

OTTERPOOL PARK ENVIRONMENTAL STATEMENT

Appendix 9.3 - Historic Landscape Characterisation and Farmstead Analysis

NOVEMBER 2018



Otterpool park ES – Historic Landscape Characterisation and Farmsteads Analysis

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Date NOVEMBER 2018

VERSION CONTROL

Version	Date	Author	Changes
001	26/07/17	DE and TD	Draft (With EP formatting)
002	02/08/17	JW	JW Technical Review
003	04/09/17	DE	Reformatting and consistency check after internal review
004	12/11/2018	KC	Minor updates for ES submission
005	19/11/2018	JW	Technical Review for ES submission
D03	26/11/2018	KC	Quod/client review
D04	25/01/2019	KC	Legal review
Issue	26/02/2019	KC	Issued
D05	12/03/2019		Final issue after legal review
D06	2/11/2021	RK	Consistency check

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Executive Summary

This Historic Landscape Characterisation and Farmstead Analysis was carried out in September 2017 and updated in November 2018. It forms part of a suite of appraisals to underpin design and masterplanning of the proposed Otterpool Park garden settlement. It follows a request from the statutory consultees - Historic England, Kent County Council (KCC), and Folkestone & Hythe District Council (FHDC) at Stage 1 that further work be undertaken to provide detailed Historic Landscape Characterisation (HLC) and farmstead analysis for the proposed area of development.

Detailed analysis of the Historic Landscape Character Types (HLCTs), identified by the County HLC within the site, has been undertaken. The predominate HLCT within the site is **1.6** Rectilinear with wavy boundaries (late medieval to 17th/18th Century enclosure), with **1.10** Medium regular with straight boundaries (parliamentary type enclosure) and **1.13** Prairie fields (19th Century enclosure with extensive boundary loss) forming the second largest constituents. Within the interpretation of HLCTs within the site, a group of new classifications are proposed which are illustrated on Figure 5. These comprise Historic Woodland; Fields defined by the East Stour River; Historic Hedgerows; Farmsteads, associated Enclosed Lands; Transport and Communication Links and Disused Military Buildings. These proposed HLCTs add additional context to the County interpretation and in the instances of historic woodland and hedgerows, form additional areas and features within the existing County HLCTs. The analysis can be used to help inform Framework Masterplan and design of the site. The characteristics of the different typologies, such as layout and features, can be either preserved where appropriate and/or reflected by the proposals. HLCT **1.6**, as the predominate type, already underpins much of the Framework Masterplan layout and could be augmented by the inclusion of aspects of the layout of the other HLCTs to provide variation. The detailed analysis also highlights areas of historic hedgerow and woodland, and other features, which if retained will contribute to the continuity of HLC and 'greening' of the site. It also identifies areas where the 1997 Hedgerow Regulations will need to be adhered to.

A total of 17 farmsteads have been identified by this study, eight of which are within the site as defined by the 2017 application site boundary. These range from the Tudor period (1485-1603), 17th, 18th and 19th century and through to the Modern period. One asset is now non-extant (BH23). Only two farmsteads (BH32 and BH38) lie within the 2018 outline planning application site boundary (Figure 4).

The older and well-preserved character of the historic farmsteads, such as Upper Otterpool, Otterpool Manor, New Inn Green, Belle Vue and Hillhurst, make a valuable contribution to the diversity of the built-form within and adjacent to the site. Farmsteads that have been compromised by the loss of some of their original buildings and the addition of non-sympathetic later buildings, such as Barrow Hill and Harringe Court, make varying contributions to the historic environment near to and on the site. The remainder of the farmsteads are of modern date or have been compromised entirely by unsympathetic later development.

It is recommended that the materials of the vernacular historic buildings within the different farmsteads should be considered in the design of the proposed new buildings. This should be considered during ongoing design, together with input regarding other historic buildings within the site and surrounding area.

1 Introduction

1.1.1 This Historic Landscape Characterisation and Farmstead Analysis was commissioned by Otterpool Park LLP to underpin design and masterplanning for the proposed Otterpool Park garden settlement. It follows a request from the statutory consultees (Historic England, KCC and FHDC) at Stage 1 that further work be undertaken to provide detailed Historic Landscape Characterisation (HLC) and Farmstead Analysis for the area of proposed Development. This report develops an understanding of the site's individual historic characters and these characters' respective morphologies, as present in the modern-day landscape. The methodology is based upon established HLC and Farmstead Analysis practice and guidance and, through agreement based upon discussions with the consultees, takes a combined approach which is detailed in the methodology in Section 2. This report presents an understanding of the site in terms of HLC and Farmstead Analysis and makes recommendations to support master-planning and design.

1.2 The Site

1.2.1 The work was undertaken prior to an outline planning application for a new garden settlement accommodating up to 8,500 homes (Use Classes C2 and C3) and Use Class E, F, B2, C1, Sui Generis development, including use of retained buildings as existing, with related infrastructure, highway works, green and blue infrastructure, with access, appearance, landscaping, layout and scale matters to be reserved.

1.2.2 The data was collected on farmsteads within an application site boundary which encompassed approximately 709 Ha at the time of writing in 2017 (outlined in green on Figure 2). Since then, the Otterpool Park Framework Masterplan, and therefore the study area, was extended to cover approximately 765Ha. The outline planning application for Otterpool Park (hereafter 'the site') covers 569ha within the Framework Masterplan and is outlined in red on Figure 2. It is centred on NGR 611239, 136507. It comprises a large area of land between the M20 and the B2067 Aldington Road, close to the villages of Lympe and Sellindge and is bisected by the A20 Ashford Road, which continues through Barrow Hill to the north. The site comprises four settlement areas at Barrow Hill, Sellindge; Newingreen, Westenhangar and Lympe.

1.3 Overall approach

1.3.1 Historic Landscape Characterisation seeks to recognise the ways in which the present physical landscape reflects how people have exploited, changed and adapted to the physical environment through time; with respect to different social, economic, technological and cultural factors. A core premise in this is the recognition that landscape is dynamic and constantly changing in a manner that reflects the immediate preoccupations, future aspirations, and past activities of societies and individuals. Through this, the HLC looks at protecting and managing the dynamic of rural landscapes (Historic England, 2004).

1.3.2 In celebrating the result of past changes, we must logically accept further changes. Especially as many aspects of the HLC depends on living, shifting, and ever-changing semi-natural patterns. The sustainable outcome of this should therefore be a managed change, not preservation, which takes a holistic approach to the landscape, subsequently acknowledging diversity as a cultural phenomenon, rather than addressing cultural heritage assets in isolation. By studying the morphology of the site, and the development of this over time, an understanding is produced which provides guiding principles for the design, supporting the garden settlement. The outcome of master-planning and design should produce a scheme in which the character of the local area is brought forward, managing the capacity of change for the site, working with the historic character of the site (Historic England, 2004).

1.3.3 Specific goals in achieving this are;

- Establish the morphological development and key factors that drive the evolution of the site over time;
- Characterise and determine the relationships between distinctive characteristics and how they influence each other;
- Characterise the isolated nature of farmsteads and hamlets common to the landscape of the south east with relation to the site (Historic England, 2014);
- To provide an understanding of the local or national significance of farmsteads which lie within the application site boundary;
- Determine how future change can sensitively address local character and diversity through Framework Masterplan and design; and
- Identify constraints and opportunities within the site and identify useful input to a heritage strategy.

2 Methodology

- 2.1.1 For both HLC and Farmstead Analysis, data has been provided by Kent County Council's Historic Environment Record (HER), which together with the Kent Historic Landscape Characterisation (HLC) Final Report presents county HLC (Croft, Munby & Ridley 2001). These resources, together with historic mapping and other sources, have been used to detail the development of morphology and character, and identify heritage assets. GIS data was provided for this through a Historic England download. Cartographic and aerial photograph analysis was undertaken to gain an understanding of the development of the landscape through historical features, and their interactions with each other and the wider landscape. This analysis builds upon the County-level HLC which assessed the different character-areas and detailed their development (Croft, Munby & Ridley 2001).
- 2.1.2 At a primary level, the site was divided into three zones of study as a broad basis for discussion and recommendations. The three zones of study are illustrated on Figure 2 and are as follows:
- **Zone A:** The western third of the site. The area to the east of Harringe Lane and within the boundary line, this zone is separated from the remainder of the site by Barrow Hill and Otterpool Lane;
 - **Zone B:** The north-eastern third of the site. Centred around Westenhanger Castle. This area is delineated by the application site boundary to the north and east. It follows the route of Barrow Hill and the A20, and extends south and south east across the site; and
 - **Zone C:** The south-eastern corner of the site. This area contains part of Lympne and Lympne Industrial Park. It is located to the south of the A20 and east of Otterpool Lane, the southern application site boundary follows the line of the Roman Road, now Aldington Road.

2.2 Historic Landscape Characterisation

- 2.2.1 The study begins with historic landscape background, which comprises assessment of archaeological evidence relevant in interpreting early landscape development; this is presented chronologically. Assets predating the earliest available map are considered through their details, recorded by the Kent HER which provides a basis for interpreting and understanding the land-use and distribution of settlement types within the landscape of the early periods. It covers evidence for early human activity and interaction with the landscape to the development of the character-areas drawn from the earliest reliable historic-mapping in 1769 and detailed by the County-level HLC.
- 2.2.2 The next stage of the analysis considers the morphological development of Historic Landscape Characterisation within the site through cartographic analysis. This seeks to understand the distribution and development of character areas and heritage assets across the landscape, and to gain an understanding of their role in contributing to positive experience of the landscape across this part of Kent. This develops the county HLC into a detailed understanding of the site's development which is then used to identify and discuss key themes or determined as Historic Landscape Character Types (HLCTs) identified across the character areas which form the basis for recommendations (Croft, Munby and Ridley 2001).
- 2.2.3 The detailed HLC methodology in this report is based upon the two primary guidance documents, with a supplementation from other documents. These primary texts are Historic Landscape Characterisation (Historic England, 2004 (2014)) and the Kent Historic Landscape Characterisation, Final Report (Croft, Munby and Ridley 2001). The County HLC forms part of a national programme overseen by Historic England and carried out at local

government level, by county-councils and district councils together with their respective County Historic Environment Records (HER); in this instance Kent, HER.

2.2.4 The key principles for assessment outlined within the guidance are as follows:

- The present-day landscape is the main object of study;
- The landscape is seen as history, rather than geography, with the most important characteristic being the landscape's time-depth, where change from an earlier landscape exists in the present landscape;
- Analysis is done by area and not point data;
- All aspects of heritage are considered, and not just special areas such as designated assets;
- The landscape is considered for bio-diversity, which is a cultural phenomenon. Human activity must be considered for socio-economic factors. In doing so, archaeological features are not isolated; and
- Public perception is important, especially considering that the aim is to manage change, rather than preserve what is there.

2.2.5 Each character area, classified by Historic Landscape Character Types (HLCTs) from county level HLC, within the site, is assessed and compared with the present landscape (Croft, Munby & Ridley 2001). Analysis is made of the county-level Historic Landscape Character Types (HLCTs) which looks to develop them in terms of detail through the study of historic mapping, the current landscape of the site and other sources Figure 3. This provides a detailed account of the character areas within the site, and where appropriate, identifies new and sub character areas Figure 5. The thematic discussion of HLCTs and historic features within the site which in turn forms the basis for recommendations.

2.3 Farmstead Analysis

2.3.1 The analysis of the farmsteads within the landscape of Otterpool Park is provided in Section 8. As with the HLC, farm-types are identified and assets will be discussed using the grouping of site -Zones A-C, for ease of reference.

2.3.2 In-depth analysis of the farmstead's contribution to the wider HLC will follow the methodologies of the Kent Farmstead Guidance; Farmstead Assessment Framework (2014) and national guidance from Historic England's Farmstead Assessment Framework (Historic England 2015).

2.3.3 Guidance provided by the Kent Farmstead Guidance identifies four key aims for identification. Each farm is assessed for its:

- Landscape Context;
- Overall planning and scale, including patterns of access to, within and around the steading;
- How functions are expressed in the types of buildings; and
- Building Materials.

2.3.4 When dealing with the overall planning and scale of the farm, assessment is made based upon aerial photography evidence of the modern landscape, to assess the shape and form of the farm today, in keeping with the HLC guidance of studying the modern landscape. Details of farm plan types are distinguished through the utilisation of the illustrated pages of the 2014 Kent Farmstead Guidance pages 8-16; Farmstead types in Kent.

2.3.5 Four types of farmsteads are detailed within the guidance;

- **Loose Courtyard**; detached buildings facing one or more sides of a cattle yard, typically developing in a piecemeal fashion and are the dominant farmstead plan-type in the south-east.
- **Regular Courtyard**; consist of linked ranges often as the result of a single phase of building with later 19th Century date with L-shaped and U-shaped plans, and some variants of multi-yard farms.
- **Dispersed plans**; they have an evident lack of planning and display an enormous variation in their scale and they are often bisected by route-ways providing a high level of public access to the farmstead.
- **Other plan types**; typically, representative of small farmsteads, difficult to identify from historic mapping but typically identified as a linear plan with a farmhouse and farm building attached in-line.

2.3.6 The farms are initially assessed through the analysis of modern aerial photography using Google Earth and then developed through historic mapping, referenced by GIS to assess morphology and historic survival. Traditional farmstead development is considered to end between 1890 and 1900 (South-East farmstead character statement, 2014). Consequently, retention into the present day can be usefully assessed using the 2nd Edition Ordnance Survey of 1908, which dates to the early 20th Century as an approximate benchmark. The significance of a farmstead is principally determined by its retention of traditional buildings and then by factors such as the quality of those buildings, and factors such as innovation, rarity and commonality etc. Farmstead Analysis is therefore made using the 2nd Edition Ordnance Survey as a bench-mark for historic survival and characterisation of its contribution to the site and surrounding area (Kent Farmstead Guidance, 2014).

2.3.7 The distribution and general character of isolated farmsteads across the site's landscape and the distribution of the farmsteads is then assessed as part of an understanding of the overall character and significance. It is recognised that these farmsteads, through their local distinctiveness and varied forms, through material use and overall plan types, make a major contribution to the overall patterning of landscapes and settlements (Historic England, manual for mapping). These characteristics are then carried through in the recommendations for design and master-planning.

2.3.8 The surviving farmsteads are also discussed in the Otterpool Historic Buildings and Structures Appraisal (Arcadis 2017).

2.4 Assessment Criteria

2.4.1 Assessment of the significance of the identified farmsteads considers such factors as age, historic survival, commonality, architectural merit, historic significance, utilising the criteria provided below as a base. This approach considers the present character of each farmstead based on the chronological sequence of events that produced it, and how this compares to the established criteria for that building type.

2.4.2 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.4.3 Current national guidance for the assessment of the significance of heritage assets is provided by Historic England in the document Conservation Principles, Policies, and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008, currently under review), in which significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value.** Deriving from the potential of a place to yield evidence about past human activity;
- **Historical value.** Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;
- **Aesthetic value.** Deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- **Communal value.** Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

Table 1: Table of Significance

Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Certain Grade II Listed Buildings Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Certain Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

3 Sources

3.1 Cartographic Sources

3.1.1 The following cartographic sources have been consulted during the production of this report:

- 1769 Blatt Map of Kent;
- 1797 Ordnance Survey;
- Sandford Tithe Map 1838;
- Sellindge Tithe Map 1840;
- Lympne Tithe Map 1841;
- 1871-1883 Ordnance Survey 1:2500 scale Map;
- 1st Edition Ordnance Survey 1876-1877;
- Ordnance Survey Revision of 1898 OS 1:2500 scale Map;
- 2nd Edition Ordnance Survey 1:2500 scale Map;
- Ordnance Survey mapping from 1931;
- Ordnance Survey mapping from 1938-1940;
- Ordnance Survey mapping from 1961;
- Ordnance Survey mapping from 1970-1974 1:2500 scale;
- Ordnance Survey mapping from 1973-1978;
- Ordnance Survey mapping from 1986-1991 1:2500 scale;
- Ordnance Survey mapping from 2017.

3.2 Documentary Sources

3.2.1 The following documentary sources have been consulted during the production of this report;

- Arcadis 2016, updated 2017 Otterpool Park Lympne, Kent, Cultural Heritage Desk Based Assessment.
- Arcadis 2017, Otterpool Park, Lympne, Kent, Historic Buildings and Structures Appraisal
- Kent County Council, 2001, Kent Historic Landscape Characterisation, Final Report, Volume 1: Main Report.
- Ministry for Housing, Communities and Local Government (MHCLG) 2018 National Planning Policy Framework (NPPF).
- Lake, J and Edwards B, 2008, Historic Farmsteads, Manual for Mapping.
- ClfA 2014, Standard and guidance for historic environment desk-based assessment.
- Her Majesty's Stationery Office 1990, Planning (Listed Buildings and Conservation Areas) Act London.
- Historic England 2008, Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (currently under review).
- English Heritage & Kent Downs AONB 2012, Farmsteads Guidance.
- Kent County Council, 2014, Kent Farmsteads Guidance, Part 1, Farmstead Assessment Framework.
- Historic England, 2014, Historic Landscape Characterisation.
- Historic England, 2015, Farmstead Assessment Framework.
- Historic England, 2015, Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2

- Historic England, 2015, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3.
- Croft, Munby & Ridley, 2001, Kent Historic Landscape Characterisation.
- Kent County Council, Undated, Kent Design Guide.
- FHDC, Unpublished Draft Folkestone & Hythe Heritage Strategy 5b: Castles.
- FHDC, Unpublished Draft Folkestone & Hythe Heritage Strategy, Volume 1, Section 7 – Opportunities.
- FHDC, Unpublished Draft Folkestone & Hythe Heritage Strategy: Vulnerabilities of the Heritage Assets.
- FHDC, Unpublished Draft Folkestone & Hythe Heritage Strategy: Landscapes

3.3 Internet Sources

3.3.1 The following internet sources have been consulted during the production of this report;

- British Geological Survey web-site: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- National Heritage List for England: <https://www.historicengland.org.uk/listing/the-list>
- Folkestone & Hythe District Council: <http://www.folkestone-hythe.gov.uk/planning/planning-policy/local-plan>
- Department of Culture, Media and Sport web-site: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/249695/SM_policy_statement_10-2013__2_.pdf
- ADS: Archaeology Data Service: <http://archaeologydataservice.ac.uk/archives/view/romangl/map.html>
- Google Earth: <https://www.google.com/earth/>

4 Relevant Legislation and Guidance

- 4.1.1 A range of legislations and guidance have been utilised to produce this report. Each is briefly outlined, quoting the relevant parts.

National Planning Policy Framework (NPPF)

- 4.1.2 The NPPF was first published in 2012 and has been re-issued in 2018 . It sets out Government planning policies for England and how these are expected to be applied, by providing a framework within which local and neighbourhood plans can be produced. Planning law requires that applications for planning permission must be determined in accordance with the development plan. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 4.1.3 Section 16 of the NPPF 'Conserving and Enhancing the Historic Environment' contains the government's policies relating to the historic environment.
- 4.1.4 Paragraph 185 states that local planning authorities should set out in their Local Plan, a positive strategy for the conservation and enjoyment of the historic environment. In doing so they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- 4.1.5 Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportional to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate Desk-Based Assessment and, where necessary, a field evaluation.
- 4.1.6 Footnote to Paragraph 194 states that undesignated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments are to be considered subject to the same policies as designated heritage assets.
- 4.1.7 Paragraph 199 states, in part, that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost, whether wholly or in part, in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible, in the relevant HER or local museum.

Folkestone & Hythe District Council Core Strategy Review

- 4.1.8 The Core Strategy (2013) has been adopted and some policies within the Local Plan (2006) remain in force. In addition, the Places and Policies Plan is emerging and covers policies which will be lost and which will be saved moving forward. Below are the policies within the Places and Policies Plan which are applicable to the proposed Development. If an issue is not covered by a local policy or the local policy is not in line with current national policy, then national policy will take precedence.
- 4.1.9 Policy HE1 Heritage Assets states:

"The district council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their protection and conservation, particularly where these bring redundant or under-used buildings and areas back into use or improve public accessibility to the asset".

4.1.10 Policy ND9 Land at Folkestone Racecourse states:

“The site is allocated for residential development with an estimated capacity of 11 dwellings. Development proposals will be supported where:

- 1. The proposal achieves the highest quality design of both buildings and surrounding space and reinforces local rural distinctiveness.*
- 2. Existing trees and hedgerows within/around perimeter of site are retained and enhanced.*
- 3. Open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development.*
- 4. Adequate off-street parking must be provided.*
- 5. An assessment of the impact of development on the setting of nearby Scheduled and Grade I Listed Westenhanger Castle has been sought and adhered to ensuring the layout of development protects its setting.*
- 6. The proposal acknowledges surrounding street pattern and urban grain, fronting dwellings on to Stone Street and following the existing built edge.*
- 7. The development includes or safeguards appropriate land for the expansion of parking facilities at Westenhanger Station as part of a master-plan and includes measures to reduce on street parking congestion along Stone Street.*
- 8. The development ensures that there is no adverse impact on water quality from wastewater overflow.*
- 9. The archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest”.*

4.1.11 This policy ND9, while being followed, is likely to be replaced by emerging policy with the FHDC Core Strategy Review 2019 i.e. Policy SS7 New Garden Settlement-Place Shaping Principles.

Hedgerows Regulations 1997 (HMSO 1997)

4.1.12 Aside from the planning system, hedgerows are offered some protection under The Hedgerow Regulations 1997 (2). This complex mechanism offers some protection for hedgerows of more than 20 metres in length, or which are less than 20m in length but joins another hedge at each end.

4.1.13 In order to remove such a hedgerow, an owner must serve notice on the local planning authority who then decides if it is 'important' and if so, whether it should be retained. If the owner is notified that it is not important or hears nothing within six weeks after the notice is served then they may remove the hedgerow. If no notice is served or if a notice is issued by the local planning authority, requiring the hedgerow's retention, then removal of the hedgerow is a criminal offence.

4.1.14 A hedgerow is 'important' for heritage reasons if it is at least 20m long and has existed for 30 years or more and it meets one of the criteria set out in the Regulations, which include:

- It marks a boundary between parishes existing before 1850;
- It marks an archaeological feature such as a Scheduled Monument or a site that is recorded on the Historic Environment Record; or
- It marks the boundary of an estate or manor or looks to be related to any building or other feature that's part of the estate or manor that existed before 1600.
- It is part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Inclosure Acts (that is before 1845).

Historic Landscape Characterisation Guidance

4.1.15 Historic England's, (formerly English Heritage), 2004 guidance on Historic Landscape Characterisation provides detailed guidance on the formation of reports regarding the formation of Heritage assets within a landscape and the importance they play in dictating the setting of not only their own space, but the space of other assets. Importantly, the guidance notes the desire for landscapes to change so that they continue to thrive culturally, whilst being a dynamic inheritance for our successors. Historic Landscape Characterisations should explain the importance of change through time as a primary characteristic, and present the challenge of how to address future change, to sensitively respect local character and diversity.

Kent Farmstead Guidance: Farmstead Assessment Guidance

4.1.16 The Kent Farmstead Guidance aims to inform and achieve the sustainable development of farmsteads, including their conservation and enhancement. The farmstead guidance enables the development of a full understanding of farmsteads and their context within the context of HLC, which can be used to inform the design of any proposed Developments which may potentially impact on the setting of a farmstead.

5 Geology and Topography

- 5.1.1 The site lies within the Folkestone & Hythe District of Kent, approximately 2.4km to the west of Hythe, to the south of the M20 and Channel Tunnel Rail Link (CTRL) line and is crossed by the A20 Ashford Road. It includes agricultural, recreational, residential, industrial and commercial areas of usage.
- 5.1.2 The East Stour River passes through the northern extent of the site and the surrounding topography reflects the river-valley character of this area rising from 60m AOD (Above Ordnance Datum) to 106m AOD. The overall character of the site is gently undulating and the highest point adjacent to the B2067, between Lympne industrial park and the village of Lympne. There are two small unnamed watercourses which also run south-north through the site from areas of higher ground towards the East Stour River.
- 5.1.3 The underlying geology of the site is variable and comprises Sandstones and Limestones of the Hythe Formation; Sandstone, Siltstone and Mudstone of the Sandgate Formation; Sandstone of the Folkestone Formation; and Mudstones of the Atherfield Clay and Weald Clay Formations. Superficial deposits are also varied but are more limited across the site and comprise of head clay deposits and silts and clay, silt, sand and gravel alluvium along the course of the East Stour River (BGS 2016).

6 Historic Landscape Characterisation

6.1 Historic Landscape Background

- 6.1.1 A range of historical activity can be traced across the site which predate available historic mapping. Kent HER data and other sources provide details of likely influences from these early assets on Historic Landscape Characterisation.
- 6.1.2 The earliest archaeological evidence seen across the site dates to the Prehistoric period, which is focussed within the north and south of the site, where Prehistoric and Roman features have been identified (Headland Archaeology 2017). More generally, assets identified as Prehistoric features are predominantly find-spots of individual artefacts, with limited settlement remains. Whilst these assets provide details of the range of early activity and evidence for human presence across the landscape of the site, prior to further investigation they are limited in their potential to inform on the landscape character of the site during the Prehistoric and Roman periods.
- 6.1.3 Two areas of potential do, however, provide information regarding early landscape character. Two probable Bronze Age burial mounds are located near Barrow Hill. These burial mounds exist as monuments to the dead within the landscape. Although damaged by the activity of farming, the knowledge of their existence still forms a prominent part of the early history of the site. Recent geophysical survey identified evidence for associated activity and potentially further remains within this area (Headland Archaeology 2017). The second area of potential relates to a concentration of Prehistoric finds in the south of the site, which is supported by the identification of likely Prehistoric and Roman features within fields adjacent to the Industrial Park during recent survey (Headland Archaeology 2017). It seems likely that this area was settled during the Prehistoric and Roman periods and requires further investigation to characterise the nature of activity. Neither of these assets currently provides an active role in determining landscape character as they have been superseded by later development and agricultural activity
- 6.1.4 Within the wider area, remains identified to the north of Westenhanger Castle and the M20 have been identified as Late Iron Age rural landscapes and further Late Iron Age activity is present through the presence of ditches and pits near Sandling and Stanford. This shows that over time the site became the focus of greater levels of human activity.
- 6.1.5 Human activity is often concentrated around natural resources. While the East Stour River forms a narrow course through the site today, evidence for palaeo-channels stretching from the Cedars and Barrow Hill to Sellindge, show that it formed a wider body of water in Prehistory. Prehistoric activity within the site focussed on the river as a resource for water and fishing as well as a potential valuable transport link for the local economy, connecting trade and communication. This focus of activity is shown to continue into later time periods by historic mapping, which mark mills and other riverside industry.
- 6.1.6 The Roman period made a significant impact on the landscape of the site. A key characteristic, identified in the Folkestone & Hythe Heritage Strategy Vol.1 Section 6, is 'Shepway's role in the transport of people and goods between the continent and UK, which cannot be overstated either in historical terms or the present day' (Folkestone & Hythe DC, 2017). Two significant assets which formed part of this network lie within the site, the Roman roads of Stone Street and Adlington Road. These vital routes will have aided the first evidence for settlement activity with a Roman Site near Hillhurst Farm to the east of the site, as well as the activity recently recorded within the south of the site. Further Roman finds across the site, indicate a continuation of activity and emerging settlement patterns from the Prehistoric period across the site and surrounding area.
- 6.1.7 Continuity of activity is seen during the Early Medieval period, with a high number of entries on the Kent HER, including the continuation of funerary activity in a possible Anglo-Saxon

Cemetery to the east of Lymgne, south of the site. Continuing from Prehistoric settlement evidence, there is the evidence of an Early Medieval settlement at Westenhanger Castle, located in Zone B, and through earthworks at Upper Otterpool, located in Zone C. This settlement evidence demonstrates a character which continues through the chronological development of the site, establishing the precedent for unnucleated and scattered settlements. However, much of the early settlement evidence relates to subsequent farmstead activity in the Medieval and Post-medieval periods, which is covered in detail in Section 6. However, this marks the start of the expansion of established settlement across the site, which becomes denser at Lymgne and Barrowhill and would be advanced considerably by construction of the garden settlement proposed Development..

- 6.1.8 Later industrial and military activity forms a large part of the historical background to the site, focussing around the World War One and Two development of Lymgne Airfield which was placed due to its proximity to the coast and has since been redeveloped into an industrial estate. Whilst the airfield has lost its military use, there remains to the present day industrial activity in the area, emphasising the continued industrial development of the area as a key factor of more modern developments.

6.2 County-level Historic Landscape Characterisation

- 6.2.1 County-level Historic Landscape Characterisation (HLC) data provided by Kent HER (Figure 3), has been analysed and forms the basis for detailed analysis and discussion regarding the landscape character of the site and its morphology. The numbers provided in **bold** in the following section are references for respective HLCTs (KCC, Oxford Archaeology South & HE 2014) and are shown on Figure 3.
- 6.2.2 The following summary takes each character area, detailed in Figure 3 and outlines the nature of the character within the present-day landscape of the site. Discussion is made as to any evident time depth presence to the individual features, and regarding the accuracy of the Kent HER data detailed in Figure 3.
- 6.2.3 Each character type listed on the Kent HER that falls within the application site boundary is considered. These are approached in numerical order, as opposed to by site zone location, due to some repetition across the application site boundary.

Medium regular fields with straight boundaries (parliamentary type enclosure) - 1.10

- 6.2.4 Type **1.10** is characterized as enclosed land of a medium regular with straight boundaries (parliamentary type enclosure). Fields belonging to the HCLT comprise two adjoining fields within the western part of the site; fields to the north east of Harringe Court; and a larger area of adjoining fields to the eastern part of the site, located to the east of Stone Street at Hillhurst Farm and continuing westwards, to the south of Westenhanger village and Folkestone Racecourse.



Plate 1: 1.10 Medium regular fields with straight boundaries (parliamentary type enclosure) with Hillcrest Farm

- 6.2.5 The parcel of land made up of type **1.10**, in the west of the site, is flanked by larger fields which historic mapping shows to have been last modified during the 1970s. The overall character is defined as Rectilinear fields with wavy boundaries of late Medieval to 17th/18th Century date (type **1.6**). The parliamentary fields (**1.10**) are complemented by another characteristic of the area, a perimeter of historic hedgerow, which is considered at a later point in this Section. These hedgerows define the boundary to the west and east of the two fields, belonging to type **1.10**, with the central division also formed of hedgerow.
- 6.2.6 The East Stour River forms the northern boundary of the two fields, which make up type **1.10**, with a smaller tributary truncating the middle of the northern field. Two earlier sections of hedgerow shown on historic mapping, on the western boundary a third to the north adjoining the East Stour River, and a fourth to the south, effectively. As a consequence of opening up, the fields of type **1.10** in the west now share much of the character of the surrounding rectilinear fields with wavy boundaries (type **1.6**). Despite this, elements of the parliamentary boundaries remain present in both these areas of **1.10** and are principally defined by the straightness of the field boundaries.

Prairie fields (19th Century enclosure with extensive boundary loss) - 1.13

- 6.2.7 The southern part of the site to the east of Otterpool Lane, sandwiched between Lympne Industrial Park and Lympne settlement is characterised as type **1.13** Prairie fields (19th century enclosures with extensive boundary loss).



Plate 2: 1.13 *Prairie Fields* (19th Century enclosure with extensive boundary loss)

- 6.2.8 This area currently comprises several large fields with predominately straight boundaries and limited boundary retention. Traces of the former airfield runway for Lympne is evident on aerial-photography and it is clear that 20th Century industrial activity, adapting from earlier military use, has been fundamental in defining the character of the landscape. There is potential given these factors for additional classification as an area of industrial activity as well as type **1.13**.
- 6.2.9 Historic mapping supports the interpretation of *Prairie* fields, through the clear loss of boundary areas. 1st Edition Ordnance Survey of 1871 shows the area as several large fields of irregular size, similar to those currently present. Later mapping and sources show the impact of later military and industrial activity which resulted in the opening up of boundaries.

Small rectilinear fields with wavy boundaries - 1.15



Plate 3: 1.15 *Small Rectilinear fields with wavy boundaries*

- 6.2.10 The area which features type **1.15** small rectilinear fields, with wavy boundaries is located in the south west corner of the site, to the south of Harringe Court farm. The group comprises four small parcels of land, surrounded by the larger fields of type **1.6**. This represents an historic survival which is supported by the presence of surrounding areas of historic

woodland, not represented by the HCLT (**1.15**) which are similarly likely to have survived the opening-up of field-systems. This includes Springfield which historic mapping shows as present on the earliest available mapping; the 1769 Blatt Map of Kent. This historic woodland relating to Springfield Wood within type **1.15** provides further detail relating to survival in this area.

Rectilinear fields with wavy boundaries (late Medieval to 17th/18th Century enclosure) - 1.6

6.2.11 Type **1.6** covers over 75% of the western part of the site, along with relatively large parts of the surrounding area. The Kent HER characterises this large area as Rectilinear with wavy boundaries (late Medieval to 17th/18th Century enclosure). These field systems are dominant today and form the fundamental character of the site.



Plate 4: 1.6 Rectilinear fields with wavy boundaries (late medieval to 17th/18th Century enclosure) view east from Harringe Lane

6.2.12 This HCLT, dated potentially as Late Medieval, forms a continuous presence within the landscape of the site, from the earliest mapping of 1769 onwards. However, it is likely that the rectilinear fields to the west of the area of Westenhanger were later developments, following the loss of the Deer Park and former Gardens of Westenhanger Castle. Whilst many of these fields are principally rectilinear in their overall layout the 'wavy boundaries' relates to the undulating character of their boundaries. As exemplified in the discussion of the parliamentary enclosures of type **1.10**, many of the other HCLT's present form marginal areas, outside of type **1.6** representing survivals and variations.

6.2.13 The west of the site can be characterised by greater irregular fields. Certain fields maintain their rectilinear basis, such as that immediately adjacent to the south of Harringe Court. Fields to the south of the site and west of Otterpool Lane, also show remains of rectilinear layout, on historic mapping, with one field still present, which further emphasises the dominance of this HCLT in and around the site.

Small regular fields with straight boundaries (parliamentary type enclosure) - 1.9

6.2.14 The area of this HCLT, within the site, encompasses the property of Upper Otterpool (BH20), which are small regular fields with straight boundaries (parliamentary enclosures). The key difference to HCLT **1.10**, also parliamentary enclosures, is size; with Upper Otterpool being smaller than type **1.10**.



Plate 5: 1.9 Small regular fields with straight boundaries (parliamentary type enclosure) and 12.2 Active and disused gravel quarries to the right.

- 6.2.15 The area of type **1.9** is formed of 3 fields, one of which is notably larger than the other two and has an irregular form. The field to the north of the Upper Otterpool property and east of the access track is small with regular straight boundaries and probably the most typical of the HCLT. The areas to the east of the farm are significantly larger than the others and might be better reclassified as HCLT **1.6**. The field at the south-east extent of 1.9, has a small regular form and displays evidence of potentially historic coppicing and therefore could be reclassified as HCLT **4.9**.
- 6.2.16 Observations during the Stage 1 field-survey of this area noted extant earthworks in the field, immediately north of Upper Otterpool which likely relate to earlier agricultural activity relating to the farm. Whilst remains, relating to this agricultural activity are present in the surrounding larger fields, categorised as HCLT **1.9**, this activity will likely have been impacted by the opening up of smaller fields.

Pre 19th Century Coppices - 4.9

- 6.2.17 Harringe Brook Wood, an area of 19th Century coppice woodland lies immediately to the south west of the site and forms a large area of woodland with coppicing to the south east of Harringe Court farm. Coppicing is the cutting down of a tree and harvesting the shoots from the stump four to eight years later as a means of taking advantage of a tree's established root system (Rendfeld, 2017). It was commonly used to produce charcoal for small-scale industry.
- 6.2.18 More widely, woodland interspersed with fields and assarts, forms the determining characteristic across Zone A of the site. Historic mapping shows more expansive coppices within this area focussing around Otterpool Manor, around Harringe Brook Woods and east of Harringe Court farm in which have since been lost. Within the site there are various smaller areas of woodland and coppicing which might equally be included under type **4.9**.

Scattered settlement with paddocks (post 1800 extent) - 9.2

- 6.2.19 Two areas are characterised as type **9.2** scattered settlements with paddocks (post 1800) survive within the site. The larger of these is located to the south of Ashford Road, immediately west of Newingreen and the smaller is located at the south-western corner of the site, on Aldington Road.
- 6.2.20 The Ashford Road area stretches from Newingreen to Red House farm which is located at the west extent of the racecourse. Settlement here comprises ten residential properties with out-buildings for farming, forming paddocks. Historic mapping supports the post 1800 date with properties along the Ashford Road appearing after the 1797 Ordnance Survey, with several 20th Century additions and alterations.

Post 1810 settlement (general) - 9.6

- 6.2.21 Type **9.6** is similar in nature to **9.2** in that both form areas of settlement. The areas where type **9.6** is present within the site, displayed on Figure 3, are located either side of Barrow Hill, at Westenhanger village, Newingreen and Lympe. The nature of these settlements is significantly denser due to the absence of paddocks presenting a denser character of built-form than type **9.2**. The buildings are generally semi-detached or detached and have rectilinear gardens to the rear.



Plate 6: 9.2 Scattered settlement with paddocks (post 1800 extent) at Barrow Hill

Racecourse - 11.1

- 6.2.22 The area of the former Folkestone Racecourse is characterised as type **11.1** by the Kent HER (Figure 3). It is first depicted on the Ordnance Survey Revision of 1898 and lies south and east of Westenhanger Castle. Historic mapping from the 1769 Ordnance Survey until the construction of the racecourse shows the area covered by agricultural fields of a comparable nature to type **1.10** - Medium Regular fields with straight boundaries (parliamentary type enclosures). It seems plausible to place them within the same development of HCLT **1.10** which lies immediately east around Hillhurst Farm. Prior to becoming a racecourse it would have formed part of the deer-park pertaining to Westenhanger Castle including the walled garden and orchards shown around the Castle on the 1769 Blatt Map of Kent. The approach to the Castle at this time, was via a causeway from the A20 Ashford Road, which is still visible in part as a north-south division within the racecourse loop and has been partially identified close to Ashford Road by preliminary geophysical surveys for the scheme (Headland Archaeology 2017).

6.2.23 Today the racecourse is characterised by the oval shaped race track and long straight leading off to the west, internal drainage systems, and some woodland areas. The latter are not shown on 19th Century mapping indicating that they are a 20th Century addition. Buildings are located north of the racecourse and include the grandstand buildings and pavilion, a stable complex and are both reached by the access road from Stone Street. The area of Westenhanger Castle lies to the north of this, incorrectly classified under type **1.6** - Rectilinear fields with wavy boundaries.



Plate 7: 1.11 Folkestone Racecourse from the west

6.2.24 The open character of the earlier deer-park, has been maintained first by the agricultural use of land in the 18th and 19th Century and latterly by the racecourse. It was also used by Canadian military during World War I, which resulted in the construction of temporary structures, since removed. The walled garden of the Castle (due for geophysical survey in August 2017), orchard and causeway have since been removed. Whilst there is planting within the racecourse, and around the racecourse lake (created post-war), these lie outside of the earlier orchard and are likely to have been planted in the 20th Century.

Active and disused Gravel and Clay workings - 12.2

6.2.25 The area to the south east of the junction of Ashford Road and Otterpool Lane is characterised as type **12.2** - Active and Disused Gravel and Clay workings. Gravel and clay workings are first shown on historic mapping at the end of the 19th Century where a quarry is depicted. Quarrying activity is then shown to have expanded in this area from 1931 with the operations spreading across the entire area characterised as type **12.2**. They are shown in continued operation until c.1990, at which time they had reduced to an irregular parcel of land fronting Ashford Road. The area is currently covered by hard standing and was, until recently, used as a truck and trailer parking area.

Industrial complexes and factories - 12.3

6.2.26 Lymgne Industrial Park lies just outside the south-western boundary of the site, at the north-east junction of Aldington Road and Otterpool Lane. The area is characterised as type **12.3** - Industrial Complexes and Factories. The industrial park was built over part of the early 20th Century Lymgne Airfield. The airfield developed into a commercial airfield, before falling out of use. Prior to this, historic mapping indicates that it shared the same HLCT as the adjacent type **1.13** Prairie Fields (19th Century Enclosure with extensive boundary loss).

7 New HLC subdivisions

7.1.1 The above discussion has indicated several areas within the site where reclassification and the introduction of other HCLT's might better represent the HLC. These are as follows:

- Historic Woodlands;
- Fields defined by the East Stour River;
- Historic Hedgerows;
- Farmsteads and associated Enclosed Lands;
- Transport and Communication Links; and
- Disused military buildings.

7.2 Surviving Historic Woodlands

7.2.1 A range of additional areas of woodland have been identified which contribute positively to the HLC and the setting of assets within the site.



Plate 8: Historic Woodland east of Harringe Lane

7.2.2 Two areas, not included in the county-level HLC are Park Wood and Springfield Wood, and are illustrated alongside historic hedgerows in Figure 5. Both these areas appear on the Sellindge Tithe map 1840 and likely represent historic survivals at that time. While some reduction of Park Wood is evident on later mapping, Springfield Wood, and has maintained much of its earlier 19th Century Character. These areas of woodland should be characterised as **4.9** coppices. Harringe Brooks Wood is ancient woodland i.e. it has existed continuously since 1600 or before. Whilst it doesn't currently lie within the application site boundary, historic mapping shows it to have extended to the west of Otterpool Manor. As such it provides further evidence for the woodland character of that area of the site.

7.3 Fields defined by the East Stour River

7.3.1 One of the main characteristics contributing to the wavy boundaries is the East Stour River, banding across the northern part of the site, and acts as a natural land boundary. Its meandering nature characterises the wavy nature of the boundaries. However, this is not represented by HCLT **1.6** and forms a significant element in the landscape of this area of the site. As such these fields could be reclassified as irregular fields, part defined by river and tributaries.



Plate 9: Fields defined by the East Stour River

7.4 Surviving Historic Hedgerows

7.4.1 There are various surviving hedgerows that qualify as 'important' for heritage reasons under the Hedgerow regulations 1997 as set out in Section 4 of this report. These are depicted on Figure 5 and will qualify for protection under the hedgerow regulations (HMSO 1997). The highest density of these are located within Zone B, lying around Westenhanger Castle, which may indicate survival associated with the Castle. Several hedgerows remain present amongst the settlement areas, where they have been retained through the construction of properties.



Plate 10: Example of Historic Hedgerow

7.5 Farmsteads and Associated Enclosed Lands

7.5.1 Discussions of farmsteads across the site is made in Section 8 of this report and are discussed in detail there. The layout of farms and the agricultural land pertaining to them is closely linked to the HLC and the two are mutually informative. Locations of these farms are shown on Figure 4.

7.6 Transport and Communication Links

7.6.1 A fundamental contributor to the development of the site is the presence of the Roman Roads, identified as Stone Street (5) and Adlington Road (8). The development of Lympe

and Westenhanger Castle, has been facilitated by their location along the important Roman thoroughfare of Stone Street. This is reflected by the focus of activity around these routes. The later Medieval routes such as Ashford Road and Otterpool Lane provide the communications of the Medieval landscape and the development of Upper Otterpool and Otterpool Manor amongst others. More recently, the addition of the M20 motorway in 1990, the South-Eastern Chatham Railway and the Channel Tunnel Rail Link have redefined communication. Despite the presence of the M20 and its major links to London, Dover and ultimately mainland Europe, the Roman Roads remain important thoroughfares (Figure 5).

- 7.6.2 These roads do not form HLCTs but have played significant roles in determining the character of the landscape and settlement within the site. As such detailed HLC would be more comprehensively represented by their inclusion.

7.7 Disused Military Buildings

- 7.7.1 There are two areas of disused military buildings relating to the World War Two role of Lympe Airfield within the site. The larger of these covers the area to the west of Otterpool Lane, above the south application site boundary and includes huts, shelters, a Picket Hamilton Fort (pillbox) and associated structures. These buildings reflect the remnants of military activity in World War Two which extended across the area of the Lympe business park (Figure 5). The smaller area of military buildings is a redeveloped area to the south of the Ashford Road which includes some huts and other structures and a relocated group of World War Two Nissen huts which are likely to have been associated with the stationing of Canadian military during World War Two. These buildings have been heavily altered and incorporated into a business park at the location (Figure 5). The impact of military development on these areas is clearly visible and removes them from their earlier land-use.

8 Farmstead Analysis

- 8.1.1 The Farmstead Analysis has been devised as per guidance on layout, retention and subsequent significance of farmsteads and their associated buildings and lands. Some historic farmsteads that lie outside the 709ha application site boundary have been included if they are bordering it. The analysis has been set as a requirement by the statutory consultees, to further understand the significance of farmsteads and the role they play within the site. This analysis aims to provide an understanding of the farmsteads across the site and the way they contribute to the HLC.
- 8.1.2 The analysis is presented by zones with detailed information provided in appendix A; farmstead gazetteer. The original project ID numbers from Stage 1 are used. For those farms identified in stage 2, new project IDs using the abbreviation FS for farmstead, are utilised. Locations of farmsteads are shown on Figure 4.

8.2 Zone A

- 8.2.1 There are three farms in zone A of the site at Otterpool Park. These are detailed below.

Harringe Court (BH6)

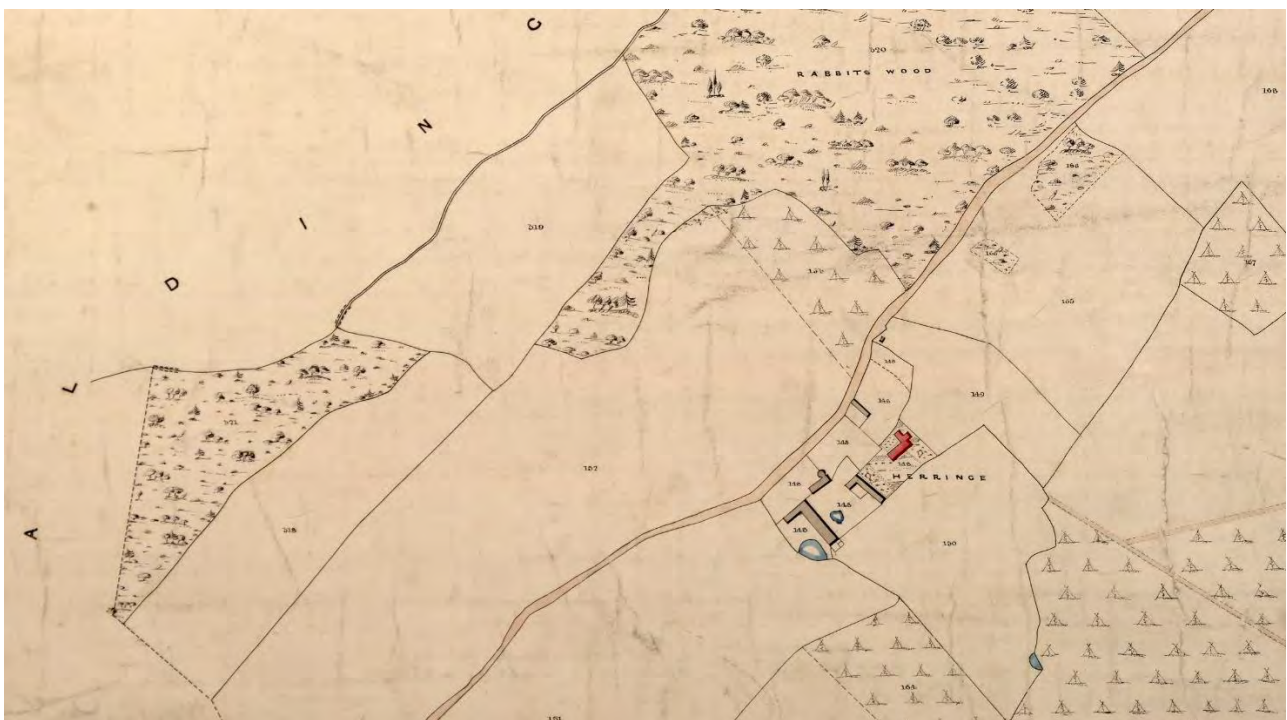


Plate 11: Sellindge Tithe map 1840

- 8.2.2 Located at the western extent of the site, Harringe Court, first appears as a group of three buildings on the 1769 Blatt Map of Kent and again on the 1797 Ordnance Survey. It is recorded as 'Herringe' on the Sellindge Tithe map 1840, and shown as a regular-plan farm with its farmhouse located north of the group within a rectangular plot with gardens. The outbuildings comprise three L-shaped farm buildings and a now demolished oast house, which was attached to the smallest building at the west of the group. The southernmost building faces out toward open fields and has an adjacent pond with a second smaller pond located within the group. The Tithe apportionment records the buildings as 'Homestead' under the ownership of Thomas Charles Burt, and details pasture, meadow, arable, woods and hops. Other references to include barn field (151) and oast house field (165) (Figure 4).

- 8.2.3 There is a limited amount of space within the group, making the smaller buildings more suited to animals and production than storage. By contrast the larger southern building would have been more suited to storage and had greater ease of access facing onto the fields. The oast house indicates that the adjoining building may have been used for production and storage. Harringe Lane provided access for the farm at this time and there are no other tracks indicated.
- 8.2.4 The 1st Edition Ordnance Survey of 1877 shows that the main group had developed into a courtyard plan, through the addition of a wing connecting the larger buildings and the removal of the oast house and adjoining western building. This situation remains on the 2nd Edition Ordnance Survey of 1908 which shows also the farmhouse and an expansion of the garden area to the west. The northern most L-range has lost its L-plan return and the smaller more pond within the courtyard has been removed.

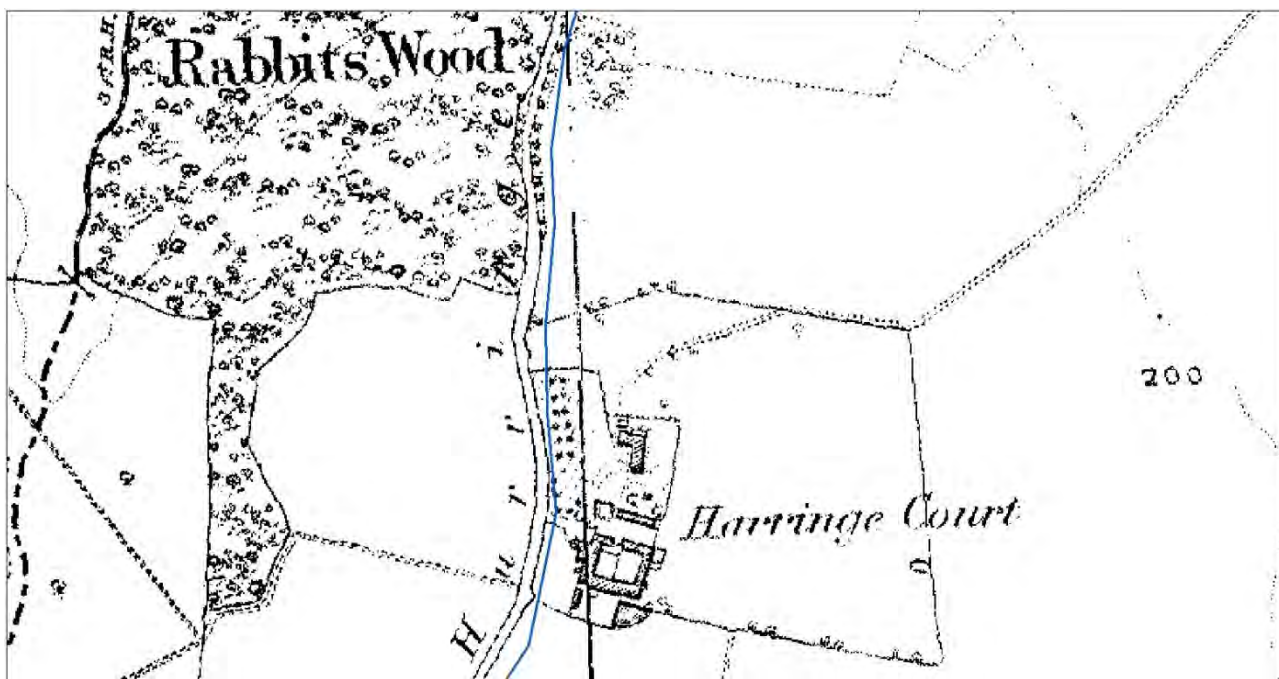


Plate 12: 1st Edition Ordnance Survey of 1887

- 8.2.5 The current day layout remains regular, but has been extensively modified by replacement of the courtyard, with modern open-sided Dutch barns and the loss of the larger southern building. Beyond the group several smaller rectangular buildings have been added extending into the adjacent fields. As a result of this the farm has lost its courtyard plan and historic outbuildings. The farmhouse retained its L-Shape plan and gardens until the late '60s when it was rebuilt. Access remains with Harringe Road, with private access forged for the farmhouse to the road and a southern entry to the operational farm buildings. Multiple internal trackways are present and provide access around the perimeter of the internal central farm buildings.
- 8.2.6 The farm has a dominant role within Zone A, occupying a vantage point with extensive land; a portion of which was acquired through expansion to the east between 1840 and 1908 resulting in the loss of a relatively large area of woodland. This land forms the context of the farm and includes several historic hedgerows, Figure 5.
- 8.2.7 Harringe Court retains something of the rectilinear character of its earlier plan but with extensive later additions and loss of historic fabric. These factors have affected its significance presenting it with an overall later character, within which only limited sections of the earlier buildings survive.

Somerfield Court Farm (BH5/FS1)



Plate 13: 1769 Blatt Map of Kent showing Somerfield Farm at Sellindge

8.2.8 Whilst currently lying within the site, Somerfield Court Farm, is shown on the 1769 Blatt Map of Kent, to have begun its life north of the site at Sellindge. At which time the farm, which lies to the north of the site, has a regular layout with an E-plan with the farmhouse located to the east of the out buildings. Access was provided from Barrow Hill at this time via a track and which continued south to the farmland via a tunnel under the railway.

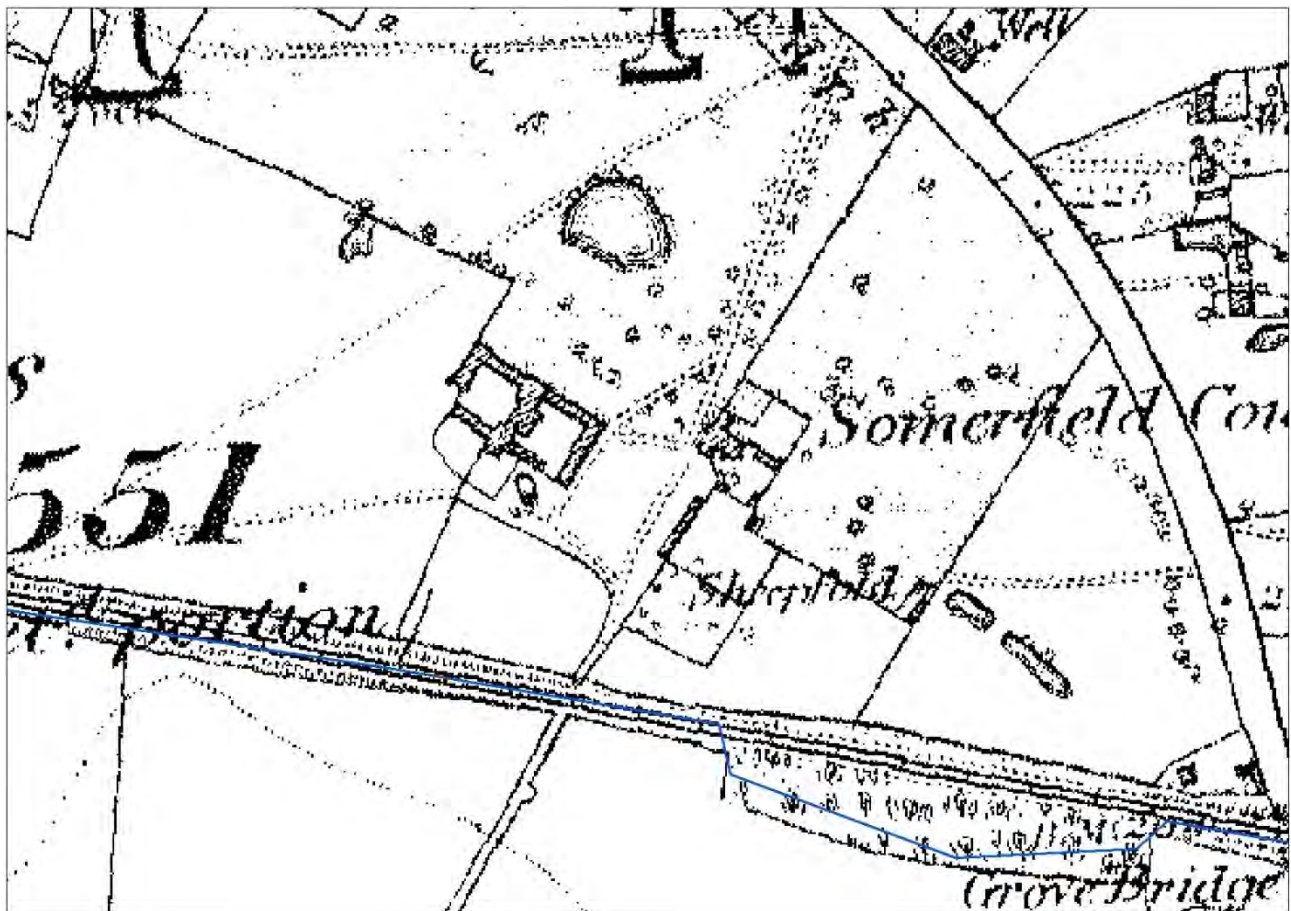


Plate 14: 1st Edition Ordnance Survey of 1877

8.2.9 Following this, the addition of a small rectangular outlying building, adjacent to the track west of Park Wood is first shown on Ordnance Survey mapping from 1961 and additional

structures, modifying the main buildings north of the railway which are first shown on Ordnance Survey mapping from 1973-78.

8.2.10 The relocation of Somerfield Farm is first recorded on Ordnance Survey mapping from 1986-1991 and is likely to be the result of the M20 development which removed the original access between the farm and its land. New access has been provided from Barrow Hill via a track way from Barrow Hill to a farm comprising two large square out-buildings, with a sheet-metal cladding and a farmhouse, which lie south of the track. The earlier outlying building, which may have been a precursor to relocation, has been replaced.

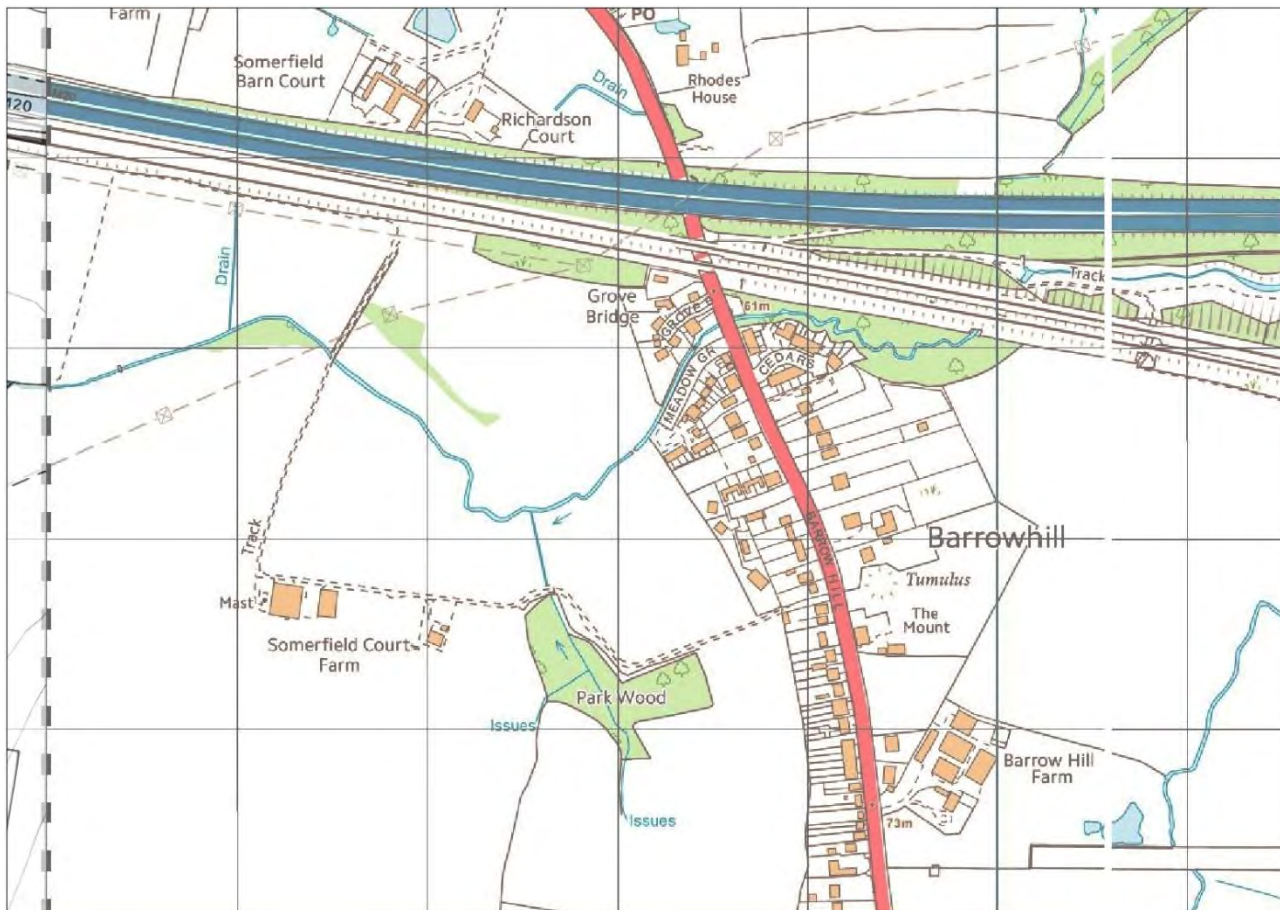


Plate 15: Ordnance Survey mapping from 1989

Otterpool Manor (BH12)



Plate 16: 1751 Map of Kent recording Asterpool or Hardey Poole

8.2.11 The earliest map to show Otterpool Manor is the 1769 Blatt Map of Kent, which shows two buildings to the west of Otterpool Lane, the farmhouse (BH12) and an adjacent L-plan barn of likely Medieval date (WS8). The farm is labelled at this point as ‘Asterpool or Hardey Poole’. The 1797 Ordnance Survey map records the farm as ‘Lit. Otterpool’. Originally forming an out-farm to Upper Otterpool, the name Otterpool Manor first appears on mapping at the start of the 20th Century with the farms previously being known as Little Otterpool and Greater Otterpool respectively.



Plate 17: Lympe Tithe map 1841

8.2.12 The Lympe Tithe map 1841, shows the buildings in greater detail and appears to record the owner as Rev. Champneys. The farmhouse is shown in red to the east, on the edge of an irregular small plot of land, forming a loose plan with multiple yards. Additions comprise

two small out buildings to the northwest. The apportionment records the fields (17,18 & 19) as 'house field', 'house and two gardens' and 'office houses and farm yards in three parts'. The surrounding fields are detailed as pasture, hops and arable.

8.2.13 The 1st Edition Ordnance Survey of 1877 shows the removal of the two outbuildings and an extension to the barn with outbuildings to the west. This realignment effectively creates two loose court spaces which face south. An additional building has been added to the north of the barn which shifts the overall plan from loose to regular, as defined by the Kent Farmstead guidance; 'regular courtyards consist of linked ranges'. Elsewhere, a second access to the farm has been added to the front of the farm house from a point further north of the original access point on Otterpool Lane. This access remains today.

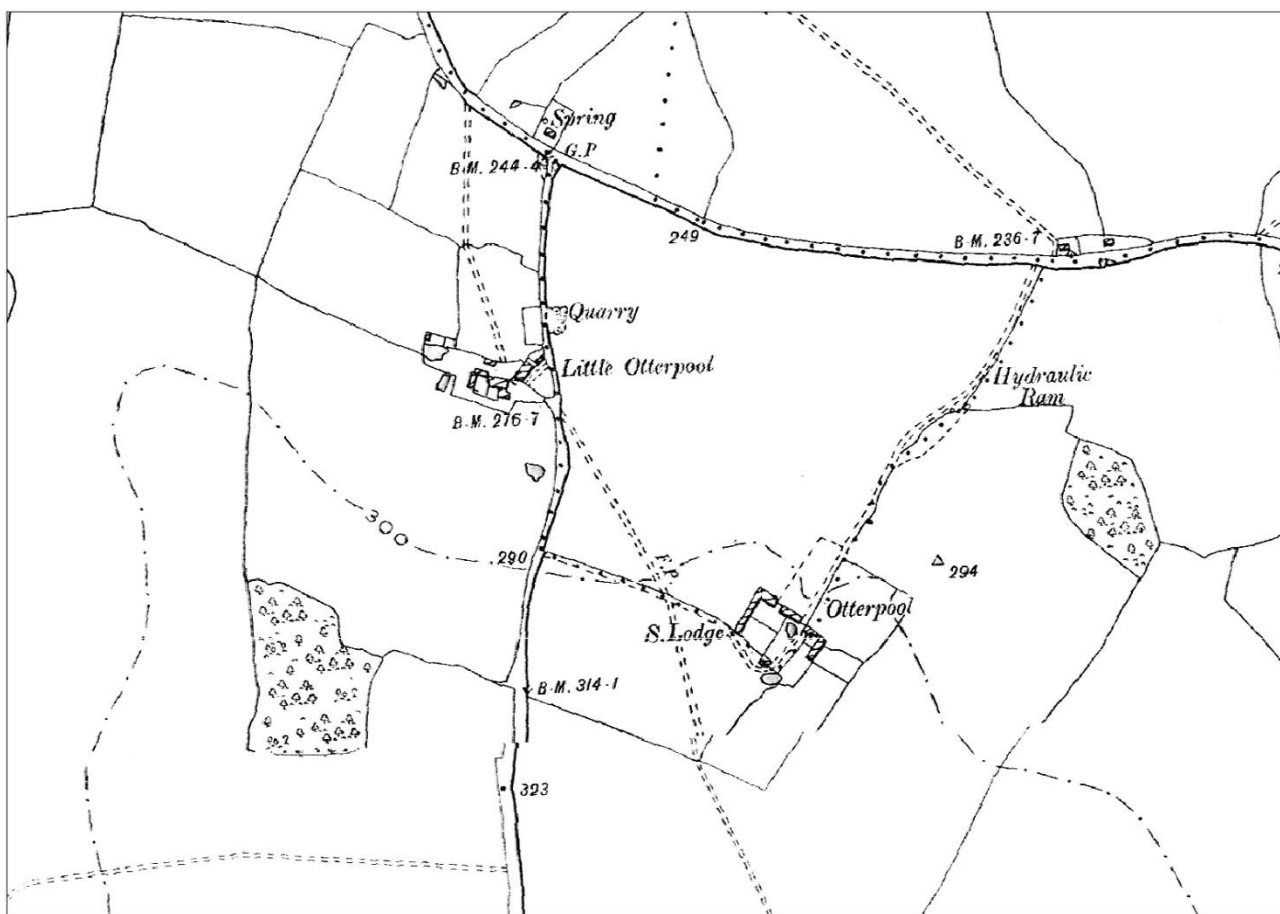


Plate 18: 1st Edition Ordnance Survey of 1877 showing Otterpool Manor and Upper Otterpool

8.2.14 This layout remains until Ordnance Survey mapping from 1973-1978, when part of the barn extension is removed, opening up the courtyard space and a rectangular out-building is added to the west. This reverts the layout to a loose-plan. Since 1973 a large rectangular building has been added within the western section of the barn range. Either side of which the earlier buildings remain intact. Beyond this, two larger later 20th Century outbuildings have been added.

8.2.15 Retention of historic form at Otterpool Manor is moderate, at around 50%, and includes important examples in the farmhouse, the two barns of 19th Century and likely Medieval date, which have been altered by later 20th Century additions and removals. The material make-up reflects this mixture of dates and most significantly includes the barn of likely medieval date (WS8) which comprises brick and timber-framing.



Plate 19: The Farmhouse at Otterpool Manor



Plate 20: Possible medieval barn at Otterpool Manor

8.3 Zone B

There are six farms of interest within zone B of Otterpool Park. These are detailed below.

Barrow Hill Farm (BH13)



Plate 21: Sellindge Tithe map 1840 (Barrow Hill Farm to east)

- 8.3.1 The Sellindge Tithe Map 1840, is the earliest mapping to show Barrow Hill, indicating an early 19th Century date. The farm is depicted within a rectangular parcel of land with a south, south west to north, north east alignment. The farmhouse, noted in red, is located to the south east of the enclosure. Parallel ranges of farm buildings are located to the north. The Tithe apportionment records it as Braky House under the ownership of William Hamilton and records the surrounding fields as pasture, arable and meadow. Additionally, Brook Wood and Upper Brook Wood are listed under Braky House on the apportionment.
- 8.3.2 Expansion of the farm is evident on the 1st Edition Ordnance Survey of 1877, resulting in a regular plan through the linking of the earlier ranges and the addition of smaller rectangular out-buildings, within the group forming internal courtyard spaces. To the south and east of the farmhouse gardens are shown. An oast house, identified during the Stage 1 site visit, was built at the end of the 19th Century together with adjoining stable-building, and both are constructed in redbrick (WS10).
- 8.3.3 The Ordnance Survey Revision of 1898 shows that the farm was called Burnbrae, and clearly depicts the access from Barrow Hill for the first time through the farm complex to the various outbuildings. A turning circle is located to the front of the house.



Plate 22: The Oast House at Barrow Hill Farm

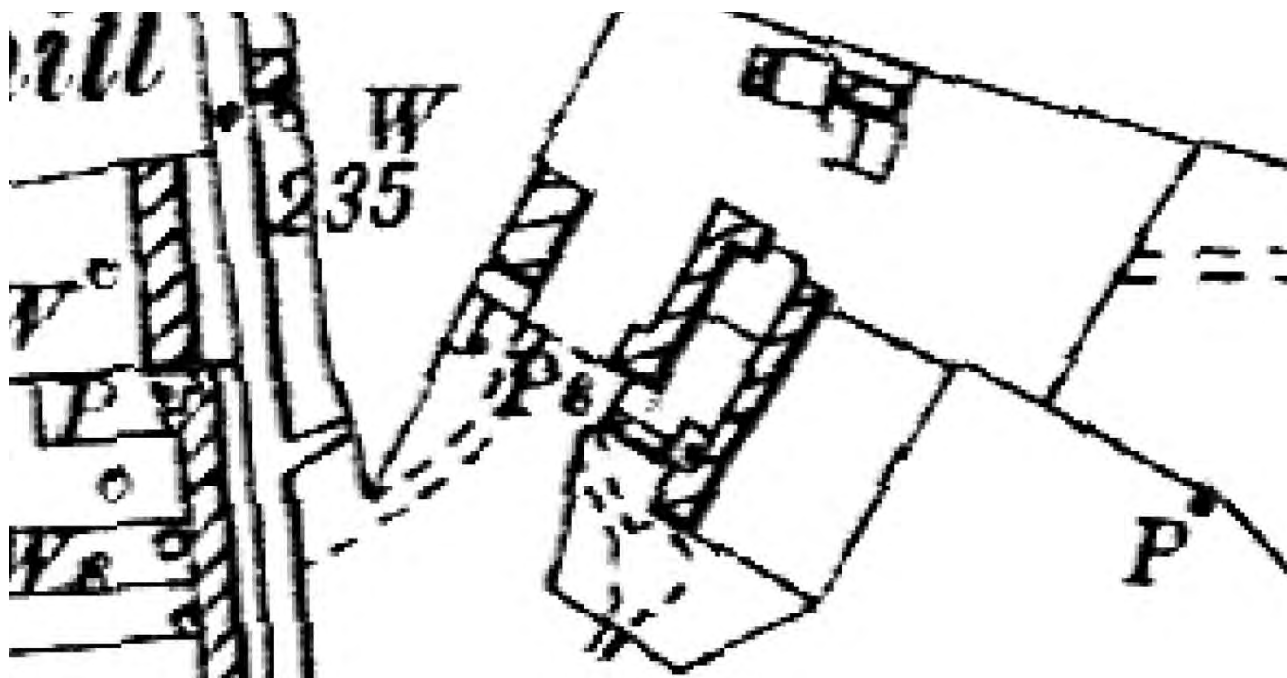


Plate 23: Ordnance Survey Revision of 1898

8.3.4 The overall layout shown on the Ordnance Survey Revision of 1898 is of a regular courtyard plan, with two L shaped linked ranges, forming the western/northern perimeter and the eastern perimeter area of the farmstead. There are also two external buildings to the west and north of the central courtyard plan. This layout remains throughout the 20th Century,

with the only significant alteration being an extension of the western range which enlarges the enclosed courtyard.

- 8.3.5 Ordnance Survey mapping from the 1970s shows extensive changes across the group, removing the ranges and changing to a loose plan with multiple yard spaces. Within this, the farmhouse, oast house, stables and northwest barn survive. These changes are better represented on Ordnance Survey mapping from 1989 which shows the survival of stables (oast house), farmhouse and northwest barn clearly.

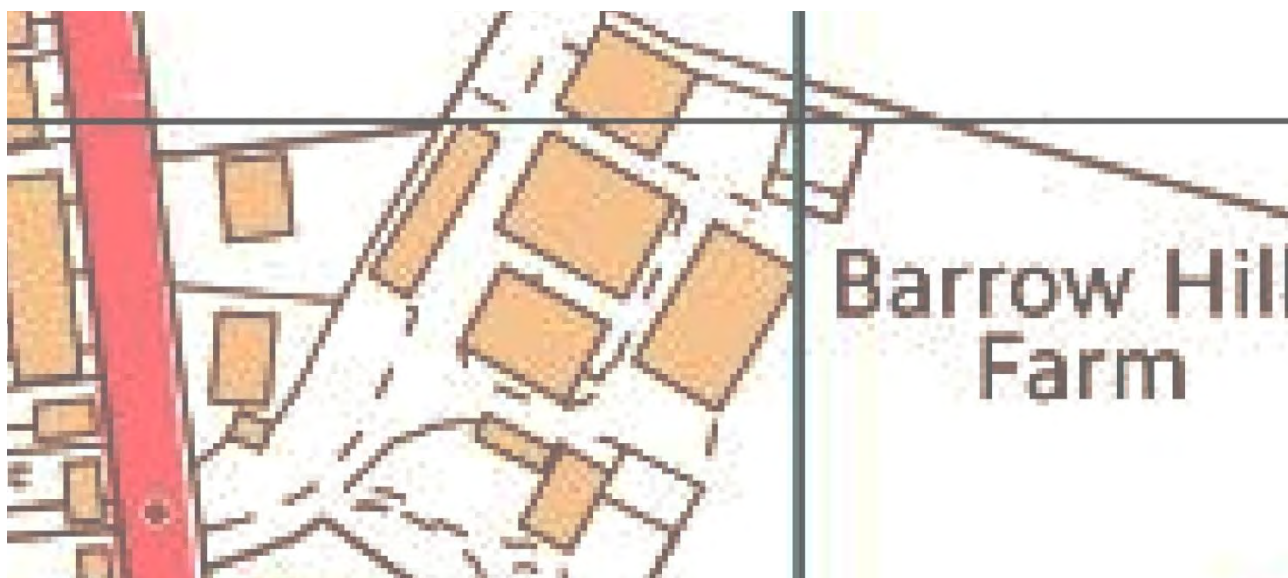


Plate 24: Ordnance Survey mapping 1989

Hillhurst Farm (BH 32)



Plate 25: 1769 Blatt Map of Kent

- 8.3.6 The 1769 Blatt Map of Kent depicts two buildings at Hillhurst Farm recording them as Hill House. The same situation is provided by the 1797 map of Kent, which shows the northern building as larger and square in plan, and the southern building as smaller and rectangular. The Saltwood Tithe map 1842, shows a different layout comprising a farmhouse and gardens with the out-buildings forming a separate group to the north and comprising two smaller structures and a long rectangular barn. A large pond is shown to the northeast and the perimeter of both the farmhouse and outbuilding plots are tree or hedgerow-lined. The surrounding land is detailed by the Tithe apportionment as arable, pasture and woodland

and hill house appears to have been under the ownership of William Deedes. No details are available about the outbuildings.



Plate 26: Saltwood Tithe Map 1842

8.3.7 The 1st Edition Ordnance Survey of 1877 shows extensive rebuilding of the complex with a courtyard plan range added to the north of the group and the removal of Hill House. The farm has changed extensively from the depiction on the tithe map and it was likely redeveloped in the mid-19th century, between 1842 and 1871 from a loose plan to a regular plan. This redevelopment has resulted in the farm changing from a loose dispersed plan to a regular plan with a regular courtyard plan and an offset farmhouse. The new farmhouse is located at the southeast of the group, replacing the earlier long barn. There are also some small structures depicted in the field to the west which are connected to the farm by tracks. This 'remodelling' may relate to the estate which owned the farm, likely the Saltwood estate, and developments in agricultural technique and thinking during this period which resulted in many farms being redeveloped across England.

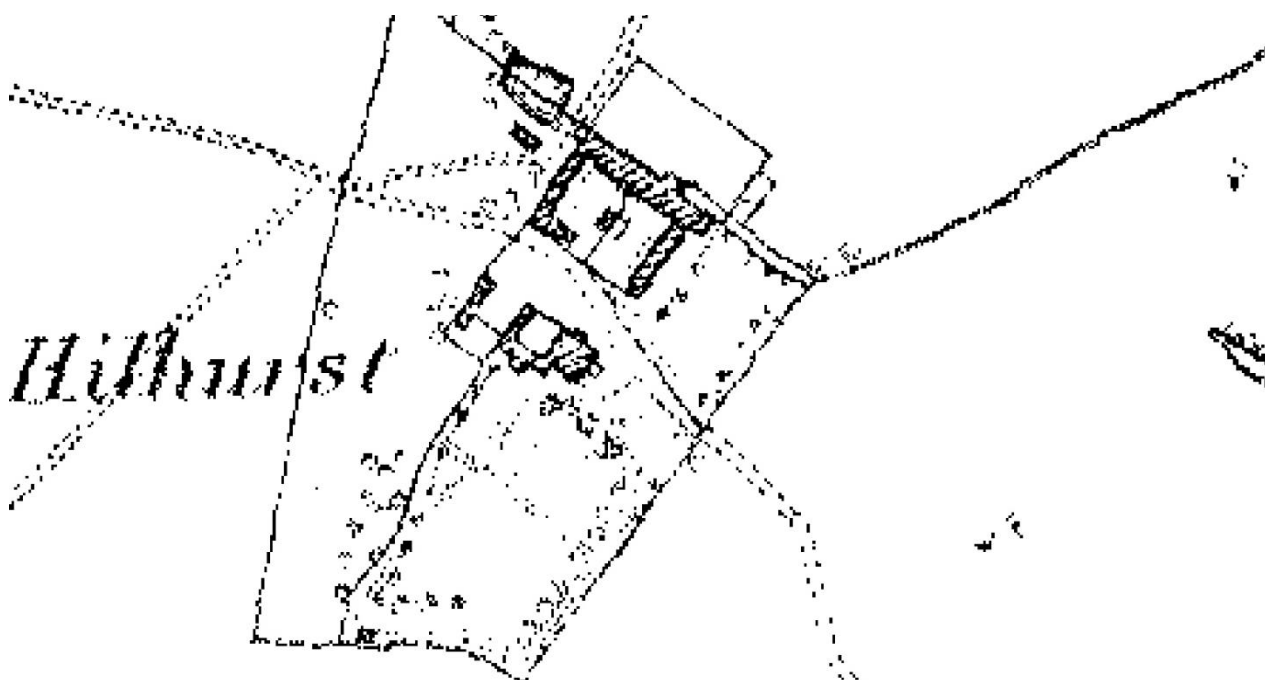


Plate 27: 1st Edition Ordnance Survey of 1877

- 8.3.8 The Ordnance Survey Revision of 1898 shows a full regular courtyard plan, with some indications of internal division of the courtyard into separate areas. The outbuildings in the adjacent field to the west have been removed. Ordnance Survey mapping from 1931 shows a simplified layout but effectively the same situation. This appears to include the removal of boundaries pertaining to the gardens of the earlier Hill House to the east.
- 8.3.9 Subsequently, Ordnance Survey mapping from 1961 shows the addition of two buildings to the north of the courtyard range and Ordnance Survey mapping from 1973-76 establishes the current layout. This comprises three additional buildings which modify or replace those shown in Ordnance Survey mapping from 1961. The courtyard range has been converted to a large barn, with a sheep wash, enclosing the courtyard. Two smaller buildings are depicted to the west, an irregular building adjacent to the sheep wash and a rectangular structure. Elsewhere a pond is depicted to the west of the overall farmstead land parcel. Aerial photography shows the presence of the extant pond in the present day.
- 8.3.10 The material of all three buildings is sheet metal, moving away from the red brick of the older full regular courtyard ranges. The layout remains as a full regular courtyard, but with multiple yards but has been considerably altered by additions and modifications resulting from increased production and scale.

Outfarm South East of Westenhanger (BH23)

- 8.3.11 Recorded by the Kent HER to the south of the racecourse buildings, this now non-extant outfarm (a multi-purpose farm building in an outlying area of a farm) is first recorded in 1871 (not on Figure 4 due to no longer being extant). In the late 19th Century it lay adjacent to a small area of woodland, on a track between Westenhanger Castle and Stone Street and comprised a single building. A second rectangular building was added by the 2nd Edition Ordnance Survey of 1908 at which time Folkestone racecourse has since developed around it, resulting in the loss of the trackway and woodland area. The purpose of the buildings has potentially changed and adapted for storage for racecourse operations. By the Ordnance Survey mapping from 1931, both buildings have been removed at the land appropriated by the racecourse, meaning that this farm is no longer a material consideration. Therefore, no recommendations will be made regarding any future management of this asset.

Twin Chimneys, formerly Tin Chimney Farm (BH24)

- 8.3.12 A residential property in the present day, Tin Chimney Farm (now Twin Chimneys) lies within the area of the site to the east of Stone Street together with Hillhurst Farm. It appears on 18th Century mapping as a single structure and in greater detail on the Saltwood Tithe map 1842 as a house within a rectangular parcel of land. Twin Chimneys appears to have been under the same ownership as Hill House and is detailed as a House and Garden and a lodge and yard. The surrounding fields are detailed as pasture and arable and would presumably have been farmed from Hill House.
- 8.3.13 The 1st Edition Ordnance Survey of 1877 records greater detail showing a loose plan with the farmhouse to the west of the plot of land and the farm buildings to the east. Access was from Stone Street with a second access via a footpath to the north.

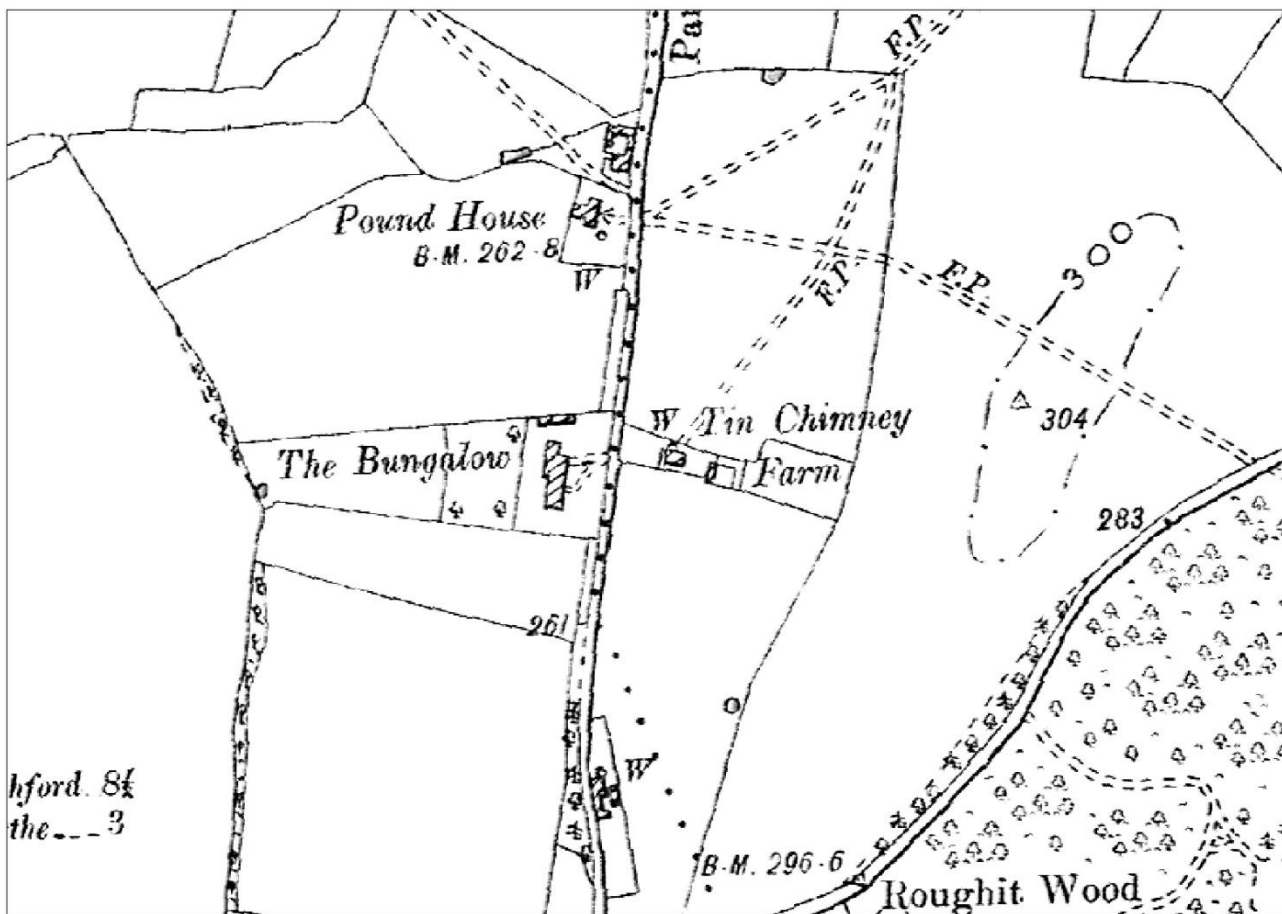


Plate 28; Ordnance Survey Revision of 1898

8.3.14 By the time of Ordnance Survey mapping from 1938, the property had lost its out buildings and footpath connection, but the house remained. After this there are no further changes. The name changed to Twin Chimneys in the 1970s, along with the formation of a single parcel of land, symbolising the complete disassociation between the extant farm and surrounding land.

Mink Farm (FS2)

8.3.15 Located on the north side of Ashford Road, the earliest evidence for Mink Farm is presented by the 1797 Ordnance Survey map which records a single structure. The Stanford Tithe map 1838 depicts the same structure within a group of small roadside plots with parallel lines, which presumably indicate ploughing. No apportionment details were available.



Plate 29: Stanford Tithe map 1838

8.3.16 On the 1st Edition Ordnance Survey of 1877, the farm is depicted as a single building within a square plot of land. A plot to the east of this, with a northern curvilinear boundary is present, which by 1898 contains a small structure. This appears to represent a rationalising of the earlier three fields.

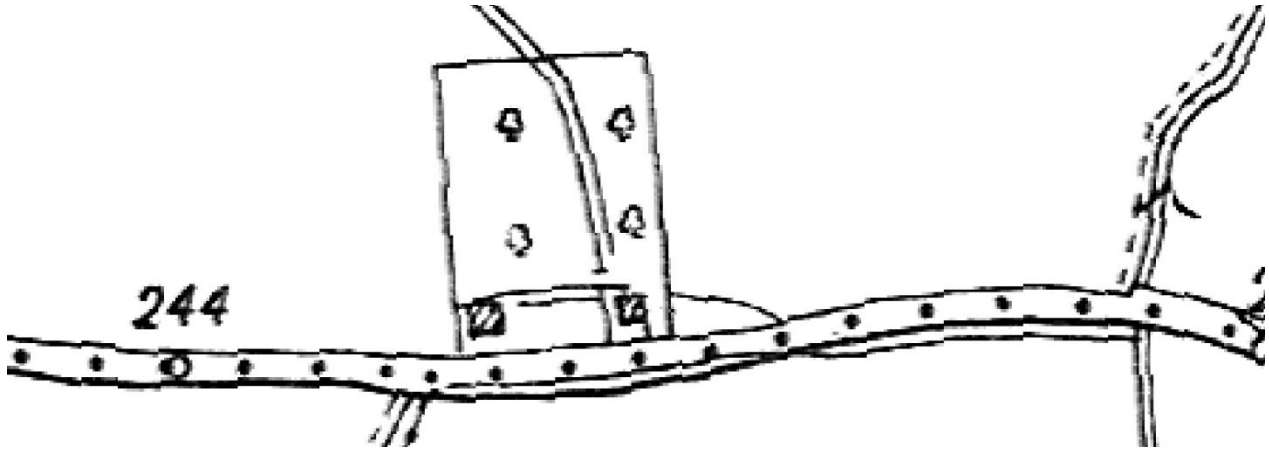


Plate 30: Ordnance Survey mapping from 1931

8.3.17 No change occurs until the Ordnance Survey mapping from 1931 where a drain leading from the East Stour River moves south towards the property and stops to the north of the eastern building. The plot of land has been extended and appears to show a shared rear garden area for the two properties. A division is still apparent between the properties at the street front. The name Mink Farm is first included by the Ordnance Survey mapping from 1970, where the farm comprises four buildings on an irregular plan. These would presumably have housed mink and production equipment for mink farming.

Farmstead South East of Railway Cottage/The Mount (BH17)

8.3.18 Farm buildings at The Mount, to the west of Barrow Hill, are first shown on the Ordnance Survey revision of 1898, at which time the farm was accessed from Barrow Hill. The group has a regular plan comprising a farmhouse facing onto Barrow Hill and a connected barn at the rear, forming an L-plan. A private garden area is located to the north of the property, adjacent to Barrow Hill.



Plate 31: Ordnance Survey Revision of 1898 showing The Mount to the north and Barrow Hill to the south

8.3.19 The middle of the rear building is shown to have been removed by the 2nd Edition Ordnance Survey of 1908, disconnecting the buildings, and additional access made from the rear of the house to the garden area. A small square building has been added to the south east.

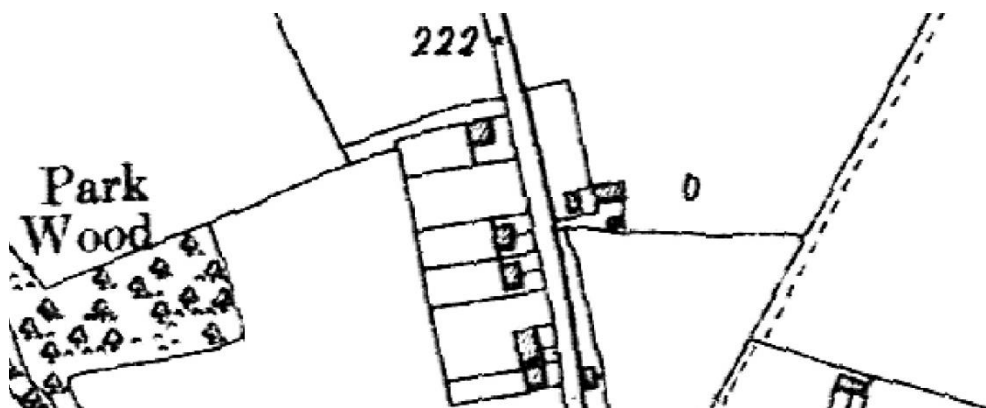


Plate 32: 2nd Edition Ordnance Survey of 1908

8.3.20 The next phase of development occurred during the late '60s when an extension was added to the north of the farmhouse providing the property with its current layout. The final phase comprises the replacement of the barn to the south east of the farmhouse with the current larger building, which is shown by historic mapping to have occurred in the 1990s.

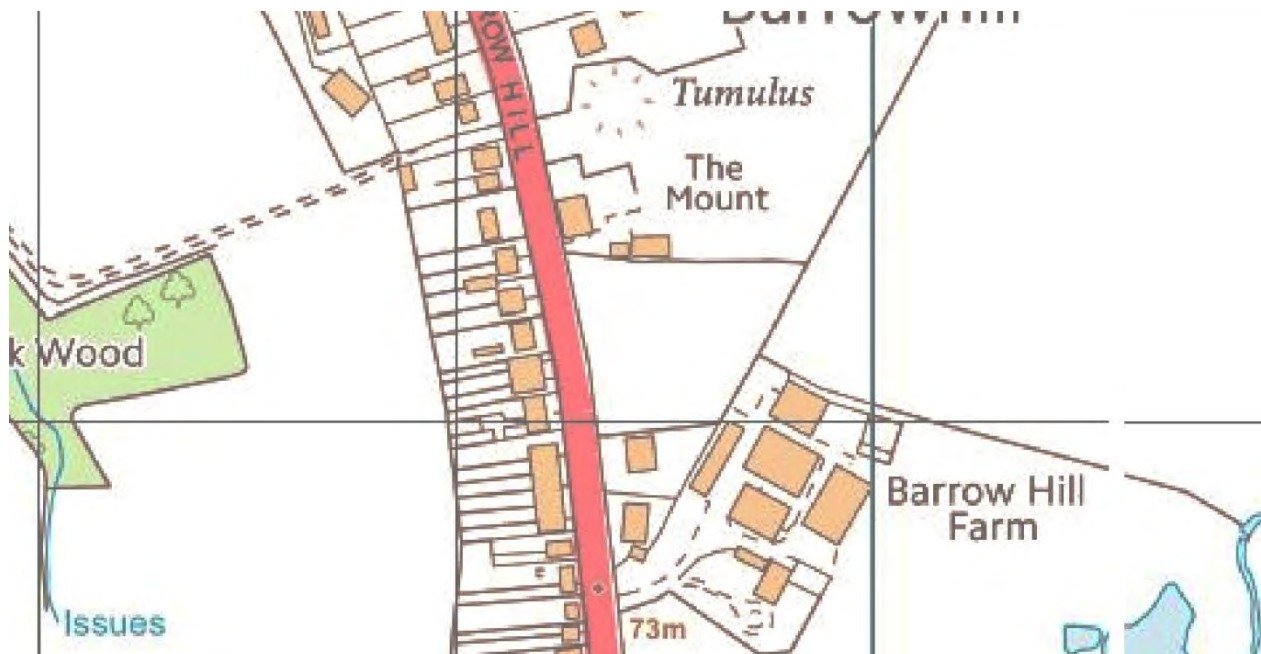


Plate 33: Ordnance Survey mapping 2016

8.4 Zone C

8.4.1 There are eight farmsteads within zone C of the site. These are detailed below.

Newingreen Farm (BH25)

8.4.2 The 1769 Blatt map of Kent depicts a group of buildings at the junction of Stone Street and Ashford Road, which lay to the south of its current position. The group comprises two larger rectangular buildings forming an L-plan with much smaller outlying structures to the west and east, which indicate the beginnings of courtyard plan. The 1797 map shows Ashford Road in the process of being realigned and that the section which passed close to Newingreen had been removed by this time.



Plate 34: 1769 Blatt Map of Kent

8.4.3 The Lymgne Tithe map 1841, depicts a developed group with a regular courtyard plan linked ranges. The apportionment records the owner as George Knott and details the main yard as House and farm yard in four parts. The adjacent plot (250) is likely to be barn and yard but appears as '???' on the apportionment. Adjacent fields are detailed as arable, pasture and meadow. The large field to the south is recorded as old hop garden and the field to the west as Forge field. During the Stage 1 site visit it was noted that these ranges remain standing and are of which are constructed of red brick, laid in English bond. Access is provided from Stone Street. The farmhouse, coloured in red on the map, is located at the northwest of the courtyard. Elsewhere a detached farm building is located on the opposite side of the courtyard to the farmhouse. To the northwest of the group is a smaller outlying building also coloured red, which may have been a forge given the name of an adjacent field. The Tithe map records the name of the farm as 'New Inn Green Farm'.



Plate 35 : Tithe map of Lymgne 1841

8.4.4 The 1st Edition Ordnance Survey of 1877 shows the open west side of the courtyard has been enclosed by a new range. The southern range has been extended to the west, with a second L-shaped range added to the already present L-shaped range. Beyond the courtyard, the rectangular outbuilding to the west of the ranges has been removed, a new smaller square building added to the northwest and the marking of two tracks for the first time leading from the courtyard and Stone Street to irregular fields to the west of the farm.

8.4.5 Early 20th Century mapping shows the loss of the southern part of the newly developed L range. The outlying house to the west has been demolished. Closer to the group, two out buildings adjacent to the west of the farmhouse have been added.

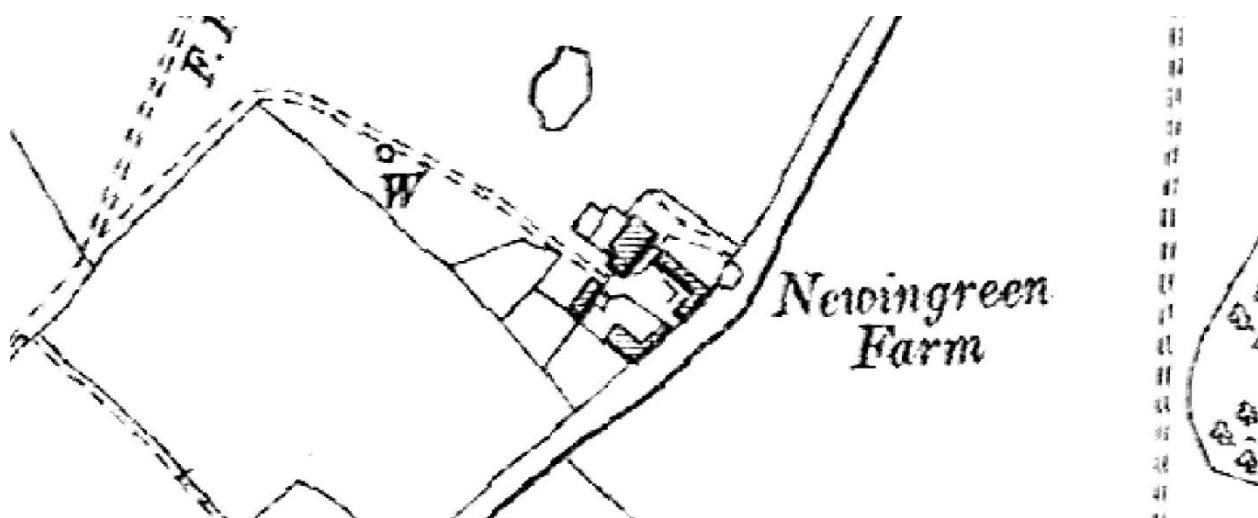


Plate 36: 2nd Edition Ordnance Survey of 1908

8.4.6 By the time of Ordnance Survey mapping from 1961, the farm has seen a major change to its landscape and its name is now spelt 'Newingreen'. The settlement has developed to the south and north of the farmstead, along the front of Stone Street and to the north at Ashford Road. The setting of the farm has subsequently changed dramatically and is no longer characterized as isolated, but does retain its overall internal form.



Plate 37: Farmhouse at Newingreen.

8.4.7 Ordnance Survey mapping from 1970 shows redevelopment of the south range extending to the west and the addition of a large L-shaped barn immediately to the west of this range, establishing the current layout. Changes post-1970 relate to use of the buildings which have been converted to residential. Inspection during the Stage 1 site-survey recorded that the farm buildings are constructed of redbrick with red-tile roofs. The larger 19th Century barn which forms the core of the south range is has an upper storey hung with square-tiles and entrance from Stone Street is via an archway in the adjacent lodge building and a gate. The farmhouse (the irregular rectangular building at the rear of the north range) is a marked contrast with the outbuildings as it is timber-frame constructed with white plaster panelling.

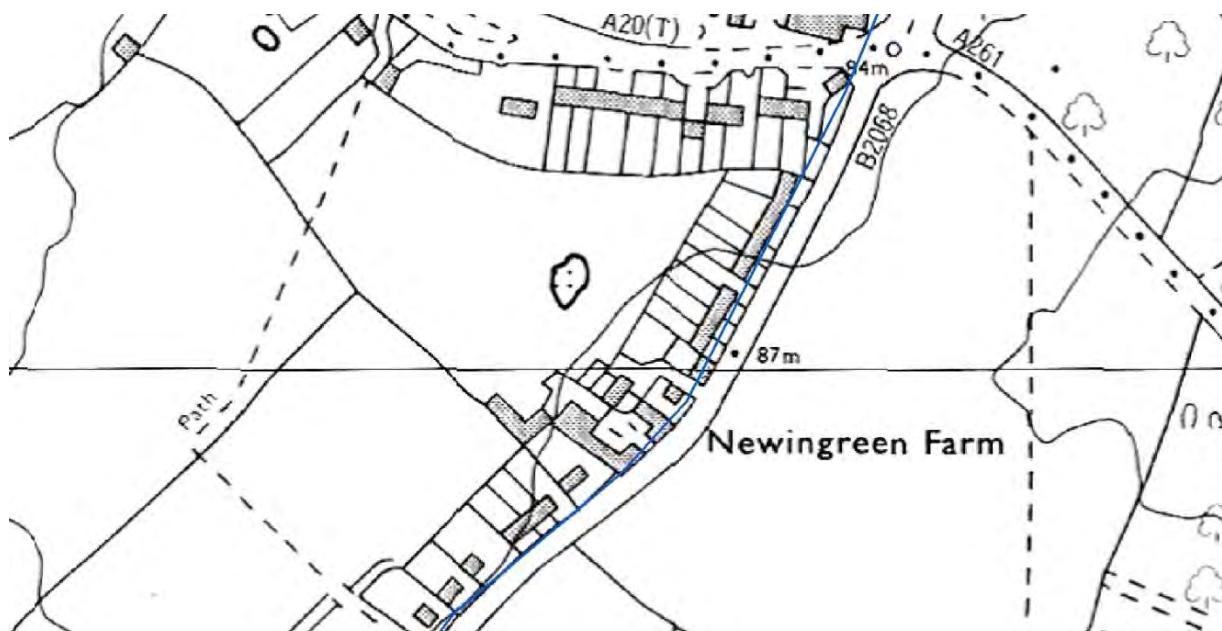


Plate 38: Ordnance Survey mapping 1970

- 8.4.8 The name 'New Inn Green' may indicate an earlier date for the farm than that indicated by the current buildings, probably relating to a roadside inn along Stone Street. No inns are recorded on 18th Century mapping, which may mean that the inn formed part of the farm or had gone by this point.



Plate 39: The South range at Newingreen Farm

Belle Vue (BH11)

- 8.4.9 Belle Vue, located at the junction between Aldington Road and Otterpool Lane, and originally spelt 'Bellavieu,' is first shown on the 1769 Blatt Map of Kent. The Lympe Tithe map 1841 shows two L-shaped ranges fronting onto Otterpool Lane and Aldington Road, with a farmhouse (marked in red) and outbuildings to the rear. Two rectangular buildings are shown to the east of the north range with an adjoining circular structure likely to have been an oast

house and a large pond is situated in the middle of the yard. The apportionment records the main group as house and yard in two parts, and the fields to the north as a garden and pigeon house field. The surrounding fields spanning Aldington Road and Otterpool Lane are detailed as arable, pasture, hops wood and shrubbery. The farm has a loose courtyard plan formed by the enclosure between the two L-shaped ranges.



Plate 40: The Farmhouse at Belle Vue

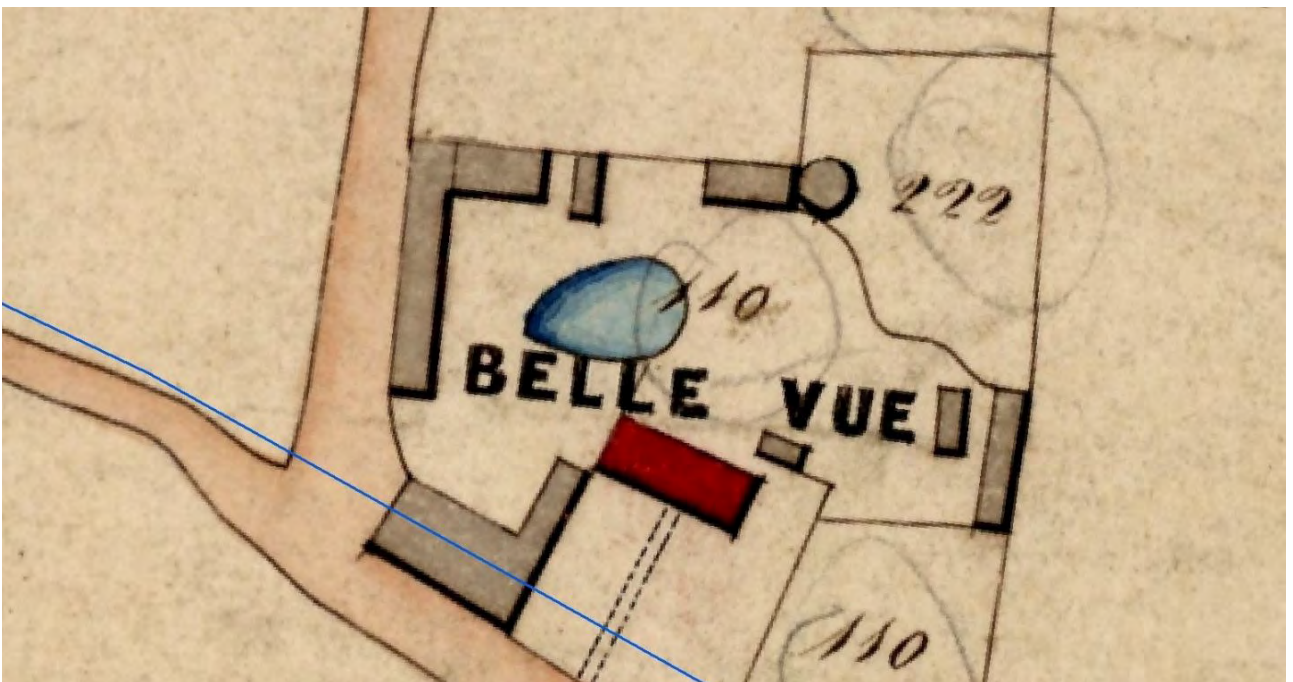


Plate 41: Lympne Tithe map 1841

8.4.10 The Ordnance Survey revision of 1898 shows a break in the range fronting Otterpool Lane, creating a new entrance to the farm. To the north, the buildings appear to have been infilled to create one range and the possible oast house has been removed. Beyond this a track entrance is depicted north of the group from Otterpool Lane. The south range is shown infilled connecting it to the farm house and the three outbuildings to the rear have become two. This linking of ranges has developed the farm into a courtyard plan.

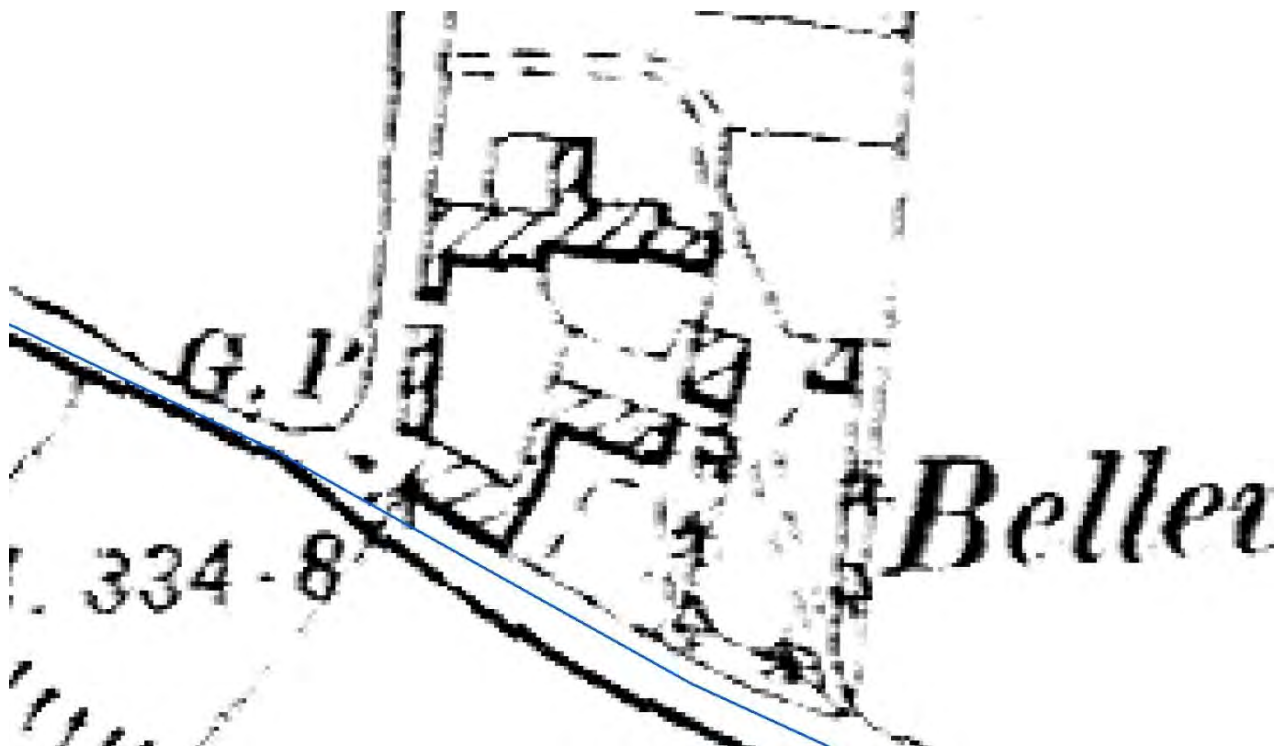


Plate 42: Ordnance Survey Revision of 1898

8.4.11 Further change is shown in the 2nd Edition Ordnance Survey of 1908, with the expansion to the farmhouse through connected ranges to create an internal courtyard and the northern range has been reduced. This creates a defined internal courtyard and outer court, comparable to Newingreen. The surrounding area is shown on Ordnance Survey mapping from 1938-40 changing dramatically with the development of Lympne Airfield. Surrounding farmland is lost to operations of the airfield focussing Belle Vue on the junction of Otterpool Lane and Aldington. The use of the farm would presumably have become residential at this point. Within its new confines the farm buildings retain their layout and form as a group.



Plate 43: Ordnance Survey mapping from 1938 – showing airfield buildings to east

- 8.4.12 Changes shown on Ordnance Survey mapping from 1961 onwards, reflect rationalising the farm buildings in line with a residential role. This includes the removal of the southern range which fronted onto Aldington Road and a partial reduction of the northern extension first shown in the 2nd Edition Ordnance Survey of 1908. These changes effectively opened extra courtyard space and aerial photography shows that these spaces currently form gardens confirming the change of role. The only recent change after this is the loss of a rectangular building to the south of the farmhouse.
- 8.4.13 The farmhouse is Grade II Listed (List Entry No. 1061098) and is described as ‘House, now house row. The farmhouse dates to 15th Century or early 16th Century with a mid-18th Century façade’. It is timber-framed with a front elevation clad in brick in Flemish bond. The outbuildings are variously brick and stone with tile-roofs. Inspection, has to date, been restricted to the perimeter of the property providing potential for some aspects to remain unidentified.

Elms Farm (FS5)

- 8.4.14 Elms Farm first appears on the 1769 Blatt Map of Kent as a pair of rectangular buildings standing at right-angles to each other. The layout on the Lypne Tithe map, 1841 is significantly different comprising a T-shaped farmhouse (marked in red), set back from and facing toward Ashford Road and a single outbuilding to the north.

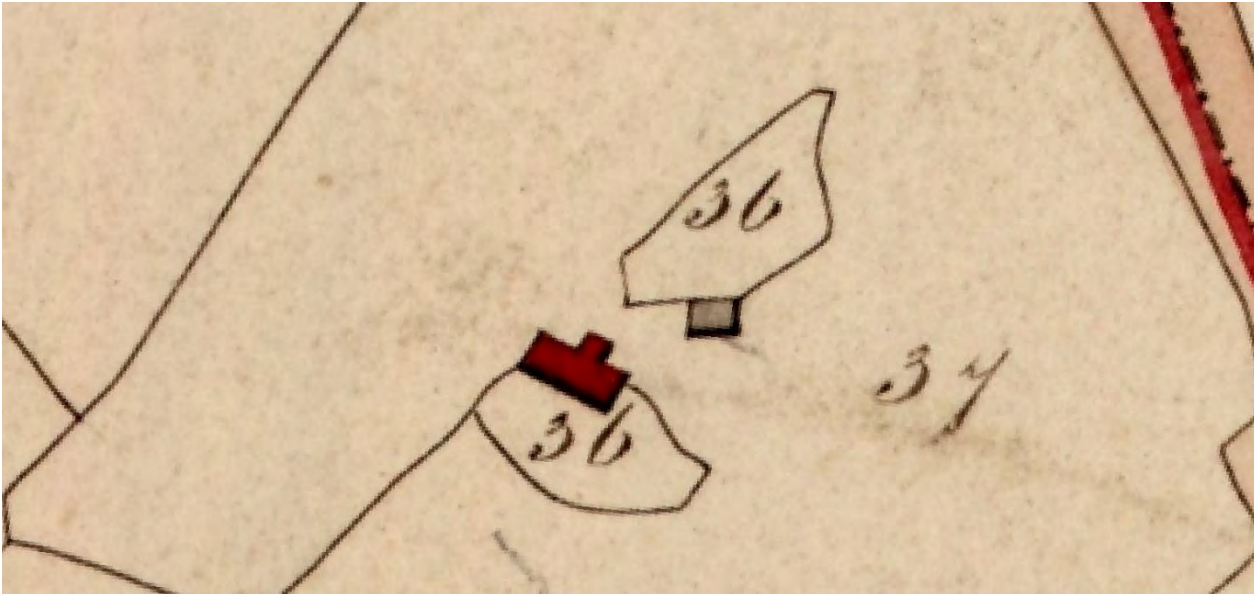


Plate 44: Lympe tithe map 1841 showing Elms Farm

8.4.15 The 1st Edition Ordnance Survey map of 1877 shows the out barn is lost and the farmhouse as a single square building, suggesting that it had been rebuilt. A barn and a circular structure, are located immediately to the east. The circular structure is labelled 'well'. Access is shown via a track from Ashford Road. The map details shrubbery on the perimeter of the enclosed fields. From the 2nd Edition Ordnance Survey of 1908 until its demolition in the 1960s, Elms Farm comprised the farmhouse, within a square plot, and a rectangular outbuilding to the southwest. The current building is redbrick with yellow stock banding and a modern slate roof.

Red House Farm (FS3)

8.4.16 A modern farm, developed in the 1970s, Red House Farm is a loose plan farm, comprising a farmhouse and single outbuilding. The farm developed to the west of a property, present in Ordnance Survey mapping from 1938. Access to the present day is from the location of the original house.

Benham Water Farm (FS4)

8.4.17 Like Red House Farm, Benham Water Farm is a modern 20th Century addition to the landscape of the site. Also located off Ashford Road, with shared access forged from previously existing residential properties, the farm is of no significance.

Upper Otterpool (BH20)

8.4.18 Upper Otterpool is first depicted on the 1769 Blatt Map of Kent onwards and includes a Grade II Listed timber-framed farmhouse with brick panelling of 'Late 16th or early 17th Century date with later alterations' (List Entry Number 1061110). On the 1769 Blatt Map of Kent it appears as a group of three rectangular buildings, incorrectly shown adjacent to Otterpool Lane, and on the 1797 Ordnance Survey as a group of four; in both cases it is titled 'Great Otterpool'. The Lympe Tithe map 1841 depicts only the long farmhouse building and a small outbuilding (identified on the Stage 1 survey as a Medieval to Post-Medieval barn), to the southwest with an adjacent pond. This indicates a reduction in the role Upper Otterpool played at this time, reflecting the shift to Otterpool Manor as the main farm and a residential role for Upper Otterpool. The buildings at Upper Otterpool are shown on the Tithe map within three rectangular plots, the southernmost of which is shaded light blue. The small outbuilding and pond are located within a larger rectangular field. The

farmhouse and outbuildings are detailed by the apportionment as house and garden and the field to the north as pasture, whilst the blue shaded field is detailed as plantation. The owner is detailed as Rev. Champneys and the surrounding fields as arable, pasture, wood, hops and meadow.



Plate 45: Lympne Tithe map 1841

8.4.19 The 1st Edition Ordnance Survey of 1877 and Ordnance Survey Revision of 1898 show a considerable amount of new built-form, with the addition of ranges to the west and north, effectively creating a courtyard plan. The smaller barn remains to the southwest and a garden is depicted to the rear of the farmhouse. Ponds are depicted close to the earlier barn and within the courtyard and the new west range is labelled 'S. Lodge'. Additionally, a cart track runs through property. These additions indicate a significant increase in activity at the farm at this time, which whilst the layout indicates that this related to production, the title 'S. Lodge' indicates residential.

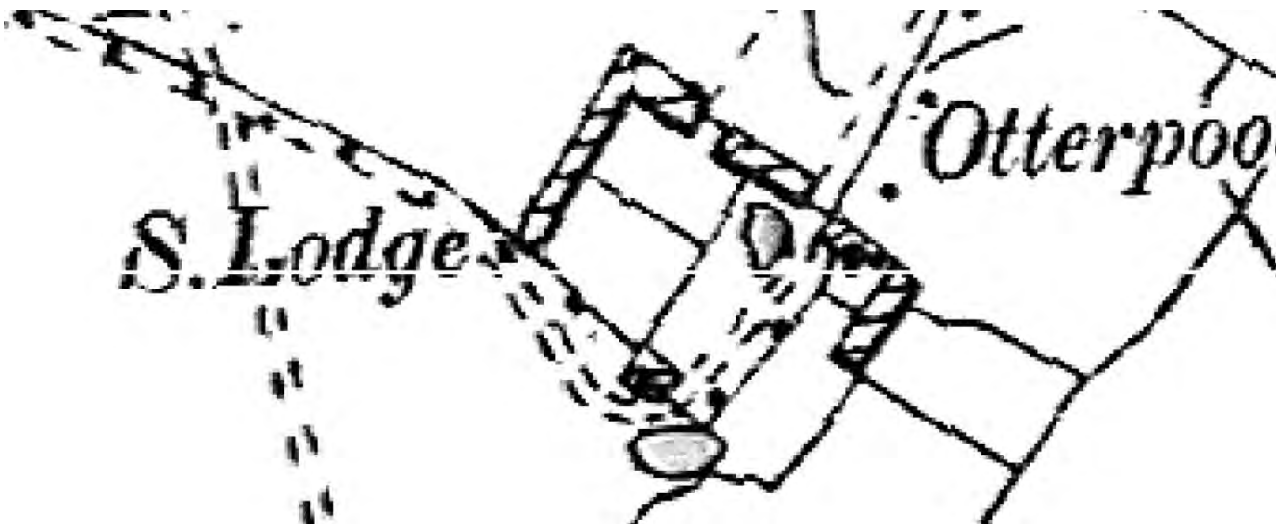


Plate 46: Ordnance Survey Revision of 1898

8.4.20 The 2nd Edition Ordnance Survey of 1908 shows a large reduction at the farm, comprising the removal of all the later 19th Century additions excluding the pond within the courtyard, whilst the earlier pond has been filled in. The farmstead becomes Upper Otterpool for the first time and returns from a courtyard plan to a loose plan. Subsequently the development of Lympne Airfield removed the trackway to Otterpool Lane by Ordnance Survey mapping from 1961 and a small redbrick outbuilding was added during the mid-20th Century adjacent

to the farmhouse. The dating of this structure is difficult given that it is omitted from wartime mapping.



Plate 47: Farmhouse at Upper Otterpool

8.4.21 Upper Otterpool was visited during the Stage 1 site-visit which identified a later 20th Century timber clad barn and a ruinous mid-20th Century building, now comprising a concrete slab and redbrick remnants of walls, to the southwest of the farmhouse. Information provided by the owners indicates that the ruinous building may have originated as a military office, added during World War Two, when the house was requisitioned for the duration, and that the timber-clad building is a recent addition (Pers Comm). The group are currently screened from much of the proposals by a combination of distance, trees and vegetation but retain a visual and historical connection with Otterpool Manor.

9 Conclusions

9.1 HLC

- 9.1.1 Detailed analysis characterisation of the HLCTs identified by County HLC within the site has been undertaken, providing a more comprehensive understanding of the HLC, which identifies variations in type and elements which make up the individual HLCTs. The predominate HLCT within the site is 1.6 Rectilinear with wavy boundaries (late Medieval to 17th/18th Century enclosure) whilst 1.10 Medium regular with straight boundaries (parliamentary type enclosure) and 1.13 Prairie fields (19th Century enclosure with extensive boundary loss) forming the second largest constituents. The smaller non-developed constituents comprise small rectilinear with wavy boundaries (1.15) and (small regular with straight boundaries (parliamentary type enclosure) representing survivals within the development of 1.6. The remaining HCLT's form areas of impact and development and comprise active and disused gravel quarries (12.2), settlement areas (9.2 & 9.6), industrial development (12.3) and the Folkestone Racecourse (11.1). Additionally, HCLT 4.9, Pre-19th Century coppices (located immediately south of the site), was found to survive within localised areas of copses within the site (Figure 3).
- 9.1.2 Within the interpretation of HLCTs within the site a group of new classifications are proposed which are illustrated on Figure 5. These are;
- Historic Woodlands;
 - Fields defined by the East Stour River;
 - Historic Hedgerows;
 - Farmsteads and associated Enclosed Lands (Figure 4);
 - Transport and Communication Links; and
 - Disused Military Buildings.
- 9.1.3 These proposed HLCTs add additional context to the County interpretation and in the instances of historic woodland and hedgerows form additional areas and features within the existing County HLCTs.
- 9.1.4 The various HLCTs present groups which can be used to help inform Framework Masterplan and design of the site. The characteristics of the different typologies such as layout and features can be either preserved where appropriate and/or replicated by the proposals. HLCT 1.6, as the predominate type already underpins much of the Framework Masterplan layout and could be augmented by the inclusion of aspects of the layout of the other HLCTs to provide variation.
- 9.1.5 The detailed analysis also highlights areas of historic hedgerow and woodland and other features which if retained will contribute to continuity of HLC and 'greening' of the site. It also provides a record of the current HLC and identifies areas where the 1997 Hedgerow Regulations will need to be adhered.

9.2 Farmsteads

- 9.2.1 A total of 17 farmsteads have been identified for this study, eight of which are within the site as defined by the 2017 application site boundary. One asset is now non-extant (BH23), and nine are just outside of site. Only two farmsteads (BH32 and BH38) lie within the 2018 outline planning application site boundary (Figure 4). The more historic farmsteads with a well-preserved character, such as Upper Otterpool, Otterpool Manor, Newinninggreen, Belle Vue and Hillhurst have significant elements which make a contribution to the diversity of built-form within the site. Other 19th century and potentially earlier examples, such as Barrow Hill make varying contributions which have been compromised by loss of historic structures and the addition of non-sympathetic later buildings such as open-sided Dutch barns. In these

instances, some individual buildings are historically significant, but the overall integrity of the farmstead has been extensively compromised. The remainder of the farmsteads are of modern date or have been compromised entirely by unsympathetic later development.

- 9.2.2 The materials of the historic structures within the different farmsteads provide a vernacular which includes extensive use of redbrick, timber-framing, hanging square and club tiles and tile-roofs. It is recommended that these materials are used to inform the design of proposed buildings. This should be considered during ongoing design together with input regarding other historic buildings within the site and surrounding area.

10 Recommendations

10.1.1 The following recommendations are made concerning Master-planning and Design, as a means of continuing the main elements of Historic Landscape character within the site. This will help ensure that optimum benefit is made of HLC as a heritage resource which makes a positive contribution to the character of the proposed Development and helps determine a suitable outcome at EIA and planning.

10.2 Historic Landscape Characterisation Recommendations

10.2.1 Recommendations are made for each individual HLCT as discussed in section 7 of this report.

Medium regular fields with straight boundaries (parliamentary type enclosure) - 1.10

10.2.2 A level of retention of the layout of these boundaries and the remaining hedgerows under the master-plan layout would provide historic continuity with HLC development maintaining legibility of this development in the proposed Development. Additionally, the hedgerows would contribute to the 'greening' of the scheme.

Prairie fields (19th Century enclosure with extensive boundary loss) - 1.13

10.2.3 This area of the site is of a later character largely defined by the now absent 20th Century military structures. Whilst retention of the existing divisions will provide some continuity with past HLC development, this is of a late character and survives without the military and industrial factors which defined it. As such there is a high capacity for change within this area and no recommendations are required.

Small rectilinear fields with wavy boundaries - 1.15

10.2.4 Retention of the layout of 1.15 in this area of the site and the surviving woodland which surrounds it is advised as part of maintaining historic continuity and legibility of HLC in the proposed Development.

Rectilinear fields with wavy boundaries (late Medieval to 17th/18th Century enclosure) - 1.6

10.2.5 As the dominant grain of HLC within the site the layout of this HCLT should underpin Framework Masterplan grouping as an overall context, with retention of hedgerows and woodland where appropriate to support continuity. Given the abundance of this HCLT there is potential for relatively extensive variations, which could potentially be based on other HCLT's, which where sensitively implemented would contribute to the overall character of the proposed Development.

Small regular fields with straight boundaries (parliamentary type enclosure) - 1.9

10.2.6 The remaining character of these earlier smaller enclosures, which have a strong connection with the agricultural history of Upper Otterpool should be retained under master-planning. The area of earthworks to the north of Upper Otterpool represents a significant archaeological resource, as well as contributing to HLC and the outlying field with coppicing provides additional context to this activity.

Pre 19th Century Coppices - 4.9

10.2.7 The various smaller areas of woodland and coppicing within the site could be reclassified under 4.9 and retained under the Framework Masterplan where they will contribute to continuity of HLC and the rural character of the scheme.

Scattered settlement with paddocks (post 1800 extent) - 9.2

10.2.8 The buildings within these plots have been considered on the basis of individual merit by the Stage 1 Desk-based Assessment (Arcadis 2016) and the Stage 2 Historic Buildings and Structures Appraisal (Arcadis 2017a). The development of the HCLT is of a late date and has been extensively modified by later development. There is little argument for its layout being retained within the Framework Masterplan. There are various options, such as modifying it into the adjacent HCLT 1.10 or establishing a new layout of small multiple divisions lining Ashford Road.

Post 1810 settlement (general) - 9.6

10.2.9 The master plan should consider the unnucleated and dispersed character and relationship between each individual settlement area, and refrain from further development or expansion of each area, to retain the current character and morphology of each respective settlement area.

Racecourse - 11.1

10.2.10 The open nature of this area should be maintained to a reasonable degree as parkland in the scheme forming a proxy preservation of the deer-park setting of Westenhanger Castle. An open landscape has been maintained across this area from the Medieval period onwards, taking different forms and even with the temporary wartime structures has at no point been built-up. Protection of this landscape is an ongoing matter for design and is principally being covered by the Statement of Significance (Arcadis 2017b) and Conservation Management Plan for Westenhanger Castle (Arcadis 2017c). Consideration must be made for the protection of Historic Hedgerows within the centre part of the racecourse.

Active and disused Gravel and Clay workings - 12.2

10.2.11 The area is covered by a SSSI protecting biodiversity within the quarry. Work pertaining to the retention of this is likely to determine its treatment within the Framework Masterplan. From a historical point of view the quarrying represents ongoing impact of a common nature and presents an opportunity for remodelling as part of the scheme.

Industrial complexes and factories - 12.3

10.2.12 This business park will be retained under the scheme and effectively falls outside of the application site boundary. In the event that it is later redeveloped then there are a range of opportunities for new use, with few restrictions relating to HLC. If the decision is taken to reintroduce earlier HLC to this area this might usefully draw upon 1.13, 1.6 or 1.10 with the inclusion of woodland or hedgerows adding to a rural character.

10.3 Farmstead Recommendations

10.3.1 The following recommendations are made for the individual farmsteads located within the application site boundary of Otterpool Park. Recommendations for certain farmsteads or their individual buildings, are made in conjunction with the Otterpool Historic Buildings and Structures Appraisal (Arcadis 2017).

Zone A

Harringe Court (BH6)

10.3.2 There is little retention of the historic buildings at Harringe Court. The farm remains operational, through the replacement of historic buildings with modern sheet metal barns. Overall retention is considered to be <25% with the loss of the Oast House a considerable loss to the farm's heritage. As such, the significance of the farm is restricted and focused

mainly on the farmhouse, which itself has a limited value due to modifications. No recommendations are required for this asset as it not within site.

Somerfield Court Farm (BH5/FS1)

10.3.3 The farm was originally located north of the railway line, but was demolished to make way for M20, it was relocated to its new position within site between 1978 and 1997. No recommendations are suggested for this asset as it is of Modern date and adds no historical significance or interest to this part of site.

Otterpool Manor (BH12)

10.3.4 Otterpool Manor remains an operational farm complex, with significant extant medieval and post-medieval structures. It forms a distinct group which contributes to its surrounding landscape, which already afforded protection by the Grade II Listed farmhouse (List Entry No: 1344210) and the historic out-buildings which fall under its curtilage. No recommendations are required for this asset as it not within site.

Zone B

Barrow Hill (BH13)

10.3.5 There is little retention of the earlier character at Barrow Hill Farm although the surviving buildings are notable individually and are considered in the Otterpool Historic Buildings and Structures Appraisal (Arcadis 2017). Overall retention is considered to be less than <25% with the loss of the 19th Century ranges forming the most significant loss. As such the significance is limited to individual survivals rather than the integrity of the buildings as a group. No recommendations are required for this asset as it not within site.

Hillhurst Farm (BH32)

10.3.6 The overall significance of Hillhurst Farm, based upon its retention of historic elements, is medium. Retention of the farm from the 19th Century is >50%. The major characteristics of the farm through the farmhouse and full regular courtyard ranges are retained but extensively altered in terms of material. No recommendations are required for this asset as it has lost most of its historical character even though the alterations are in the same location as the original.

Twin Chimneys, formerly Tin Chimneys Farm (BH24)

10.3.7 The earlier association to farming has been removed by 20th Century developments which have effectively redefined Twin Chimneys as one of the properties facing onto Stone Street. The asset is located just within the site's boundaries and although it has already been altered and it has lost some of its significance it does retain some historical character. No recommendations are required for this asset as it has lost most of its historical setting and significance as a farmstead. The building does retain some of its historical character and should be preserved within the development.

Mink Farm (FS2)

10.3.8 The significance of the farm is considered negligible and dated to the modern period. There is no interest of this farm historically. The earlier use is indicated by the ploughing marks on the Tithe map suggesting domestic-scale agricultural. Latterly the farm diversified to mink-farming. Although it will be impacted by site there are no recommendations for this asset its significance and character have been lost.

Farmstead South East of Railway Cottage/ The Mount (BH17)

10.3.9 The Mount is of later 19th Century date and has formed a small farm for the duration of its existence. The original layout has been extensively altered, providing little survival of the original buildings and redefined the farm as one of the properties along Barrow Hill. As such the farm provides little evidence of retention and holds a low value in providing evidence for a traditional Kent farm style. No recommendations are required for this asset as it not within site.

Zone C

Newingreen Farm (BH25)

10.3.10 Whilst the southern range has changed use, with the enclosure of part of the farmyard for privacy, for the development of private residence, the original late 18th to early 19th Century farmhouse remains intact along with 19th some of the outbuildings. The 20th Century additions reflect responses to a need for increased capacity, but overall the farm has a well retained historic courtyard plan including a number of its earlier buildings. As a whole Newingreen represents a good example of an early farm within the site, which high heritage values contributing to the diversity of built-form along Stone Street. No recommendations are required for this asset as it is not within site.

Belle Vue (BH11)

10.3.11 Belle Vue, despite no longer being an active farm, has heritage value as an early farm which retains much of its original although developed plan focussed around a farm house of 15th – 16th Century date. The development of the farm as a group has been largely organic over the past two centuries responding to expansion and latterly the dramatic change brought about by the development of its farmland as Lympne Airfield in the 20th Century. This has also effectively isolated Belle Vue and screened it from the impacts of the proposals. No recommendations are required for this asset as it not within the site.

Elms Farm (FS5)

10.3.12 Elms Farm has been subject to two phases of demolition and redevelopment and survives today as a set-back residential property along the Ashford Road. No recommendations are required for this asset as it does not add any historical interest or significance to the area.

Red House Farm (FS3)

10.3.13 A modern farmstead, Red House Farm holds no historical value or significance. Therefore, there is no recommendations for this property.

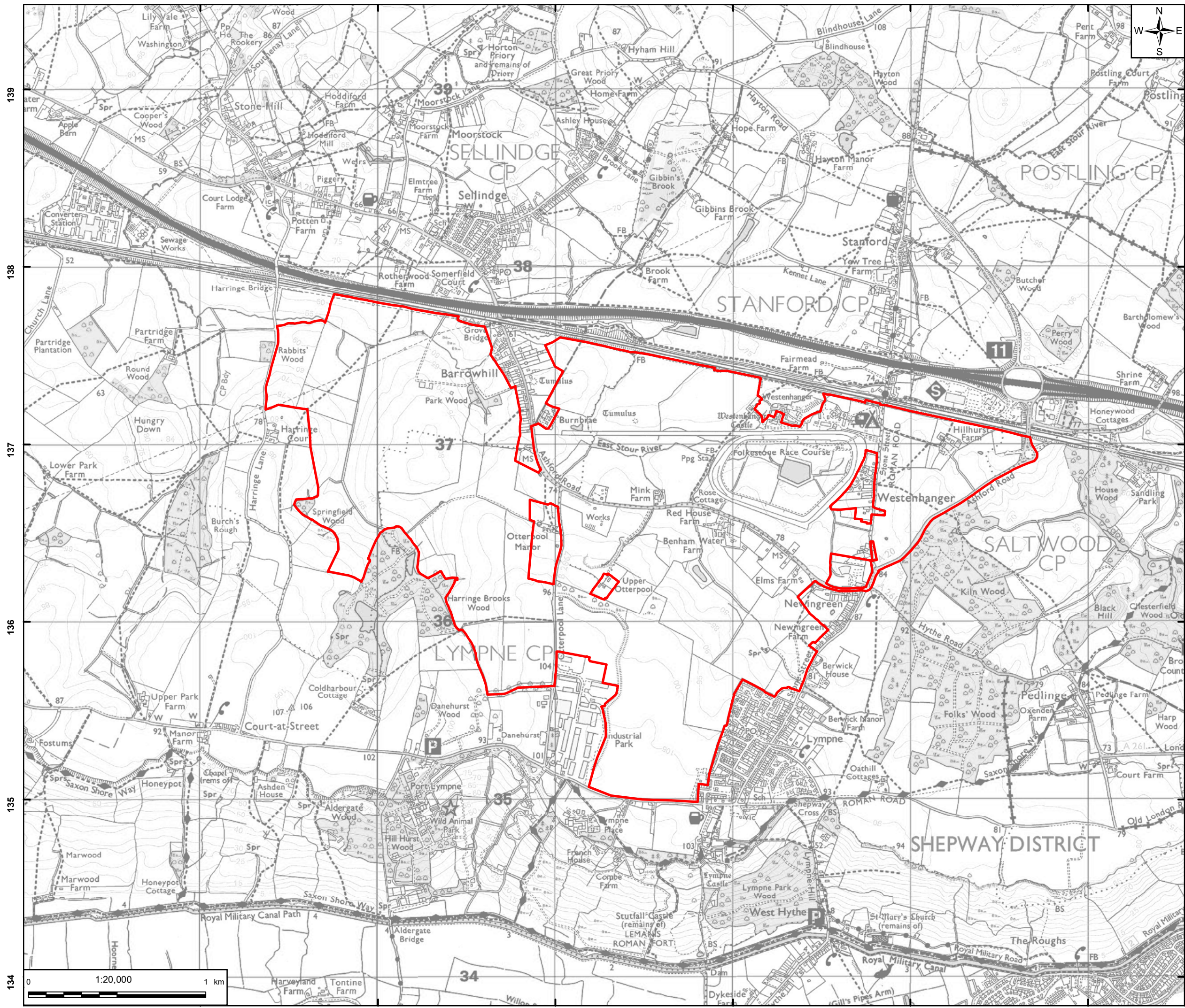
Benham Water Farm (FS4)

10.3.14 A modern farmstead, Benham Water Farm holds no historical value or significance. Therefore, there is no recommendations for this property.

Upper Otterpool (BH20)

10.3.15 Upper Otterpool has undergone extensive remodelling over the past three centuries, from a loose farm plan to farmhouse and outbuilding, to an enclosed courtyard plan to the current regular grouping. The farmhouse and earlier barn both have significant heritage value reflected by the listing of the former and protection afforded to the latter under the curtilage of the farmhouse. The protection of Upper Otterpool as a group is afforded by the curtilage of the Grade II Listed farmhouse. No recommendations are required for this asset as it not within site.

FIGURES



Legend
 Outline Planning Application Boundary (OPA)

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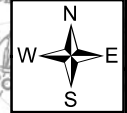
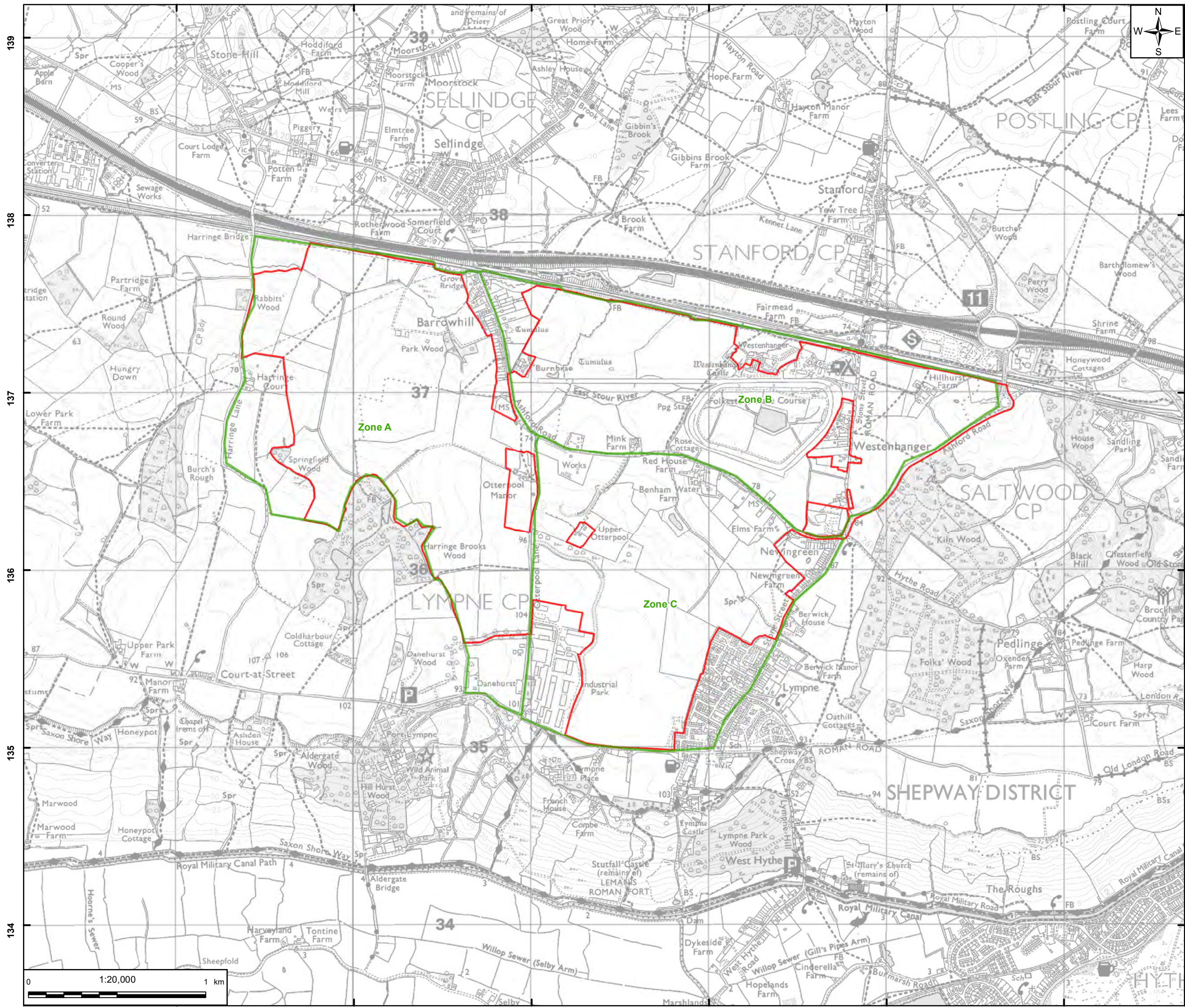
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OTTERPOOL PARK

Figure 1
 Site Location

scale	original size	datum	grid
1:20,000	A3	Sx	BNG



Legend
 [Red outline] Outline Planning Application Boundary (OPA)
 [Green outline] HLC and Farmstead Report Zones

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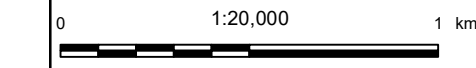
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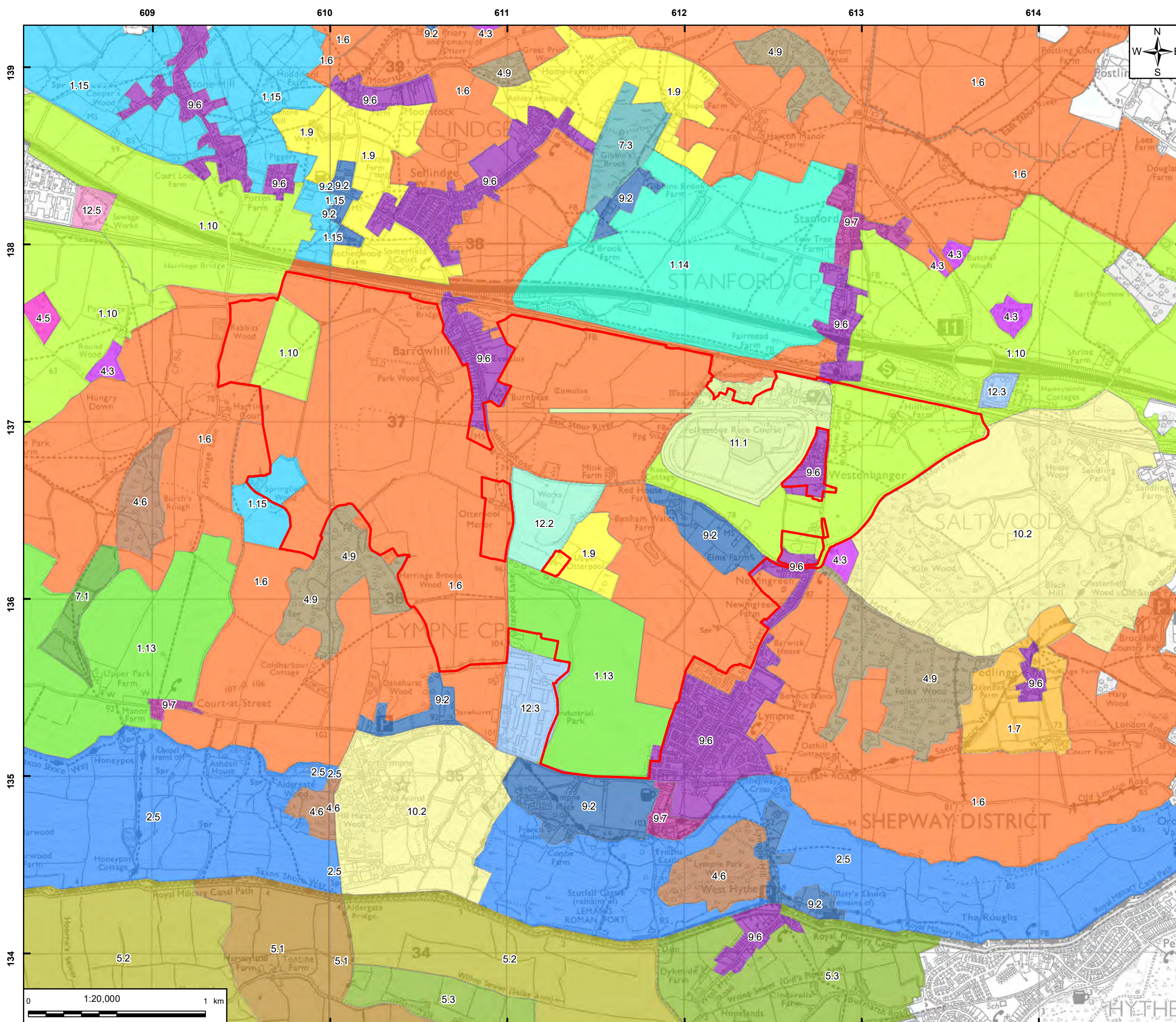


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Figure 2
 HLC and Farmsteads report zones

scale	original size	datum	grid
1:20,000	A3	Sx	BNG





Legend

Outline Planning Application

Historic Landscape Characterisation

- 1.6 - Rectilinear with wavy boundaries (?late medieval to 17th / 18th century enclosure)
- 1.7 - Irregular straight boundaries
- 1.9 - Small regular with straight boundaries (parliamentary type enclosure)
- 1.10 - Medium regular with straight boundaries (parliamentary type enclosure)
- 1.13 - Prairie fields (19th cent enclosure with extensive boundary loss)
- 1.14 - Fields predominantly bounded by tracks roads and other rights of way
- 1.15 - Small rectilinear with wavy boundaries
- 2.5 - Common Marsh
- 4.3 - Other pre-1810 Woodland
- 4.5 - 19th century Plantations (general)
- 4.6 - Pre-1810 scarp & steep valley-side
- 4.9 - Pre 19th century Coppices
- 5.1 - Small irregular enclosures
- 5.2 - Irregular enclosures
- 5.3 - Small rectilinear enclosures
- 7.1 - Miscellaneous valley bottom paddocks and pastures
- 7.3 - Marsh and rough grazing
- 9.2 - Scattered settlement with paddocks (post 1800 extent)
- 9.6 - Post 1810 settlement (general)
- 9.7 - Village/hamlet 1810 extent
- 10.2 - 19th century and later parkland
- 11.1 - Racecourses
- 12.2 - Active and disused Gravel & Clay
- 12.3 - Industrial complexes and factories
- 12.5 - Reservoirs and water treatment

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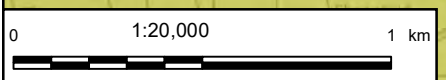
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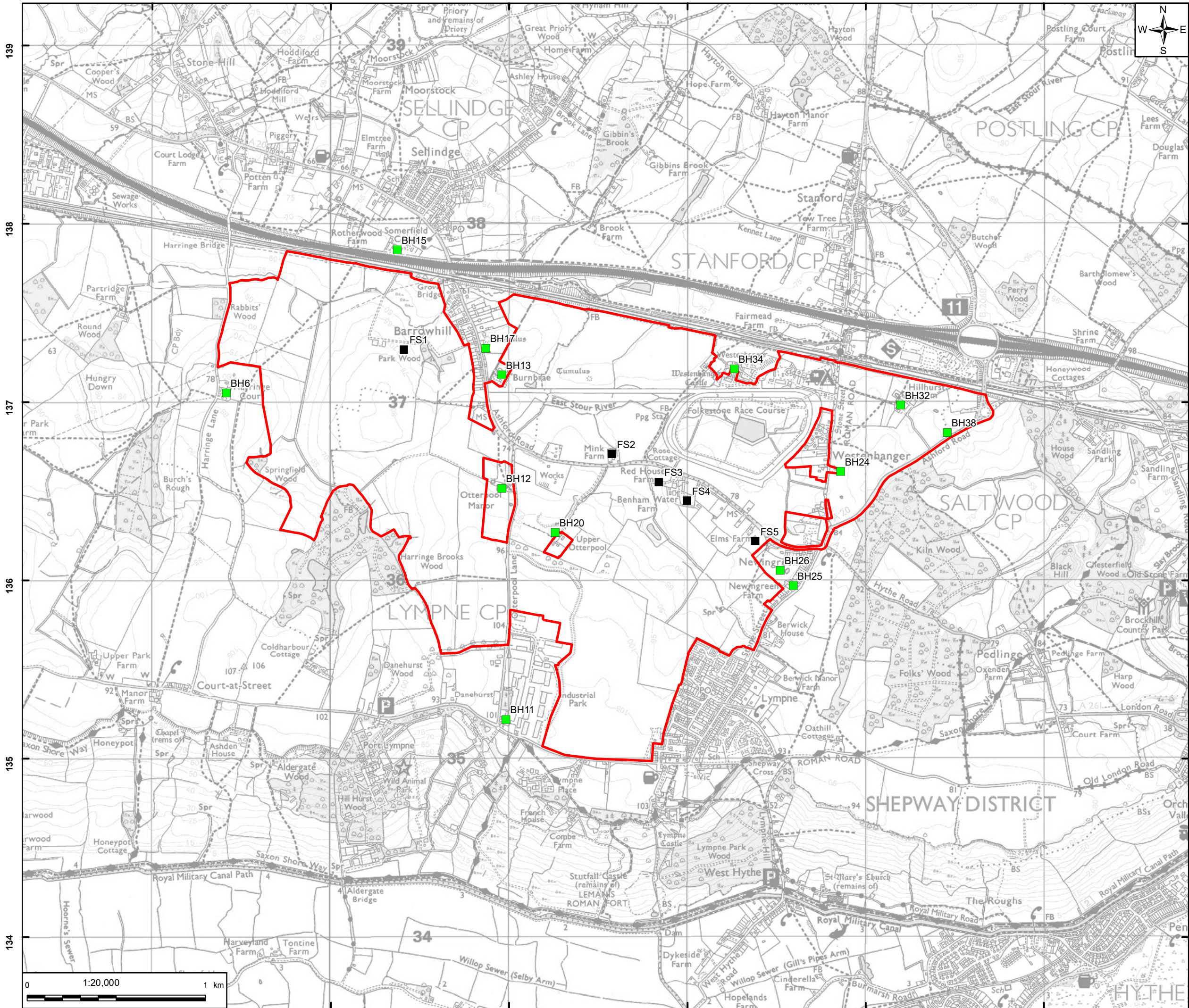
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Figure 3
Historic Landscape Characterisation Data

scale	original size	datum	grid
1:20,000	A3	Sx	BNG





Legend

- Outline Planning Application Boundary
- Farms not recorded on the KHER
- Farms recorded on the KHER

Notes

- BH = Built Heritage asset
- FS = Farmstead

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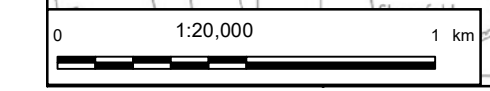
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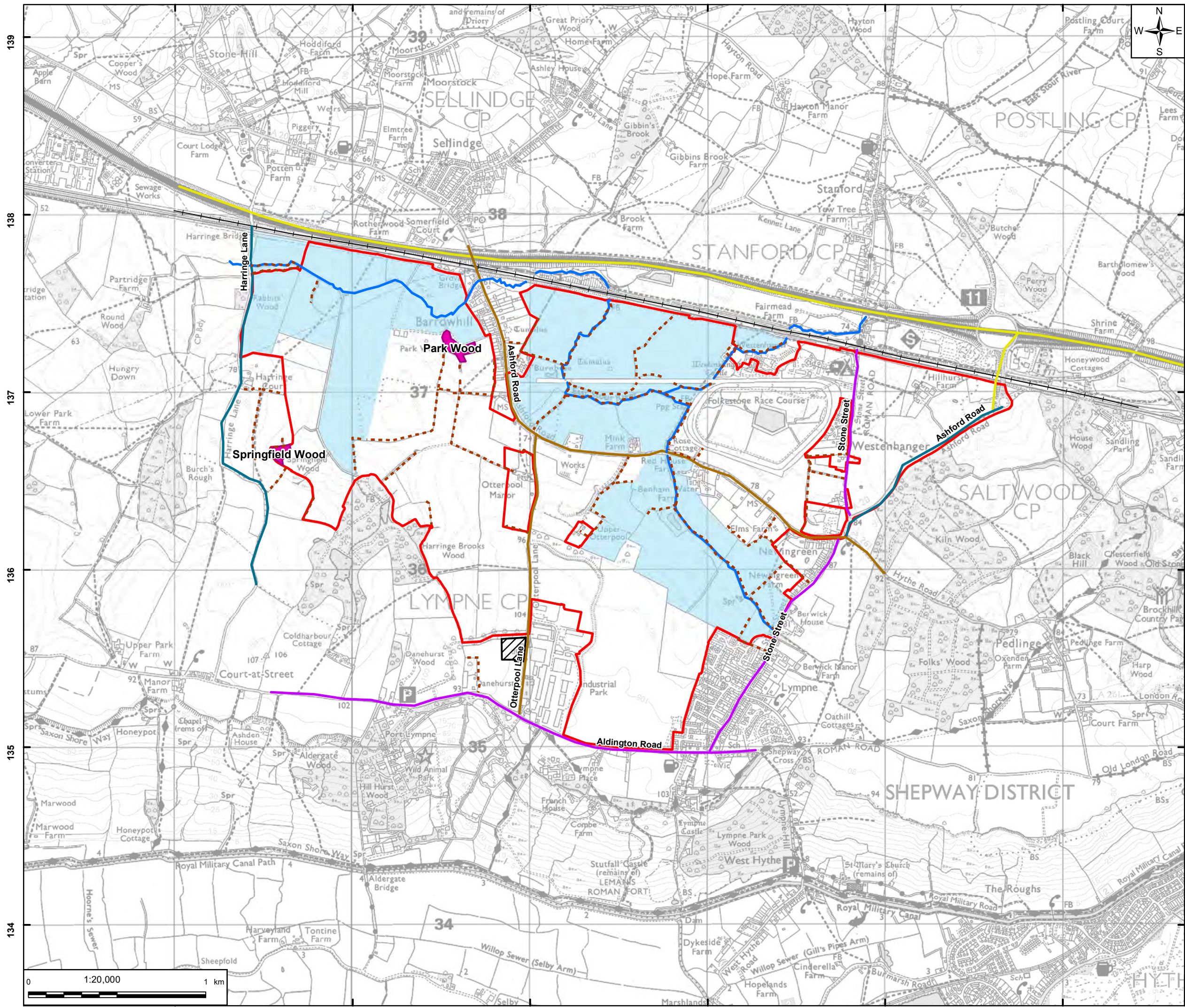
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Figure 4
Farm Locations

scale	original size	datum	grid
1:20,000	A3	Sx	BNG





- Legend**
- Outline Planning Application Boundary
 - Disused Military Buildings
 - Historic Woodland
 - Fields defined by the East Stour River
 - Communication and Transport Links**
 - Historic Hedgerows
 - East Stour River
 - Roman Roads
 - Medieval Roads
 - Medieval to Post Medieval Roads
 - Modern Road (M20)
 - Post Medieval Railway

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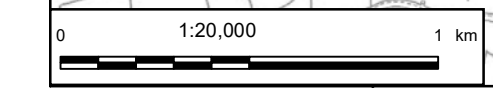
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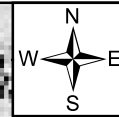


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Figure 5
Proposed HLC types

scale	original size	datum	grid
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Legend

 Outline Planning Application Boundary

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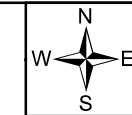
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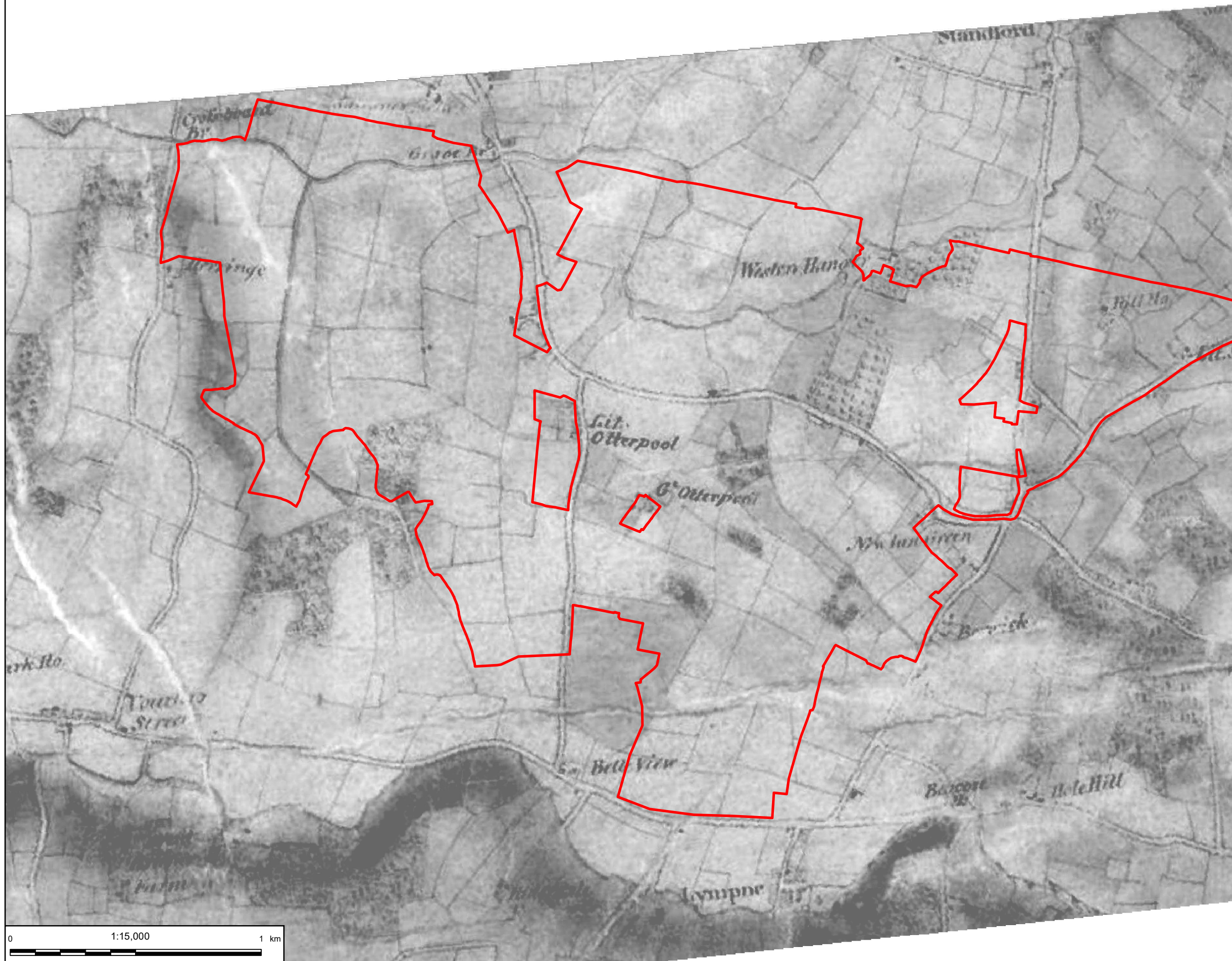
Figure 6
1769 Blatt Map of Kent

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Legend

 Outline Planning Application Boundary



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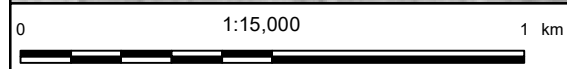


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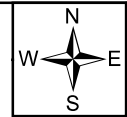
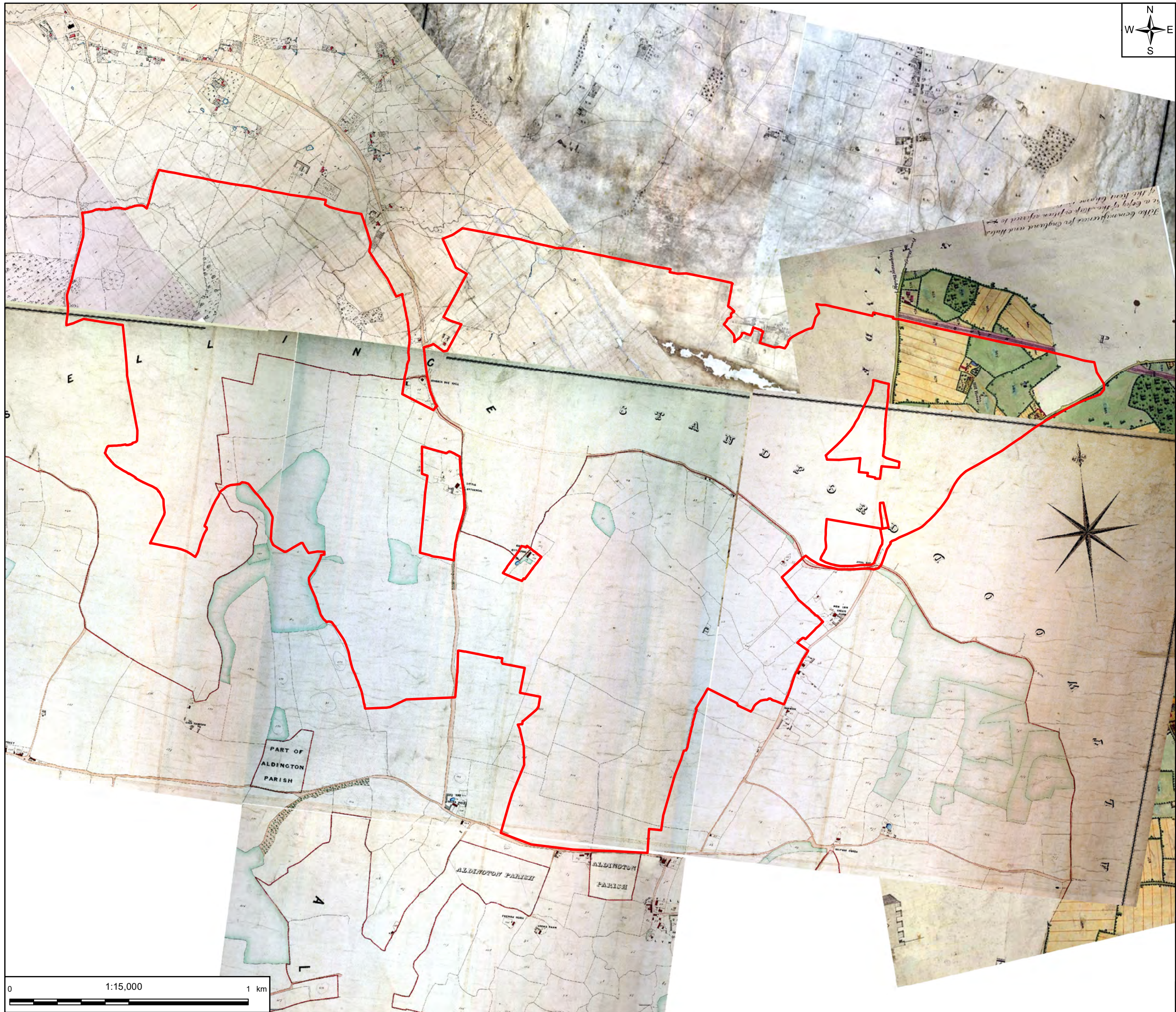



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Figure 7
1797 OS Drawing



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 Outline Planning Application Boundary

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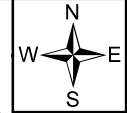
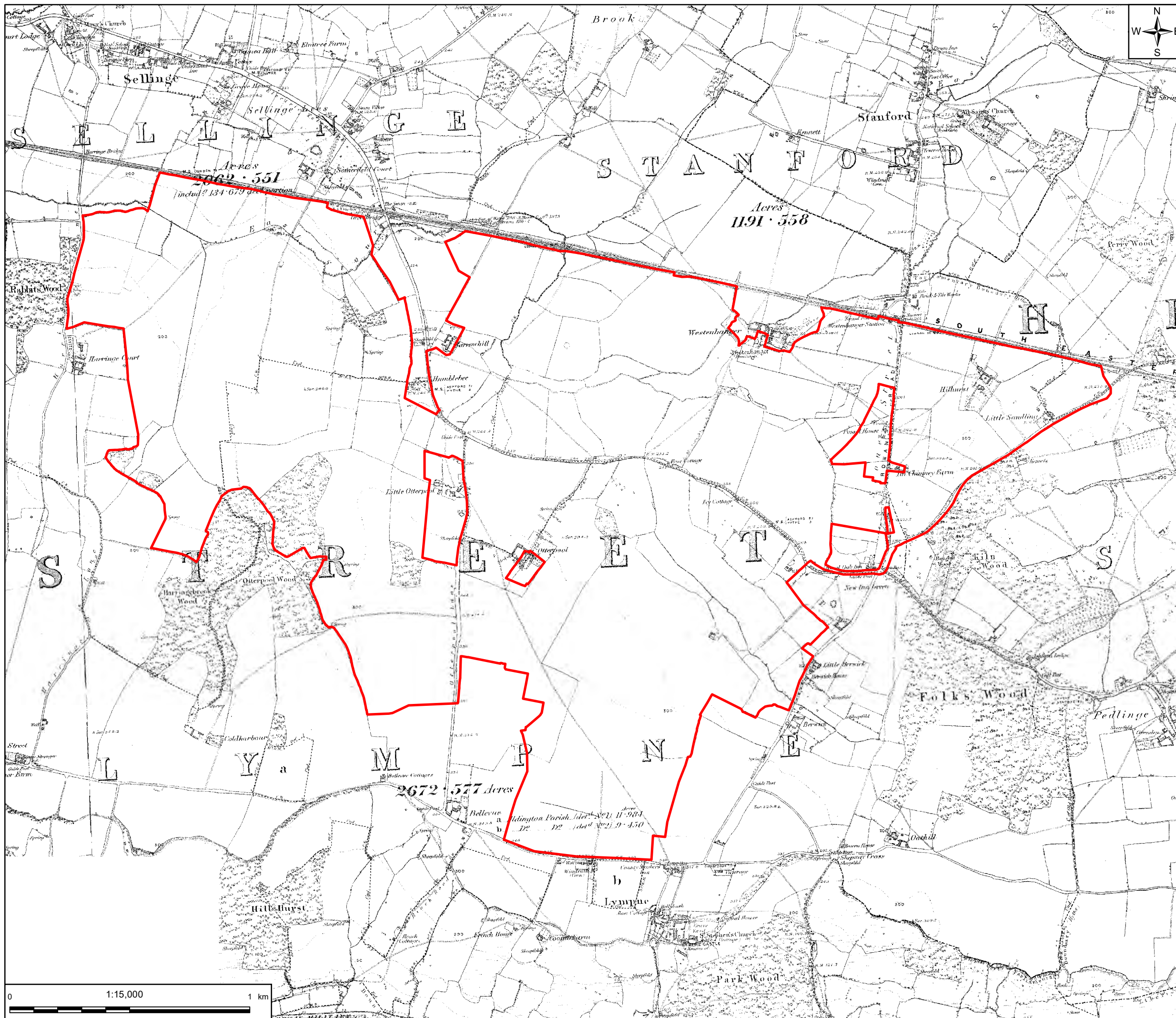
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**Figure 8 Tithe Maps
 1838 Stanford, 1840 Sellindge,
 1841 Lympne, Combined**

scale	original size	datum	grid
1:15,000	A3	Sx	BNG



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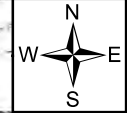
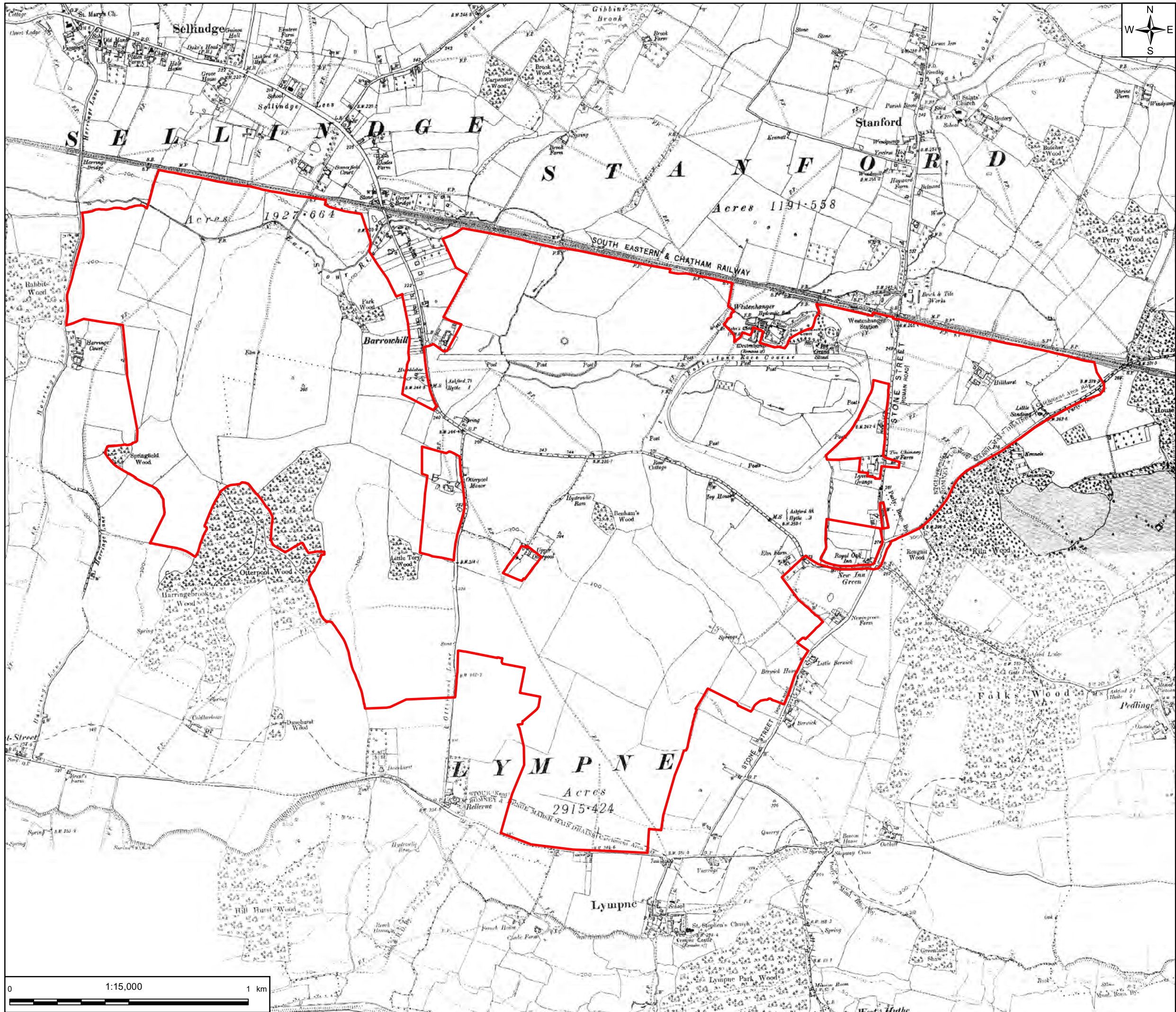
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Figure 9
 1877 OS map

scale	original size	datum	grid
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 Outline Planning Application Boundary

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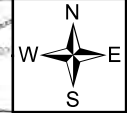
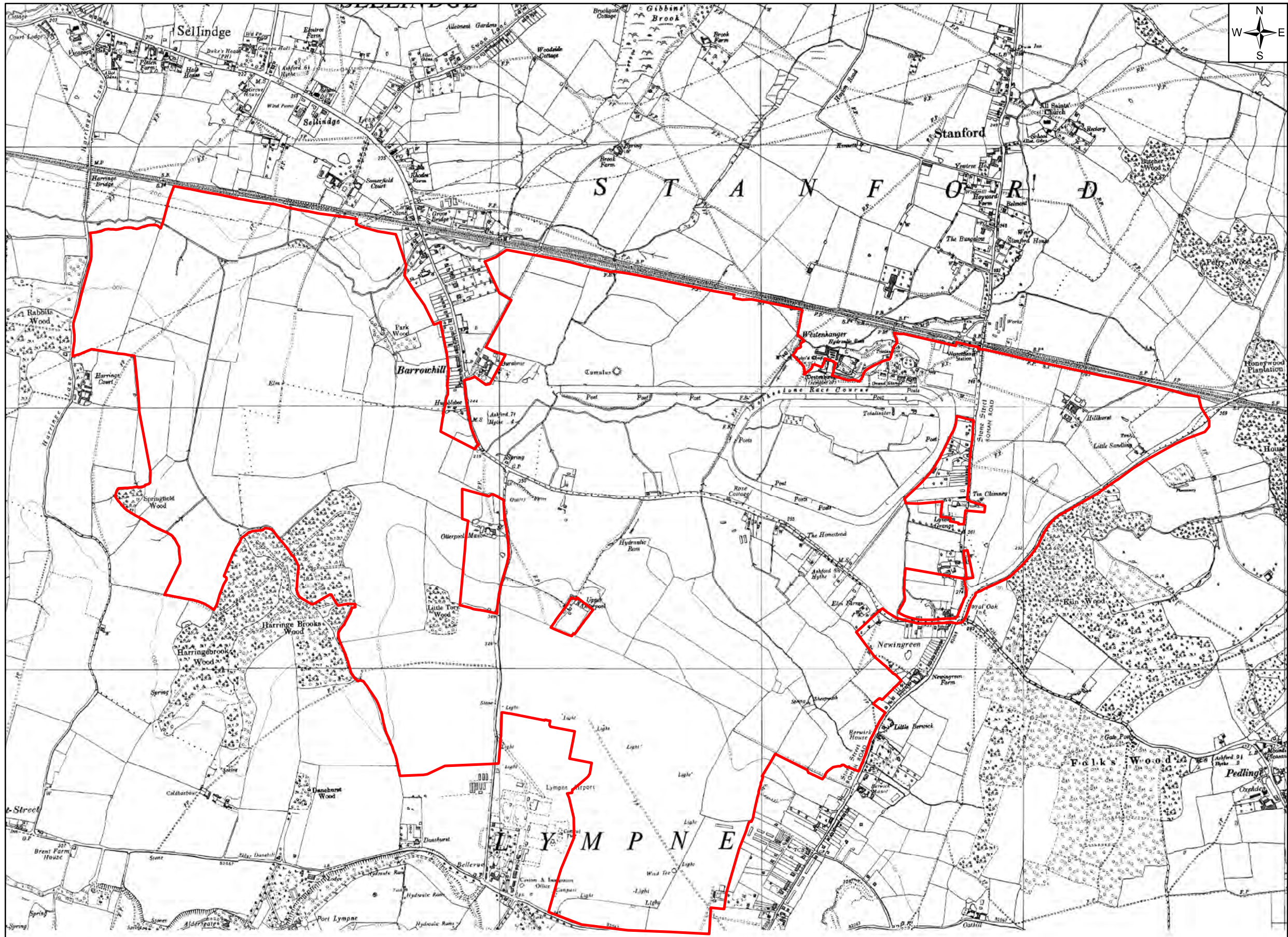
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Figure 10
 1908 OS map

scale	original size	datum	grid
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Legend
 Outline Planning Application Boundary

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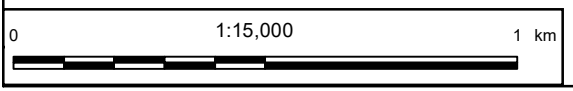
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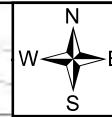
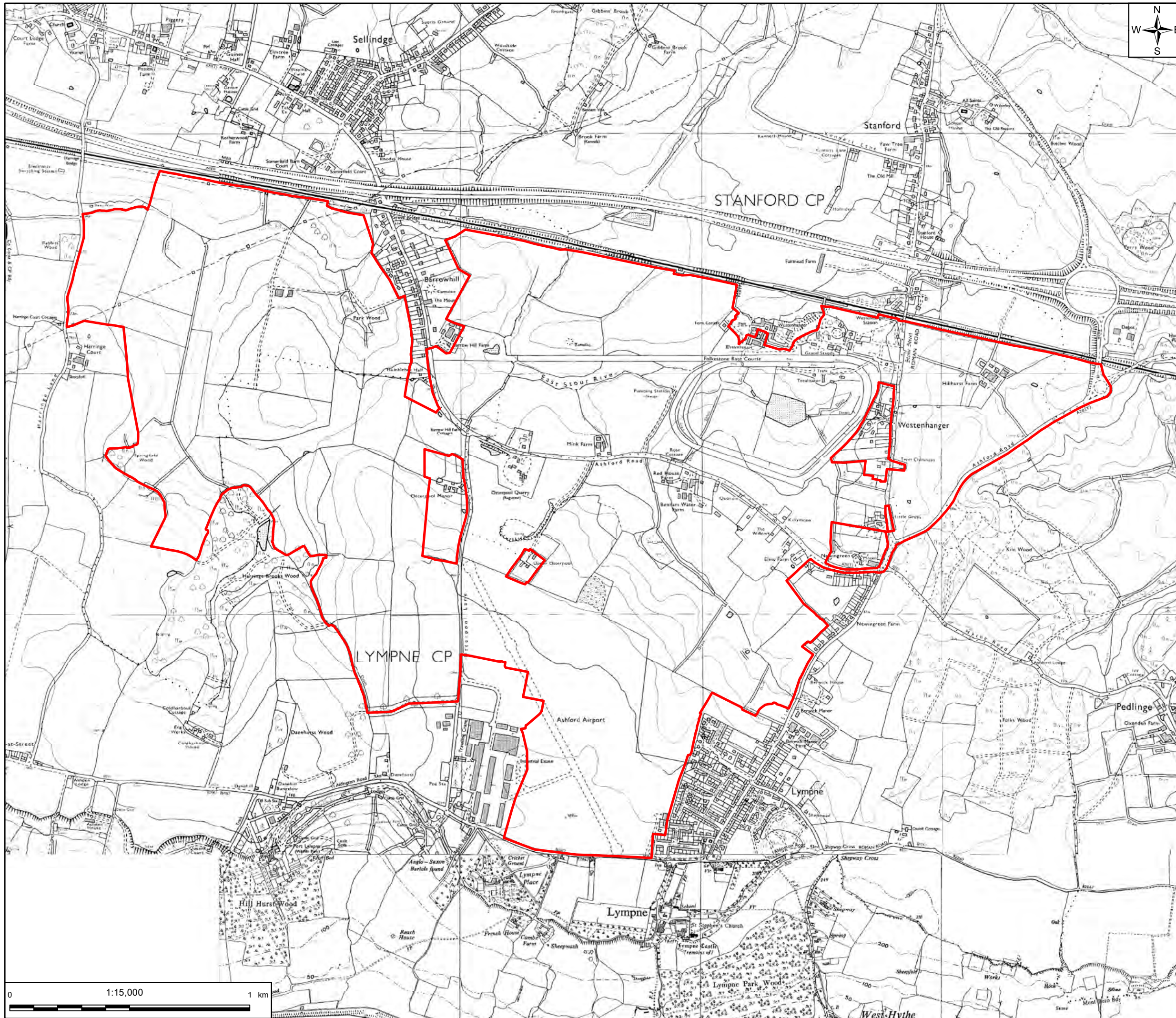
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Figure 11
 1961 OS map



scale	original size	datum	grid
1:15,000	A3	Sx	BNG



Legend
 Outline Planning Application Boundary

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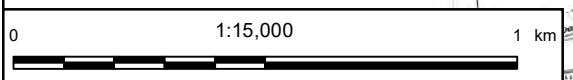
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Figure 12
 1990 OS map



scale	original size	datum	grid
1:15,000	A3	Sx	BNG

APPENDIX A

Historic Landscape Character Areas

HLC Number	HLC Name	Easting	Northing	Identified by Kent HER	Description
1.10	Medium regular with straight boundaries (parliamentary type enclosures)	609761.0 28195	137465.43 3436	Yes	Two locations within the site demonstrate areas of medium regular enclosures. One to the north of Harringe Brook, the other to the north west of Hillhurst House. The fields are shaped in a regular rectilinear manner, but vary in sizes, characterised by Kent HER as a medium size. Some areas of the HLC figure have been generalised and there are limited examples of this type in the landscape.
1.13	Prairie Fields (19 th Century enclosure with extensive boundary loss)	608509.4 91623	135745.49 595	Yes	Located in the south of the site, between Lymgne Industrial site to the west and Lymgne settlement to the east, historic mapping has confirmed the date and boundary loss of multiple large enclosures to the south of the site. It is evident that work at Lymgne airfield, namely the runway, was the catalyst for the loss of field boundaries.
1.15	Small rectilinear with wavy boundaries	610015.0 61345	138046.59 7697	Yes	Positioned adjacent to the southern application site boundary in the west of the site, this area of land is characterised through the small size of the fields. A series of small land parcels, with a greater irregular, than rectilinear shape is present within the site. Other character areas are present within the site and the area represents a place of generalisation based upon field size.
1.6	Rectilinear with wavy boundaries (?late Medieval to 17 th /19 th Century enclosure)	609687.0 93095	136103.64 8942	Yes	This area is characterised as the dominant characteristic across the site. Located predominately to the west of the site, with other dense areas to the centre and east, this character relates to the form different enclosed lands take. Discussion in text considers this as a mischaracterisation. While field boundaries show extensive wavy

HLC Number	HLC Name	Easting	Northing	Identified by Kent HER	Description
					edges, their overall form appears to be more irregular than rectilinear. Some field enclosures can be considered rectilinear but very few; this report downgrades the significance of this character within the landscape of the site.
1.9	Small regular with straight boundaries (parliamentary type enclosure)	611455.3 36616	138306.99 6993	Yes	Two fields are represented as small regular fields with straight boundaries, located around Upper Otterpool, including the land parcel the house is located within. The fields are characterised for the regularity and size. The HLC figure, again generalises a greater area of land for the character.
4.9	Pre 19 th Century Coppices	613223.4 7051	135557.77 1841	Yes	Characterised south of Harringe Court and adjacent to the southern edge of the application site boundary, Harringe Brook Wood dictates the southern edge of the site. Throughout mapping, the wood has shown periods of expansion and retraction. Coppicing is an historic woodland technique and is utilised for efficient harvesting means through exploitation of a tree's rooting system.
9.2	Scattered settlement with paddocks (post 1800 extent)	610080.3 15874	138191.07 9846	Yes	Located on the southern edge of Ashford Road, this settlement area is to the west of Newingreen. Made of 11 properties, each residential dwelling is accompanied by a large area of land, characterised as a paddock. Historic mapping demonstrates the first presence of this settlement from 1841 with greater expansion seen from 1931.
9.6	Post 1810 settlement (general)	612171.4 35475	135208.57 8398	Yes	The settlement areas of Barrow Hill, Newingreen, Westenhanger and Lympe are characterised by 9.6. The overall character of these settlements is a long narrow plot of land with relatively large rear garden space. The main character of these housing settlements is their dense nature, compared to 9.2, resulting in no presence of extensive paddock areas. Each settlement area has formed from or

HLC Number	HLC Name	Easting	Northing	Identified by Kent HER	Description
					around a major road network within the site, and utilises the historic Roman roadways of Stone Street and Aldington Road as the foundation for expansion.
1.11	Racecourse	612330.7 55316	1396931.6 2272	Yes	Constructed in 1898 and present in the first 20 th Century mapping, Folkestone Racecourse is located to the south of Westenhangar Castle. Disused as a racecourse from 2012, the presence of the track, stands and stables are extant.
12.2	Active and disused Gravel and Clay workings	611219.4 91763	136469.77 1659	Yes	Located to the south east of the junction between Ashford Road, Barrow Hill and Otterpool Lane, a range of quarrying activity is noted throughout historic mapping. The first evidence dates from 1898 where a quarry is located on the eastern edge of Otterpool Lane. Activities expanded rapidly throughout the 20 th Century. It is not until modern 2017 OS mapping that the entire site is noted as disused.
12.3	Industrial complexes and factories	613765.9 27409	137176.39 4631	Yes	Industrial activity is isolated to the southernmost point in the site, at Lympe industrial park. A former military and commercial airfield, the site was redeveloped and adapted to form an industrial complex. The character of the site is combined with 1.13, due to the removal of enclosure boundaries to provide room for the industrial activity.
N/A	Historic Woodlands	N/A	N/A	No	Two areas of historic woodland survive, within zone A and the west of the site. Park Wood, located east of Somerfield Court farm and Springfield Wood to the south east of Harringe Court are two examples of historic coppices. See discussions of 4.9 for further details, regarding this character.
N/A	Historic Hedgerow	N/A	N/A	No	Protected by 1997 legislation, historic hedgerows are listed on Figure 5. Hedgerows form boundaries for field enclosures as a means of protecting land and a

HLC Number	HLC Name	Easting	Northing	Identified by Kent HER	Description
					visual means of mapping out land ownership. Historic hedgerows under the master planning can be utilised as a means of design mitigation to maintain the rural garden feel for the town.
N/A	Transport/Communication	N/A	N/A	No	Several areas of transport and communication links are present in the site. Historic road links are present in the site through the presence of Stone Street and Aldington Road having Roman origins. The main arteries of the site are formed of Barrow Hill, Ashford Road, Stone Street and Otterpool Lane. These assets have been present from the earliest mapping and shown a positive capacity for change, in supporting the expansion of the site. Later infrastructure projects of the M20 Cross Chanel Railway to the north of the site, underpin the primary links to the site of the present day, particularly to London and Folkestone, with the links to mainland Europe. A final transport and communication link for the site is the East Stour River, which will likely have supported the earliest human activity on the site.
N/A	Disused Military Buildings	N/A	N/A	No	Areas of former military activity during World War Two at Otterpool Lane and Ashford Road.

APPENDIX B

Farmstead Gazetteer

Project ID	HER No.	Farm Name	Period	Easting/ Northing	Site Zone Location	On Site
FS1	N/A	Somerfield Court	Modern	610411/ 137294	A	Yes
FS2	N/A	Mink Farm	18th Century	611575/ 136707	B	Yes
FS3	N/A	Red House Farm	Modern	611841/ 136551	C	Yes
FS4	N/A	Benham Water Farm	Modern	611997/ 136445	C	Yes
FS5	N/A	Elms Farm	Post-Medieval	612380/ 136218	C	Yes
BH6	MKE88390	Harringe Court	15th Century	609414/ 137050	A	No
BH11	MKE88406	Belle Vue	Post-Medieval	610983/ 135219	B	No
BH12	MKE88407	Otterpool Manor (Little Otterpool)	17th Century	610960/ 136515	A	No
BH13	MKE88408	Barrow Hill Farm	19th Century	610959/ 137151	B	No
BH15	MKE88410	Somerfield Court	17th Century	610373/ 137853	North of Zone A	No
BH17	MKE88412	Farmstead south east of Railway Cottage (The Mount)	19th Century	610870/ 137300	B	No
BH20	MKE88418	Upper Otterpool (Otterpool)	1485-1603	611259/ 136267	C	No
BH23	MKE88428	Outfarm South East of Westenhanger	Post-Medieval	612263/ 137185	B	Yes, non- extant
BH24	MKE88429	Tin Chimney Farm	19th Century	612860/ 136609	B	Yes
BH25	MKE88430	Farmstead South west of New Inn Green	19th Century	612520/ 136056	C	No

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Appendix 9.3: Historic Landscape Characterisation and Farmstead Analysis

Project ID	HER No.	Farm Name	Period	Easting/ Northing	Site Zone Location	On Site
BH26	MKE88431	Outfarm south west of New Inn Green	19th Century	61250/ 136056	C	No
BH32	MKE88441	Hillhurst Farm	19th Century	613197/ 136982	B	Yes

APPENDIX C

Map Regression

The following is largely taken from section 5 of the Cultural Heritage desk-based assessment (Arcadis 2016/2017). Figure numbers apply to this report and not the desk-based assessment.

The 1769 Andrews and Drury map of Kent has not been viewed however, it apparently shows detail of Sandling Park (RPG2) and Westenhanger wood, according to the National Heritage List for England (NHLE). The 1769 Blatt Map of Kent (Figure 6) shows the site as sparsely populated and highlights its overall green character. The main historic road systems are present, in the form of the Roman roads of Stone Street and Aldington Road and the Medieval roads of Otterpool Lane, Ashford Road and Barrow Hill. Several farms are mentioned by name, but the map does not provide detail as to the layout of these farms. Those listed are Herringe (Harringe Court), Asterpool or Hardy Pool (Otterpool), Bellavieu (Belle Vue), Newingreen, Westenhanger and Hill House (Hillhurst). No settlement activity is detailed.

The 1797 OS drawing (Figure 7) shows the area in some detail, field boundaries are defined and some detail can be seen on villages and estates. The map shows that the Villages of Sellindge and Stanford were both much smaller and focused further to the north than the current extent of settlement. This is particularly true of Sellindge which is shown on the map as having its focus close to where Stone Hill is now. Barrow Hill is not marked on this map but Otterpool and Harringe are marked and seem to have changed little from this time. Newingreen and Belle View are also marked on the map though Newingreen (New Inn Green) is much smaller than the current settlement, and comprises only a few houses. Lypne is limited to the south of the Aldington Road close to the Castle (SM4) and the settlement has not yet begun to spread northwards up Stone Street towards Berwick House (LB29).

Aside from the addition of the M20, the roads in the area appear to have changed very little from this time to the present and the railway is not yet developed in the area. Some detail can also be seen of the Manor at Westenhanger where a possible garden can be seen to the south of the buildings and woodland or plantation can be seen both to the south and the north-east of the manor house. There is no evidence of the deer park to the north. To the east Sandling Park (RPG2) has not yet been established. Woodland can be seen in the area but it seems to be dominated by large scale enclosures at this time. Of Port Lypne (RPG1) there is no trace yet, the site is shown as within Romney Marsh and is partially wooded. In broad terms the 1797 OS drawing shows an agricultural landscape of larger and small enclosures interspersed with isolated farmsteads and occasional woodland.

The 1801 Mudge map and the 1819-20 Greenwood map also show detail of the area but have not been consulted here.

The area is covered by four Tithe maps for the parishes of Lypne (1841), Sellindge (1840), Stanford (1838) (which are reproduced as Figure 8) and Saltwood (1842). The Saltwood Tithe, 1842, shows the farms of Tin Chimney (BH24) and Hillhurst (BH32) and the house Little Sandling (BH38). The area is clearly in use as a mixture of arable and pasture fields with hedges forming the boundaries. The railway has not yet been built but the line has been marked on the map. The area within the site is bounded by Stone Street (5) to the west and the Ashford Road to the south-east. The Stanford Tithe map of 1838, shows the area north of the Ashford Road and to the east of the East Stour where it turns to the north. This map mainly shows the Manor at Westenhanger (SM6) with ancillary buildings and causewayed access from the south. At the southern end of the causeway, adjacent to the Ashford Road, is a small building which is probably Rose Cottage. Within the village of Westenhanger there is one dwelling marked at this time, Pound cottage, which was lost to later

development. The land is clearly shown as enclosed for agricultural use and the roads are in their current form. The Lymgne Tithe map of 1841, covers the area south of the A20 Ashford Road and extends as far west as Harringe Brook woods including parts of modern Barrow Hill. The map shows the house at Bellevue (BH11), the cottages to the south of the Aldington Road, west of Lymgne, and those houses around the green at the northern end of the Lymgne Conservation Area (C1). To the north of Lymgne the houses at Berwick are shown (BH27, BH28), along with Berwick farm to the south, New Inn Green Farm (BH25) and the Royal Oak Public House (LB15). Along the Ashford Road, to the south, there are several buildings marked which are extant on later mapping. On this map, Upper Otterpool (LB20) is marked as 'Great Otterpool' and Otterpool Manor (LB38) as 'Little Otterpool' indicating there was a change of importance between these two buildings by this time. The barn at Otterpool manor (LB38) is clearly marked and the complex at Upper Otterpool (LB20) is quite extensive. More detail can be seen on the Sellindge Tithe. At the northern end of what is now Barrow Hill a dwelling known as Humble Bee Hall can be seen which is still extant today. The woodland at Harringe Brook woods is more extensive to the north-east than it is today and extends well into the application site boundary. The land is enclosed for agricultural use and is comparable with the modern field systems.

The 1840 Sellindge Tithe map shows the area in the west of the site to the north and east of the Ashford Road. The extent of the complex of buildings at Upper Otterpool (LB20) can be seen on this map as much more extensive to the west of the house than it is today. Harringe Court (BH6) is shown as a large farmstead although the fields around the farm have not yet reached their modern form. In the area around Harringe there are two areas of woodland (App nos. 59 & 155) which are no longer present. The cottages at Barrow Hill (LB11) are clearly marked along with several ancillary buildings as is the now lost cottage to the north (LB17). The line of the railway is not yet marked on this map. Further south within Barrow hill there are two further dwellings and Barrow Hill Farm (BH13). The fields are enclosed for agricultural use and are of mixed sizes and shapes with dispersed woodland across the area.

The first edition OS map dates from 1877 (Figure 9). By this time the Railway has arrived across the north of the site but the road system remains unchanged. The Roman Roads of Stone Street (5) and Aldington Road (8) can still be seen in use. Additionally, the possible alternative line or diversion of Stone Street to the port at West Hythe can be seen in field boundaries along the western edge of Folks Wood.

The settlement at Sellindge is beginning to spread south along the A20, probably due to the arrival of the railway and the settlement at Barrow Hill is much the same as on the Tithe map. Stanford is still focused more to the north than its present location and has not begun to spread south along Stone Street. All other settlements in the area remain much unchanged as well. To the south of the site a cottage has been built which is marked as Bellevue Cottage, now Danehurst. A possible access from the west can be seen from Otterpool Lane to Upper Otterpool (LB20).

Westenhanger Manor is still marked on the map but it appears to have lost some of its surrounding landscaping or gardens, which have been replaced with agricultural fields. To the east Sandling Park (RPG2) is beginning to develop and paths can be seen across the estate as well as woodland planting in both the north and south. Hillhurst is marked on the map in the location of the current Port Lymgne House (LB7) though there is no sign of gardens around the house. The causeway to the south of the manor, from the current A20, is also visible on this map as a tree-lined avenue which begins at Rose Cottage, also marked on the map.

The landscape is still broadly of an agricultural character and has changed little from that illustrated on the Tithe maps. Notably the fields immediately surround in the farm at Harringe (BH6) have

reached their modern form and the woodland to the north-east of Harringe Court (BH6), Forestall Wood, has been lost.

The 1889-99 OS map Barrow Hill shows little change in the area again with only minor changes to the layouts of some fields. In addition, a small area of woodland has been lost to the south east of Harringe Court (BH6) and quarrying has begun to the north-east of Otterpool Manor (LB38), on the east side of Otterpool Lane. The largest change to the landscape is the line of the railway to the north of the site. At Barrow Hill some cottages and 'The Gables' have been built and there are some additional dwellings at Westenhanger village. A house has been built at the junction of Otterpool Lane and the A20. The Tumulus (44) is visible on the map as a small hachured hump and the landscape is crossed by many footpaths which are now no longer in use.

The 1908 OS map (Figure 10) shows the construction of the racecourse has occurred between 1899 and 1908. In addition, the settlements of Sellindge and Barrow Hill have spread south and north, respectively, towards the railway line and more closely resemble their modern forms. There has been little change in Westenhanger village and New Inn Green. Danehurst, formerly Bellevue Cottage, has a small area of gardens around it. Upper Otterpool (LB20) and Otterpool Manor (LB38) are now marked with their modern titles and Upper Otterpool has begun to reduce in size. To the east of Westenhanger Manor (SM6) there appears to be a small area of gardens which may be associated with the racecourse. It is unclear where the access to Westenhanger Manor is at this time. There have been some minor changes to the landscape through field boundary alterations but the boundaries are still much the same as on the Tithe maps.

The 1933 OS map shows the expansion of Stanford towards the south and the growth of occupation all along Stone Street as far as New Inn Green (Newingreen).

The 1938-40 OS map shows that Barrow Hill has continued to expand as has the settlement at Westenhanger, there are two cottages marked on the map close to the station which have since been lost. In addition, the section of Lypne which lies along Stone Street (5) is beginning to develop. The grounds of Upper Otterpool (LB20) have further reduced and the quarrying to the north-west has expanded. There are now three hangers marked at Lypne airfield. There are some minor changes to field boundaries but little overall change.

The 1943 OS map shows the beginning of expansion along Stone Street from New Inn Green to the cross roads of Stone Street and Aldington Road. Lypne has not yet developed beyond its Medieval core. At Belle View the first appearance of industrial activity can be seen with the erection of 3 large sheds. A quarry has also been dug to the north-east of Otterpool Manor.

The 1961 OS map (Figure 11) shows the expansion of New Inn Green to the west and south as well as further expansion of settlement all along Stone Street (5). Upper Otterpool (LB20) has lost more of its surrounding structures and has also lost a stand of woodland to the north-east of the house. However, there has been little change at Barrow Hill or Harringe Court (BH6). Lypne Airfield is now clearly marked with detail on buildings on the 1:2,500 scale mapping. The Barrow (46) within the village of Barrow Hill is also now marked on the OS. There has been little overall change to the agricultural landscape within the study area.

The 1973-78 OS map shows the movement of quarrying activity to the location adjacent to Upper Otterpool (LB20) and the construction of the quarry buildings close to the A20. There has been further expansion of the airfield and Lypne has now reached its modern form. There has been further expansion of Barrow Hill and Benham/Red House farms, to the south of the A20. Little Sandling has now been lost and there has been a reduction at Harringe Brook woods so that this now lies outside the application site boundary.

The 1990 OS map shows the expansion/construction of the Link Park industrial estate and the M20 (Figure 12).

On the 2016 OS map the railway line has been widened to accommodate the modern CTRL route and the M20 has been built to the north of this. Evidence of quarrying activity can still be seen to the east of Otterpool Manor but the original quarry site has been replaced by 'works' and the industrial activity at Bell View has expanded north to Otterpool Farm. Lypne has expanded to the north of the Aldington Road and up Stone Street almost to Berwick House (LB29). Sellindge has likewise expanded but in this case only in its southern extent. The parks at Sandling Park (RPG2) and Port Lypne (RPG1) are now fully established and in the case of Port Lypne has been repurposed as a wild animal park with associated infrastructure. An additional settlement has been established at Lypne Place between Lypne and Port Lypne Park. Cartographic analysis shows that in general, the landscape of the area has retained its agricultural nature as described on the Tithe maps. However, some fields have now become much larger post-war enclosures and settlement has expanded along the transport routes in the 19th and 20th centuries.

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