[redacted]

From: [redacted]@dhaplanning.co.uk>
Sent: 20 February 2026 10:27
To: [redacted]
Cc: [redacted]@kitewood.co.uk; [redacted]; [redacted]
Subject: RE: DOV/25/00112
Attachments: 02.26 RPSTT, Woodhill Farm, Kingsdown.pdf

Good Morning [redacted]

In [redacted] absence, please could you upload the attached Archaeological Addendum regarding Preservation in Situ to the Public Register?
If you could confirm when the document has been uploaded that would be appreciated.

This supplementary report is to address comments received from [redacted] by e-mail on the 16 February 2026.

To confirm, we are still keen for this application to be on the agenda for the March Committee.

Many Thanks,

[redacted]

[redacted]
Senior Planner

Email: [redacted]@dhaplanning.co.uk
Office: [redacted]
Mobile: [redacted]

CYBERCRIME ALERT: BEWARE OF FRAUDSTERS - REMAIN VIGILANT - Please note that our bank account details WILL NOT change during the course of a transaction, and we will NOT notify you of a change of our bank details via email. Please be careful to check account details with us in person if in any doubt. We will not accept responsibility if you transfer money into an incorrect account. IF YOU ARE ADVISED THAT OUR BANK DETAILS HAVE CHANGED, PLEASE CONTACT OUR KENT OFFICE IMMEDIATELY.

From: [redacted]
Sent: 18 February 2026 20:30
To: [redacted]'
Cc: '[redacted]'
Subject: RE: DOV/25/00112

Evening [redacted]

The requested archaeological addendum will be provided separately.

But to assist we have also had prepared a DAS addendum further illustrating how the proposals accommodate the feature, plus updated street scenes, if these can be added to the application documents.

Kind Regards

[redacted]
Director

Office: [redacted]
Mobile: [redacted]
Email: [redacted]@dhaplanning.co.uk

Have a site to discuss? Give us a call or visit our interactive map to get started

DHA Interactive Map

Kent 01622 776226
Gatwick 01293 221320
London 020 3005 9725
Leeds 0113 323 6669
www.dhaplanning.co.uk

From: [redacted]
Sent: 17 February 2026 14:08
To: [redacted]@DOVER.GOV.UK>
Cc: [redacted]@DOVER.GOV.UK>
Subject: RE: DOV/25/00112

Afternoon [redacted]

Further to the below I can confirm this is being done.

Do we need to agree a list of conditions and HoTs?

Kind Regards

[redacted]
Director

Office: [redacted]
Mobile: [redacted]
Email: [redacted]@dhaplanning.co.uk

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DHA Interactive Map

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From: [redacted]@DOVER.GOV.UK>
Sent: 16 February 2026 16:37
To: [redacted]@dhaplanning.co.uk>
Cc: [redacted]@DOVER.GOV.UK>
Subject: DOV/25/00112

[External email - This message originated from outside DHA – prior to opening any attachments or opening links, please ensure their authenticity with the sender]

Dear [redacted]

Thank you for the updated plans.

I appreciate you have provided a covering letter regarding the changes to the layout in connection with archaeology. Given the level of interest surrounding the site I would suggest you provide the findings of the geo physical survey and put it in an addendum. I have already had a Cllr requesting the findings of the archaeological work.

Kind regards

[redacted]

Please note: I do not work Fridays.
Upcoming leave: 17th -23rd February 2026

[redacted]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [redacted]
Email: [redacted]@dover.gov.uk
Web: dover.gov.u

Preservation In-situ

Ringwould Rd, Kingsdown. Application Ref DOV/25/00112

Project Reference
794-PLN-HER-02140

Version 2

Date 19/2/26

Document status					
Version	**Purpose of document**	**Authored by**	**Reviewed by**	**Approved by**	**Review date**
1	Draft	[redacted]	Client Team /Tt Heritage Team		
2	Final	[redacted]	[redacted]	[redacted]	19.2.26.

Prepared by:

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Technical Director (Heritage)

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E [redacted]

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Kitewood

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SW1H 0DJ

T Click or tap here to enter text.

E Click or tap here to enter text.

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Appendices

Appendix 1: Archaeology of Dover SPD – ‘Avoiding and Minimising Harm’
Appendix 2: PCA (2025) Plate 16 - Innisfree
Appendix 3: Magnitude (2025), Geo-physical Survey report
Appendix 4: Proposed Site Layout

1 Introduction

1.1 This document provides an Addendum report in support of a revised planning application for land at Ringwould Road, Kingsdown (Application ref: DOV/25/00112).

1.2 The document has been prepared by Simon Blatherwick (BA, MA, MCIfA, Technical Director (Heritage) of Tetra Tech Consulting Ltd, on behalf Kitewood to provide the archaeological support for the Site.

1.3 The contents of this document are based on the results of a desk-based assessment (PCA 2025), a geo-physical survey of the site (Magnitude 2025) and consultation / communication with the Senior Archaeological Officer, Heritage Conservation, Kent County Council (TEAMS Meeting held 15/12/25).

1.4 At the meeting of 15/12/25 it was agreed that development re-design would enable the preservation in-situ of three ‘anomalies’ identified by geo-physical survey. One of these ‘anomalies’ (a double ring-ditch, with probable central burial) was know about from previous archaeological work at a property known as ‘Innisfree’ to the immediate north of the Site.

1.5 Aerial photograph had identified a second ring ditch – wholly within the Site – with the geo-physical survey having identified a third.

1.6 It was also agreed that the remaining archaeological potential of the Site could be evaluated by a scope of works, secured by a Condition, on any Consent that may be granted.

1.7 It is also understood that a formal Management Plan for the area of Preservation In-situ will be secured by a Condition, on any Consent that may be granted.

2 Planning Background & Development Plan Framework

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;

- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

Local Planning Policy

2.9 The site is located within the Dover District Council.

Dover District Local Plan to 2040 (Adopted October 2024)

2.10 The Dover District Local Plan includes the following polices;

SP15 - Protecting the District's Historic Environment

The heritage assets of the District are an irreplaceable resource and all applications that will affect a heritage asset should therefore ensure that the asset, including its setting, are conserved and enhanced in a manner appropriate to their significance. The Council will work with applicants and partners to ensure that the heritage of the District can positively contribute to the character, environment and economy of the District and the quality of life of existing and future generations of residents and visitors.

HE1 - Designated and Non-Designated Heritage Assets

Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, at risk through neglect, decay or other threats into appropriate and viable use consistent with their conservation, will be encouraged. This includes those on the Heritage at Risk Register held by Historic England, buildings and sites identified during the planning application process and any local list of heritage assets at risk.

Development will not be permitted where it will cause total loss of significance or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or

a Where the nature of the heritage asset prevents all reasonable or viable uses of the site, and no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and

b Conservation through grant funding is not possible, and the harm to or loss of the asset is outweighed by the benefits of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.

For development that involves the installation of energy-efficiency improvements to heritage assets, applications should also demonstrate a whole building approach, including an assessment of the suitability of the proposed measures for the particular property, its construction and materials, in addition to the impact on its heritage significance.

All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement, which should draw on the evidence contained in the Dover District Heritage Strategy, including referencing the heritage themes of the Strategy that apply. Such a Statement should include a description of the asset's historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.

HE3 - Archaeology

The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such heritage assets will be assessed in line with Policy HE1.

Planning applications, on sites where there is, or is the potential for, an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.

In addition, where the assessment reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to, where necessary, arrange for field evaluations to be carried out by an appropriately qualified contractor in advance of the determination of the planning application. Such an evaluation should define:

a The character, significance and condition of any archaeological deposits or structures within the application site; and

b The likely impact of the proposed development on the archaeology, its significance and setting (including the limits to the depth to which groundworks can go on the site); and

c The means of mitigating the effect of the proposed development including a statement setting out the impact of the development.

Where development proposals affect non-designated heritage assets with an archaeological interest, the District Council would expect the archaeological deposits to be preserved in-situ. Where this is not possible clear justification will be required. Where the justification is accepted a programme of archaeological excavation and recording is likely to be required to be carried out. The fieldwork will be appropriate to the significance of the archaeological deposits and must be carried out by an appropriately qualified contractor following a written specification agreed by the District Council.

The programme will include all phases of desk-based and fieldwork, post-excavation analysis, publication of the results and deposition of the site archive in an appropriate repository.

2.11 For applications in the Dover UAD area (as shown on the Policies Map) the Archaeology of Dover Town SPD should be consulted and applicable requirements in such detailed advice should be followed.

Archaeology of Dover Supplementary Planning Document (SPD)

2.12 Dover District Council adopted the Archaeology of Dover, Supplementary Planning Guidance (SPD) on 28th January 2026. The SPD is focused on development proposals in Dover Town so not specifically related to this planning application. However, the SPD does provide relevant 'Legislative and Planning Policy Background' (both Local and National) and sets out an approach to the 'Planning Application Process', summarised as;

- Pre- Application Stage
- Application Stage
- Development Stage
- Post Excavation Works Stage.

2.13 The SPD also details an approach to 'Delivering Public Benefits'

2.14 Paragraphs 4.32 to 4.52 set out approaches to ‘Avoiding and Minimising Harm’ including Preservation In-Situ (see Appendix 1 of this report)

2.15 The Historic England (2016) document ‘Preserving Archaeological Remains In-situ. Decision-taking for Sites under Development’ is also referred to in the SPD.

3 Geology & Topography

3.1 The PCA desk-based assessment (April 2025 – Rev) states that the bedrock geology underlying the application site comprises chalk of the Seaford Chalk Formation, with the BGS holding no information regarding the superficial geology underlying the site/.

3.2 The application site occupies an area of gently sloping ground, lying between the 35m OD contour to the northeast and the 40m OD contour to the west and occupying the top of a downland ridge.

4 Archaeological Background

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Desk-based Assessment

4.1 The PCA desk-based assessment (April 2025) summarised the archaeological background as follows;

A search of the Kent Historic Environment Record (HER) revealed that there were 243 heritage assets within the 1km search radius of the proposed development. These include 78 prehistoric finds and features, 49 Roman, 12 Saxon/early medieval, 24 medieval, 21 post-medieval, 38 modern and four historic buildings. There were 17 undated features and finds. A total of 26 archaeological investigations have been recorded within the study area.

The Site lies on a chalk downland ridge, part of a wider landscape of alternating chalk ridges and dry valleys, which contains an abundance of later prehistoric finds and features. Aerial photography has revealed the presence of a double ring ditch in land to the rear of 'Innisfree', Glen Road, which partially extends into the northern area of the Site, as well as a smaller satellite ring ditch that lies wholly within the Site boundary. It is likely that these features date to the Early Bronze Age and it is possible that further burials or features associated with them may extend into the Site.

Cartographic evidence indicates that the application site has been predominantly agricultural land throughout the post-medieval and modern periods. Internal field boundaries have been removed since the mid-19th century, although aerial photographs suggest that some of these were extant as cropmarks in the mid-20th century. Aerial photography also suggests that the site has remained in arable use since the 1940s.

Geo-physical Survey

4.2 The Abstract in the geo-physical survey report (Magnitude Surveys, 2025) includes;

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown, Kent. The instrumentation responded well to the background of the survey area and identified anomalies of a probable archaeological origin, interpreted as a previously evaluated double-ditched feature, and ring

ditches or enclosures. A possible partial enclosure was also detected. Agricultural anomalies were interpreted as a former field boundary and modern ploughing regimes. Anomalies of an undetermined origin have been detected, these lack sufficient diagnostic criteria to enable a confident interpretation. Magnetic disturbance was limited to field boundaries and a buried service.

4.3 Of significance – and the primary focus of the TEAMS meeting of 15/12/25 – is the following;

7.2.3. In the north of the survey area three anomalies have been detected and interpreted as having a probable archaeological origin (Figure 5). A curvilinear anomaly along the northern boundary of the survey area is likely a portion of the previously identified double-ditched ring feature recorded as continuing into the survey area (see Section 5.2). The proximity of the other two anomalies to this recorded archaeological feature, as well as their indicative ring ditch morphology, has led to a confident interpretation of these having a similar origin.

4.4 Section 5.2 of the Magnitude report is set out as follows

5.2. To the north of the survey area, and lying partially within it, is a recorded monument visible as cropmarks described as one double ring ditch, and one small ring ditch. The double ring ditch was subject to archaeological investigation during which the feature was stripped and recorded, revealing a possible central burial. The outer ditch of this monument extends into the survey area. Next to this feature two archaeological investigations have been undertaken, including a watching brief which revealed a prehistoric post hole containing fragments of Late Bronze Age or Early Iron Age pottery. Findspots of a Romano-British statuette or figurine and Post-medieval token farthing of the Skoch Arms discovered within the survey area.

4.5 The Kent HER describes this recorded monument as being located at a property called 'Innisfree' - "*TR 37154865. One double ring ditch, and one small ring ditch, Ringwould, visible on aerial photograph*" (see Appendix 2 for image from PCA, 2025).

4.6 The geo-physical survey would appear to have identified a portion of this previously known monument plus two additional (and potentially associated) ring ditches.

4.7 KCC, in their Consultation response (01 Apr 2025 10:10:35. DOV/25/00112 - Land North West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown) commented as follows;

Of particular relevance to the present scheme is the presence of a known barrow, comprising a double ring-ditch, with probable central burial and other satellite burials found to the rear of Innisfree on Glen road. The outer ditch of this barrow extends into the proposed development site and it is possible that further burials or associated features may extend in to the development area. Furthermore, there is a clear crop-mark of a further barrow which is situated wholly within the present development site. The precise character and significance of this barrow has yet to be determined.

The barrows are possibly associated with (or have influenced the location of) an ancient route across the downs towards Walmer; a now lost historic boundary appears to align upon them, with this boundary in turn connecting to a longer distance historic track-way that extends across Free Down towards Station Road (St Margaret's). Various other barrows and ring-ditches appear to be associated with this routeway, including a scheduled pair towards Ringwould.

4.8 The full geo-physical survey report is attached as Appendix 3.

5 TEAMS Meeting of 15/12/25

5.1 At the meeting of 15/12/25 it was agreed that, in response to comments from KCC Heritage & Conservation and LPA Officers that the layout of the site would be amended to bring the proposed development area away from the identified ring ditches at the north of the site to ensure that they can be preserved in-situ

5.2 It was also agreed that the submission of a Written Scheme of Investigation (WSI) for archaeological trenching will be conditioned. The scope of the trenching will be discussed with the Senior Archaeological Officer, Heritage Conservation, Kent County Council in advance of the preparation of the WSI.

5.3 Subsequent to the Teams meeting a draft landscape design was shared with the Senior Archaeological Officer who responded (e-mail dated 13.1.26.) that "*from an archaeological perspective the indicated exclusion zone around the ring-ditches looks reasonable, but the turning point looks too close where it extends into the archaeological offset area - can the turning point be flipped or slightly rotated to pull it further away from the ring-ditch and outside the 8m offset area?*"

5.4 The Proposed Site Layout (Appendix 4) shows this design change and that features will be preserved within an extended area of open space connecting with the wider area of landscaping that defines the western boundary of the Site

5.5 The final landscaping scheme (hard and soft) for the Site will be conditioned. However, in line with comments from KCC Heritage & Conservation it is not proposed that tree planting or other planting likely to disturb the feature is proposed with the area left grassed for informal use.

5.6 It is also understood that a formal Management Plan for the area of Preservation In-situ will be secured by a Condition, on any Consent that may be granted.

6 Policy Compliance

6.1 The proposal for the preservation in-situ of the portion of the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches is considered to comply with both National and Local Planning Policy, along with the recently adopted SPD.

6.2 Additionally, this proposal follows the precedent of the preservation in-situ of the double ring ditch recorded to the immediate north of and extending into the Site.

6.3 Policy Compliance is as follows;

Paragraph 207 of the NPPF

6.4 Paragraph 207 of the NPPF states

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.5 The application is accompanied by a desk-based assessment and a geophysical survey report along with a proposal to preserve the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches.

Dover District Local Plan

6.6 Policy HE1 (Designated and Non-Designated Heritage Assets) includes;

Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported.

6.7 HE3 (Archaeology) includes;

Where development proposals affect non-designated heritage assets with an archaeological interest, the District Council would expect the archaeological deposits to be preserved in-situ. Where this is not possible clear justification will be required. Where the justification is accepted a programme of archaeological excavation and recording is likely to be required to be carried out. The fieldwork will be appropriate to the significance of the archaeological deposits and must be carried out by an appropriately qualified contractor following a written specification agreed by the District Council.

6.8 The application proposes to preserve the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches. A programme of archaeological fieldwork will be secured by Planning Condition.

Archaeology of Dover Supplementary Planning Document (SPD)

6.9 Paragraphs 4.32 to 4.52 of the SPD set out approaches to 'Avoiding and Minimising Harm' including Preservation In-Situ (as included in Appendix 1 of this report).

6.10 The proposal to preserve the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches will achieve Preservation In-situ (paras 4.33 & 4.34 of the SPD).

6.11 It is likely that an Exclusion Area (para 4.49 of the SPD) will be established during the Construction programme. This will be detailed in a formal Management Plan.

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Chartered Institute for Archaeologists, 2021, *Code of conduct: professional ethics in archaeology*

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Historic England 2017, *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets*

Historic England, 2016, Preserving Archaeological Remains. Decision-taking for Sites under Development

Historic England 2015a, *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*

Historic England 2015b, *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans*

Historic England 2015c, *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment*

English Heritage (M J Davis, K L A Gdaniec, M Brice and L White (with contributions by C A I French and R Thorne) 2014. Mitigation Of Construction Impact On Archaeological Remains (Museum of London Archaeology Service for English Heritage)

Magnitude Surveys, 2025, Geophysical Survey Report Woodhill Farm, Ringwould Road, Kingsdown. For Kitewood Estates Limited

Pre-Construct Archaeology (April 2025 rev of Jan 2025 report) Land at Woodhill Farm, Ringwould road, Kingsdown, Kent, CT14 8BS:Archaeological Desk-Based Assessment

Appendices

Appendix 1

Archaeology of Dover SPD – 'Avoiding and Minimising Harm'

Avoiding and Minimising Harm

4.32 The results of the impact assessment will be used to develop and refine mitigation and management measures for the site with the aim to avoid, or if unavoidable, to mitigate harm.

Preservation in situ

What is preservation in situ?

4.33 Preservation in situ is the term used by archaeologists when archaeology is left undisturbed in its original location so that it is unaffected by development.

4.34 Paragraph 208 of the NPPF states that Local Planning Authorities should look to avoid or minimise harm to heritage assets. Preservation in situ is a means of avoiding (or minimising) harm to buried archaeological remains.

Why preserve archaeology in situ?

4.35 Archaeological remains are an irreplaceable resource and for this reason national planning policy states that heritage assets "should be conserved in a manner appropriate to their significance" (NPPF 202). This means that there is a presumption that important archaeological remains are preserved in situ. In simple terms, the more important the archaeology, the greater the presumption that it should be preserved.

4.36 However, as NPPF 218 explains, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. In other words, the ability to carry out archaeological excavation cannot be used to avoid preservation in situ.

4.37 In extreme circumstances, archaeology might be of such importance that development of all, or part of a site may not be possible, and preservation in situ is achieved through refusal of a planning application. In most cases however, the appropriate preservation in situ of archaeological remains can be achieved through a combination of design and engineering measures secured by condition or planning obligation.

4.38 Preservation in situ is also preferrable because excavating complex, deeply stratified urban archaeological sequences can be costly and time consuming. Preservation in situ is a means of enabling development by avoiding or minimising prohibitively expensive commitments to full excavation and recording. Such an approach also recognises the continued advancement and development of archaeological techniques, meaning that more may be learnt from a site's archaeology in the future than is possible today.

4.39 Where preservation in situ is deemed necessary the principle of how it will be achieved is best established before an application is made or determined. For this reason, on large scale development proposals or for development within archaeologically sensitive locations, early consultation with the Council and their archaeological advisors is strongly recommended.

4.40 Conditions or obligations relating to preservation in situ requirements may be included as part of a planning consent. This may be secured either by (a) ensuring development is carried out in compliance with measures set out within the application or alternatively (b) through the submission of further information prior to development commencing (such as by submitting details of foundation designs or through a stand-alone Mitigation Strategy document).

4.41 Further information and good practice advice can be found in the Historic England guidance notes on preserving archaeological remains, on piling and archaeology and on land contamination and archaeology.

How is preservation in situ achieved?

4.42 The way in which archaeology is preserved in situ will need to be tailored to each individual site. The approach should be informed by an understanding of the site's archaeological interest (established through appropriate assessment and evaluation) and the nature of the proposals (the impact of the development).

4.43 The simplest and most effective means of preserving archaeological remains in situ is through the avoidance of groundworks. This might be achieved through open space and landscaping or by reuse of existing buildings. In high density, urban locations such an approach may not be feasible. Instead, preservation in situ is brought about by engineering solutions, with foundation designs and formation levels that are tailored to the archaeological and structural requirements of the site so that impacts are avoided or minimised. Where impacts cannot be avoided these should be placed in areas of previous ground disturbance and/or lower archaeological sensitivity.

Avoiding or minimising harm through engineering solutions

Engineering solutions, particularly in terms of foundation design are often the primary means of preserving sites in situ. One technique involves the use of raft foundations that effectively 'float above' archaeological remains. For larger developments piled foundations are often employed. Where piles are being used careful thought will need to be given to the type of pile and their layout. The principles in Historic England's guidance on piling and archaeology should be followed. These include:

- Minimising the number of piles
- Looking to re-use any pre-existing piles from demolished buildings
- Avoiding dense groups of piles and/or pile clusters
- Keeping the pile caps and ground beams as shallow as possible
- Ensuring that any new piles are properly documented to allow their future re-use

Foundation design solutions may be combined with the use of imported material to provide a buffer over archaeologically sensitive deposits. As well as the foundations themselves other groundworks can also impact buried archaeology. The design and position of any lifts should be considered. For services these should be grouped together wherever possible, potentially within built conduits.

Some services might be accommodated above ground to avoid impact. Deep (foul) drainage can be particularly problematic and may need careful thought. So too surface water attenuation where capacity (volume) may require the use of wider but shallower solutions.

Effective preservation in situ is best achieved through collaborative working between archaeologists, engineers and geotechnical specialists following a site-wide design approach. This will likely require engaged working with other regulatory / licencing bodies to agree mutually acceptable solutions.

Preservation in situ – submission of foundation designs

4.44 If preservation in situ of important archaeological remains is a desired outcome this is best established and secured before planning permission is granted. In other words, the principle of preservation in situ and how it will be achieved (whether by avoidance or engineering) should have been agreed as part of the determination of the planning application.

4.45 Sometimes there will be technical considerations which mean that the broad principles of preservation in situ can be agreed and secured when an application is determined, but the precise detail of how this will be achieved will be subject to the submission of further information. This might be because more technical information is required (either relating to the archaeology or ground conditions) which could not be obtained prior to determination. Where the original application is outline in nature this detailed design information and the approach to preservation in situ should be submitted as part of the reserved matters application.

4.46 The requirement for further information usually takes the form of a pre-commencement planning condition requiring the submission of a package of drawings (sometimes with an accompanying commentary) showing the intended foundation designs and details of other below ground excavation. For larger and more complex schemes the approach to preservation in situ may require the submission of a stand-alone Mitigation Strategy document.

Preservation in situ mitigation strategy

A preservation in situ Mitigation Strategy may be required to be submitted as a stand-alone document that describes precisely how measures to avoid or minimise harm will be implemented on-site. It will usually include detailed drawings (including engineering and foundation details where appropriate) along with relevant prescriptions and actions that will be implemented to ensure the preservation in situ of archaeological remains, including any measures to avoid accidental damage to archaeology. A preservation in situ mitigation strategy should cover pre-site preparation, construction and post-construction activities.

A preservation in situ mitigation strategy will clearly state exactly what construction processes will take place where on a development site and describe what measures will be put in place to mitigate and restrict impacts. A preservation in situ mitigation strategy will include contingency measures for unexpected discoveries and, depending on the nature of the site, may include provision for archaeological monitoring to ensure that the proposed measures are adequate and are being implemented fully on-site.

4.47 The foundation design details will need to be developed by archaeological and engineering specialists working in collaboration with each other. Together, they will need to develop practical solutions that avoid or minimise harm to significant archaeology to ensure its ongoing preservation in situ. Such solutions could include avoidance and engineering options in combination, including through the raising of formation levels, the use of shallow foundations and through the careful siting of piles, incoming services, lift-shafts, drainage systems, etc. The objective should be to avoid the most sensitive archaeology and to minimise impacts. Where impacts are necessary these should be focussed on areas of previous disturbance or low archaeological sensitivity.

4.48 In any preservation in situ solution, the applicant needs to take account of both direct (physical impacts) and indirect impacts, such as changes in hydrology or water environment; changes to soil chemistry; or compaction, vibration or ground movement.

Preservation in situ – exclusion areas

4.49 In a small number of cases there may be fragile or vulnerable archaeology or standing building remains within a development site which are being preserved in situ but are at risk of accidental damage during construction. Where this is the case pre-commencement planning conditions might be included requiring an applicant to submit details of how heritage assets will be safeguarded during development, for example through an area being fenced off and protected during construction.

Waterlogged remains

4.50 When preserving archaeological remains it is important that the burial environment is understood. This is because changes to the conditions in which archaeology is buried can be as damaging to its preservation as direct physical impacts. Such changes might be brought about through changes to the site's hydrology, changes to soil chemistry or through loading and compression. Monitoring measures may need to be put in place in advance, during and following construction to ensure the effectiveness of any preservation in situ measures.

4.51 The need to understand the burial environment applies to all sites where archaeology is being preserved, but it is particularly important for waterlogged sites (such as might be found within Character Zones 1, 2 and 9 for example) where the survival of timbers and other organic remains is dependent on the conditions which contributed to their survival (waterlogged; anoxic) remaining the same during and after any development.

Dealing with waterlogged remains

Waterlogged sites have unique challenges because they are very susceptible to damage if there are changes to the delicate balance of conditions that have resulted in the preservation of organic material. Where preserved waterlogged remains are expected additional assessment of the hydrogeological impact of development may be required. This will involve a tiered approach to assess a site's water environment that provides a conceptual model for the site which is sufficiently reliable to inform decisions and measures to secure sustainable long-term preservation.

Applicants should allow sufficient time to carry out necessary hydrogeological assessment. For example, a tier 1 (desk-based, basic conceptual model) can be developed quickly if there is sufficient existing information, but should more quantitative data be required, for example gathered through on-site hydrological monitoring this will require additional time.

Further information on the tiered approach to hydrogeological assessment can be found in the Historic England publication on Water Environment Assessment Techniques.

4.52 The Dover Bronze Age Boat is a spectacular example of how waterlogged conditions can lead to exceptional preservation of organic remains.

Appendix 2

PCA (2025) Plate 16

Plate 16: Aerial photograph of archaeological investigation of double ring ditch in land to the rear of ‘Innisfree’, Glen Road. n.d. Image supplied by Ben Found, Kent County Council

Appendix 3

Magnitude (2025). Geo-physical Survey report

magnitude surveys

Geophysical Survey Report

Woodhill Farm, Ringwould Road, Kingsdown

For

Kitewood Estates Limited

Magnitude Surveys Ref: MSTL2212

October 2025

3 Captain Street

Bradford

BD1 4HA

01274 926020

info@magnitudesurveys.co.uk

Report By:

[redacted]

Report Approved By:

[redacted]

Issue Date:

30 October 2025

Abstract

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown, Kent. The instrumentation responded well to the background of the survey area and identified anomalies of a probable archaeological origin, interpreted as a previously evaluated double-ditched feature, and ring ditches or enclosures. A possible partial enclosure was also detected. Agricultural anomalies were interpreted as a former field boundary and modern ploughing regimes. Anomalies of an undetermined origin have been detected, these lack sufficient diagnostic criteria to enable a confident interpretation. Magnetic disturbance was limited to field boundaries and a buried service.

Contents

List of Figures

1. Introduction

1.1. Magnitude Surveys Ltd (MS) was commissioned by Kitewood Estates Limited to undertake a geophysical survey over a c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown (TR 37207 48486).

1.2. The geophysical survey comprised hand-pulled, cart-mounted or hand-carried GNSS-positioned fluxgate gradiometer survey. Magnetic survey is the standard primary geophysical method for archaeological applications in the UK due to its ability to detect a range of different features. The technique is particularly suited for detecting fired or magnetically enhanced features, such as ditches, pits, kilns, sunken featured buildings (SFBs) and industrial activity (David *et al*., 2008).

1.3. The survey was conducted in line with the current best practice guidelines produced by Historic England (David *et al*., 2008), the Chartered Institute for Archaeologists (CIfA, 2020) and the European Archaeological Council (Schmidt *et al.,* 2015).

1.4. The survey was conducted in line with a Written Scheme of Investigation produced by MS (Riach, 2025).

1.5. The survey commenced on the 29th September 2025 and took two days to complete.

2. Quality Assurance

2.1. Magnitude Surveys is a Registered Organisation of the Chartered Institute for Archaeologists (CIfA), the chartered UK body for archaeologists, and a corporate member of ISAP (International Society for Archaeological Prospection).

2.2. The directors of MS are involved in cutting edge research and the development of guidance/policy. Specifically, Dr Chrys Harris has a PhD in archaeological geophysics from the University of Bradford, is a Member of CIfA and was the Vice-Chair of the International Society for Archaeological Prospection (ISAP); Finnegan Pope-Carter has an MSc in archaeological geophysics and is a Fellow of the London Geological Society, as well as a member of GeoSIG (CIfA Geophysics Special Interest Group); Dr Paul Johnson has a PhD in archaeology from the University of Southampton, is a Fellow of the Society of Antiquaries of London and a Member of CIfA, has been a member of the ISAP Management Committee since 2015, and is currently the Chair of the Archaeological Prospection Community of the European Archaeological Association.

2.3. All MS managers, field and office staff have degree qualifications relevant to archaeology or geophysics and/or field experience.

3. Objectives

3.1. The objective of this geophysical survey was to assess the subsurface archaeological potential of the survey area.

4. Geographic Background

4.1. The survey area was located directly west of Kingsdown (Figure 1). The survey was conducted across one arable field. The survey area was bordered to the northeast by residential buildings, to the northwest and southeast by pasture, to the southwest by an area of woodland, and to the south by Ringwould Road (Figure 2)

4.2. Survey considerations:

Survey Area	Ground Conditions	Further Notes
1	Arable field gently sloping down to the west	The survey area was bordered to the west, south, and east by hedgerows and wire fences. To the northeast the boundary comprised fencing next to the residential housing, with an overgrown area in the northern corner. There was no border in the southern corner.

4.3. The underlying geology comprises chalk of the Seaford Chalk Formation. No superficial deposits are recorded in the survey area (British Geological Survey, 2025).

4.4. The soils consist of shallow lime-rich soils over chalk or limestone across the majority of the survey area, with no data along the northeast or southern boundary (Soilscapes, 2025).

5. Archaeological Background

5.1. The following is a summary of an Archaeological Desk-Based Assessment produced and provided by Pre-Construct Archaeology (Thompson, 2025).

5.2. To the north of the survey area, and lying partially within it, is a recorded monument visible as cropmarks described as one double ring ditch, and one small ring ditch. The double ring ditch was subject to archaeological investigation during which the feature was stripped and recorded, revealing a possible central burial. The outer ditch of this monument extends into the survey area. Next to this feature two archaeological investigations have been undertaken, including a watching brief which revealed a prehistoric post hole containing fragments of Late Bronze Age or Early Iron Age pottery. Findspots of a Romano-British statuette or figurine and Post-medieval token farthing of the Skoch Arms discovered within the survey area.

5.3. Prehistoric activity within the vicinity of the survey area includes a probable Lower Palaeolithic occupation site at Wood Hill discovered during excavation in the 1990s, approximately 230m to the southwest of the survey area. Finds from this site included a large assemblage of Palaeolithic handaxes, flake-tools, and debitage. A small handaxe and six flint flakes were discovered c. 500m northeast of the site. A collection of unspecified Palaeolithic artefacts were discovered northwest of the survey at Knight's Bottom and appear to have been recorded twice in the HER at different locations. A fragment of fossilised mammoth tooth was found at Kingsdown Beach in 2021, approximately 980m to the southeast of the survey area. A Mesolithic tranchet axe and pick were discovered at Ringwould c. 400m southwest of the survey area, as well as an incomplete perforated object of Mesolithic or Neolithic date approximately 900m northwest of the area.

5.4. Bronze Age activity within 1km of the survey area includes an assemblage of flint flakes c. 700m to the west, as well as two cut features c. 400m to the south in Kingsdown Wood. A metal palstave dated to the Middle Bronze Age was found near Kingsdown Church. A probable round barrow is recorded at Hawkshill Down c. 750m north of the survey area, with an inhumation at Knight's Bottom Pit discovered in 1910 approximately 800m to the north. The grave contained two cooper alloy pins. A prehistoric posthole containing seven fragments of Late Bronze Age or Early Iron Age pottery was discovered at Glendale Lodge on Glen Road, directly north of the survey area.

5.5. A pit containing Iron Age pottery was also discovered at Wood Hill approximately 920m to the southwest, and a decorated Belgic bi-conical bowl was found c.250m to the north. Three late Iron Age copper alloy brooches, and 47 coins were discovered within 1km of the survey area. The HER records two coins issued by the Cantii tribe, the name given by the Romans to the local inhabitants of Kent.

5.6. Four shallow oval pits were found on a southeast facing slope approximately 550m west of the area and interpreted as a possible cooking site. Approximately 200m to the southwest a watching brief in 2009 revealed two gullies, one of which may have been prehistoric.

5.7. A supposed Roman camp was located c. 400m southwest of the area at Kingsdown Wood. Archaeological monitoring of a pipe-trench revealed the top of a large ditch and a pit containing pottery dating to the 1st to 3rd centuries AD. Approximately 700m north of the area an unspecified vessel and portions of other urns were discovered in 1913 in a stone pit.

5.8. The Kent HER lists two early Medieval burials, as well as two possible inhumation cemeteries. Approximately 1.1km north of the survey area a burial was found which included an iron spear and shield, with the second burial discovered c. 500m to the east which contained a skeleton accompanied by a sword, seax, shield, spear, and knife. A possible early Medieval round barrow is recorded approximately 1km northwest of the area. Other nearby barrows has led to the conclusion of a possible cemetery. Two copper alloy brooches dated between 500 to 570 AD were discovered directly south of the survey area.

5.9. Two Medieval features and 22 findspots are recorded within 1km of the survey area. These include a pit and a ditch, discovered in 1980. Approximately 180m to the east, findspots of a copper alloy harness pendant and lead alloy token were located. Two copper alloy pendants and a lead seal matrix were discovered c. 630m to the southwest. A Medieval lead seal matrix was discovered approximately 800m southwest of the area, and a copper alloy Sicilian jetton was found 1km to the west.

5.10. Post-Medieval records in the vicinity of the survey area include a lead alloy vessel directly to the southwest of the survey area, as well as a gold finger ring c. 60m to the south, and an alloy bell c. 80m to the west. A copper alloy buckle was discovered c. 350m to the west, and a 17th century copper alloy coin weight depicting Charles I c. 415m to the southwest. Three farmsteads are recorded in the vicinity, one c.340m to the north, one c. 240m to the southeast, and another c. 330m to the southwest.

5.11. An 'Oboe' station from the Second World War is recorded c. 250m to the south of the survey area, and the crash sites of two Supermarine Spitfires from the Battle of Britain are located c. 350m to the southwest.

6. Methodology

6.1. Data Collection

6.1.1. Magnetometer surveys are generally the most cost effective and suitable geophysical technique for the detection of archaeology in England. Therefore, a magnetometer survey should be the preferred geophysical technique unless its use is precluded by any specific survey objectives or the site environment. For this site, no factors precluded the recommendation of a standard magnetometer survey. Geophysical survey therefore comprised the magnetic method as described in the following section.

6.1.2. Geophysical prospection comprised the magnetic method as described in the following table.

6.1.3. Table of survey strategies:

Method	Instrument	Traverse Interval	Sample Interval
Magnetic	Bartington Instruments Grad-13 Digital Three-Axis Gradiometer	1m	200Hz reprojected to 0.125m

6.1.4. The magnetic data were collected using MS' bespoke quad-towed cart system GNSS-positioned system.

6.1.4.1. MS' cart system was comprised of Bartington Instruments Grad 13 Digital Three-Axis Gradiometers. Positional referencing was through a multi-channel, multi-constellation GNSS Smart Antenna RTK GPS outputting in NMEA mode to ensure high positional accuracy of collected measurements. The RTK GPS is accurate to 0.008m + 1ppm in the horizontal and 0.015m + 1ppm in the vertical.

6.1.4.2. Magnetic and GPS data were stored on an SD card within MS' bespoke datalogger. The datalogger was continuously synced, via an in-field Wi-Fi unit, to servers within MS' offices. This allowed for data collection, processing and visualisation to be monitored in real-time as fieldwork was ongoing.

6.1.4.3. A navigation system was integrated with the RTK GPS, which was used to guide the surveyor. Data were collected by traversing the survey area along the longest possible lines, ensuring efficient collection and processing.

6.2. Data Processing

6.2.1. Magnetic data were processed in bespoke in-house software produced by MS. Processing steps conform to the EAC and Historic England guidelines for 'minimally enhanced data' (see Section 3.8 in Schmidt *et al.*, 2015: 33 and Section IV.2 in David *et al.*, 2008: 11).

Sensor Calibration – The sensors were calibrated using a bespoke in-house algorithm, which conforms to Olsen *et al*. (2003).

Zero Median Traverse – The median of each sensor traverse is calculated within a specified range and subtracted from the collected data. This removes striping effects caused by small variations in sensor electronics.

Projection to a Regular Grid – Data collected using RTK GPS positioning requires a uniform grid projection to visualise data. Data are rotated to best fit an orthogonal grid projection and are resampled onto the grid using an inverse distance-weighting algorithm.

Interpolation to Square Pixels – Data are interpolated using a bicubic algorithm to increase the pixel density between sensor traverses. This produces images with square pixels for ease of visualisation.

6.3.Data Visualisation and Interpretation

6.3.1. This report presents the gradient of the sensors' total field data as greyscale images, as well as the total field data from the lower sensors (Figure 3). The gradient of the sensors minimises external interferences and reduces the blown-out responses from ferrous and other high contrast material. However, the contrast of weak or ephemeral anomalies can be reduced through the process of calculating the gradient. Consequently, some features can be clearer in the respective gradient or total field datasets. Multiple greyscale images of the gradient and total field at different plotting ranges have been used for data interpretation. Greyscale images should be viewed alongside the XY trace plot (Figure 6). XY trace plots visualise the magnitude and form of the geophysical response, aiding anomaly interpretation.

6.3.2. Geophysical results have been interpreted using greyscale images and XY traces in a layered environment, overlaid against open street maps, satellite imagery, historical maps, LiDAR data, and soil and geology maps. Google Earth (2025) was also consulted, to compare the results with recent land use.

6.3.3. Geodetic position of results – All vector and raster data have been projected into OSGB36 (ESPG27700) and can be provided upon request in ESRI Shapefile (.SHP) and Geotiff (.TIF) respectively. Figures are provided with raster and vector data projected against OS Open Data.

7. Results

7.1.Qualification

7.1.1. Geophysical results are not a map of the ground and are instead a direct measurement of subsurface properties. Detecting and mapping features requires that said features have properties that can be measured by the chosen technique(s) and that these properties have sufficient contrast with the background to be identifiable. The interpretation of any identified anomalies is inherently subjective. While the scrutiny of the results is undertaken by qualified, experienced individuals and rigorously checked for quality and consistency, it is often not possible to classify all anomaly sources. Where possible, an anomaly source will be identified along with the certainty of the

interpretation. The only way to improve the interpretation of results is through a process of comparing excavated results with the geophysical reports. MS actively seek feedback on their reports, as well as reports from further work, in order to constantly improve our knowledge and service.

7.2.Discussion

7.2.1. The geophysical results are presented in combination with satellite imagery and historical maps (Figure 7).

7.2.2. The fluxgate gradiometer survey was successfully completed across c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown. The survey has detected anomalies of a probable and possible archaeological origin, as well as anomalies of an agricultural and undetermined origins. Magnetic disturbance was limited to field boundaries and a buried service.

7.2.3. In the north of the survey area three anomalies have been detected and interpreted as having a probable archaeological origin (Figure 5). A curvilinear anomaly along the northern boundary of the survey area is likely a portion of the previously identified double-ditched ring feature recorded as continuing into the survey area (see Section 5.2). The proximity of the other two anomalies to this recorded archaeological feature, as well as their indicative ring ditch morphology, has led to a confident interpretation of these having a similar origin.

7.2.4. To the south of the two ring-shaped anomalies a further curvilinear anomaly has also been identified. This anomaly exhibits a less definitive form, and appears magnetically different, and has therefore been given a less definitive archaeological interpretation (Figure 5).

7.2.5. A linear anomaly was detected, which correlates with the mapped location of a former field boundary (Figure 7). Linear anomalies were also detected in the survey area, and correlate with modern ploughing regimes visible in satellite imagery.

7.2.6. Linear and curvilinear anomalies were detected across the survey and interpreted as undetermined in origin (Figure 5). These lack sufficient diagnostic criteria for a definitive interpretation. These may be of agricultural or modern origin, but archaeological origin cannot be ruled out.

7.3.Interpretation

7.3.1. General Statements

7.3.1.1. Geophysical anomalies will be discussed broadly as classification types across the survey area. Only anomalies that are distinctive or unusual will be discussed individually.

7.3.1.2. **Ferrous (Spike)** – Discrete dipolar anomalies are likely to be the result of isolated pieces of modern ferrous debris on or near the ground surface.

7.3.1.3. **Ferrous/Debris (Spread)** – A ferrous/debris spread refers to a concentration of multiple discrete, dipolar anomalies usually resulting from highly magnetic

material such as rubble containing ceramic building materials and ferrous rubbish.

7.3.1.4. **Magnetic Disturbance** – The strong anomalies produced by extant metallic structures, typically including fencing, pylons, vehicles and service pipes, have been classified as 'Magnetic Disturbance'. These magnetic 'haloes' will obscure weaker anomalies relating to nearby features, should they be present, often over a greater footprint than the structure causing them.

7.3.1.5. **Undetermined** – Anomalies are classified as Undetermined when the origin of the geophysical anomaly is ambiguous and there is no supporting contextual evidence to justify a more certain classification. These anomalies are likely to be the result of geological, pedological or agricultural processes, although an archaeological origin cannot be entirely ruled out. Undetermined anomalies are generally distinct from those caused by ferrous sources.

7.3.2. Magnetic Results - Specific Anomalies

7.3.2.1. **Archaeology Probable (Strong & Weak)** – Three anomalies were detected in the north of the survey area and interpreted as having a probable archaeological origin (Figure 4). These include a curvilinear anomaly exhibiting a strong and weak magnetic enhancement, measuring c. 9m in length, that is likely a portion of the recorded double-ditched monument known to continue into the survey area (see Section 5.2) from the north. South of this, a weakly enhanced but visually distinct penannular anomaly was identified. This anomaly appears as a near-perfect circle with a diameter of c. 12m and a possible entrance in the south. Directly to the east of this, a curvilinear anomaly was detected, with a similar enhancement and diameter. It is possible the weaker signal of this anomaly has been obscured by the nearby magnetic disturbance should it continue north.

7.3.2.2. **Archaeology Possible (Weak)** – A weakly enhanced negative curvilinear anomaly was detected in the northwest of the survey area (Figures 4 & 5). The different polarisation and enhancement of the signal from those identified as probably archaeological in origin, and the less definitive form of the anomaly have led to a less definitive archaeological interpretation.

7.3.2.3. **Agricultural (Weak) –** In the southeast of the area a linear anomaly has been identified, aligning with a former field boundary recorded on historical maps orientated northeast to southwest (Figure 5).

7.3.2.4. Agricultural (Trends) – Linear anomalies were detected in the south of the area, exhibiting weak positive and negative magnetic enhancements (Figures 4 & 5). These anomalies correlate with plough lines present during the survey and visible in satellite images (Figure 7).

7.3.2.5. **Undetermined (Weak)** – Linear and curvilinear anomalies have been detected across the survey area, exhibiting weak magnetic enhancements (Figures 4 & 5). These do not correspond with features on historical maps and lack additional

context to provide a more confident interpretation. These are possibly agricultural or modern in origin, though an archaeological origin cannot be ruled out.

8. Conclusions

8.1. A fluxgate gradiometer survey has been completed across the c. 3.5ha survey area. The geophysical survey has identified anomalies of a probable and possible archaeological origin. Anomalies of agricultural and undetermined origins were also detected. Modern interference in the form of magnetic disturbance is limited to field edges and a buried service.

8.2. Anomalies were identified in the north of the survey area and interpreted as having a probable archaeological origin. One appears to be the southernmost extent of a recorded double-ditched feature located just beyond the northern boundary of the area, with a ring ditch and another enclosure or part of a ring ditch located directly to the south.

8.3. A weakly enhanced curvilinear anomaly was identified in the northwest and interpreted as being possibly archaeological in origin, potentially part of an enclosure or other cut feature.

8.4. An anomaly was identified aligning with a mapped former field boundary. Linear anomalies aligning with modern ploughing regimes have also been identified.

8.5. Across the survey area anomalies of an undetermined origin have been detected. These lack sufficient diagnostic criteria or other supporting evidence for a more confident interpretation.

9. Archiving

9.1. MS maintains an in-house digital archive, which is based on Schmidt and Ernenwein (2013). This stores the collected measurements, minimally processed data, georeferenced and un-georeferenced images, XY traces and a copy of the final report.

9.2. MS contributes reports to the ADS Grey Literature Library upon permission from the client, subject to any dictated time embargoes.

10. Copyright

11. References

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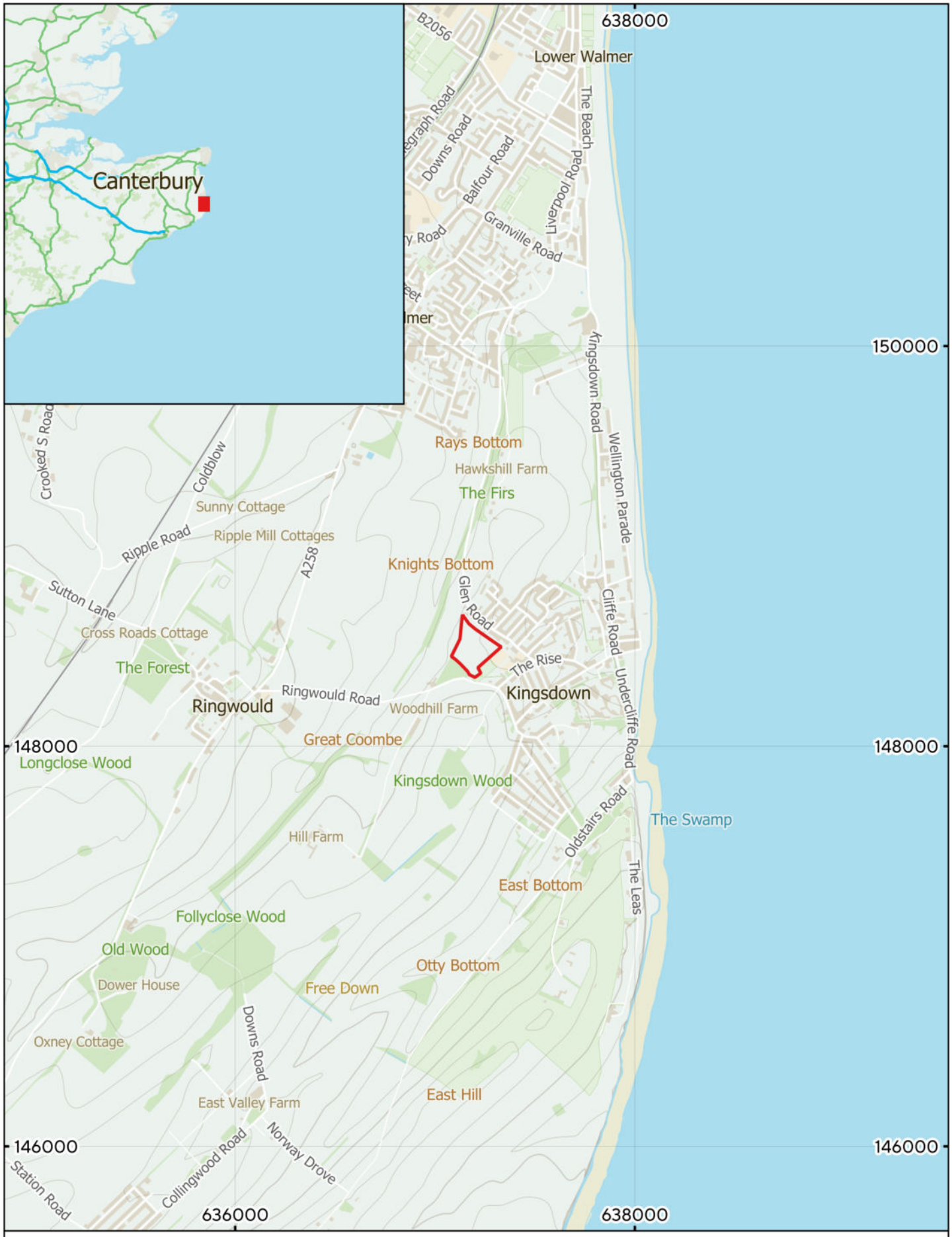
12. Project Metadata

MS Job Code	MSTR2249
Project Name	Woodhill Farm, Ringwould Road, Kingsdown
Client	Pre-Construct Archaeology Ltd
Grid Reference	TR 37207 48486
Survey Techniques	Magnetometry
Survey Size (ha)	23.5ha (Magnetometry)
Survey Dates	2025-09-29 to 2025-09-30
Project Lead	[redacted]
Project Officer	[redacted]
HER Event No	TBC
OASIS No	TBC
S42 Licence No	N/A
Report Version	1.0

13. Document History

Version	Comments	Author	Checked By	Date
0.1	Initial draft for Project Lead to Review	HR	MS	14 October 2025
0.2	Second Draft	HR	MS	16 October 2025
0.3	Revisions	HR	LAG	17 October 2025
0.4	Sign off	MS	LAG	22 October 2025
0.5	Final		LAG	30 October 2025



MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 1 - Geophysical Survey Location
1:25,000 @ A4

Geophysical Survey Location

0 0.5 1 km

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 2 - Geophysical Survey Area
1:5,000 @ A3

Survey Area

Magnitude Surveys

0 50 100 150 200 m

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 3 - Magnetic Total Field (Lower Sensors)
1:1,500 @ A3

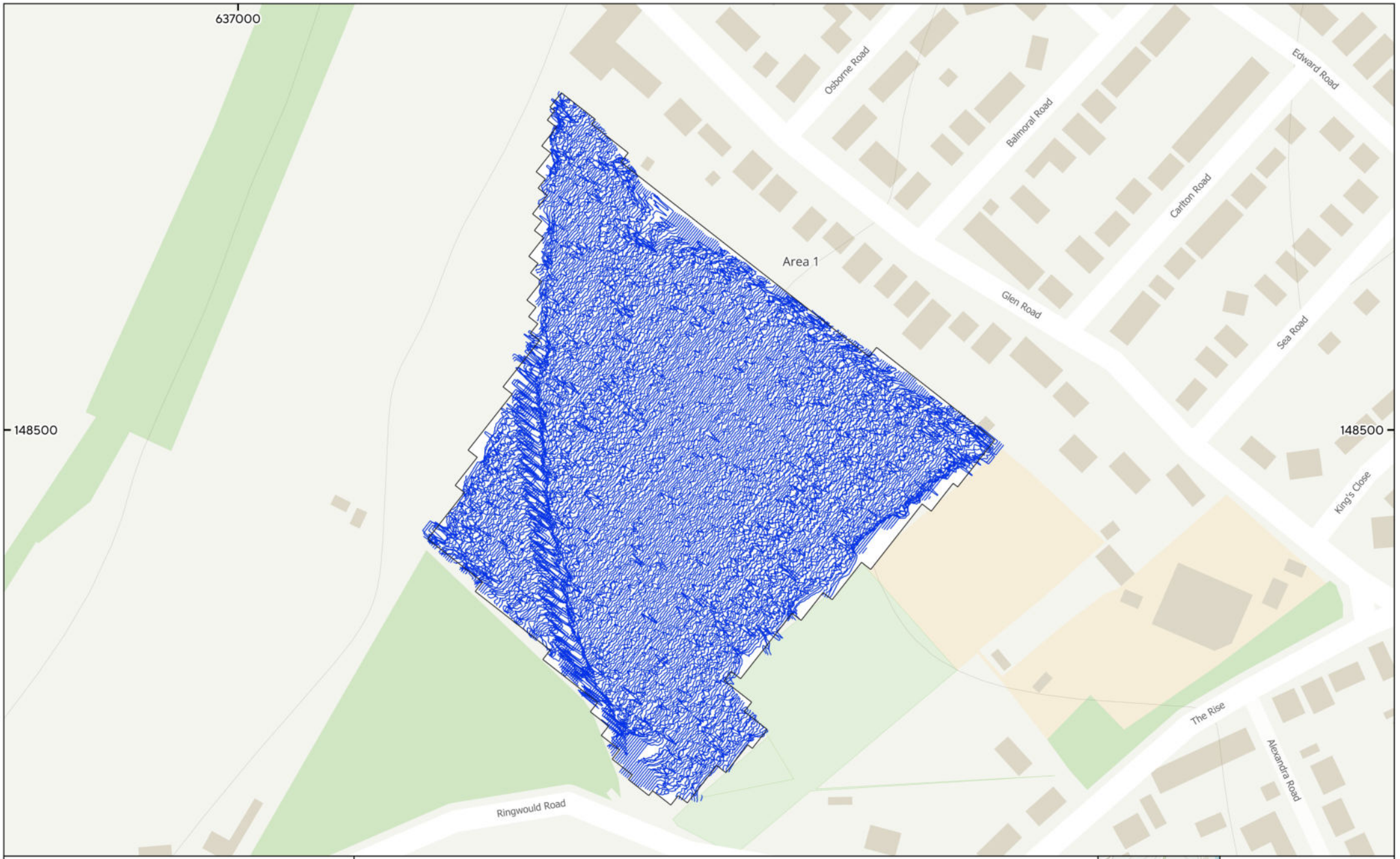
Magnitude Surveys

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 4 – Magnetic Gradient
1:1,500 @ A3

Magnitude Surveys

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 5 – Magnetic Interpretation
1:1,500 @ A3

Magnitude Surveys



MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 6 – XY Trace Plot
30nT/cm at 1:1,500 @ A3

Magnitude Surveys

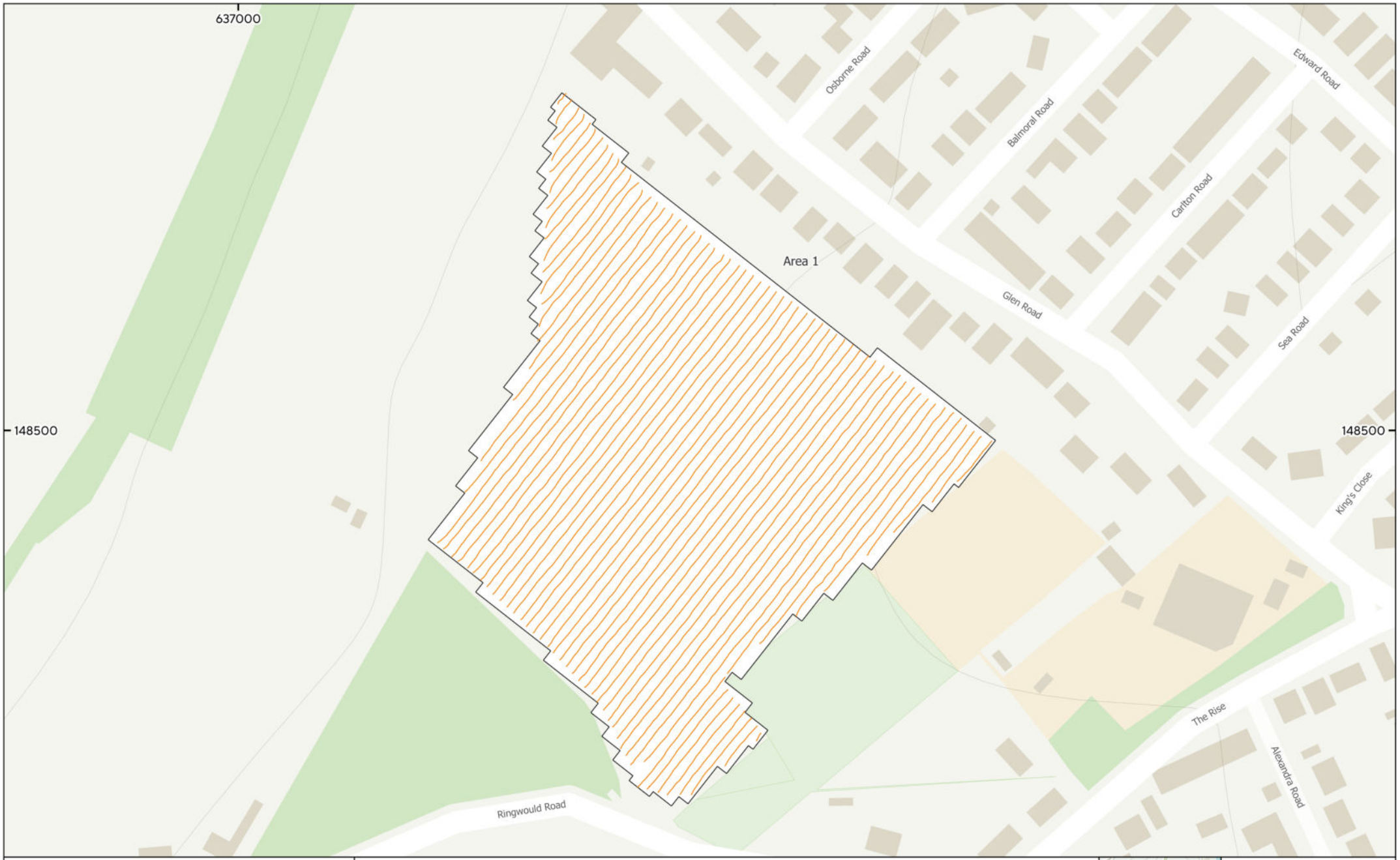
MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 7 – Magnetic Interpretation over Historical Mapping & Satellite Imagery, 1:3,000 @ A3

Contains historical mapping © CLS Data 2025: Ordnance Survey, 6" 2nd edition c. 1882-1913
Contains satellite imagery © Bing Satellite 2025

- Archaeology Probable (Strong)
- Archaeology Probable (Weak)
- Archaeology Possible (Weak)
- Agricultural (Weak)
- Magnetic Disturbance
- Undetermined (Weak)
- Agricultural (Trend)
- Service
- Ferrous (Spike)

Magnitude Surveys

0 30 60 90 120 m



MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 8 – GNSS Plot
1:1,500 @ A3

GNSS Lines

Magnitude Surveys

0 15 30 45 60 m

Appendix 4

Proposed Site Layout

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Pubic footpaths ER21/1, ER20/1 & ER5 to be retained throughout works, fenced to ensure site security and temporarily closed as necessary.

The landscape in the drawing is indicative; refer to the Pegasus Group landscape drawing

Accommodation Schedule

Open Market Provision [45 dwellings - 70%]
11no. 2-Bedroom Houses
17no. 3-Bedroom Houses
17no. 4-Bedroom Houses

Affordable Provision [19 dwellings - 30%]
13no. 2-Bedroom Houses
6no. 3-Bedroom Houses

Total: 64 Dwellings

Rev	Date	Revision Details	Dr	Ch
P4	10.02.26	Post-planning amendments	SL	AK
P3	13.06.25	Post-planning amendments	SL	SL
P2	23.05.25	Post-planning amendments	SL	SL
P1	27.01.25	Updated to client comments	AX	SLG

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www.ecearchitecture.com

Client's Name
Kitewood

Job Title
Woodhill Farm, Kingsdown

Drawing Title
Proposed Site Layout

Scale
1:500 @ A0 / 1:1000 @ A2
metres 10 20 30 40 50

Drawn	Checked	Date
JY	SLG	23.01.25

Job No	Drawing No	Rev
7353	PL-03	P4

Status
APPROVAL

CAD Plot date 10/02/2026 - 12 58 00 7353 woodhill farm option 2.dwg

[redacted]

From: [redacted]
Sent: 20 February 2026 12:49
To: SupportAssistants
Cc: [redacted]
Subject: Fw: DOV/25/00112
Attachments: 02.26 RPSTT, Woodhill Farm, Kingsdown.pdf

Hello,

Please could the attached be uploaded as additional information.

Thank you,

[redacted]

[redacted]
Development Management Team Leader (Majors and Minors Applications)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Tel: [redacted]
Email: [redacted]@dover.gov.uk

From: [redacted]
Sent: 20 February 2026 10:27
To: [redacted]
Cc: [redacted]@kitewood.co.uk ; [redacted] ; [redacted]
Subject: RE: DOV/25/00112
[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Good Morning [redacted]
In [redacted] absence, please could you upload the attached Archaeological Addendum regarding Preservation in Situ to the Public Register?
If you could confirm when the document has been uploaded that would be appreciated.

This supplementary report is to address comments received from Karen by e-mail on the 16 February 2026.
To confirm, we are still keen for this application to be on the agenda for the March Committee.
Many Thanks,

[redacted]
Senior Planner
Email: [redacted]@dhaplanning.co.uk
Office: [redacted]
Mobile: [redacted]
Have a site to discuss? Give us a call or visit our interactive map to get started

DHA Interactive Map

From: [redacted]
Sent: 18 February 2026 20:30
To: [redacted]'
Cc: [redacted]'
Subject: RE: DOV/25/00112
Evening [redacted]
The requested archaeological addendum will be provided separately.
But to assist we have also had prepared a DAS addendum further illustrating how the proposals accommodate the feature, plus updated street scenes, if these can be added to the application documents.
Kind Regards
[redacted]

Director
Office: [redacted]
Mobile: [redacted]
Email: [redacted]@dhaplanning.co.uk
Have a site to discuss? Give us a call or visit our interactive map to get started

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Leeds 0113 323 6669

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From: [redacted]
Sent: 17 February 2026 14:08
To: [redacted]@DOVER.GOV.UK>
Cc: [redacted]@DOVER.GOV.UK>
Subject: RE: DOV/25/00112
Afternoon [redacted]
Further to the below I can confirm this is being done.
Do we need to agree a list of conditions and HoTs?
Kind Regards

[redacted]
Director
Office: [redacted]
Mobile: [redacted]
Email: [redacted]@dhaplanning.co.uk
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From: [redacted]@DOVER.GOV.UK>
Sent: 16 February 2026 16:37
To: [redacted]@dhaplanning.co.uk>
Cc: [redacted]@DOVER.GOV.UK>
Subject: DOV/25/00112
[External email - This message originated from outside DHA – prior to opening any attachments or opening links, please ensure their authenticity with the sender]
Dear [redacted]
Thank you for the updated plans.
I appreciate you have provided a covering letter regarding the changes to the layout in connection with archaeology. Given the level of interest surrounding the site I would suggest you provide the findings of the geo physical survey and put it in an addendum. I have already had a Cllr requesting the findings of the archaeological work.
Kind regards
[redacted]
Please note: I do not work Fridays.
Upcoming leave: 17th -23rd February 2026

[redacted]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [redacted]
Email: [redacted]@dover.gov.uk
Web: dover.gov.u

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Preservation In-situ

Ringwould Rd, Kingsdown. Application Ref DOV/25/00112

Project Reference
794-PLN-HER-02140

Version 2

Date 19/2/26

Document status					
Version	**Purpose of document**	**Authored by**	**Reviewed by**	**Approved by**	**Review date**
1	Draft	[redacted]	Client Team /Tt Heritage Team		
2	Final	[redacted]	[redacted]	[redacted]	19.2.26.

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SW1H 0DJ

T Click or tap here to enter text.

E Click or tap here to enter text.

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Appendices

Appendix 1: Archaeology of Dover SPD – ‘Avoiding and Minimising Harm’
Appendix 2: PCA (2025) Plate 16 - Innisfree
Appendix 3: Magnitude (2025), Geo-physical Survey report
Appendix 4: Proposed Site Layout

1 Introduction

1.1 This document provides an Addendum report in support of a revised planning application for land at Ringwould Road, Kingsdown (Application ref: DOV/25/00112).

1.2 The document has been prepared by Simon Blatherwick (BA, MA, MCIfA, Technical Director (Heritage) of Tetra Tech Consulting Ltd, on behalf Kitewood to provide the archaeological support for the Site.

1.3 The contents of this document are based on the results of a desk-based assessment (PCA 2025), a geo-physical survey of the site (Magnitude 2025) and consultation / communication with the Senior Archaeological Officer, Heritage Conservation, Kent County Council (TEAMS Meeting held 15/12/25).

1.4 At the meeting of 15/12/25 it was agreed that development re-design would enable the preservation in-situ of three ‘anomalies’ identified by geo-physical survey. One of these ‘anomalies’ (a double ring-ditch, with probable central burial) was know about from previous archaeological work at a property known as ‘Innisfree’ to the immediate north of the Site.

1.5 Aerial photograph had identified a second ring ditch – wholly within the Site – with the geo-physical survey having identified a third.

1.6 It was also agreed that the remaining archaeological potential of the Site could be evaluated by a scope of works, secured by a Condition, on any Consent that may be granted.

1.7 It is also understood that a formal Management Plan for the area of Preservation In-situ will be secured by a Condition, on any Consent that may be granted.

2 Planning Background & Development Plan Framework

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;

- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

Local Planning Policy

2.9 The site is located within the Dover District Council.

Dover District Local Plan to 2040 (Adopted October 2024)

2.10 The Dover District Local Plan includes the following polices;

SP15 - Protecting the District's Historic Environment

The heritage assets of the District are an irreplaceable resource and all applications that will affect a heritage asset should therefore ensure that the asset, including its setting, are conserved and enhanced in a manner appropriate to their significance. The Council will work with applicants and partners to ensure that the heritage of the District can positively contribute to the character, environment and economy of the District and the quality of life of existing and future generations of residents and visitors.

HE1 - Designated and Non-Designated Heritage Assets

Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, at risk through neglect, decay or other threats into appropriate and viable use consistent with their conservation, will be encouraged. This includes those on the Heritage at Risk Register held by Historic England, buildings and sites identified during the planning application process and any local list of heritage assets at risk.

Development will not be permitted where it will cause total loss of significance or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or

a Where the nature of the heritage asset prevents all reasonable or viable uses of the site, and no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and

b Conservation through grant funding is not possible, and the harm to or loss of the asset is outweighed by the benefits of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.

For development that involves the installation of energy-efficiency improvements to heritage assets, applications should also demonstrate a whole building approach, including an assessment of the suitability of the proposed measures for the particular property, its construction and materials, in addition to the impact on its heritage significance.

All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement, which should draw on the evidence contained in the Dover District Heritage Strategy, including referencing the heritage themes of the Strategy that apply. Such a Statement should include a description of the asset's historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.

HE3 - Archaeology

The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such heritage assets will be assessed in line with Policy HE1.

Planning applications, on sites where there is, or is the potential for, an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.

In addition, where the assessment reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to, where necessary, arrange for field evaluations to be carried out by an appropriately qualified contractor in advance of the determination of the planning application. Such an evaluation should define:

a The character, significance and condition of any archaeological deposits or structures within the application site; and

b The likely impact of the proposed development on the archaeology, its significance and setting (including the limits to the depth to which groundworks can go on the site); and

c The means of mitigating the effect of the proposed development including a statement setting out the impact of the development.

Where development proposals affect non-designated heritage assets with an archaeological interest, the District Council would expect the archaeological deposits to be preserved in-situ. Where this is not possible clear justification will be required. Where the justification is accepted a programme of archaeological excavation and recording is likely to be required to be carried out. The fieldwork will be appropriate to the significance of the archaeological deposits and must be carried out by an appropriately qualified contractor following a written specification agreed by the District Council.

The programme will include all phases of desk-based and fieldwork, post-excavation analysis, publication of the results and deposition of the site archive in an appropriate repository.

2.11 For applications in the Dover UAD area (as shown on the Policies Map) the Archaeology of Dover Town SPD should be consulted and applicable requirements in such detailed advice should be followed.

Archaeology of Dover Supplementary Planning Document (SPD)

2.12 Dover District Council adopted the Archaeology of Dover, Supplementary Planning Guidance (SPD) on 28th January 2026. The SPD is focused on development proposals in Dover Town so not specifically related to this planning application. However, the SPD does provide relevant 'Legislative and Planning Policy Background' (both Local and National) and sets out an approach to the 'Planning Application Process', summarised as;

- Pre- Application Stage
- Application Stage
- Development Stage
- Post Excavation Works Stage.

2.13 The SPD also details an approach to 'Delivering Public Benefits'

2.14 Paragraphs 4.32 to 4.52 set out approaches to ‘Avoiding and Minimising Harm’ including Preservation In-Situ (see Appendix 1 of this report)

2.15 The Historic England (2016) document ‘Preserving Archaeological Remains In-situ. Decision-taking for Sites under Development’ is also referred to in the SPD.

3 Geology & Topography

3.1 The PCA desk-based assessment (April 2025 – Rev) states that the bedrock geology underlying the application site comprises chalk of the Seaford Chalk Formation, with the BGS holding no information regarding the superficial geology underlying the site/.

3.2 The application site occupies an area of gently sloping ground, lying between the 35m OD contour to the northeast and the 40m OD contour to the west and occupying the top of a downland ridge.

4 Archaeological Background

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Desk-based Assessment

4.1 The PCA desk-based assessment (April 2025) summarised the archaeological background as follows;

A search of the Kent Historic Environment Record (HER) revealed that there were 243 heritage assets within the 1km search radius of the proposed development. These include 78 prehistoric finds and features, 49 Roman, 12 Saxon/early medieval, 24 medieval, 21 post-medieval, 38 modern and four historic buildings. There were 17 undated features and finds. A total of 26 archaeological investigations have been recorded within the study area.

The Site lies on a chalk downland ridge, part of a wider landscape of alternating chalk ridges and dry valleys, which contains an abundance of later prehistoric finds and features. Aerial photography has revealed the presence of a double ring ditch in land to the rear of 'Innisfree', Glen Road, which partially extends into the northern area of the Site, as well as a smaller satellite ring ditch that lies wholly within the Site boundary. It is likely that these features date to the Early Bronze Age and it is possible that further burials or features associated with them may extend into the Site.

Cartographic evidence indicates that the application site has been predominantly agricultural land throughout the post-medieval and modern periods. Internal field boundaries have been removed since the mid-19th century, although aerial photographs suggest that some of these were extant as cropmarks in the mid-20th century. Aerial photography also suggests that the site has remained in arable use since the 1940s.

Geo-physical Survey

4.2 The Abstract in the geo-physical survey report (Magnitude Surveys, 2025) includes;

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown, Kent. The instrumentation responded well to the background of the survey area and identified anomalies of a probable archaeological origin, interpreted as a previously evaluated double-ditched feature, and ring

ditches or enclosures. A possible partial enclosure was also detected. Agricultural anomalies were interpreted as a former field boundary and modern ploughing regimes. Anomalies of an undetermined origin have been detected, these lack sufficient diagnostic criteria to enable a confident interpretation. Magnetic disturbance was limited to field boundaries and a buried service.

4.3 Of significance – and the primary focus of the TEAMS meeting of 15/12/25 – is the following;

7.2.3. In the north of the survey area three anomalies have been detected and interpreted as having a probable archaeological origin (Figure 5). A curvilinear anomaly along the northern boundary of the survey area is likely a portion of the previously identified double-ditched ring feature recorded as continuing into the survey area (see Section 5.2). The proximity of the other two anomalies to this recorded archaeological feature, as well as their indicative ring ditch morphology, has led to a confident interpretation of these having a similar origin.

4.4 Section 5.2 of the Magnitude report is set out as follows

5.2. To the north of the survey area, and lying partially within it, is a recorded monument visible as cropmarks described as one double ring ditch, and one small ring ditch. The double ring ditch was subject to archaeological investigation during which the feature was stripped and recorded, revealing a possible central burial. The outer ditch of this monument extends into the survey area. Next to this feature two archaeological investigations have been undertaken, including a watching brief which revealed a prehistoric post hole containing fragments of Late Bronze Age or Early Iron Age pottery. Findspots of a Romano-British statuette or figurine and Post-medieval token farthing of the Skoch Arms discovered within the survey area.

4.5 The Kent HER describes this recorded monument as being located at a property called 'Innisfree' - "*TR 37154865. One double ring ditch, and one small ring ditch, Ringwould, visible on aerial photograph*" (see Appendix 2 for image from PCA, 2025).

4.6 The geo-physical survey would appear to have identified a portion of this previously known monument plus two additional (and potentially associated) ring ditches.

4.7 KCC, in their Consultation response (01 Apr 2025 10:10:35. DOV/25/00112 - Land North West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown) commented as follows;

Of particular relevance to the present scheme is the presence of a known barrow, comprising a double ring-ditch, with probable central burial and other satellite burials found to the rear of Innisfree on Glen road. The outer ditch of this barrow extends into the proposed development site and it is possible that further burials or associated features may extend in to the development area. Furthermore, there is a clear crop-mark of a further barrow which is situated wholly within the present development site. The precise character and significance of this barrow has yet to be determined.

The barrows are possibly associated with (or have influenced the location of) an ancient route across the downs towards Walmer; a now lost historic boundary appears to align upon them, with this boundary in turn connecting to a longer distance historic track-way that extends across Free Down towards Station Road (St Margaret's). Various other barrows and ring-ditches appear to be associated with this routeway, including a scheduled pair towards Ringwould.

4.8 The full geo-physical survey report is attached as Appendix 3.

5 TEAMS Meeting of 15/12/25

5.1 At the meeting of 15/12/25 it was agreed that, in response to comments from KCC Heritage & Conservation and LPA Officers that the layout of the site would be amended to bring the proposed development area away from the identified ring ditches at the north of the site to ensure that they can be preserved in-situ

5.2 It was also agreed that the submission of a Written Scheme of Investigation (WSI) for archaeological trenching will be conditioned. The scope of the trenching will be discussed with the Senior Archaeological Officer, Heritage Conservation, Kent County Council in advance of the preparation of the WSI.

5.3 Subsequent to the Teams meeting a draft landscape design was shared with the Senior Archaeological Officer who responded (e-mail dated 13.1.26.) that "*from an archaeological perspective the indicated exclusion zone around the ring-ditches looks reasonable, but the turning point looks too close where it extends into the archaeological offset area - can the turning point be flipped or slightly rotated to pull it further away from the ring-ditch and outside the 8m offset area?*"

5.4 The Proposed Site Layout (Appendix 4) shows this design change and that features will be preserved within an extended area of open space connecting with the wider area of landscaping that defines the western boundary of the Site

5.5 The final landscaping scheme (hard and soft) for the Site will be conditioned. However, in line with comments from KCC Heritage & Conservation it is not proposed that tree planting or other planting likely to disturb the feature is proposed with the area left grassed for informal use.

5.6 It is also understood that a formal Management Plan for the area of Preservation In-situ will be secured by a Condition, on any Consent that may be granted.

6 Policy Compliance

6.1 The proposal for the preservation in-situ of the portion of the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches is considered to comply with both National and Local Planning Policy, along with the recently adopted SPD.

6.2 Additionally, this proposal follows the precedent of the preservation in-situ of the double ring ditch recorded to the immediate north of and extending into the Site.

6.3 Policy Compliance is as follows;

Paragraph 207 of the NPPF

6.4 Paragraph 207 of the NPPF states

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.5 The application is accompanied by a desk-based assessment and a geophysical survey report along with a proposal to preserve the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches.

Dover District Local Plan

6.6 Policy HE1 (Designated and Non-Designated Heritage Assets) includes;

Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported.

6.7 HE3 (Archaeology) includes;

Where development proposals affect non-designated heritage assets with an archaeological interest, the District Council would expect the archaeological deposits to be preserved in-situ. Where this is not possible clear justification will be required. Where the justification is accepted a programme of archaeological excavation and recording is likely to be required to be carried out. The fieldwork will be appropriate to the significance of the archaeological deposits and must be carried out by an appropriately qualified contractor following a written specification agreed by the District Council.

6.8 The application proposes to preserve the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches. A programme of archaeological fieldwork will be secured by Planning Condition.

Archaeology of Dover Supplementary Planning Document (SPD)

6.9 Paragraphs 4.32 to 4.52 of the SPD set out approaches to 'Avoiding and Minimising Harm' including Preservation In-Situ (as included in Appendix 1 of this report).

6.10 The proposal to preserve the previously identified double ring ditch monument plus the two additional (and potentially associated) ring ditches will achieve Preservation In-situ (paras 4.33 & 4.34 of the SPD).

6.11 It is likely that an Exclusion Area (para 4.49 of the SPD) will be established during the Construction programme. This will be detailed in a formal Management Plan.

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Chartered Institute for Archaeologists, 2021, *Code of conduct: professional ethics in archaeology*

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Historic England 2017, *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets*

Historic England, 2016, Preserving Archaeological Remains. Decision-taking for Sites under Development

Historic England 2015a, *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*

Historic England 2015b, *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans*

Historic England 2015c, *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment*

English Heritage (M J Davis, K L A Gdaniec, M Brice and L White (with contributions by C A I French and R Thorne) 2014. Mitigation Of Construction Impact On Archaeological Remains (Museum of London Archaeology Service for English Heritage)

Magnitude Surveys, 2025, Geophysical Survey Report Woodhill Farm, Ringwould Road, Kingsdown. For Kitewood Estates Limited

Pre-Construct Archaeology (April 2025 rev of Jan 2025 report) Land at Woodhill Farm, Ringwould road, Kingsdown, Kent, CT14 8BS:Archaeological Desk-Based Assessment

Appendices

Appendix 1

Archaeology of Dover SPD – 'Avoiding and Minimising Harm'

Avoiding and Minimising Harm

4.32 The results of the impact assessment will be used to develop and refine mitigation and management measures for the site with the aim to avoid, or if unavoidable, to mitigate harm.

Preservation in situ

What is preservation in situ?

4.33 Preservation in situ is the term used by archaeologists when archaeology is left undisturbed in its original location so that it is unaffected by development.

4.34 Paragraph 208 of the NPPF states that Local Planning Authorities should look to avoid or minimise harm to heritage assets. Preservation in situ is a means of avoiding (or minimising) harm to buried archaeological remains.

Why preserve archaeology in situ?

4.35 Archaeological remains are an irreplaceable resource and for this reason national planning policy states that heritage assets "should be conserved in a manner appropriate to their significance" (NPPF 202). This means that there is a presumption that important archaeological remains are preserved in situ. In simple terms, the more important the archaeology, the greater the presumption that it should be preserved.

4.36 However, as NPPF 218 explains, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. In other words, the ability to carry out archaeological excavation cannot be used to avoid preservation in situ.

4.37 In extreme circumstances, archaeology might be of such importance that development of all, or part of a site may not be possible, and preservation in situ is achieved through refusal of a planning application. In most cases however, the appropriate preservation in situ of archaeological remains can be achieved through a combination of design and engineering measures secured by condition or planning obligation.

4.38 Preservation in situ is also preferrable because excavating complex, deeply stratified urban archaeological sequences can be costly and time consuming. Preservation in situ is a means of enabling development by avoiding or minimising prohibitively expensive commitments to full excavation and recording. Such an approach also recognises the continued advancement and development of archaeological techniques, meaning that more may be learnt from a site's archaeology in the future than is possible today.

4.39 Where preservation in situ is deemed necessary the principle of how it will be achieved is best established before an application is made or determined. For this reason, on large scale development proposals or for development within archaeologically sensitive locations, early consultation with the Council and their archaeological advisors is strongly recommended.

4.40 Conditions or obligations relating to preservation in situ requirements may be included as part of a planning consent. This may be secured either by (a) ensuring development is carried out in compliance with measures set out within the application or alternatively (b) through the submission of further information prior to development commencing (such as by submitting details of foundation designs or through a stand-alone Mitigation Strategy document).

4.41 Further information and good practice advice can be found in the Historic England guidance notes on preserving archaeological remains, on piling and archaeology and on land contamination and archaeology.

How is preservation in situ achieved?

4.42 The way in which archaeology is preserved in situ will need to be tailored to each individual site. The approach should be informed by an understanding of the site's archaeological interest (established through appropriate assessment and evaluation) and the nature of the proposals (the impact of the development).

4.43 The simplest and most effective means of preserving archaeological remains in situ is through the avoidance of groundworks. This might be achieved through open space and landscaping or by reuse of existing buildings. In high density, urban locations such an approach may not be feasible. Instead, preservation in situ is brought about by engineering solutions, with foundation designs and formation levels that are tailored to the archaeological and structural requirements of the site so that impacts are avoided or minimised. Where impacts cannot be avoided these should be placed in areas of previous ground disturbance and/or lower archaeological sensitivity.

Avoiding or minimising harm through engineering solutions

Engineering solutions, particularly in terms of foundation design are often the primary means of preserving sites in situ. One technique involves the use of raft foundations that effectively 'float above' archaeological remains. For larger developments piled foundations are often employed. Where piles are being used careful thought will need to be given to the type of pile and their layout. The principles in Historic England's guidance on piling and archaeology should be followed. These include:

- Minimising the number of piles
- Looking to re-use any pre-existing piles from demolished buildings
- Avoiding dense groups of piles and/or pile clusters
- Keeping the pile caps and ground beams as shallow as possible
- Ensuring that any new piles are properly documented to allow their future re-use

Foundation design solutions may be combined with the use of imported material to provide a buffer over archaeologically sensitive deposits. As well as the foundations themselves other groundworks can also impact buried archaeology. The design and position of any lifts should be considered. For services these should be grouped together wherever possible, potentially within built conduits.

Some services might be accommodated above ground to avoid impact. Deep (foul) drainage can be particularly problematic and may need careful thought. So too surface water attenuation where capacity (volume) may require the use of wider but shallower solutions.

Effective preservation in situ is best achieved through collaborative working between archaeologists, engineers and geotechnical specialists following a site-wide design approach. This will likely require engaged working with other regulatory / licencing bodies to agree mutually acceptable solutions.

Preservation in situ – submission of foundation designs

4.44 If preservation in situ of important archaeological remains is a desired outcome this is best established and secured before planning permission is granted. In other words, the principle of preservation in situ and how it will be achieved (whether by avoidance or engineering) should have been agreed as part of the determination of the planning application.

4.45 Sometimes there will be technical considerations which mean that the broad principles of preservation in situ can be agreed and secured when an application is determined, but the precise detail of how this will be achieved will be subject to the submission of further information. This might be because more technical information is required (either relating to the archaeology or ground conditions) which could not be obtained prior to determination. Where the original application is outline in nature this detailed design information and the approach to preservation in situ should be submitted as part of the reserved matters application.

4.46 The requirement for further information usually takes the form of a pre-commencement planning condition requiring the submission of a package of drawings (sometimes with an accompanying commentary) showing the intended foundation designs and details of other below ground excavation. For larger and more complex schemes the approach to preservation in situ may require the submission of a stand-alone Mitigation Strategy document.

Preservation in situ mitigation strategy

A preservation in situ Mitigation Strategy may be required to be submitted as a stand-alone document that describes precisely how measures to avoid or minimise harm will be implemented on-site. It will usually include detailed drawings (including engineering and foundation details where appropriate) along with relevant prescriptions and actions that will be implemented to ensure the preservation in situ of archaeological remains, including any measures to avoid accidental damage to archaeology. A preservation in situ mitigation strategy should cover pre-site preparation, construction and post-construction activities.

A preservation in situ mitigation strategy will clearly state exactly what construction processes will take place where on a development site and describe what measures will be put in place to mitigate and restrict impacts. A preservation in situ mitigation strategy will include contingency measures for unexpected discoveries and, depending on the nature of the site, may include provision for archaeological monitoring to ensure that the proposed measures are adequate and are being implemented fully on-site.

4.47 The foundation design details will need to be developed by archaeological and engineering specialists working in collaboration with each other. Together, they will need to develop practical solutions that avoid or minimise harm to significant archaeology to ensure its ongoing preservation in situ. Such solutions could include avoidance and engineering options in combination, including through the raising of formation levels, the use of shallow foundations and through the careful siting of piles, incoming services, lift-shafts, drainage systems, etc. The objective should be to avoid the most sensitive archaeology and to minimise impacts. Where impacts are necessary these should be focussed on areas of previous disturbance or low archaeological sensitivity.

4.48 In any preservation in situ solution, the applicant needs to take account of both direct (physical impacts) and indirect impacts, such as changes in hydrology or water environment; changes to soil chemistry; or compaction, vibration or ground movement.

Preservation in situ – exclusion areas

4.49 In a small number of cases there may be fragile or vulnerable archaeology or standing building remains within a development site which are being preserved in situ but are at risk of accidental damage during construction. Where this is the case pre-commencement planning conditions might be included requiring an applicant to submit details of how heritage assets will be safeguarded during development, for example through an area being fenced off and protected during construction.

Waterlogged remains

4.50 When preserving archaeological remains it is important that the burial environment is understood. This is because changes to the conditions in which archaeology is buried can be as damaging to its preservation as direct physical impacts. Such changes might be brought about through changes to the site's hydrology, changes to soil chemistry or through loading and compression. Monitoring measures may need to be put in place in advance, during and following construction to ensure the effectiveness of any preservation in situ measures.

4.51 The need to understand the burial environment applies to all sites where archaeology is being preserved, but it is particularly important for waterlogged sites (such as might be found within Character Zones 1, 2 and 9 for example) where the survival of timbers and other organic remains is dependent on the conditions which contributed to their survival (waterlogged; anoxic) remaining the same during and after any development.

Dealing with waterlogged remains

Waterlogged sites have unique challenges because they are very susceptible to damage if there are changes to the delicate balance of conditions that have resulted in the preservation of organic material. Where preserved waterlogged remains are expected additional assessment of the hydrogeological impact of development may be required. This will involve a tiered approach to assess a site's water environment that provides a conceptual model for the site which is sufficiently reliable to inform decisions and measures to secure sustainable long-term preservation.

Applicants should allow sufficient time to carry out necessary hydrogeological assessment. For example, a tier 1 (desk-based, basic conceptual model) can be developed quickly if there is sufficient existing information, but should more quantitative data be required, for example gathered through on-site hydrological monitoring this will require additional time.

Further information on the tiered approach to hydrogeological assessment can be found in the Historic England publication on Water Environment Assessment Techniques.

4.52 The Dover Bronze Age Boat is a spectacular example of how waterlogged conditions can lead to exceptional preservation of organic remains.

Appendix 2

PCA (2025) Plate 16

Plate 16: Aerial photograph of archaeological investigation of double ring ditch in land to the rear of ‘Innisfree’, Glen Road. n.d. Image supplied by Ben Found, Kent County Council

Appendix 3

Magnitude (2025). Geo-physical Survey report

magnitude surveys

Geophysical Survey Report

Woodhill Farm, Ringwould Road, Kingsdown

For

Kitewood Estates Limited

Magnitude Surveys Ref: MSTL2212

October 2025

3 Captain Street

Bradford

BD1 4HA

01274 926020

info@magnitudesurveys.co.uk

Report By:

[redacted]

Report Approved By:

[redacted]

Issue Date:

30 October 2025

Abstract

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown, Kent. The instrumentation responded well to the background of the survey area and identified anomalies of a probable archaeological origin, interpreted as a previously evaluated double-ditched feature, and ring ditches or enclosures. A possible partial enclosure was also detected. Agricultural anomalies were interpreted as a former field boundary and modern ploughing regimes. Anomalies of an undetermined origin have been detected, these lack sufficient diagnostic criteria to enable a confident interpretation. Magnetic disturbance was limited to field boundaries and a buried service.

Contents

List of Figures

1. Introduction

1.1. Magnitude Surveys Ltd (MS) was commissioned by Kitewood Estates Limited to undertake a geophysical survey over a c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown (TR 37207 48486).

1.2. The geophysical survey comprised hand-pulled, cart-mounted or hand-carried GNSS-positioned fluxgate gradiometer survey. Magnetic survey is the standard primary geophysical method for archaeological applications in the UK due to its ability to detect a range of different features. The technique is particularly suited for detecting fired or magnetically enhanced features, such as ditches, pits, kilns, sunken featured buildings (SFBs) and industrial activity (David *et al*., 2008).

1.3. The survey was conducted in line with the current best practice guidelines produced by Historic England (David *et al*., 2008), the Chartered Institute for Archaeologists (CIfA, 2020) and the European Archaeological Council (Schmidt *et al.,* 2015).

1.4. The survey was conducted in line with a Written Scheme of Investigation produced by MS (Riach, 2025).

1.5. The survey commenced on the 29th September 2025 and took two days to complete.

2. Quality Assurance

2.1. Magnitude Surveys is a Registered Organisation of the Chartered Institute for Archaeologists (CIfA), the chartered UK body for archaeologists, and a corporate member of ISAP (International Society for Archaeological Prospection).

2.2. The directors of MS are involved in cutting edge research and the development of guidance/policy. Specifically, Dr Chrys Harris has a PhD in archaeological geophysics from the University of Bradford, is a Member of CIfA and was the Vice-Chair of the International Society for Archaeological Prospection (ISAP); Finnegan Pope-Carter has an MSc in archaeological geophysics and is a Fellow of the London Geological Society, as well as a member of GeoSIG (CIfA Geophysics Special Interest Group); Dr Paul Johnson has a PhD in archaeology from the University of Southampton, is a Fellow of the Society of Antiquaries of London and a Member of CIfA, has been a member of the ISAP Management Committee since 2015, and is currently the Chair of the Archaeological Prospection Community of the European Archaeological Association.

2.3. All MS managers, field and office staff have degree qualifications relevant to archaeology or geophysics and/or field experience.

3. Objectives

3.1. The objective of this geophysical survey was to assess the subsurface archaeological potential of the survey area.

4. Geographic Background

4.1. The survey area was located directly west of Kingsdown (Figure 1). The survey was conducted across one arable field. The survey area was bordered to the northeast by residential buildings, to the northwest and southeast by pasture, to the southwest by an area of woodland, and to the south by Ringwould Road (Figure 2)

4.2. Survey considerations:

Survey Area	Ground Conditions	Further Notes
1	Arable field gently sloping down to the west	The survey area was bordered to the west, south, and east by hedgerows and wire fences. To the northeast the boundary comprised fencing next to the residential housing, with an overgrown area in the northern corner. There was no border in the southern corner.

4.3. The underlying geology comprises chalk of the Seaford Chalk Formation. No superficial deposits are recorded in the survey area (British Geological Survey, 2025).

4.4. The soils consist of shallow lime-rich soils over chalk or limestone across the majority of the survey area, with no data along the northeast or southern boundary (Soilscapes, 2025).

5. Archaeological Background

5.1. The following is a summary of an Archaeological Desk-Based Assessment produced and provided by Pre-Construct Archaeology (Thompson, 2025).

5.2. To the north of the survey area, and lying partially within it, is a recorded monument visible as cropmarks described as one double ring ditch, and one small ring ditch. The double ring ditch was subject to archaeological investigation during which the feature was stripped and recorded, revealing a possible central burial. The outer ditch of this monument extends into the survey area. Next to this feature two archaeological investigations have been undertaken, including a watching brief which revealed a prehistoric post hole containing fragments of Late Bronze Age or Early Iron Age pottery. Findspots of a Romano-British statuette or figurine and Post-medieval token farthing of the Skoch Arms discovered within the survey area.

5.3. Prehistoric activity within the vicinity of the survey area includes a probable Lower Palaeolithic occupation site at Wood Hill discovered during excavation in the 1990s, approximately 230m to the southwest of the survey area. Finds from this site included a large assemblage of Palaeolithic handaxes, flake-tools, and debitage. A small handaxe and six flint flakes were discovered c. 500m northeast of the site. A collection of unspecified Palaeolithic artefacts were discovered northwest of the survey at Knight's Bottom and appear to have been recorded twice in the HER at different locations. A fragment of fossilised mammoth tooth was found at Kingsdown Beach in 2021, approximately 980m to the southeast of the survey area. A Mesolithic tranchet axe and pick were discovered at Ringwould c. 400m southwest of the survey area, as well as an incomplete perforated object of Mesolithic or Neolithic date approximately 900m northwest of the area.

5.4. Bronze Age activity within 1km of the survey area includes an assemblage of flint flakes c. 700m to the west, as well as two cut features c. 400m to the south in Kingsdown Wood. A metal palstave dated to the Middle Bronze Age was found near Kingsdown Church. A probable round barrow is recorded at Hawkshill Down c. 750m north of the survey area, with an inhumation at Knight's Bottom Pit discovered in 1910 approximately 800m to the north. The grave contained two cooper alloy pins. A prehistoric posthole containing seven fragments of Late Bronze Age or Early Iron Age pottery was discovered at Glendale Lodge on Glen Road, directly north of the survey area.

5.5. A pit containing Iron Age pottery was also discovered at Wood Hill approximately 920m to the southwest, and a decorated Belgic bi-conical bowl was found c.250m to the north. Three late Iron Age copper alloy brooches, and 47 coins were discovered within 1km of the survey area. The HER records two coins issued by the Cantii tribe, the name given by the Romans to the local inhabitants of Kent.

5.6. Four shallow oval pits were found on a southeast facing slope approximately 550m west of the area and interpreted as a possible cooking site. Approximately 200m to the southwest a watching brief in 2009 revealed two gullies, one of which may have been prehistoric.

5.7. A supposed Roman camp was located c. 400m southwest of the area at Kingsdown Wood. Archaeological monitoring of a pipe-trench revealed the top of a large ditch and a pit containing pottery dating to the 1st to 3rd centuries AD. Approximately 700m north of the area an unspecified vessel and portions of other urns were discovered in 1913 in a stone pit.

5.8. The Kent HER lists two early Medieval burials, as well as two possible inhumation cemeteries. Approximately 1.1km north of the survey area a burial was found which included an iron spear and shield, with the second burial discovered c. 500m to the east which contained a skeleton accompanied by a sword, seax, shield, spear, and knife. A possible early Medieval round barrow is recorded approximately 1km northwest of the area. Other nearby barrows has led to the conclusion of a possible cemetery. Two copper alloy brooches dated between 500 to 570 AD were discovered directly south of the survey area.

5.9. Two Medieval features and 22 findspots are recorded within 1km of the survey area. These include a pit and a ditch, discovered in 1980. Approximately 180m to the east, findspots of a copper alloy harness pendant and lead alloy token were located. Two copper alloy pendants and a lead seal matrix were discovered c. 630m to the southwest. A Medieval lead seal matrix was discovered approximately 800m southwest of the area, and a copper alloy Sicilian jetton was found 1km to the west.

5.10. Post-Medieval records in the vicinity of the survey area include a lead alloy vessel directly to the southwest of the survey area, as well as a gold finger ring c. 60m to the south, and an alloy bell c. 80m to the west. A copper alloy buckle was discovered c. 350m to the west, and a 17th century copper alloy coin weight depicting Charles I c. 415m to the southwest. Three farmsteads are recorded in the vicinity, one c.340m to the north, one c. 240m to the southeast, and another c. 330m to the southwest.

5.11. An 'Oboe' station from the Second World War is recorded c. 250m to the south of the survey area, and the crash sites of two Supermarine Spitfires from the Battle of Britain are located c. 350m to the southwest.

6. Methodology

6.1. Data Collection

6.1.1. Magnetometer surveys are generally the most cost effective and suitable geophysical technique for the detection of archaeology in England. Therefore, a magnetometer survey should be the preferred geophysical technique unless its use is precluded by any specific survey objectives or the site environment. For this site, no factors precluded the recommendation of a standard magnetometer survey. Geophysical survey therefore comprised the magnetic method as described in the following section.

6.1.2. Geophysical prospection comprised the magnetic method as described in the following table.

6.1.3. Table of survey strategies:

Method	Instrument	Traverse Interval	Sample Interval
Magnetic	Bartington Instruments Grad-13 Digital Three-Axis Gradiometer	1m	200Hz reprojected to 0.125m

6.1.4. The magnetic data were collected using MS' bespoke quad-towed cart system GNSS-positioned system.

6.1.4.1. MS' cart system was comprised of Bartington Instruments Grad 13 Digital Three-Axis Gradiometers. Positional referencing was through a multi-channel, multi-constellation GNSS Smart Antenna RTK GPS outputting in NMEA mode to ensure high positional accuracy of collected measurements. The RTK GPS is accurate to 0.008m + 1ppm in the horizontal and 0.015m + 1ppm in the vertical.

6.1.4.2. Magnetic and GPS data were stored on an SD card within MS' bespoke datalogger. The datalogger was continuously synced, via an in-field Wi-Fi unit, to servers within MS' offices. This allowed for data collection, processing and visualisation to be monitored in real-time as fieldwork was ongoing.

6.1.4.3. A navigation system was integrated with the RTK GPS, which was used to guide the surveyor. Data were collected by traversing the survey area along the longest possible lines, ensuring efficient collection and processing.

6.2. Data Processing

6.2.1. Magnetic data were processed in bespoke in-house software produced by MS. Processing steps conform to the EAC and Historic England guidelines for 'minimally enhanced data' (see Section 3.8 in Schmidt *et al.*, 2015: 33 and Section IV.2 in David *et al.*, 2008: 11).

Sensor Calibration – The sensors were calibrated using a bespoke in-house algorithm, which conforms to Olsen *et al*. (2003).

Zero Median Traverse – The median of each sensor traverse is calculated within a specified range and subtracted from the collected data. This removes striping effects caused by small variations in sensor electronics.

Projection to a Regular Grid – Data collected using RTK GPS positioning requires a uniform grid projection to visualise data. Data are rotated to best fit an orthogonal grid projection and are resampled onto the grid using an inverse distance-weighting algorithm.

Interpolation to Square Pixels – Data are interpolated using a bicubic algorithm to increase the pixel density between sensor traverses. This produces images with square pixels for ease of visualisation.

6.3.Data Visualisation and Interpretation

6.3.1. This report presents the gradient of the sensors' total field data as greyscale images, as well as the total field data from the lower sensors (Figure 3). The gradient of the sensors minimises external interferences and reduces the blown-out responses from ferrous and other high contrast material. However, the contrast of weak or ephemeral anomalies can be reduced through the process of calculating the gradient. Consequently, some features can be clearer in the respective gradient or total field datasets. Multiple greyscale images of the gradient and total field at different plotting ranges have been used for data interpretation. Greyscale images should be viewed alongside the XY trace plot (Figure 6). XY trace plots visualise the magnitude and form of the geophysical response, aiding anomaly interpretation.

6.3.2. Geophysical results have been interpreted using greyscale images and XY traces in a layered environment, overlaid against open street maps, satellite imagery, historical maps, LiDAR data, and soil and geology maps. Google Earth (2025) was also consulted, to compare the results with recent land use.

6.3.3. Geodetic position of results – All vector and raster data have been projected into OSGB36 (ESPG27700) and can be provided upon request in ESRI Shapefile (.SHP) and Geotiff (.TIF) respectively. Figures are provided with raster and vector data projected against OS Open Data.

7. Results

7.1.Qualification

7.1.1. Geophysical results are not a map of the ground and are instead a direct measurement of subsurface properties. Detecting and mapping features requires that said features have properties that can be measured by the chosen technique(s) and that these properties have sufficient contrast with the background to be identifiable. The interpretation of any identified anomalies is inherently subjective. While the scrutiny of the results is undertaken by qualified, experienced individuals and rigorously checked for quality and consistency, it is often not possible to classify all anomaly sources. Where possible, an anomaly source will be identified along with the certainty of the

interpretation. The only way to improve the interpretation of results is through a process of comparing excavated results with the geophysical reports. MS actively seek feedback on their reports, as well as reports from further work, in order to constantly improve our knowledge and service.

7.2.Discussion

7.2.1. The geophysical results are presented in combination with satellite imagery and historical maps (Figure 7).

7.2.2. The fluxgate gradiometer survey was successfully completed across c. 3.5ha area of land at Woodhill Farm, Ringwould Road, Kingsdown. The survey has detected anomalies of a probable and possible archaeological origin, as well as anomalies of an agricultural and undetermined origins. Magnetic disturbance was limited to field boundaries and a buried service.

7.2.3. In the north of the survey area three anomalies have been detected and interpreted as having a probable archaeological origin (Figure 5). A curvilinear anomaly along the northern boundary of the survey area is likely a portion of the previously identified double-ditched ring feature recorded as continuing into the survey area (see Section 5.2). The proximity of the other two anomalies to this recorded archaeological feature, as well as their indicative ring ditch morphology, has led to a confident interpretation of these having a similar origin.

7.2.4. To the south of the two ring-shaped anomalies a further curvilinear anomaly has also been identified. This anomaly exhibits a less definitive form, and appears magnetically different, and has therefore been given a less definitive archaeological interpretation (Figure 5).

7.2.5. A linear anomaly was detected, which correlates with the mapped location of a former field boundary (Figure 7). Linear anomalies were also detected in the survey area, and correlate with modern ploughing regimes visible in satellite imagery.

7.2.6. Linear and curvilinear anomalies were detected across the survey and interpreted as undetermined in origin (Figure 5). These lack sufficient diagnostic criteria for a definitive interpretation. These may be of agricultural or modern origin, but archaeological origin cannot be ruled out.

7.3.Interpretation

7.3.1. General Statements

7.3.1.1. Geophysical anomalies will be discussed broadly as classification types across the survey area. Only anomalies that are distinctive or unusual will be discussed individually.

7.3.1.2. **Ferrous (Spike)** – Discrete dipolar anomalies are likely to be the result of isolated pieces of modern ferrous debris on or near the ground surface.

7.3.1.3. **Ferrous/Debris (Spread)** – A ferrous/debris spread refers to a concentration of multiple discrete, dipolar anomalies usually resulting from highly magnetic

material such as rubble containing ceramic building materials and ferrous rubbish.

7.3.1.4. **Magnetic Disturbance** – The strong anomalies produced by extant metallic structures, typically including fencing, pylons, vehicles and service pipes, have been classified as 'Magnetic Disturbance'. These magnetic 'haloes' will obscure weaker anomalies relating to nearby features, should they be present, often over a greater footprint than the structure causing them.

7.3.1.5. **Undetermined** – Anomalies are classified as Undetermined when the origin of the geophysical anomaly is ambiguous and there is no supporting contextual evidence to justify a more certain classification. These anomalies are likely to be the result of geological, pedological or agricultural processes, although an archaeological origin cannot be entirely ruled out. Undetermined anomalies are generally distinct from those caused by ferrous sources.

7.3.2. Magnetic Results - Specific Anomalies

7.3.2.1. **Archaeology Probable (Strong & Weak)** – Three anomalies were detected in the north of the survey area and interpreted as having a probable archaeological origin (Figure 4). These include a curvilinear anomaly exhibiting a strong and weak magnetic enhancement, measuring c. 9m in length, that is likely a portion of the recorded double-ditched monument known to continue into the survey area (see Section 5.2) from the north. South of this, a weakly enhanced but visually distinct penannular anomaly was identified. This anomaly appears as a near-perfect circle with a diameter of c. 12m and a possible entrance in the south. Directly to the east of this, a curvilinear anomaly was detected, with a similar enhancement and diameter. It is possible the weaker signal of this anomaly has been obscured by the nearby magnetic disturbance should it continue north.

7.3.2.2. **Archaeology Possible (Weak)** – A weakly enhanced negative curvilinear anomaly was detected in the northwest of the survey area (Figures 4 & 5). The different polarisation and enhancement of the signal from those identified as probably archaeological in origin, and the less definitive form of the anomaly have led to a less definitive archaeological interpretation.

7.3.2.3. **Agricultural (Weak) –** In the southeast of the area a linear anomaly has been identified, aligning with a former field boundary recorded on historical maps orientated northeast to southwest (Figure 5).

7.3.2.4. Agricultural (Trends) – Linear anomalies were detected in the south of the area, exhibiting weak positive and negative magnetic enhancements (Figures 4 & 5). These anomalies correlate with plough lines present during the survey and visible in satellite images (Figure 7).

7.3.2.5. **Undetermined (Weak)** – Linear and curvilinear anomalies have been detected across the survey area, exhibiting weak magnetic enhancements (Figures 4 & 5). These do not correspond with features on historical maps and lack additional

context to provide a more confident interpretation. These are possibly agricultural or modern in origin, though an archaeological origin cannot be ruled out.

8. Conclusions

8.1. A fluxgate gradiometer survey has been completed across the c. 3.5ha survey area. The geophysical survey has identified anomalies of a probable and possible archaeological origin. Anomalies of agricultural and undetermined origins were also detected. Modern interference in the form of magnetic disturbance is limited to field edges and a buried service.

8.2. Anomalies were identified in the north of the survey area and interpreted as having a probable archaeological origin. One appears to be the southernmost extent of a recorded double-ditched feature located just beyond the northern boundary of the area, with a ring ditch and another enclosure or part of a ring ditch located directly to the south.

8.3. A weakly enhanced curvilinear anomaly was identified in the northwest and interpreted as being possibly archaeological in origin, potentially part of an enclosure or other cut feature.

8.4. An anomaly was identified aligning with a mapped former field boundary. Linear anomalies aligning with modern ploughing regimes have also been identified.

8.5. Across the survey area anomalies of an undetermined origin have been detected. These lack sufficient diagnostic criteria or other supporting evidence for a more confident interpretation.

9. Archiving

9.1. MS maintains an in-house digital archive, which is based on Schmidt and Ernenwein (2013). This stores the collected measurements, minimally processed data, georeferenced and un-georeferenced images, XY traces and a copy of the final report.

9.2. MS contributes reports to the ADS Grey Literature Library upon permission from the client, subject to any dictated time embargoes.

10. Copyright

11. References

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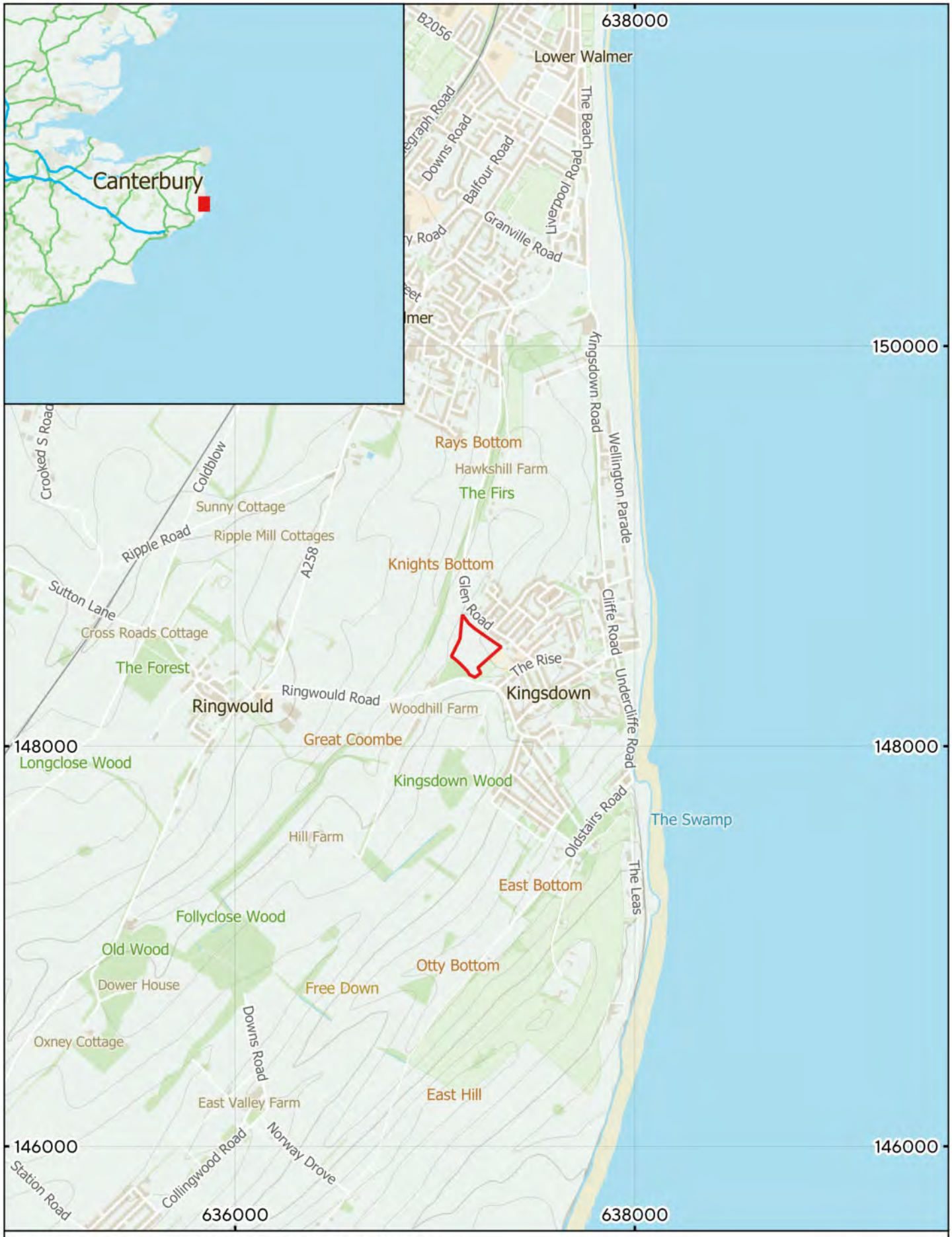
12. Project Metadata

MS Job Code	MSTR2249
Project Name	Woodhill Farm, Ringwould Road, Kingsdown
Client	Pre-Construct Archaeology Ltd
Grid Reference	TR 37207 48486
Survey Techniques	Magnetometry
Survey Size (ha)	23.5ha (Magnetometry)
Survey Dates	2025-09-29 to 2025-09-30
Project Lead	[redacted]
Project Officer	[redacted]
HER Event No	TBC
OASIS No	TBC
S42 Licence No	N/A
Report Version	1.0

13. Document History

Version	Comments	Author	Checked By	Date
0.1	Initial draft for Project Lead to Review	HR	MS	14 October 2025
0.2	Second Draft	HR	MS	16 October 2025
0.3	Revisions	HR	LAG	17 October 2025
0.4	Sign off	MS	LAG	22 October 2025
0.5	Final		LAG	30 October 2025



MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 1 - Geophysical Survey Location
1:25,000 @ A4

Geophysical Survey Location

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 2 - Geophysical Survey Area
1:5,000 @ A3

Survey Area

Magnitude Surveys

0 50 100 150 200 m

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 3 - Magnetic Total Field (Lower Sensors)
1:1,500 @ A3

Magnitude Surveys

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 4 – Magnetic Gradient
1:1,500 @ A3

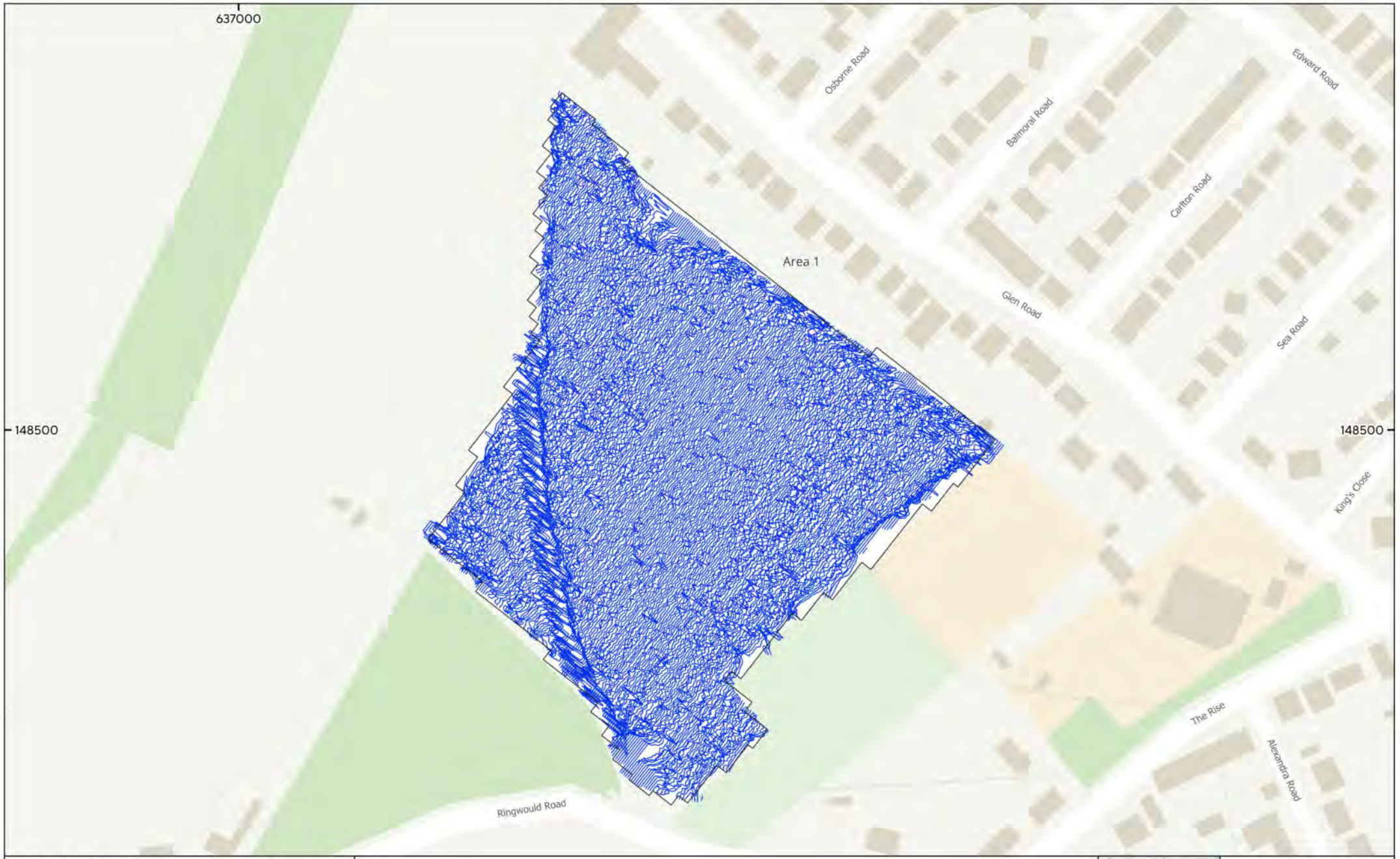
Magnitude Surveys

MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 5 – Magnetic Interpretation
1:1,500 @ A3

- Archaeology Probable (Strong)
- Archaeology Probable (Weak)
- Archaeology Possible (Weak)
- Agricultural (Weak)
- Magnetic Disturbance
- Undetermined (Weak)
- Agricultural (Trend)
- Service
- Ferrous (Spike)

Magnitude Surveys

0 15 30 45 60 m



MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 6 – XY Trace Plot
30nT/cm at 1:1,500 @ A3

Magnitude Surveys

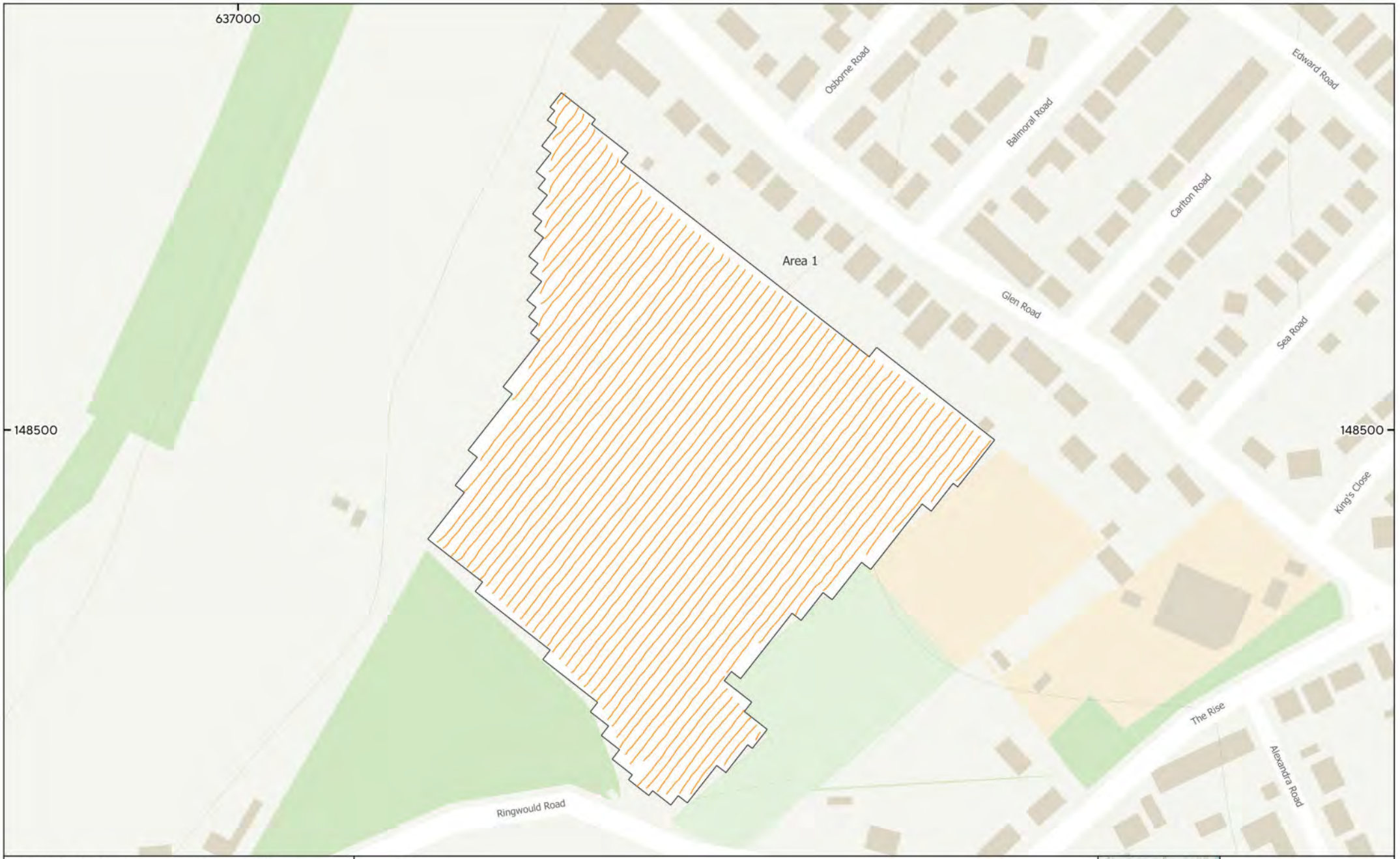
MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 7 – Magnetic Interpretation over Historical Mapping & Satellite Imagery, 1:3,000 @ A3

Contains historical mapping © CLS Data 2025: Ordnance Survey, 6" 2nd edition c. 1882-1913
Contains satellite imagery © Bing Satellite 2025

- Archaeology Probable (Strong)
- Archaeology Probable (Weak)
- Archaeology Possible (Weak)
- Agricultural (Weak)
- Magnetic Disturbance
- Undetermined (Weak)
- Agricultural (Trend)
- Service
- Ferrous (Spike)

Magnitude Surveys

0 30 60 90 120 m



MSTR2249 - Woodhill Farm, Ringwould Road, Kingsdown
Figure 8 – GNSS Plot
1:1,500 @ A3

GNSS Lines

Magnitude Surveys

0 15 30 45 60 m

Appendix 4

Proposed Site Layout

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Pubic footpaths ER21/1, ER20/1 & ER5 to be retained throughout works, fenced to ensure site security and temporarily closed as necessary.

The landscape in the drawing is indicative; refer to the Pegasus Group landscape drawing

Accommodation Schedule

Open Market Provision [45 dwellings - 70%]
11no. 2-Bedroom Houses
17no. 3-Bedroom Houses
17no. 4-Bedroom Houses

Affordable Provision [19 dwellings - 30%]
13no. 2-Bedroom Houses
6no. 3-Bedroom Houses

Total: 64 Dwellings

Rev	Date	Revision Details	Dr	Ch
P4	10.02.26	Post-planning amendments	SL	AK
P3	13.06.25	Post-planning amendments	SL	SL
P2	23.05.25	Post-planning amendments	SL	SL
P1	27.01.25	Updated to client comments	AX	SLG

London 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

Client's Name
Kitewood

Job Title
Woodhill Farm, Kingsdown

Drawing Title
Proposed Site Layout

Scale
1:500 @ A0 / 1:1000 @ A2
metres 10 20 30 40 50

Drawn	Checked	Date
JY	SLG	23.01.25

Job No	Drawing No	Rev
7353	PL-03	P4

Status
APPROVAL

CAD Plot date 10/02/2026 - 12 58 00 7353 woodhill farm option 2.dwg

[redacted]

From: [redacted]
Sent: 22 February 2026 10:33
To: [redacted]
Cc: Cllr-[redacted]; [redacted]; [redacted]; [redacted]
Subject: Re: Re Woodhill Farm Proposals 25/00112

Dear [redacted]

Further to my last email, I note that a further archaeological report was indeed produced by Tetra Tech Consulting Services, dated 19 Feb 2026.

This appeared on the DDC website a week after the application had been readvertised, even though it is very relevant to the reasons why the layout has been amended. The timing of this seems very strange!

On the website, under Document type it has been called a 'Questionnaire' and under 'Description' it has been called 'Additional Information'.

This is very misleading for residents looking at the website, They would have no idea that this is an important document highlighting the archaeological significance of the site.

In order to show full transparency can I suggest that it would be far clearer for residents if you could actually say that this is an archaeological report, on the website.

I look forward to hearing from you.

Kind regards

[redacted]

On Wed, Feb 18, 2026 at 11:17 AM [redacted] > wrote:

> Dear [redacted]
>
> Thank you for your prompt reply confirming that the original 632 objections will be taken into account in the evaluation of the current amended proposals.
>
> I note that [redacted], KCC Archaeology officer, highlighted the importance of the funerary monuments on the site, in his consultation reply dated 31 March 2025, and he recommends that a Field Evaluation is necessary so that the significance of the monuments and associated burials can be fully understood and taken into consideration. Do you know if this work was ever carried out by the applicants, and if so can you provide a link to it please.
>
> Many thanks for your help.
>
> Kind regards

[redacted]

[redacted]

From: Cllr-[redacted]
Sent: 22 February 2026 15:58
To: [redacted]
Cc: Cllr-[redacted]
Subject: Woodhill Farm Proposals 25/00112

Dear [redacted]
I am writing to agree with the letter you will have received from [redacted] about the naming of the 50-page report just published on 20Feb, with document type labelled "Questionnaire". This must be a mistake, as it is a report explaining about the new site layout due to archaeology. The description label is misleading as well, could this be renamed also?
I realise that you have been away from the office, so I assume a junior clerical member of staff did this, without checking. It is now misleading the public.
Regards,
[redacted]

Cllr [redacted]
Mill Hill ward
Deal
[redacted]

[redacted]

From: [redacted]
Sent: 23 February 2026 09:19
To: Cllr-[redacted]
Cc: Cllr-[redacted]
Subject: Re: Woodhill Farm Proposals 25/00112

Good morning,

Thank you for your email.

You were correct in that this information has been received during my leave. I have requested the support team look into the description for me and change this.

Kind regards

[redacted]

Please note: I do not work Fridays.

[redacted]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [redacted]
Email: [redacted]@dover.gov.uk
Web: dover.gov.u

From: Cllr-[redacted]
Sent: 22 February 2026 15:58
To: Karen Evans
Cc: Cllr-[redacted]
Subject: Woodhill Farm Proposals 25/00112

Dear [redacted]

I am writing to agree with the letter you will have received from [redacted] about the naming of the 50-page report just published on 20Feb, with document type labelled "Questionnaire". This must be a mistake, as it is a report explaining about the new site layout due to archaeology. The description label is misleading as well, could this be renamed also?

I realise that you have been away from the office, so I assume a junior clerical member of staff did this, without checking. It is now misleading the public.

Regards,

[redacted]

Cllr [redacted]
Mill Hill ward

Deal

[redacted]

[redacted]

From: [redacted]
Sent: 23 February 2026 09:39
To: SupportAssistants
Subject: Fw: Re Woodhill Farm Proposals 25/00112

Good morning,

Could you look into the below please? Can this be re-indexed to report (rather than questionnaire) and updated Archaeological report.

Kind regards

[redacted]
Please note: I do not work Fridays.

[redacted]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [redacted]
Email: [redacted]@dover.gov.uk
Web: dover.gov.u

From: [redacted]
Sent: 22 February 2026 10:32
To: [redacted]
Cc: Cllr-[redacted] ; [redacted] ; [redacted] ; [redacted]
Subject: Re: Re Woodhill Farm Proposals 25/00112

Dear [redacted]

Further to my last email, I note that a further archaeological report was indeed produced by Tetra Tech Consulting Services, dated 19 Feb 2026.

This appeared on the DDC website a week after the application had been readvertised, even though it is very relevant to the reasons why the layout has been amended. The timing of this seems very strange!

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I look forward to hearing from you.

Kind regards

[redacted]

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>
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>
> I note that [redacted], KCC Archaeology officer, highlighted the importance of the funerary monuments on the site, in his consultation reply dated 31 March 2025, and he recommends that a Field Evaluation is necessary so that the significance of the monuments and associated burials can be fully understood and taken into consideration. Do you know if this work was ever carried out by the applicants, and if so can you provide a link to it please.
>
> Many thanks for your help.
>
> Kind regards
>
> [redacted]

[redacted]

From: [redacted]@DOVER.GOV.UK>
Sent: 02 March 2026 17:10
To: [redacted]@kent.gov.uk
Cc: [redacted]
Subject: 25/00112 - Land North West Of Kingsdown Recreation Ground Ringwould Road Kingsdown

Dear [redacted]

Thank you for all your help with this application.

I am sorry to ask, but could I have your comments asap please, the committee report writing needs to be completed by Friday. I am assuming standard arch conditions will be proposed now?

Kind regards

[redacted]
Please note: I do not work Fridays.

[redacted]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [redacted]
Email: [redacted]@dover.gov.uk
Web: dover.gov.u