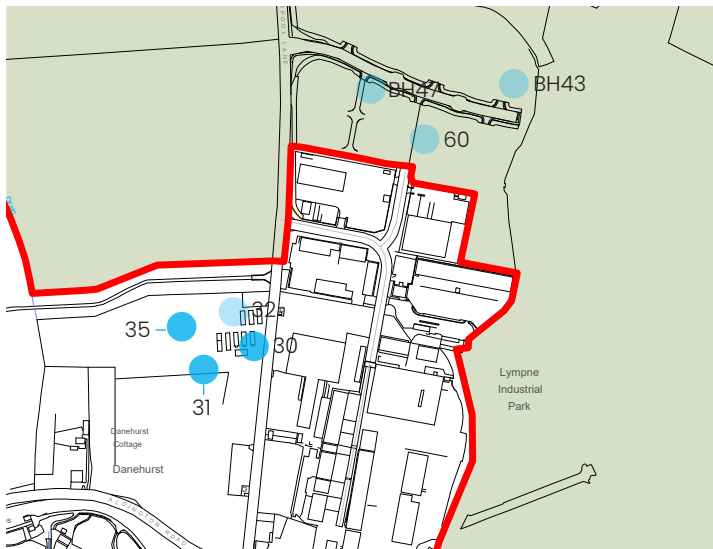
Heritage Assets Key Plan - Military Remains (Pillboxes)



Pillboxes 60, 61, BH43, BH44, to the northeast of Link Park Industrial Estate



Heritage Assets Key Plan - Military Remains (Other)



Heritage Assets Key Plan - Military Remains (Other)



Structures either under construction or partially demolished shown on the 1940s aerial photography



Ruins of further structures are still visible on Google Earth imaging (2020) but others have disappeared



Former Barracks Huts (35). Note: this is outside the application boundary but within the wider framework masterplan area.



Air Raid Shelter (31) and concrete wheel wash or former weigh bridge at Port Lympne. Note: this is outside the application boundary but within the wider framework masterplan area.



Former munitions store (WS20)



Gas decontamination building (30). Note: this is outside the application boundary but within the wider framework masterplan area.



Former munitions store and extant Nissen Hut (WS20)



Former munitions store (WS20)



Former Barracks Huts (35). Note: this is outside the application boundary but within the wider framework masterplan area.



Air Raid Shelters (31). Note: this is outside the application boundary but within the wider framework masterplan area.



Possible re-used WWII hut (WS20)

2.2.3 PREHISTORIC BARROWS

The Prehistoric Barrows occur across all phase areas of Otterpool Park.

The heritage assets forming the Prehistoric Barrows are:

HERITAGE FEATURE	PROJECT ID	DESCRIPTION	HERITAGE SIGNIFICANCE	TO BE RETAINED
Prehistoric Barrows	(44)	Scheduled Ancient Monument Barrow East of Barrow Hill	High	Yes
	(58)	Scheduled Ancient Monument Barrow West of Barrow Hill	High	Yes
	(113)	Scheduled Ancient Monument Barrow West of Barrow Hill	High	Yes
	(114)	Scheduled Ancient Monument Barrow West of Barrow Hill	High	Yes
	(115)	Scheduled Ancient Monument Barrow West of Barrow Hill	High	Yes
	(130)	Scheduled Ancient Monument Barrow West of Barrow Hill	High	Yes
	(131)	Scheduled Ancient Monument Barrow West of Barrow Hill	High	Yes
	(135)	Scheduled Ancient Monument Barrow West of Barrow Hill	High	Yes
	(136)	Scheduled Ancient Monument Barrow near Roman Villa	High	Yes
	(253)	Ring ditch possible barrow north-east of racecourse lake. Heavily ploughed out	Medium	No
	(263)	Ring ditch possible barrow west of Castle. Heavily ploughed out	Medium	No
	(284)	Barrow west of the Castle. Heavily ploughed out	Medium	No