



Land Adjacent to Bank Buildings Otford Kent

Historic Environment Desk-Based Assessment



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Summary

Wessex Archaeology was commissioned by Gulliver Timber Treatments Ltd prepare a Heritage Statement of land adjacent to Bank Buildings, Station Road, Otford, Kent, centred on National Grid Reference 553248, 159455. This study is intended to inform a planning application for a proposed residential development within the site.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. The effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, as the site lies within an Area of Archaeological Potential relating to the Pilgrims Way. A moderate potential has been assigned for the prehistoric period due to the relatively large number of finds found within the Study Area as well as some Bronze Age cremation burial evidence and a round barrow to the north of the site. The site also lies between a Roman villa and another high-status Roman building and as such a moderate potential has also been assigned to the Romano-British period. The medieval and post-medieval Archbishops Palace at Otford lies to the west of the site. An archaeological investigation undertaken 100 m to the west of the site revealed prehistoric and medieval features as well as Romano-British finds. The likelihood of encountering former possible 19th century cottage is high but the significance of such remains would be limited.

Due to a lack of previous archaeological investigation within the site, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by the archaeological advisor to Sevenoaks District Council.

The proposed development is unlikely to result in any adverse impacts to the significance of any designated or non-designated assets within the wider landscape surrounding the site, through a change in their setting.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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Land Adjacent to Bank Buildings Otford Kent

Heritage Statement

1 INTRODUCTION

1.1 Project Background

1.1.1 Wessex Archaeology was commissioned by Gulliver Timber Treatments Ltd (hereafter 'the Client'), to prepare a Heritage Statement of land adjacent to Bank Buildings, Station Road, Otford, Kent (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 553248, 159455.

1.1.2 This study has been prepared to inform a planning application for a proposed residential development within the Site, to be submitted to Sevenoaks District Council (SDC).

1.2 Aims and Purpose of the Assessment

Introduction

1.2.1 The purpose of this assessment is to comply with the appropriate assessment planning guidance as outlined in paragraph 194 of the NPPF (2021) and in line with ClfA Standards and Guidance (2020). This assessment will also identify and reference any other relevant and/or appropriate documents such as existing heritage or archaeological site management plans that may be applicable.

Aim

1.2.2 This report will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of the Chartered Institute for Archaeologists.

1.2.3 This report will establish the likely effects of the development on the significance of the archaeological resource, or will identify the need for further evaluation to do so, and will enable reasoned proposals and decisions to be made to mitigate, offset or accept without further intervention that impact.

1.3 Scope of Document

1.3.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the heritage resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the archaeological assets that embody that significance.

1.3.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): Annex 2, comprises:



'All aspects of the environment resulting from the interaction between people and places through time including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.3.3 A heritage asset is defined by NPPF Annex 2 as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

2 LEGISLATIVE AND PLANNING FRAMEWORK

2.1 Legislation

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process are summarised in **Appendix 2**.

2.2 Designated Heritage Assets

2.2.1 A designated heritage asset is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

2.2.2 Designation can be defined as:

'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p.71.)

2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973.

2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 National Planning Policy Framework

2.3.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and updated in February 2019 and July 2021. It sets out the government's planning policies for England and how these are expected to be applied.



- 2.3.2 Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Section 2 'Achieving sustainable development'). The NPPF recognises that heritage assets are an irreplaceable resource and that effective conservation delivers wider social, cultural, economic and environmental benefits.
- 2.3.3 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment', sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process (paragraphs 189-208).
- 2.3.4 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The Planning Practice Guidance was most recently updated on 24 June 2021 to reflect the changes to NPPF since the guidance was first published in 2014. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Conserving and enhancing the historic environment' (ID: 18a), which expands upon the corresponding sections of the NPPF.

2.4 Local Planning Policy

- 2.4.1 The Site is situated within the administrative boundaries of Sevenoaks District Council which adopted the Core Strategy in February 2011. The council is reviewing the Core Strategy over the next five years with the aim to producing a new local plan to cover the period up to 2035.
- 2.4.2 The Core Strategy forms the basis of the development plan for the district and sets targets for the provision of new housing and employment for a period up to 2026, as well as setting out general policies in relation to provision of facilities, transport, and protection of natural and historic features.
- 2.4.3 Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (CIfA 2020) and other relevant guidance documentation.

3.2 Study Area

- 3.2.1 Baseline conditions were established through a desk-based review of publicly accessible sources of primary and synthesised information pertaining to the historic environment within a 1 km radial Study Area. The recorded archaeological resource within the Study Area was considered to provide a context for the discussion and interpretation of the known and potential archaeological assets that could be affected by the proposed development, via the application of informed professional judgement.

3.3 Sources

- 3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:



- The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets
- The Kent Historic Environment Record (KHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county (accessed August 2021)
- Relevant national, regional and thematic Research Frameworks (e.g., South East Research Framework)
- National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index
- Historic surveyed maps and Ordnance Survey maps held in the Kent History and Library Centre; and
- Relevant primary and secondary sources held in the Kent History and Library Centre and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site Visit

3.4.1 The Site was visited on 18 August 2021. Weather conditions were dry and overcast. A fieldwork record comprising digital photography is held in the project archive.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the significance of heritage assets through a change in setting (see **Section 3.6**).

3.4.4 A description of the Site is provided in **Section 4.1** below.

3.5 Assessment criteria- Significance

3.5.1 NPPF defines significance as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.5.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008).

Within the guidance, significance is weighed by consideration of the potential for the asset to demonstrate differing 'values'.

3.5.3 These values are broadly analogous to the 'interests' defined by NPPF, which are used within this report, as per Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). These are:

- Archaeological Interest: There will be archaeological interest in a heritage asset if it holds or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill like sculpture.
- Historic interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.5.4 The assessment of the significance of heritage assets was informed by:

- National Planning Policy Framework and Planning Practice Guidance
- Scheduled Monuments & nationally important but non-scheduled monuments (Department for Culture, Media and Sport (DCMS) October 2013)
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008)
- Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (Historic England 2015);
- Statements of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12 (Historic England 2019); and
- Relevant national, regional and thematic Research Frameworks (e.g.: South East Research Framework).

3.6 Setting Assessment

3.6.1 NPPF defines setting as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

3.6.2 The setting assessment within this report was guided by the recommendations outlined in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning.

Note 3 (Historic England 2017). Paragraph 9 of GPA3 outlines that setting is not a heritage asset, stating that:

'Setting is not itself a heritage asset nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

3.6.3 The importance of setting is in what it contributes to the significance of an asset; simple intervisibility will not always confer significance, nor will it necessarily result in harm where development is proposed. The guidance advocates a systematic and staged approach to the assessment of the effects of development on the settings of heritage assets, using a five-step process.

3.6.4 **Step 1** of the approach is 'identifying the heritage assets affected and their settings'. This is a screening exercise, using the defined Study Area (see 2.4) as a starting point, and drawing on professional judgement and an understanding of the historic environment and the development of the site to identify the key elements at risk from the proposed development.

3.6.5 **Step 2** requires consideration of 'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'. This stage of the assessment should first address the key attributes of the heritage asset itself and then consider:

- The physical surroundings of the asset, including its relationship with other heritage assets;
- The way the asset is appreciated; and
- The assets associations and patterns of use.

3.6.6 **Step 3** is 'Assessing the effect of the proposed development on the significance of the asset(s)'. This stage of the assessment addresses the key attributes of the proposed development, such as its:

- Location and siting;
- Form and appearance;
- Additional effects; and
- Permanence.

3.6.7 **Step 4** is to explore opportunities for 'maximising enhancement and minimising harm', while **Step 5** is to 'make and document the decision and monitor outcomes'.

3.6.8 For the purposes of this assessment, only Steps 1–3 of the process have been followed with elements of Step 4, where appropriate.

3.7 Assumptions and limitations

3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.



- 3.7.2 The records held by the KHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.8 Copyright

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 The Site

- 4.1.1 The Site comprises a parcel of land, irregular in plan form, of approximately 612 square metres located at the north eastern end of Otford village, adjacent to Chalk Pit Recreation Ground. The Site currently consists of an area which appears to have recently been cleared of scrub (**Plates 4-7**). The surface of the Site seems to comprise an imported topsoil or levelling deposit (**Plate 1**) and some recent earth movement was evident within the north eastern corner of the Site (**Plate 5**). The Site slopes uphill at the southern boundary of the Site when compared to the area beyond the Site boundary (**Plate 1**).

- 4.1.2 The Site is bordered by Pilgrims Oast to the south, the Chalk Pit Recreation Ground to the east, the A225 Station Road to the north and a private road leading to Pilgrims Oast to the west. The Station lies beyond this. The village of Otford lies to the west of the Site and the River Darent flows through the western part of the village.

4.2 Geology, Topography and Hydrology

- 4.2.1 The Site is situated on a gradual slope which continues into Otford to the river valley. The River Darent passes north to south through Otford, 870 m to the west of the Site. The Site is recorded at an elevation of approximately 85 m above Ordnance Datum (aOD). Local topography falls gently to the west towards the valley of the River Darent.

- 4.2.2 The underlying bedrock geology throughout the Site is mapped as West Melbury Marly Chalk Formation and Zig Zag Chalk Formation, a sedimentary bedrock formed approximately 94-101 million years ago (British Geological Survey, Geology of Britain Viewer). The Site lies adjacent to a former chalk quarry that can be seen on the historic maps and upon the LiDAR data. The quarrying activity does not appear to have extended to within the Site, both the historic maps and the LiDAR show that the quarrying extended up to the eastern edge of the Site (**Figures 7 & 8**).

4.3 Designated Heritage Assets

Site

- 4.3.1 The northern part of the Site is covered by an Archaeological Notification Area (ANA) associated with the Pilgrims Way, a prehistoric trackway which runs through the centre of Otford. The ANA covers the Pilgrims Way and a buffer area to the north and south. Some Palaeolithic potential is also noted. The southern part of the Site is also covered by an



Archaeological Notification Area with general background archaeological potential (Sevenoaks District Council Policies Map).

Study Area

4.3.2 Designated Heritage Assets within the Study Area comprise:

Four Scheduled Monuments

- Bowl Barrow at Otford Mount (List Entry 1007986), located c.600 m to the north east of the Site
- Otford Roman Villa (List Entry 1005155), located 360 m to the south east of the Site
- Otford Palace (List Entry 1005197), located 165 m to the west of the Site; and
- St Thomas Becket's Well (List Entry 1005152), located 250 m to the south west of the Site.

One Grade I Listed Building

- Church of St Bartholomew (List Entry 1273170), located 420 m to the west of the Site.

Six Grade II* Buildings

- Pickmoss (List Entry 1259016)
- Broughton Manor (List Entry 1259018)
- Broughton Manor wall and gates (List Entry 1259019)
- Holmesdale House (List Entry 1259052)
- The Chantry House (List Entry 1273144); and
- Castle Cottages and store building (List Entry 1273146).

29 Grade II Listed Buildings

4.3.3 Comprising a variety of structures dating from the 17th–19th centuries and including cottages, houses, walls, war memorial, Inns and public houses and a listed pond.

One Conservation Area

4.3.4 Otford Village Conservation Area, located 180 m to the east of the Site and covers the historic core of Otford.

4.3.5 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the Study Area.

4.4 Archaeological and Historical Context

Introduction

4.4.1 The following section is a summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The likelihood of as yet

unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

- 4.4.2 Records obtained from the NHLE, KHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–5**. Archaeological records from the KHER are referenced by their monument or event number provided by the KHER (e.g. EKE9882/TQ 55 NW 68).

Previous Studies

- 4.4.3 No record of any previous intrusive archaeological investigation within the Site has been identified during the preparation of this assessment. The KHER contains entries pertaining to a number of investigations which have been carried out within the Study Area (**Figure 2**). These include archaeological excavation, evaluation, watching brief and geophysical survey. The closest of these investigations to the Site was undertaken 110 m to the west of the Site at Station Road. The work comprised a desk-based assessment, trial trench evaluation and excavation (EKE9882, EKE9883 and EKE9884; TQ 55 NW 124, TQ 55 NW 125).

Prehistoric (970,000 BC-700BC) Figure 3

- 4.4.4 The earliest evidence of human activity within the Study Area is dated to the Palaeolithic period (**Figure 3**). A single Lower Palaeolithic handaxe was found 370 m to the north east of the Site (TQ 55 NW 35). The Mesolithic landscape was dominated by oak forests with alder trees more common in the marshy areas. The Darent and its tributaries would have flowed through the undrained river valley. Mesolithic people relied on a hunter-gatherer lifestyle and this area was ideal, due to the ready access to fresh water, and the cover of woodland for hunting (Clarke & Stoyel 1975). Evidence relating to the Mesolithic period is largely confined to the flint industry they established. A Mesolithic pick was found at Old Village Otford, located 750 m to the west of the Site (TQ 55 NW 68). Eight flint implements were discovered at Greenhill, described as being microliths, located 790 m to the north of the Site (TQ 56 SW 21). Mesolithic and Neolithic implements were discovered in the north west corner of Greenhill Wood (TQ 56 SW 9), 920 m to the north of the Site. An Area of Archaeological Potential within the northern part of the Study Area is designated due to the presence of Mesolithic, Neolithic and other undated flint implements and an undated ring ditch cropmark in the area surrounding TQ 56 SW 21.
- 4.4.5 During the Neolithic period semi-permanent and permanent settlements existed in Britain for the first time, due to the development of agriculture. This tended to be on the higher drier ground with less vegetation cover, although the Neolithic people did begin deforestation where needed. An archaeological evaluation undertaken at 22 Pilgrims Way 420 m to the east of the Site recovered two sherds of Late Neolithic to Early Bronze Age (Beaker) pottery from a posthole (TQ 55 NW 393; Wessex Archaeology 2016a). Other features on the Site dated to the Iron Age.
- 4.4.6 Otford Mount is a possible bowl barrow which lies 580 m to the north east of the Site and is thought to be a funerary monument of Late Neolithic to Late Bronze Age date and is now a Scheduled Monument (TQ 55 NW 5). The mound was recorded as 'Stumbleburgh' in a land grant of 1289. The bowl barrow sits on the crest of a ridge facing south west and has a diameter of 20 m and is 1 m in height. The barrow is surrounded by a ditch which is now only visible as a slight depression having been infilled over time (List Entry 1007986).
- 4.4.7 A Bronze Age cinerary urn is recorded as being found within the garden of 46 Greenhill Road in 1972 (TQ 56 SW 27). The urn was discovered inverted and containing bone fragments. The urn was decorated around the top with impressed corded markings and a

thumb nail star (Arch Cant 97; 242, Arch Cant 91; 185-187). A second phase of work at the same site revealed several pits and a posthole found with flint scrapers and pottery also dated to the Late Neolithic-Bronze Age. An area of burning was positively dated to the Late Neolithic indicating that this was likely to be the earliest date for settlement at this site (Arch Cant 96; 321-329 Arch Cant 97; 295). Iron Age pottery was also discovered as well as a blue glass bead of possible Romano-British date (TQ 56 SW 27).

- 4.4.8 Clarke and Stoyel suggest that the proximity of the Bronze Age urn and the earlier flint finds within close proximity suggest that this hillside could be the primary place of occupation in the prehistoric period, and it is likely that the clearance of forest had already occurred in this area by the Bronze Age. Clarke and Stoyel also suggest that the Bronze Age urn may formerly have had a barrow surrounding it similar to Otford Mount. The urn and the barrow together suggest a Bronze Age agricultural community in the area perhaps at Greenhill Road, Hillydeal Road or further downslope at Coombe Road or Pilgrims Way East (Clarke and Stoyel 1975).
- 4.4.9 Other flint finds in the Study Area have been assigned a general prehistoric date. A scraper was found 660 m to the north of the Site at TQ 56 SW 44. A number of worked flints and scrapers are recorded as being found in the Darent Valley represented by TQ 56 SW 46, TQ 56 SW 47, TQ 56 SW 55, TQ 56 SW 64, TQ 56 SW 65, TQ 56 SW 66 and TQ 56 SW 67, all located between 700 m-900 m to the north and north east of the Site.
- 4.4.10 The Pilgrims Way (TQ 55 SE 124) follows the route of a trackway thought to have been in use since the prehistoric period, and is designated as an Archaeological Notification Area which also covers the Site. The trackway is thought to have followed two routes through the Study Area, one along the valley through Otford (adjacent to the Site) and the other along the ridgeway of the North Downs to the north. It has previously been suggested that the trackway was used as a route during the Neolithic period between Kent and Wiltshire, however, there is little evidence to support this. Jennett states that flint implements found alongside the route and later Roman villas constructed close to the route (such as at Otford) suggest that the route was in use at these times (Jennett 1971).
- 4.4.11 A multi-period site revealed remains dating to the prehistoric, Romano-British and medieval periods (TQ 55 NW 124 and TQ 55 NW 125). The site at Station Road 110 m to the west of the Site, uncovered a prehistoric pit during the evaluation phase. This led to a further excavation which uncovered the Mesolithic or Neolithic activity in the form of two pits. Iron Age activity was represented by a curved alignment of postholes with associated stakeholes and pits (PCA 2005).

Iron Age and Romano-British (700BC- AD410) Figure 3

- 4.4.12 Iron Age features were found during an archaeological evaluation at 22 Pilgrims Way 400 m to the south east of the Site. Two ditches of Iron Age date were recovered as well as two postholes (one containing beaker pottery dating to the Late Neolithic/Early Bronze Age), and a pit contained late Iron Age to Romano-British pottery (TQ 55 NW 392; Wessex Archaeology 2016a).
- 4.4.13 Two copper alloy Iron Age coins were recovered 940 m to the west of the Site (MKE96464, MKE96465). A copper alloy harness fitting of late Iron Age to early Roman date was discovered 580 m to the south east of the Site (MKE96399).
- 4.4.14 Otford Roman villa is a Scheduled Monument located 340 m to the south east of the Site. The villa was first excavated in 1927-28 and again in 1971 which uncovered a corridor to the south west and courtyard to the north east which were built in the second part of the 1st

century and were in use in the 2nd century. There are at least three rooms branching off from the corridor. A possible cellar building with stone steps had been cut into the south east wall at a later date. Painted wall plaster was found in 1927 and coins recovered from the site ranged from the 1st -4th centuries. A pottery kiln was found to the southeast of the courtyard which was thought to have been abandoned in 100AD. It is thought that the villa burnt down towards the end of the 2nd century although the courtyard probably continued in use as a livestock refuge. It has been suggested that a later building may have occupied the Site in the 3rd and 4th centuries and it has also been suggested that the cellar building remained in use into the 4th century.

- 4.4.15 In 2006 a geophysical survey of the Roman villa site revealed a number of pits robbed out walls and a possible kiln or apse which may have suggested a bath house. In 2015 another geophysical survey tried to establish the layout of the villa. This identified the likely remains of walls enclosing a large courtyard. Two circular features were identified 15 m in diameter indicating earlier settlement in the form of Iron Age round houses (MKE300).
- 4.4.16 Another Roman building is recorded 260 m to the south west of the Site, thought to be another high status roman villa (TQ 55 NW 7). This site was first investigated in the 1930s which uncovered evidence of domestic use such as pottery, oyster shell, glass and flue tile as well as a large number of hypocaust tiles which point to an extensive settlement or villa complex, however, no walls were found. It was later assumed that the initial archaeologists were within or near to robbed out walls, explaining the absence of any structural evidence. In July 2013 test pits were excavated over anomalies identified in a 2012 geophysical survey. The test pits confirmed the presence of a high-status winged corridor building. The eastern wing is approximately 65 m long and 13 m wide. External and internal walls dividing the rooms can be identified from the geophysical survey. Subsequent archaeological excavation has been undertaken at the Site from 2016 by Discovering Roman Otford Project (DROP) and West Kent Archaeological Society (WKAS), however, the results of these investigations are not yet available.
- 4.4.17 A number of Roman finds have been recovered throughout the Study Area these include three coins (TQ 55 NW 30, MKE110491 and MKE96463), a copper alloy seal box (MKE96398) and a copper alloy pendant (MKE96429).
- 4.4.18 It is thought that the main settlement at Otford is located to the west of the Study Area close to Frog Farm and Twitton with an associated Roman cremation cemetery. It is likely the Study Area was a more rural area of Roman Otford with high status farmsteads lying close to the main route to the settlement (Pilgrims Way). Other Romano-British buildings have also been found at The Charne immediately to the west of the Study Area and Springhead to the south east of the Study Area.

Anglo-Saxon (AD410-AD1066) Figure 4

- 4.4.19 The name Otford is likely to have derived from 'Otta's Ford' named after the founder of the settlement and the convenient crossing point of the River Darent. Otford is recorded in Old English as 'Ottan Ford', and in 773 as 'Otta Forda', 'Otteford' in 832, 'Oteford' in 1086, 'Otteford' in 1210 and Otford in 1610. Otford is thought to have been an administrative centre in its early development with nearby Shoreham being the ecclesiastical manor. The manor at Otford is thought to have been established well before the Norman conquest with its sphere of influence including Sevenoaks and Penshurst to the south and Shoreham and Halstead to the north.
- 4.4.20 There is thought to have been a church at Otford in the Saxon period, part of which may remain within the present parish church. The church is thought to have originally been of

timber construction and established within the middle decades of the 10th century when St Dunstan was Archbishop. In 1175 the tower is known to have been added to the existing church.

- 4.4.21 A middle Saxon rubbish pit was recorded during investigations at Tudor Crescent 450 m to the south of the Site (TQ 55 NW 324). From just beyond the western edge of the Study Area an Anglo-Saxon cremation burial was discovered at the Charne. Another large Anglo-Saxon cemetery was discovered at Polhill also beyond the extents of the Study Area (Clarke and Stoyel 1975).
- 4.4.22 Two battles are recorded as having taken place at Otford in 773AD and in 1016AD. Both of these are recorded to have happened outside of the Study Area to the west, one recorded close to Frog Farm and the other at Danes Bottom. In 773AD the King of Mercia wanted to claim the kingdom of Kent as his own and a battle took place at Otford. The King of Mercia, Offa, then claimed Kent as part of his dominion. In 1016AD King Edmund Ironside pursued King Canute through Surrey and into Kent where a battle took place at Otford. Canute and his army fled and Edmund pursued them as far as Aylesford (Hasted 1797).

Medieval (AD1066-1500) Figure 4

- 4.4.23 Otford is recorded in the Domesday Book of 1086 as being within the Hundred of Codsheath with a very large population of 159 households. Otford manor was held by the Archbishop of Canterbury after the Norman conquest, as tenant in chief to the King. The ecclesiastical estate encompassed Otford, Dunton, Shoreham, Sevenoaks, Sevenoaks Weald, Halstead, Chevening, Woodlands and Penshurst. The total population of Otford is thought to have been around 600 at the time of the Domesday Survey. Otford Church is thought to have been rebuilt by the time of the conquest.
- 4.4.24 Otford Palace began as a grand moated manor house and is thought that Archbishop Lafranc (1070-89) built the first manor house of the Archbishops at Otford, however, there are indications that an earlier manor house occupied this area as a ruined tower is recorded as being in decay in 1066. The initial archbishop's hall stood close to the church and Archbishop Thomas Becket is known to have lived here in the 1160s. Archbishop's palaces were high status domestic residences which provided luxury accommodation for the bishops and lodgings for their large retinues. The upstanding remains of Otford Palace are thought to date to the early 16th century, although excavations have shown that much of the layout of the palace is likely to be preserved below ground. The medieval manor had its own chapel and a Great Hall which could cater for 200 people and in 1348 King Edward III is said to have brought his entire royal court here to celebrate Christmas and to escape the Black Death in London (TQ 55 NW 19).
- 4.4.25 The medieval reservoir supplying Otford Palace is traditionally associated with St Thomas Becket and is known as St Thomas Becket's Well. The earliest surviving masonry is late medieval, however the well required frequent repairs and renovations throughout history. St Thomas Becket's Well is now a Scheduled Monument and is a sunken reservoir with a high sluice wall at the west end served by a natural spring (NHLE 1005152/TQ 55 NW 17 (**Figure 5**)).
- 4.4.26 An archaeological evaluation and excavation at Station Road (TQ 55 NW 124 (**Figure 3**)) revealed a curvilinear feature of early medieval date which was interpreted to be a boundary or enclosing feature rather than a field drainage feature. Pottery dating to the 11th or early 12th century was recovered from its fill. Three stakeholes were recorded to the north of the ditch, although these did not contain any dating evidence, they have been tentatively dated to be contemporary with the curvilinear ditch. Another ditch and two additional stakeholes

were also dated to the medieval period. A continuation of a late medieval pond/moat (Scheduled Monument; NHLE 1005152) that exists to the west of the Site could be identified in two of the trenches.

- 4.4.27 A lead Papal Bulla (seal) of Pope Lucius III (1181-5) and five lead bulls of Pope Urban III (1185-87) were found in a garden at Bubblestone Road during excavations of a small part of the archiepiscopal manor-house. The bulls were removed from a sewer which was almost certainly in use in the 12th century, but not incorporated into the reconstruction of the palace in the 16th century (TQ 55 NW 49).
- 4.4.28 Other medieval finds have been recovered from within the Study Area including a copper alloy buckle (MKE110496) a medieval silver brooch (MKE110502 (**Figure 5**)), a medieval lead spindle whorl (MKE96397), and three silver coins (MKE96400, MKE96401 and MKE96462).

Post-medieval (AD1500-1800) Figure 5

- 4.4.29 The 16th century Archbishops Palace at Otford is thought to have covered an area of approximately 134 m by 67 m. Otford Palace was built around 1518 by Archbishop William Warham and Henry VIII was apparently entertained at the Palace on a number of occasions. The palace was centred on two courtyards divided by a central hall. The upstanding remains include part of the northern range of the outer court, the north west tower and one side of the gatehouse. The polygonal tower survives to three stories in height, however, the roof is missing. Further upstanding remains are located within the gardens of Bubblestone Road comprising early 16th century stone walls of the inner court of the Palace. Tudor brickwork is also embedded in the north banks of a small brook at the end of the gardens. In the front gardens is what is thought to be the remains of the south precinct wall of the palace (TQ 55 NW 7).
- 4.4.30 Warham was succeeded by Archbishop Cranmer and in 1538 Henry VIII took possession of the Palace as part of his religious reform. Henry is said to have spent lavishly on the Palace, however, after his death it began to fall into disrepair.
- 4.4.31 A number of post-medieval farmsteads are recorded within the Study Area at Broughton Manor (MKE83701), Longlodge Farm (MKE83739), Moat Farm (MKE83740), Warrenhouse Farm (MKE83741) and its associated outfarm (MKE83742), Park Farm (MKE83743), Farmstead north east of Colet's Well (MKE83744) Bubblestone Farm (MKE83745) Outfarm NE of Broughton Manor (TQ 55 NW 346). The closest of these to the Site is Warrenhouse Farm which was located at the corner of the Turnpike Road, only the farmhouse associated with the farm is recorded as surviving shown as Warren House on the later OS maps (**Figure 7C & D**). On the earlier maps the layout of the farm can be seen from 1844 onwards (**Figure 6D, 7A and 7B**). Other post-medieval buildings are recorded on the HER at 20-24 High Street (TQ 55 NW 87) and 11-13 High Street (TQ 55 NW 90).
- 4.4.32 The remainder of the post-medieval records within the Study Area are of finds recovered through metal detecting. These include tokens (MKE96395, MKE96396), silver buttons (MKE96404) and buckles (MKE110490, MKE110492, MKE110493). An intaglio mounted within a bronze case was also recovered through metal detecting. The intaglio shows a male bust and is thought to date to the post-medieval period (MKE72343).
- 4.4.33 The 1769 Andrews, Drury and Herbert map shows the village of Otford and also labels 'Otford Castle in Ruins' (**Figure 6A**). The Site lay close to the junction with the roads leading to Kemsing and to Shoreham so the approximate location of the Site can be identified. On

this map the Site doesn't appear to have been developed at this time. However, it may be that due to the scale of the map some detail may have been omitted.

19th century (AD1800-1900) Figure 5

- 4.4.34 Otford Court is a house and associated parkland dating to 1880 located 670 m to the east of the Site. The gardens are thought to have been built by James Pulham III due to the presence of a Pulhamite rockery within the grounds. The grounds also contain a kitchen garden, stable block, pleasure ground and a warren (TQ 55 NW 99).
- 4.4.35 The Sevenoaks, Maidstone and Tunbridge Wells Branch Railway was opened between Swanley and Sevenoaks in 1862 and was extended to Maidstone in 1874. The Tithe map of 1844 (**Figure 6D**) shows Otford before the coming of the railway and by the first edition map of 1869 the railway can be seen to the west of the Site (**Figure 7A**) cutting through the Study Area on a curving N-S alignment (TQ 75 NE 816). The station building would also have been constructed around the same time (1862) (TQ 55 NW 82).
- 4.4.36 The former Wesleyan Methodist Chapel is located 840 m to the west of the Site, which has since been turned into a private residence. It is shown on historic maps as early as 1862 (TQ 55 NW 397).
- 4.4.37 The 1801 Mudge map shows a line of buildings along the main road and it could be that a building existed within the Site at this time (**Figure 6B**), however, due to the scale of the map this is unconfirmed. In addition, the later map of 1823 does appear to show the Site to have been developed (**Figure 6C**). The 1844 parish Tithe map (**Figure 6D**) shows enough detail to show that the land within the landownership boundary was occupied by this time. The apportionment for this plot of land lists the Site as Cottage and Garden owned by Charles Polhill and occupied by 'Thomas Woodhams & another'. To the north of the Site is the gate house and garden owned by the commissioners of the turnpike road, the known location of the toll house.
- 4.4.38 By 1896 the Cottage within the Site appears to have been split into two smaller properties with an extension on the back of each (**Figure 7A**). A belt of woodland is shown to the south of the Site.

Modern (AD1900-present day) Figure 5

- 4.4.39 By 1909 the layout of the Site has remained the same containing the two cottages, however, the wooded belt has been extended around the eastern part of the Site. By 1936 a small building had been constructed to the west of the Site, which is likely to be the building which formerly existed within this area known as Bank Buildings (**Figure 7C**). By 1962-63 the quarrying adjacent to the Site can be seen to have extended further north and by this time the toll house at the corner of the road had been demolished to make way for the quarrying works (**Figure 7D**). LiDAR data shows the extent of the quarrying to the east and south east of the Site, which appears to end at the north eastern boundary of the Site (**Figure 8**). The two Cottages have been labelled Otford House by this time. By the 1960s the large quarry to the south is shown as a recreation ground and information from the Environment Agency shows that this area was landfilled before it was turned into a recreation ground. By the 1980s the two cottages are shown to have been demolished and the Site was left to become overgrown before becoming recently cleared (**Plates 4-7**).
- 4.4.40 A small number of modern records have been recorded on the HER within the Study Area. The Methodist Church located at High Street, Otford, was built in 1935 to replace a former chapel on the other side of the road. The church is still in use (TQ 55 NW 398).



- 4.4.41 Otford Church Hall was built in 1910 and was extended in the mid-20th century. The original aspects of the building display some of the architectural style of the arts and crafts movement of the early 20th century, however, more classical aspects of design are also included (TQ 55 NW 412).

Unknown Figure 5

- 4.4.42 The HER has recorded a number of sites and finds of unknown date. A small number of flint finds including a scraper have been recovered from within the Study Area which are likely to date to the prehistoric period (TQ 55 NW 24, TQ 55 NW 25). Two sets of ring ditch cropmarks which could also date to the prehistoric period have been identified, however, no archaeological investigation has taken place to confirm this (TQ 55 NW 70 & TQ 55 SW 77). TQ 55 NW 70 comprises a larger ring ditch with a central feature and a smaller ring ditch close by, with a curvilinear feature to the north. TQ 56 SW 77 comprises another two ring ditches with associated fragmentary linear features.
- 4.4.43 A series of earthworks have been identified within the eastern part of the Study Area at TQ 55 NW 4 of a possible promontory fortress. It has a slightly curved rampart which is thought to have formed the landward defence. A series of lynchets were also identified (TQ 55 NW 4). A small mound was recorded at TQ 55 NW 27, however, this is recorded to have been destroyed, it was interpreted as being a field clearance mound.
- 4.4.44 Two possible quarry pits were identified at TQ 56 SW 198 found during a watching brief. These were undated. A series of rectangular cropmarks were recorded from aerial photos taken in 2007 (TQ 55 NW 353). An undated lead alloy object was recovered through metal detecting at (MKE964).

5 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

5.1 Introduction

- 5.1.1 This section provides an initial assessment of the significance of potential archaeological remains which may lie within the Site that could be subject to physical impacts.

5.2 Assessment of archaeological survival and previous impacts

- 5.2.1 Previous impacts within the Site comprise the construction of the two cottages by at least the mid-19th century. By the early 20th century small outbuildings or extensions can be seen to the two properties and the 1936 OS map appears to show a wall or fenceline dividing the two gardens. Construction activities associated with the cottages, associated services and garden activities have the potential to have affected the survival of earlier below ground archaeological remains within the footprint of these works. However, survival is likely to be better in the areas surrounding the cottages and within the former garden.
- 5.2.2 The surface of the Site appeared to be made up of a levelling deposit/imported topsoil or made ground deposit (**Plate 1**). It was evident upon the Site visit that some recent earth movement had taken place in the north eastern corner of the Site, perhaps to create a level surface (**Plate 5**).

5.3 Potential Heritage Assets with Archaeological Significance

- 5.3.1 A large number of prehistoric finds have been recovered from within the Study Area. It is thought that the focus of the prehistoric settlement would have been to the north of the Site around Greenhill and Otford Mount as a cremation burial and barrow, as well as a number of flints recorded in this area. The Site lies adjacent to the Pilgrims Way and within the



Pilgrims Way Archaeological Notification Area. Prehistoric features were discovered during archaeological investigations 110 m to the south west and 400 m to the south east of the Site.

- 5.3.2 A Romano-British villa is recorded 350 m to the south east of the Site and another high-status Roman building is recorded 200 m to the south west of the Site. It is likely that the Site lay within the agricultural hinterland of the settlement at Otford characterised by a number of Villa farmsteads. It is likely that the Site lay within the agricultural land associated with one of these villas. Another focus of Romano-British activity lies beyond the western extent of the Study Area to the west of the centre of Otford at Frog Farm where settlement and funerary activity has been discovered.
- 5.3.3 Little archaeological evidence dating to the Anglo-Saxon period has been recovered from within the Study Area. Whilst there is considered to be some settlement at this time within the vicinity of Otford, to date no evidence of this has been found. The medieval ecclesiastical centre of Otford lies 200 m to the east of the Site comprising the Archbishops Palace and St Thomas Becket's Well. Medieval features were discovered 110 m to the west of the Site. It is likely that the Site lay within the land surrounding the main ecclesiastical centre of Otford. The focus of the settlement at Otford is thought to have been further west of the Site.
- 5.3.4 Historic mapping dating to the post-medieval period does not indicate that the Site was occupied by buildings at this time. It could be that the level of detail on these maps may have omitted some buildings. The focus of the settlement at this time is known to have been to the west of the Site in the centre of Otford. The two cottages built by the mid-19th century are shown to have existed within the Site, which were demolished in the 1980s, foundation remains of these buildings could be found within the Site, although these would be of limited archaeological significance.

6 IMPACT ASSESSMENT

6.1 Development Proposals

- 6.1.1 The development proposals involve the construction of two semi-detached cottages within the Site, as well as utilities, parking, planting and a bin store. Details on the construction methodology for the foundations of the cottages were not available at the time of writing.

6.2 Statement of Potential Impact

- 6.2.1 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:
- Preliminary site investigation works
 - Setting up a secure construction compound within the Site
 - Piling and/or excavation of new foundation trenches
 - Installation of services, drainage and other infrastructure
 - Establishment of new car parking areas and access points
 - Hard landscaping works (levelling, remodelling); and



- Soft landscaping and environmental enhancement works, including planting.

- 6.2.1 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.
- 6.2.2 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.
- 6.2.3 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would be associated with foundations and services for the new cottages and associated utilities.

7 SETTING ASSESSMENT

7.1 Introduction

- 7.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out in accordance with the methodology detailed in **Section 3.6**.

7.2 Scoping Exercise

- 7.2.1 The following designated heritage assets were identified within the Study Area:
- Four Scheduled Monuments
 - One Grade I Listed Building
 - Six Grade II* Listed Buildings
 - 29 Grade II Listed Buildings; and
 - One Conservation Area.
- 7.2.2 No World Heritage Sites, Registered Parks and Gardens or Registered Battlefields were identified within the Study Area. All designated heritage assets identified within the Study Area are illustrated in **Figure 1**.
- 7.2.3 The Site is surrounded in close proximity on its eastern and south eastern sides by mature trees and scrub that has grown in the disused chalk quarry and as such views to and from the Site in this direction are severely restricted (**Plate 4**). Similarly, a fence, trees and the buildings at Pilgrims Oast screen any visibility to the south of the Site (**Plate 1, 6 & 7**). To the west of the Site is an area that has been subject to a separate planning application and beyond this are a row of trees which line the private road adjacent to the Site. Beyond the trees the land drops sharply into the railway cutting. The natural topography of the area also slopes gradually to the centre of Otford.
- 7.2.4 All of the Listed Buildings within the Study Area are within the Otford Conservation Area located at a distance of over 400 m to the west of the Site. It is not considered that the Site forms part of the setting which contributes to the significance of the Conservation Area or the Listed Buildings within the Study Area. As such no impact to the significance of the assets through a change in their setting is expected as a result of the development.



- 7.2.5 The Scheduled Monuments within the Study Area are located to both the east and west of the Site. These are a mixture of both below ground and extant remains. The setting of these monuments is largely confined to their immediate surroundings and the Site is not considered to be within the setting of these monuments. The significance of these monuments is almost entirely derived from their archaeological interest with little contribution made to significance by their modern setting. The introduction of the residential properties within the Site is not expected to harm the significance of the Scheduled Monuments through a change to their setting.
- 7.2.6 Pilgrims Oast which lies 20 m to the south of the Site, is considered to be a non-designated heritage asset, although this has not been formally identified as a locally listed asset on the Sevenoaks District Council local list and is not within the Conservation Area (**Plates 6 & 7**). The building first appears on the historic maps from the early 20th century and comprises a double square kiln oast. Pilgrims Oast derives much of its significance from its historic and architectural values with little contribution to significance from its setting. The setting of the asset is comprised of its immediate surroundings and is enclosed on most sides by mature trees with little visibility beyond the property boundaries. The Site is not considered to form part of the setting of the asset which contributes to its significance and as such the introduction of two new cottages within the surroundings of the building will not affect the heritage significance of Pilgrims Oast.

8 CONCLUSIONS

8.1 General

- 8.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.
- 8.1.2 This assessment has established that there is an archaeological interest within the application Site. This is defined as the potential for the presence of buried archaeological remains, as the Site lies within an Archaeological Notification Area relating to the Pilgrims Way. A moderate potential has been assigned for the prehistoric period due to the large number of finds found within the Study Area as well as some Bronze Age cremation burial evidence and a round barrow to the north of the Site. The Site also lies between a Roman villa and another high-status Roman building and as such a moderate potential for this period has been identified. The medieval and post-medieval Archbishops Palace at Otford also lies to the west of the Site. An archaeological investigation undertaken 60 m to the west of the Site revealed prehistoric and medieval features as well as a Romano-British finds. The likelihood of encountering former possible 19th century cottage is high but the significance of such remains would be limited.
- 8.1.3 The development proposals are not expected to cause harm to the significance of any designated or undesignated heritage assets through a change in their setting.
- 8.1.4 The presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information. Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.



- 8.1.5 As such it is possible that additional investigations may be required by the archaeological advisor to Sevenoaks District Council, this may take the form of a trial trench evaluation in the first instance.
- 8.1.6 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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Historic Environment Records

Kent Historic Environment Record (KHER)

Cartographic and documentary sources

1769 Andrews, Drury and Herbert Topographical Survey of Kent

1801 Mudge Map

1823 Greenwood Map

1844 Parish Tithe Map of Otford

1869 1st Edition Ordnance Survey 25-inch map 1:2,500 (online)

1896 2nd Edition Ordnance Survey 25-inch map (1:2,500) Sheet 29.10

1909 Edition Ordnance Survey 25-inch map (1:2,500) Sheet 29.10

1936 Revised Edition Ordnance Survey 25-inch map (1:2,500) Sheet 29.10

1962-63 Edition Ordnance Survey 25-inch map (1:2,500)

1975 Edition Ordnance Survey 6-inch map (1:10,560)

1989 Edition Ordnance Survey 25-inch map

Online resources

<http://archaeologydataservice.ac.uk/>

<http://www.biab.ac.uk/>

<http://opendomesday.org/>

<http://www.heritagegateway.org.uk>

<http://www.historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

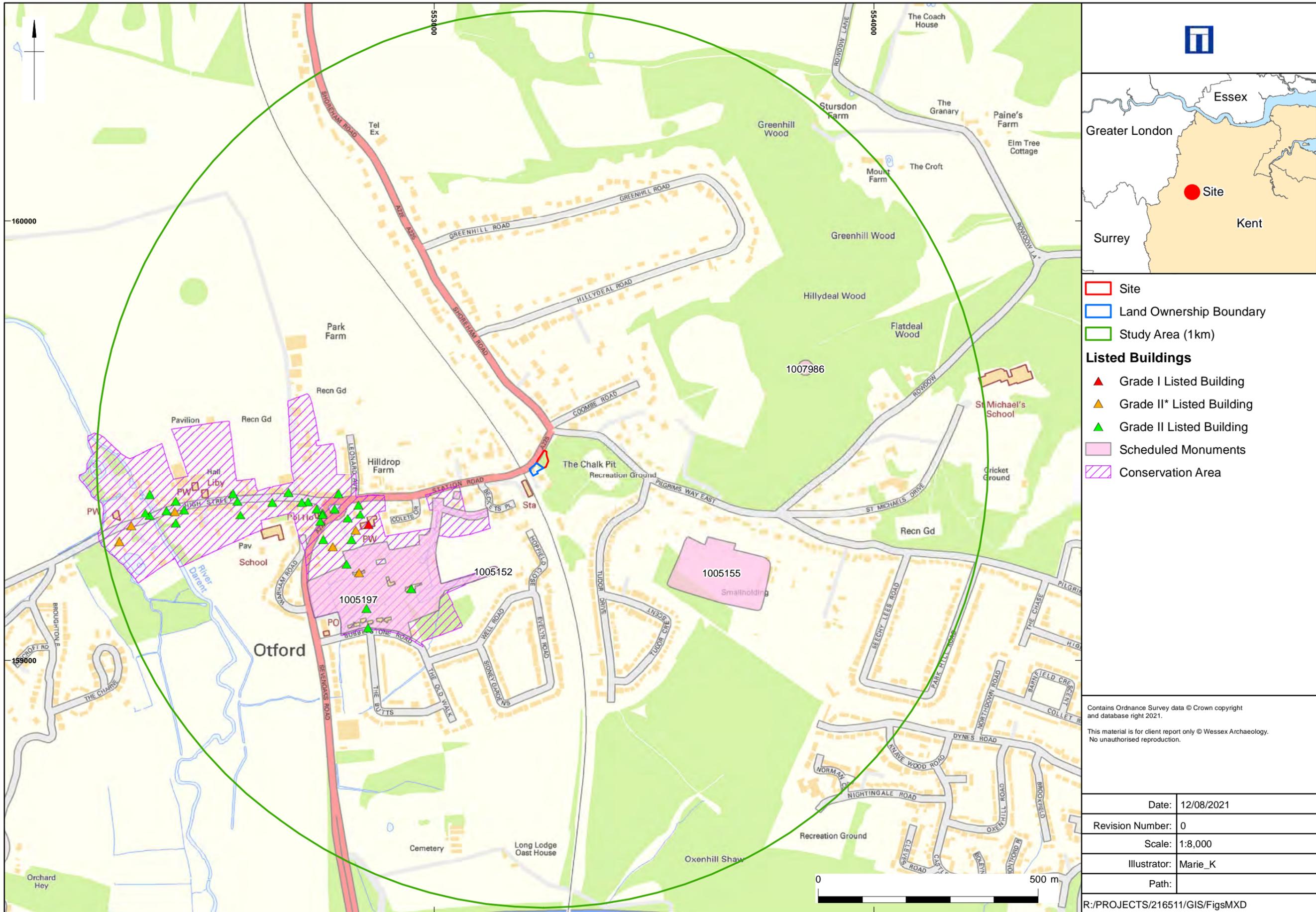
<http://www.pastscape.org.uk/>

<http://www.british-history.ac.uk/>

<http://oasis.ac.uk/england/>

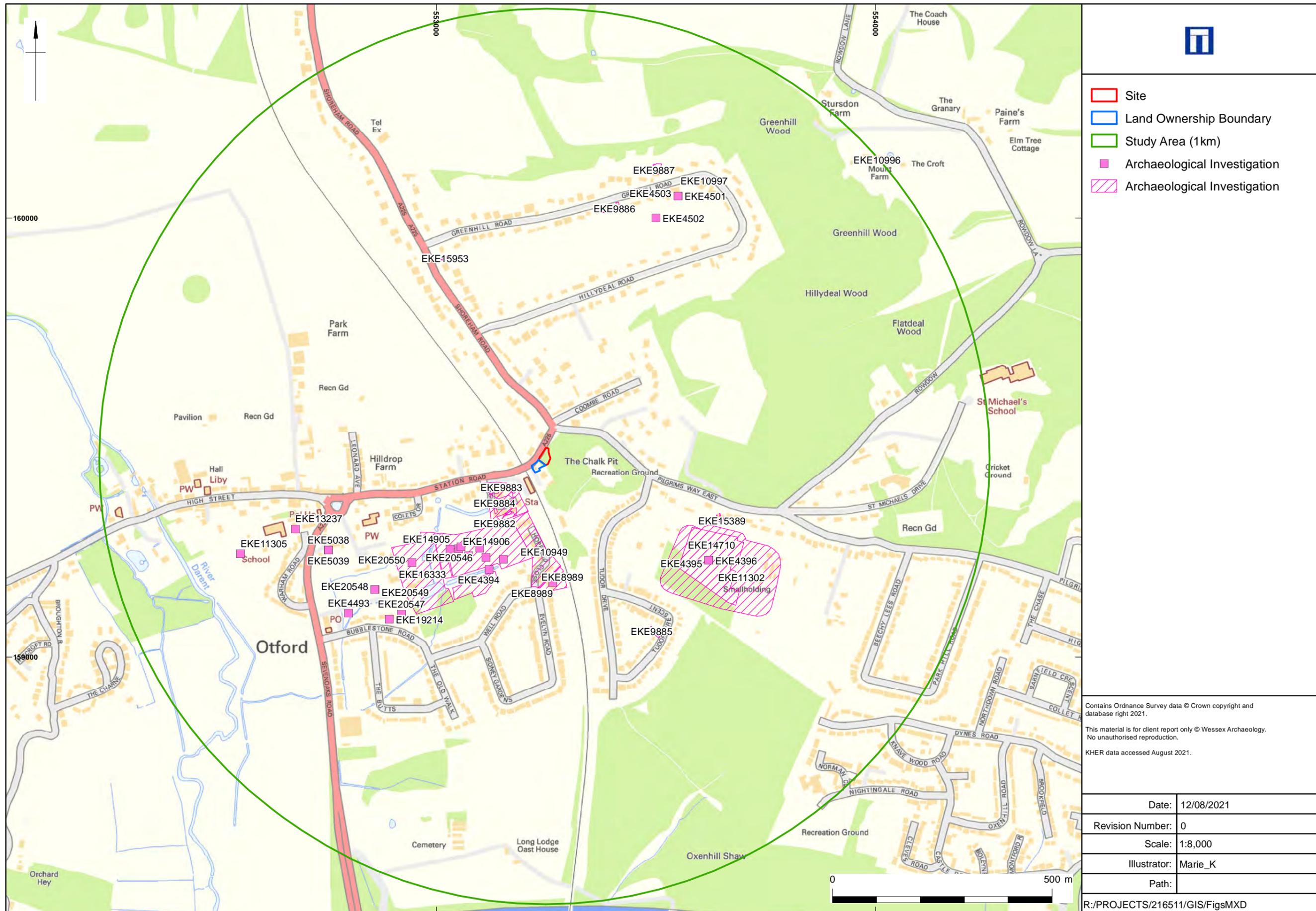
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://planningguidance.planningportal.gov.uk/>



The Site, Study Area and Designated Heritage Assets (based on NHLE and KHER)

Figure 1



The Site, Study Area and Archaeological Investigations based on KHER

Figure 2



- Site
 - Land Ownership Boundary
 - Study Area (1km)
- Archaeological Records**
- Roman to Anglo-Saxon
 - Anglo-Saxon
 - Medieval
 - Prehistoric to Modern
 - Medieval

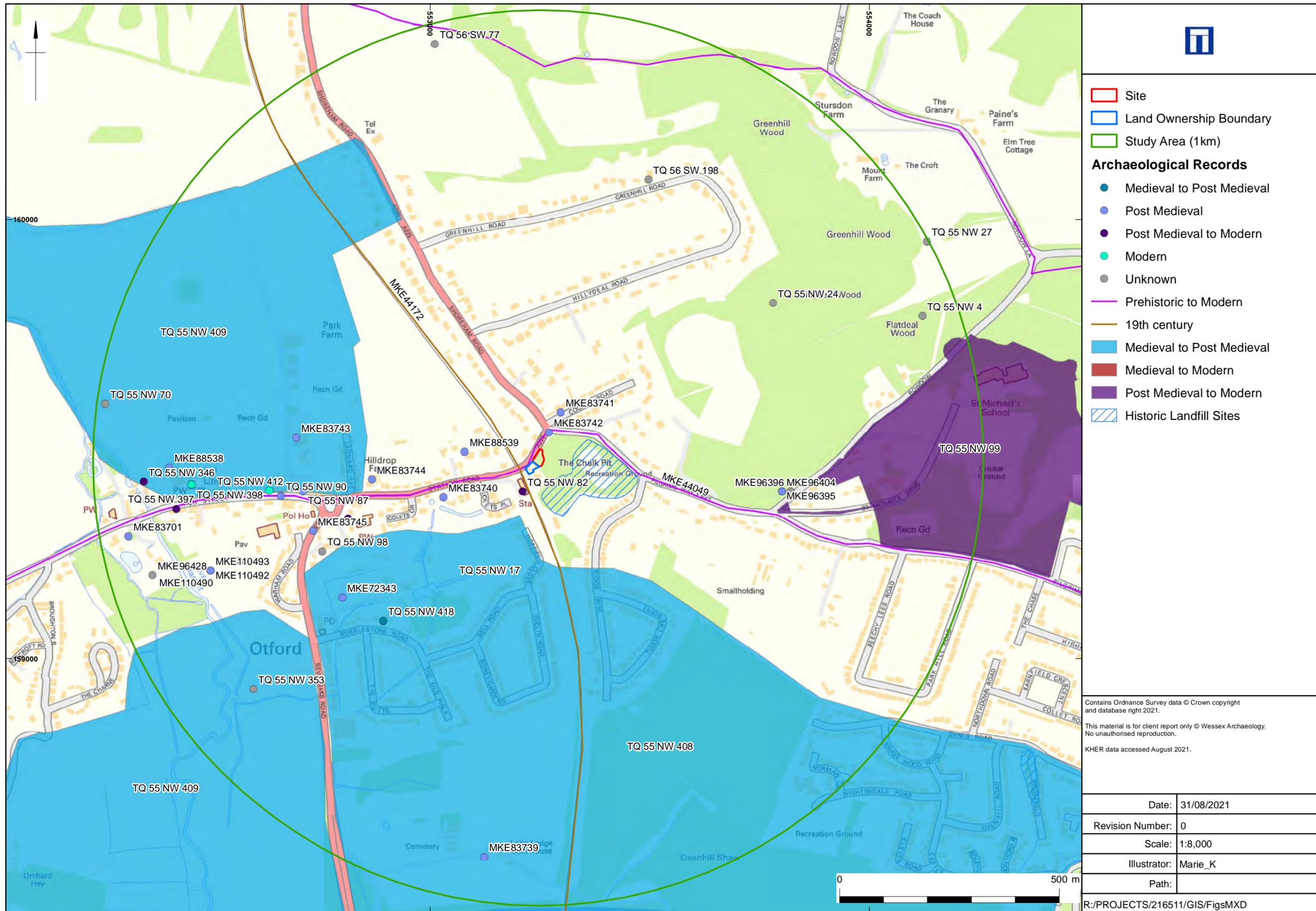
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 KHER data accessed August 2021.

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Illustrator:	Marie_K
Path:	

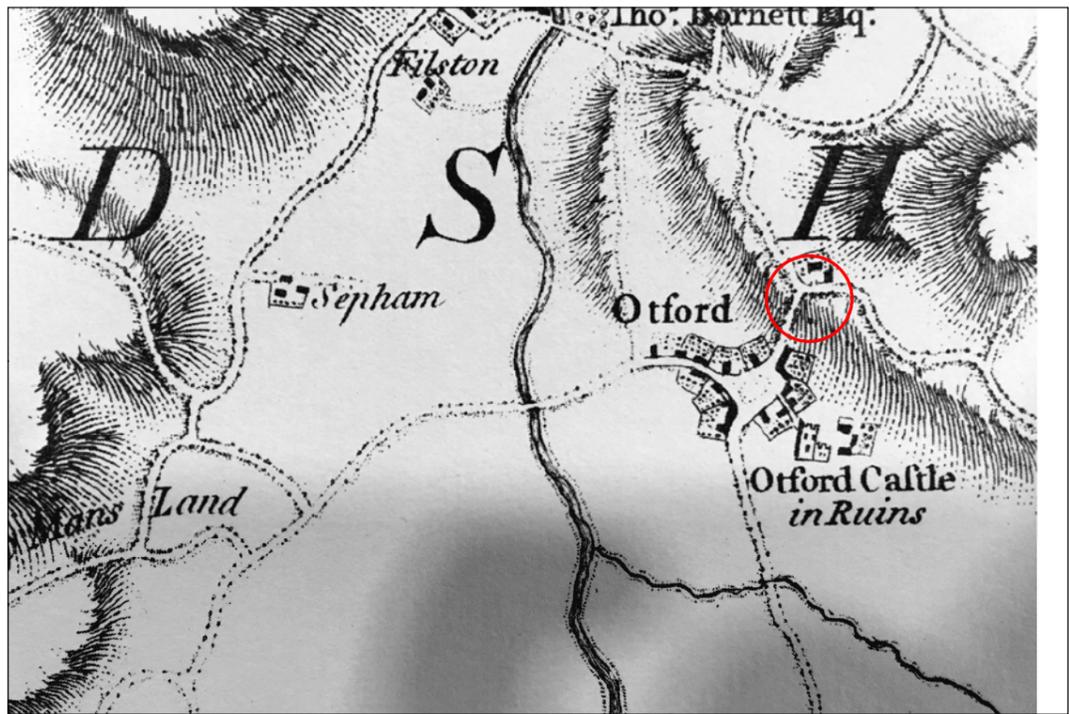
R:/PROJECTS/216511/GIS/FigsMXD

The Site, Study Area and Archaeological Records dating from the Anglo-Saxon to Medieval periods, based on KHER

Figure 4



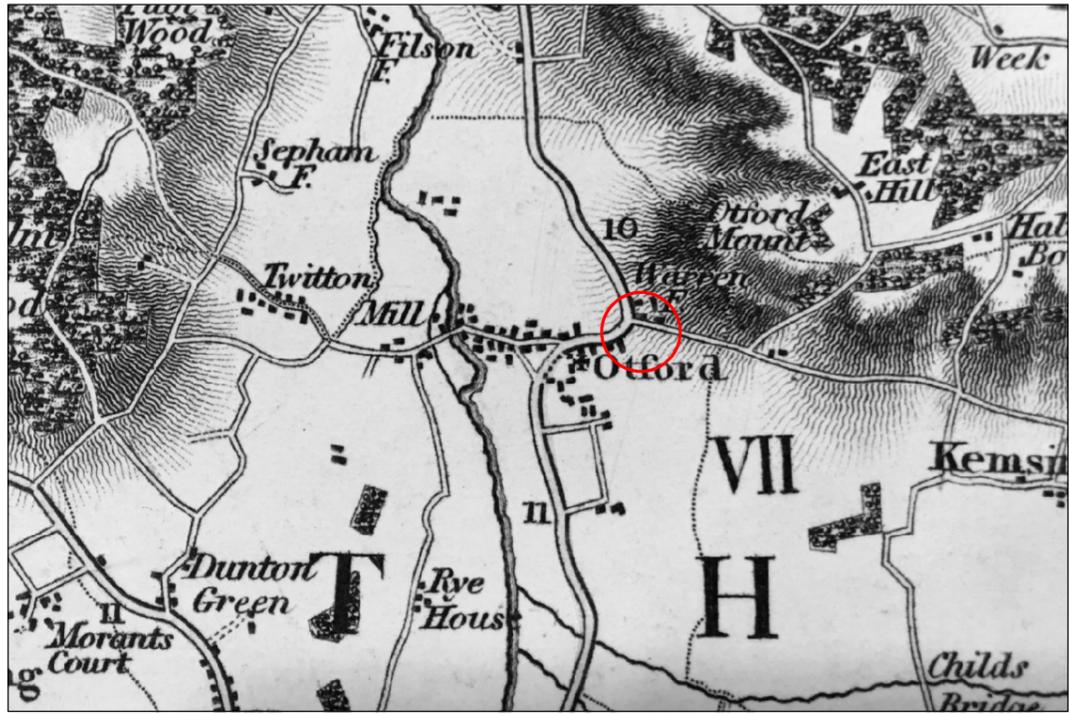
The Site, Study Area and Archaeological Records dating to the Post-medieval to Modern periods and Unknown date, based on KHER



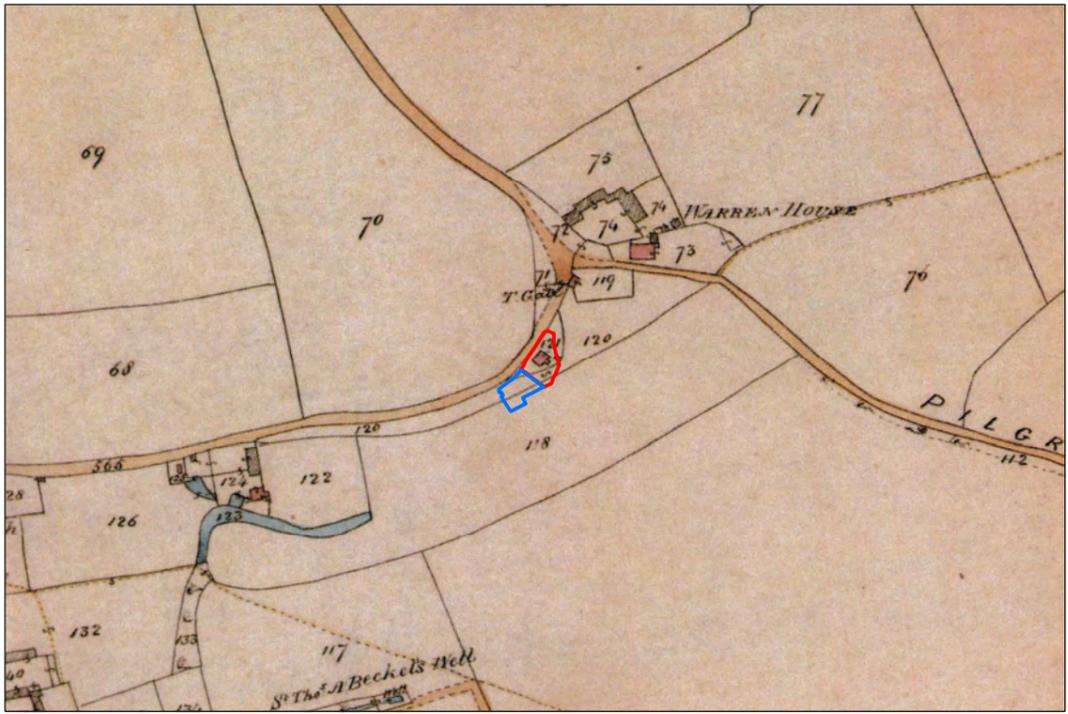
A) 1769 Andrews, Drury and Herbet Topographical Survey of Kent



B) 1801 Mudge Map



C) 1823 Greenwood Map



D) 1844 Parish Tithe Map of Otford



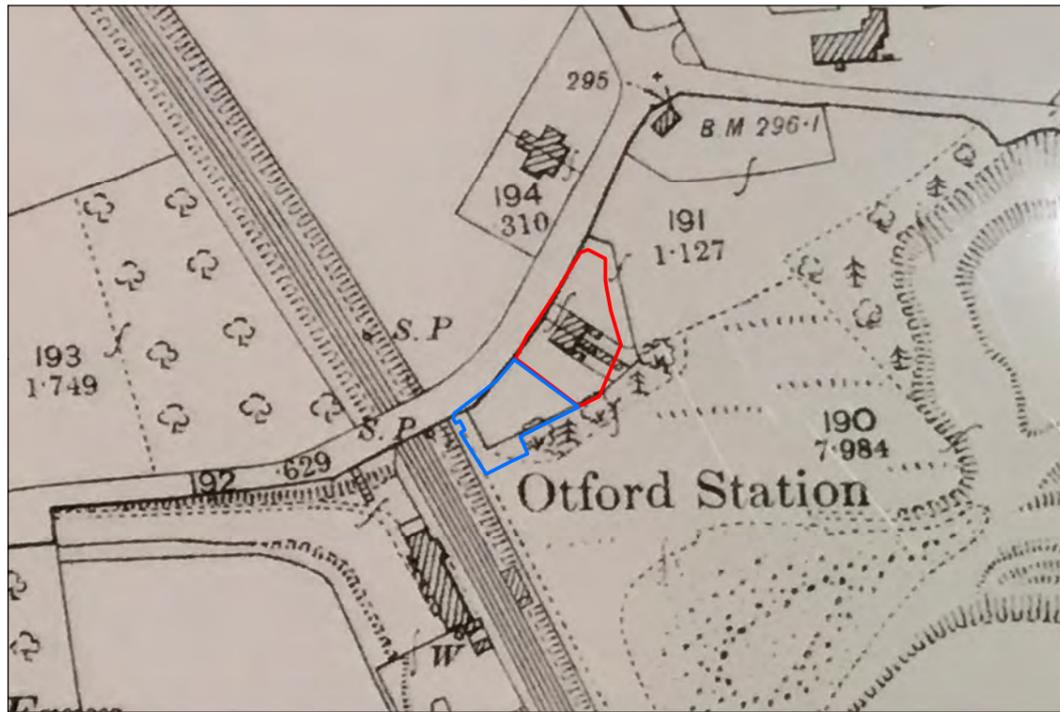
Site
 Land Ownership Boundary

Approximate Site Location

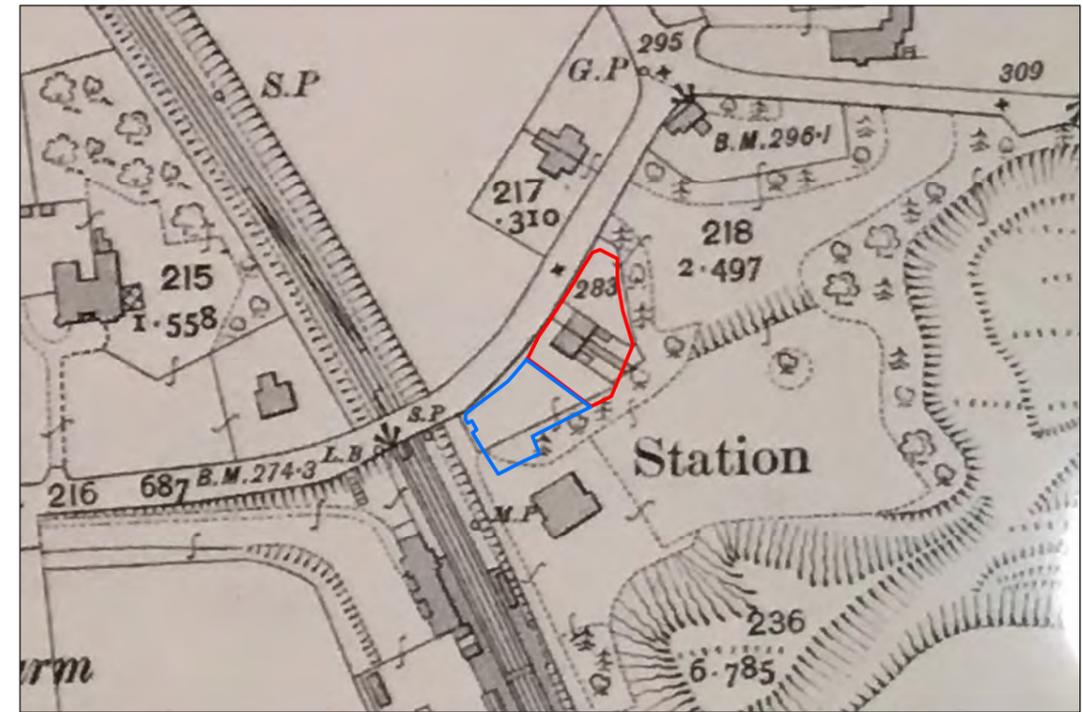
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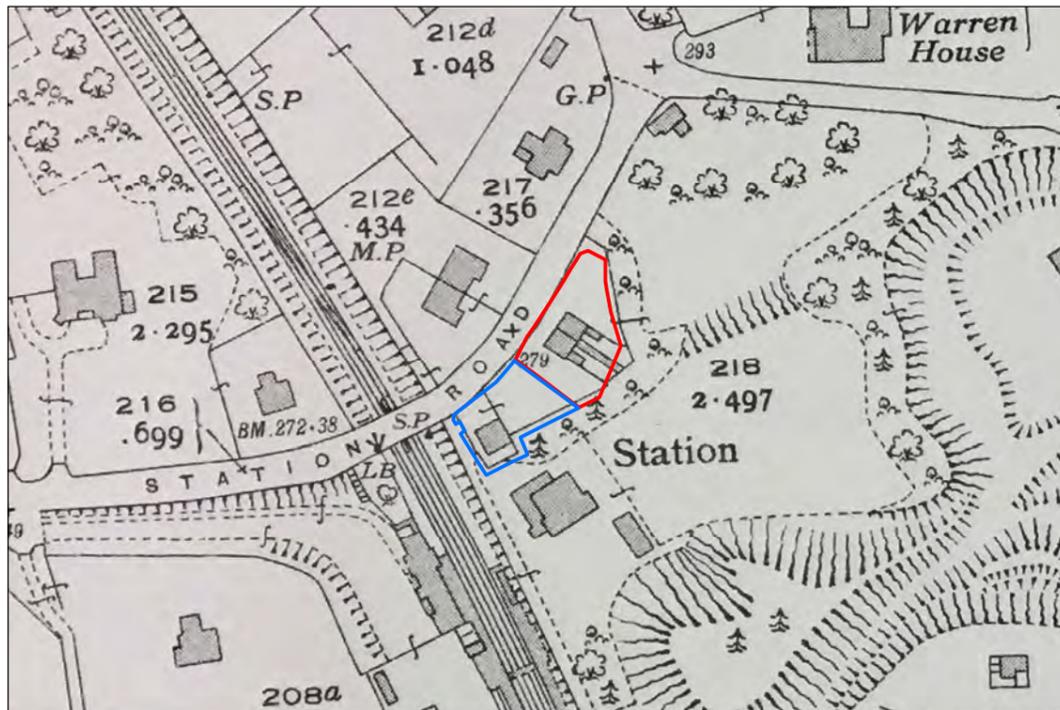
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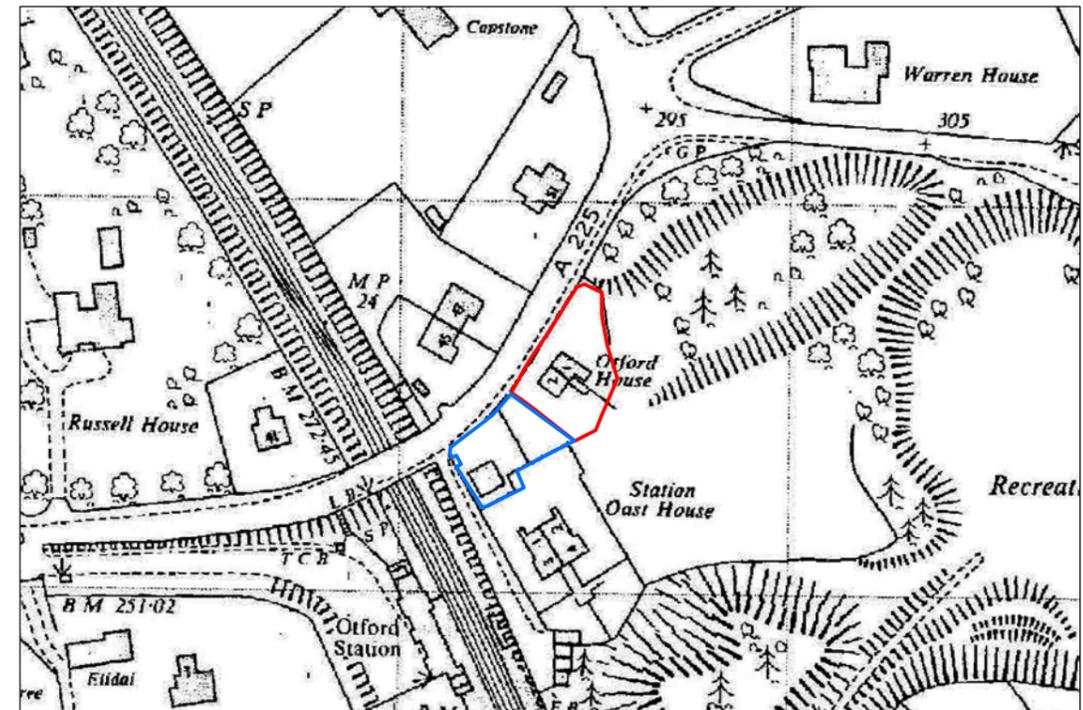
A) 1896 2nd Edition Ordnance Survey Map



B) 1909 Edition Ordnance Survey Map



C) 1936 Revised Edition Ordnance Survey Map



D) 1962-63 Edition Ordnance Survey Map



Reproduced from the 1896, 1909, 1936 and 1962-63 Edition Ordnance Survey maps
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Scale:	1:1800 at A3	Illustrator:	MK
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	Date:	18/08/2021	Revision Number:	0
	Scale:	1:2,500	Illustrator:	Marie_K
	Path:	R:/PROJECTS/216511/GIS/FigsMXD		

The Site and LiDAR data (1m Digital Terrain Model)

Figure 8



Plate 1: View from the entrance to the Site looking east



Plate 2: View from southern edge of the Site looking north east



Plate 3: View of the gated area within the Site along the northern boundary



Plate 4: View of the north eastern part of the Site from the centre of the Site



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Plate 5: View of the north eastern corner of the Site



Plate 6: View looking south west from the north eastern corner of the Site



Plate 7: View of Pilgrims Oast located to the south of the Site from within the Site



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Path:	R:/PROJECTS/216511/GIS/FigsMXD		



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 194	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.
Para. 195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 197	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁶³ . ⁶³ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁴ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁶⁴ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Local Planning Policy

Sevenoaks Core Strategy (February 2011)		
Policy ref.	Title	Scope
SP 1	Design of New Development and Conservation	<p>All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.</p> <p>In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment. New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.</p> <p>The District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.</p>



Appendix 3: Gazetteer

PrefRef	Type	Name	Description	Period	Easting	Northing
TQ 55 NW 35	FS	Handaxe, found near a rabbit hole on Otford Mount	A small Ach. flint ovate handaxe, 2 7/8" long, with a white patination, found near a rabbit hole on Otford Mount, and now in Maidstone Museum (Acc. No. 123/1965) was the gift of the finder Master Timothy Owen, of 58 Well Road, Otford, who came on it by chance in 1965 whilst walking up a footpath on the west side of the hill.	Palaeolithic	553600	159610
TQ 55 NW 26	FS	Microlith	Microlith in G. Meates' collection	Mesolithic	553960	159750
TQ 55 NW 68	FS	Mesolithic pick found at Old Village, Otford	One Mesolithic pick found at Old Village, Otford, was probably from fields nearby.	Mesolithic	552500	159300
TQ 56 SW 21	FS	Mesolithic flints found near Otford	Eight flint implements were found in 1947 by Miss Broodbank of Greenhill Road, Otford. (1) Miss Broodbank confirmed the siting which is only approximate. The flints, which were not seen, are in her possession. She described them as microliths.	Mesolithic	553380	160260
TQ 56 SW 9	FS	Mesolithic, Neolithic flint implements, found in the north west corner of Greenhill Wood	Mesolithic, Neolithic flint implements, found in the north west corner of Greenhill Wood	Early Mesolithic-Late Neolithic	553380	160390
TQ 55 NW 393	MON	Post hole containing beaker pottery, 22 Pilgrims Way, Otford	Trench 2 (Figure 2, Plates 1 and 3) was located along the western edge of the proposed dwelling, and was aligned north northeast/south-southwest. Post-hole 204 was located in the approximate centre of the trench and oval in shape, measuring 0.25m long, 0.46m wide and 0.28m deep with steep straight sides and a concave base. Post-hole 206 was located directly north of 204 (Plate 4) and sub-oval in shape, measuring 0.55m long, 0.33m wide and 0.3m deep. The post-hole contained two fragments of Beaker pottery and five very small abraded animal bone fragments.	Late Neolithic-Early Bronze Age	553638	159320
TQ 55 NW 5	SM	Otford mount	Otford Mount or Stumblebury: A possible round barrow lying in the middle of a possible promontory camp Kent 29 SW 2. Not yet examined. (Long. 0 deg 12' 29", Lat. 51 deg 18' 54") [TQ 53835969] (1) (TQ 53835968) Low mound approx. 15 metres in diameter and 1 metre high. (2) TQ 53845966. A bowl barrow situated on the false crest at the end of a spur extending SW from the main ridge of the North Downs at a height of 600 ft OD. It measures approx. 20m in diameter by 0.9m in height and there is no trace of a ditch. Probably spread by ploughing though now on downland, otherwise fair	Bronze Age	553843	159666



PrefRef	Type	Name	Description	Period	Easting	Northing
			condition. (3) Published 25" survey correct: noted as "stumbelbergh" in a land grant of 1289.			
TQ 55 NW 29	FS	Barbed-and-tanged arrowhead	A barbed-and-tanged flint arrowhead was found c. 1945 in the corner of a field at TQ 5331 5891 by Mr. E. Pyddoke who retains possession of it. The field has now been developed as a housing estate	Bronze Age	553310	158910
TQ 56 SW 27	MON	Neolithic settlement, Romano-British finds and Bronze Age cinerary urn	<p>A middle Bronze Age urn complete with uncontaminated cremation, was found during mechanical levelling for a tennis court in the garden of no 46 Greenhill Road. (1-3) The bones appear to have been cremated, then deliberately crushed and placed in a container, possibly a bag of cloth or leather, which had perished completely. Excavation of the find spot by the Otford and District Historical Society's Archaeological Group revealed a cylindrical hole some 2 feet in diameter with a flat bottom on which the inverted vessel had rested. The hole had apparently been backfilled with soil. Three small sherds of similar reddish pottery, black in fracture were revealed nearby. (4) The urn is collared with an undecorated neck.</p> <p>The collar is decorated with hurdle and diagonal patterns made by two stranded cords of different thicknesses, which were impressed on the vessel during its leather hand stage. Fingernail impression was used to supplement the cord decoration.</p> <p>The vessel probably dates to about 1000BC and was apparently fired in the inverted position (a). Excavation of the area was continued E of the burial close to the eastern boundary of the garden. Various test holes revealed a distinct soil horizon containing pottery sherds, worked flints, bone fragments and charcoal. (5) Hollows were excavated which contained flint nodules in a red brown clay matrix. One hollow had signs of burning beneath the flint fill. A post hole was also revealed.</p> <p>Molluscan evidence suggested that the area had been recently cleared of woodland at the time of the flint filled hollows.</p> <p>Some IA activity on the site was indicated by the recovery of a small quantity of IA pottery from the immediate area of the burial. A piece of blue glass bead of possible Romano-British date was also found. (6,7) A C14 date has been obtained from an area of burning at the base of a sub-soil hollow. The results are as follows: Ref No HAR 3690 Date bp. 4230+/- 80 Date bc. 2280+/- 80</p>	Prehistoric	553550	160050



PrefRef	Type	Name	Description	Period	Easting	Northing
TQ 56 SW 44	FS	Undated scraper findspot from the Darent Valley	Scraper, one of many 'worked' flints found in the Darent Valley. Few of the implements have been preserved. Col. Meates holds a few classifiable examples found by Greenfield and himself but no exact record to relate their provenance has been kept. No field action.	Prehistoric	553020	160100
TQ 56 SW 46	FS	Worked flint from the Darent Valley	Flint flake, one of many 'worked' flints found in the Darent Valley. Few of the implements have been preserved. Col. Meates holds a few classifiable examples found by Greenfield and himself but no exact record to relate their provenance has been kept. No field action	Prehistoric	553160	160420
TQ 56 SW 47	FS	Flint Scraper findspot from the Darent Valley	Scraper, one of many 'worked' flints found in the Darent valley. Few of the implements have been preserved. Col. Meates holds a few classifiable examples found by Greenfield and himself but no exact record to relate their provenance has been kept.	Prehistoric	553920	160190
TQ 56 SW 55	FS	Flint flake findspot from the Darent Valley	Flint flake found at TQ 53946010	Prehistoric	553940	160100
TQ 56 SW 64	FS	Flint scraper findspot from the Darent Valley	Scraper, one of many 'worked' flints found in the Darent valley. Few of the implements have been preserved. Col. Meates holds a few classifiable examples found by Greenfield and himself but no exact record to relate their provenance has been kept. No field action.	Prehistoric	553370	160360
TQ 56 SW 65	FS	Flint flake findspot from the Darent Valley	Flint flake, one of many 'worked' flints found in the Darent valley. Few of the implements have been preserved. Col. Meates holds a few classifiable examples found by Greenfield and himself but no exact record to relate their provenance has been kept. No field action	Prehistoric	553320	160350
TQ 56 SW 66	FS	Flint Scraper findspot from the Darent Valley	Scraper, one of many 'worked' flints found in the Darent Valley. Few of the implements have been preserved. Col. Meates holds a few classifiable examples found by Greenfield and himself but no exact record to relate their provenance has been kept.	Prehistoric	552970	160100
TQ 56 SW 67	FS	Flint flake findspot from the Darent Valley	Flint flake, one of many 'worked' flints found in the Darent Valley. Few of the implements have been preserved. Col Meates holds a few classifiable examples found by Greenfield and himself but no exact record to relate their provenance has been kept.	Prehistoric	553040	160160



PrefRef	Type	Name	Description	Period	Easting	Northing
TQ 55 SE 124	MON	Pilgrims Way/North Downs Way	The Pilgrims Way trackway is the route taken by pilgrims to the shrine of Thomas Becket in Canterbury, from Winchester in Hampshire. Becket's shrine was seen as the most important in the country during the medieval period after his canonization in 1173, and Winchester was formerly the early medieval capital of England and an important religious centre. The route closely follows a pre-existing ancient trackway, and today much of the north downs way parallels the pilgrims way.	Prehistoric to Modern	553176	159422
TQ 55 NW 124	MON	Prehistoric, Roman and Medieval finds at land off Station Road, Otford	A trial trenching evaluation in 2004 found prehistoric flints, Roman brick and tile and medieval pottery. The flint consisted of 3 pieces of struck flint (flakes) and 18 g of burnt flint. The flint was thought likely to be Mesolithic or bronze age. It was not possible to date the small assemblage of Roman brick and tile or the single sherd of Roman pottery. The medieval sherd was believed to date from c. 1125 - 1250	Multi-period	553162	159362
TQ 55 NW 125	MON	Prehistoric pit and post Medieval boundary ditch and water management features at land off Station Road, Otford	A trial trenching evaluation in 2004 found a possible prehistoric pit and a series of post medieval features. The post medieval features were a field boundary and a series of water management ditches. Subsequent excavation found two Mesolithic or Neolithic pits, Iron Age postholes, two east-west medieval ditches and evidence of the extension of Otford Moat into the site	Multi-period	553166	159345
TQ 55 NW 392	MON	Iron Age features at 22 Pilgrims Way	Between May 18-19th 2016 four evaluation trenches were conducted across the site prior to development. These trenches uncovered a number of features, mainly dateable to the Iron Age period and according to the report "not related to Otford Roman Villa further South"	Early Iron Age to Middle Iron Age	553645	159319
MKE96464	FS	Iron Age Copper alloy coin	An Iron Age copper alloy Northern unit of Cunobelin dating -50BC to 50AD	Late Iron Age to Roman	552368	159190
MKE96465	FS	Iron Age Copper alloy coin	An Iron Age copper alloy Northern unit of Cunobelin dating -50BC to 50AD	Late Iron Age to Roman	552368	159190
MKE96399	FS	Iron Age Copper alloy harness fitting	A complete cast copper alloy Simple terret of Late Iron Age to Early Roman date. It is intact and in good condition and is an excellent example of its type. The terret ring is sub-oval in plan with an irregular sub-oval (D shaped) cross section and a small (3.51mm dia. x 2.5mm) long bar at the base is flanked at either end by oval mouldings that expand to form the loop of the terret. Both sides of the terret ring appear to be undecorated, but may have been burnished. The terret has little wear and is in very good condition.	Late Iron Age-Roman	553800	159250



PrefRef	Type	Name	Description	Period	Easting	Northing
TQ 55 NW 3	SM	Otford Roman Villa	Part of a Roman villa, consisting of a corridor about 8ft. wide, and 50ft. away, a courtyard, was excavated in 1927-8 by Pearce about 0.25 miles above Otford Station and south of Pilgrim's Way [see plan AO/LP/63/108 (3)]. (2-3) The corridor, with a rubbish pit to the north-east, and the courtyard were built in the second half of the 1st century and were in use in the 2nd century. The courtyard, with its cellar structure, was used as a cattle refuge after the house was burnt down in the late 2nd century. Coins found ranged from the 1st to the 4th century and pottery from the 1st to 4th centuries (mostly 3 rd and 4th century). Other finds included a La Tene I-II fibula, tesserae, and painted plaster. A Grimes type III pottery kiln, apparently abandoned c. 100 A.D., was also excavated.	Roman	553652	159197
TQ 55 NW 30	FS	Romano-British coin	A brass of Constantine II (AD 337-353), was found c. 1945 by Mr. E. Pyddoke in the garden of Longlodge Cottage, Otford, at TQ 5317 5852, and presented to Sevenoaks Museum. Mr. Pyddoke thinks that the coin exhibited at the Museum is not the one he found.	Roman	553170	158520
MKE110491	FS	Roman copper alloy coin	Copper-alloy heavily worn AE2 nummus, of uncertain ruler, dating c. 296-387.	Roman	552500	159200
MKE96398	FS	Copper alloy seal box	An incomplete Roman cast copper-alloy square seal box lid. The lid was enamelled and the remainder of the box is missing due to old worn breaks. The lid is flat with the remains of an integrally cast walled base, except at the back. The upper surface of the lid has enamelled decoration comprising of a floral motif of four radiating pointed oval shaped petals or leaves (enamel missing). The petals have been created by moulded raised cells which have been filled with enamel. The surrounding areas of the petals are also recessed for enamel. Traces of green and possibly white enamel remain	Roman	553800	159380
MKE96429	FS	Roman Copper alloy pendant	An incomplete, Roman probable 1st-2nd century, cast, copper alloy, cavalry horse harness pendant. It has a broken suspension loop and the bulbous shape has lost its probable bulb or phallic terminal. It is slightly concave and there is a moulded narrow triangular suspension loop decoration pointing down to the missing terminal. The suspension loop appears to have worn very thin before breaking through. The convex surface has a pale green patina but the concave surface has a more irregular, uneven slightly corroded, green surface.	Roman	552368	159190
MKE96463	FS	Roman Silver coin	A Roman silver denarius of Septimus Severus (AD193-211). Reece period 10. Reverse: VICT AVGG COS II P. Sear no. 1689	Roman	552368	159190



PrefRef	Type	Name	Description	Period	Easting	Northing
TQ 55 NW 7	MON	Roman Building, possible high status winged corridor villa, Church Field	Thought to have been the site of a Roman villa for years, a resistance survey in 2012 and test pitting on the site in 2013 appear to confirm this theory. Test pitting on the site of potential Roman villa has confirmed the presence of a Roman building, possibly a high-status building. Based on the ceramic building material and pottery recovered from all test pits, along with small pieces of painted wall plaster, it would appear to confirm that the Roman building was a high-status winged corridor building.	Roman	553052	159249
TQ 55 NW 324	MON	Middle Saxon rubbish pit, Tudor Crescent, Otford	During the construction of a new house in 2004 a middle Saxon pit was discovered that contained animal bone, an iron knife blade and a residual fragment of Romano-British tile. The pit is the first excavated evidence of middle Saxon occupation in Otford.	Anglo-Saxon	553509	159066
TQ 55 NW 19	SM	Otford Bishop's Palace	Standing remains consist of NW tower and one side of the gatehouse. Built of brick with stone dressings and dates from the early part of the C16th, Archbishop Warham. The house consisted of two courts, the inner to S and foundations remain of these buildings. The layout of the house could be ascertained by excavation. There was an earlier Archbishop's Palace on the same site	Medieval	552918	159194
TQ 55 NW 49	FS	Papal Bulla (seal)	One lead bull of Pope Lucius III (1181-5) and five lead bulls of Pope Urban III (1185-7) were found in a garden at 5 Bubblestone Road, Otford in 1969. They were found during the excavation of a small part of the foundations of the archiepiscopal manor-house, carried out by the archaeological section of the Otford and District Historical Society. The bulls were recovered from a sewer which was almost certainly in use in the 12th century, but not apparently incorporated in the palatial reconstruction of the house in the 16th century.	Medieval	552840	159100
MKE110496	FS	Medieval copper alloy buckle	A copper-alloy medieval buckle. The buckle consists of a hoop shaped frame which is ovoid in cross-section, the free running tongue, rectangular in section, remains looped around the frame with the wrap around head loop forming an open hook. There is a slight knob just prior to the head of the hook and a notch at the end of the tongue which rests on the frame bar. The buckle is mottled dark green with patches of dark grey, light brown and light green across its surface. Buckles like these date to the 13th-15th century as laid out by Whitehead	Medieval	552500	159200



PrefRef	Type	Name	Description	Period	Easting	Northing
MKE110502	FS	Medieval silver brooch	A silver or silver plated annular brooch of probable Late Medieval or Early Post Medieval date (c. 1300 AD - c. 1600 AD). The circular hoop (6.8mm in width) is convex at the front and concave at the rear and has a constriction for pin. The tapering silver sheet pin has no decoration.	Medieval	552471	159281
MKE96397	FS	Medieval Lead spindle whorl	A Medieval cast lead alloy spindle whorl, (AD 1200-1500). The spindle whorl is conical with a 5.78mm hole through the centre. It is decorated in low relief geometric lines radiating out from the hole, with a linking horizontal line. The ridge between upper and lower surfaces is decorated with low relief slanting lines. The flatter surface may have been decorated. Dia.:20.01mm, Thickness: 8.0mm, Weight: 13.38g. Similarly decorated spindle whorls are known from excavations on medieval sites, for example the deserted medieval village of Thrislington	Medieval	553800	159380
MKE96400	FS	Silver coin	A medieval struck/hammered silver penny of unknown date or mint. Obverse: illegible Reverse: Long cross with three pellets in each quarter.	Medieval	553800	159380
MKE96401	FS	Silver coin	A medieval silver penny of John (1199-1216). Minted in London by Rauf c. AD1204-1209. Class 5c. North number 971. Date: from 1199 AD (Certain) to 1216 AD	Medieval	553800	159250
MKE96462	FS	Medieval Silver coin	A Medieval silver coin penny of Henry II (AD1154-1189). Class 1c AD1185-1189. North no. 964. The coin is bent and there is an irregular break down the centre.	Medieval	552368	159190
1005152	SM	St Thomas a Becket's Well	St. Thomas A Becket's Well [NR.] (1) St. Thomas a Becket's Well, Otford, is a stone walled sunken reservoir 35 ft. long x 13 ft. (east end) x 8 ft. high with a sluice wall at the west end, served by springs of pure water. Traditionally it is associated with Becket and from early times it was a primary source of water for the nearby archbishop's house [TQ 55 NW 18]. Excavations by the Otford and Dist. Hist. Soc. 1951-4, showed that the earliest surviving masonry is probably late medieval and that the well required major repairs and renovations frequently throughout its history. Scheduled.			
TQ 55 NW 17	MON	Thomas a Becket's well, a Late medieval reservoir	(2-3) St. Thomas a Becket's well is as described. (4) Visited by members of the Kent Archaeological Society. (5) Notes on 1951 excavations. (6) Becket's well 35' long from which spring water was supplied to Otford Palace	Medieval to Modern	553135	159204



PrefRef	Type	Name	Description	Period	Easting	Northing
TQ 55 NW 408		Otford Great Park	Medieval and post-medieval deer park dating perhaps to the 13th century but there were certainly deer here by 1423 when the estate was in the hands of the Archbishop of Canterbury. The land remained a park until at least the 1640s. It is not known if boundary features survive.	Medieval to Post Medieval	553471	158359
TQ 55 NW 409		Otford Little Park	Medieval and post-medieval deer park dating perhaps to the 13th century when it may be mentioned in a document dating to 1241. In 1525 documents refer to part of the lands at Otford as being called New Park or Little New Park. The precise boundary is unknown and it is not known if boundary features survive.	Medieval to Post Medieval	552465	159758
TQ 55 NW 418	MON	Medieval and Post-Medieval remains, 11 Bubblestone Road, Otford	During the construction of an extension behind 11 Bubblestone Road, Otford, in 2007-2010 medieval and post-medieval remains were found. The remains consisted of at least two phases of building, probably of later medieval and Tudor dates. The masonry was accompanied by finds of wall plaster (with a small possibility that this was Roman), glazed floor tile, worked stone, pottery and roof tile. A large medieval midden was also found containing pottery and animal bone.	Medieval to Post Medieval	552893	159086
MKE72343	FS	Post Medieval copper alloy intaglio	rock crystal intaglio mounted in a bronze case with a torc shaped handle with a single suspension loop; the torc is decorated with parallel incised lines; the intaglio shows a male bust with curly hair and a headband	Post-medieval	552800	159139
MKE83701	FRM	Broughton Manor (Broughton Farm)	A regular multiyard farmstead	Post-medieval	552313	159278
MKE83739	FRM	Longlodge Farm	A loose courtyard plan farmstead with buildings to two sides of the yard.	Post-medieval	553123	158548
MKE83740	FRM	Moat Farm	A regular multiyard farmstead	Post-medieval	553030	159367
MKE83741	FRM	Warrenhouse Farm	A regular L-plan farmstead. Type: Regular courtyard L-plan with detached house and other detached elements Farmhouse: Farmhouse detached in central position Position: Located within a village Survival: Only the farmhouse remains	Post-medieval	553297	159561
MKE83742	FRM	Outfarm south west of Warrenhouse Farm	An outfarm with a loose courtyard plan with a building to one side of the yard. Type: Loose courtyard with working agricultural buildings on one side Position: Located within a village Survival: Farmstead completely demolished	Post-medieval	553270	159515
MKE83743	FRM	Park Farm	A regular multi-yard farmstead	Post-medieval	552695	159503



PrefRef	Type	Name	Description	Period	Easting	Northing
MKE83744	FRM	Farmstead north east of Colet's Well	Farmstead north east of Colet's Well	Post-medieval	552867	159407
MKE83745	FRM	Bubblestone Farm	A dispersed plan farmstead.	Post-medieval	552733	159290
MKE88538	FRM	Outfarm north east of Broughton Farm	An outfarm or field barn group consisting of two detached buildings.	Post-medieval	552406	159435
MKE88539	FRM	Farmstead in Otford	A regular L-plan farmstead.	Post-medieval	553078	159471
TQ 55 NW 346	BLD	Oast house north east of Broughton Manor, Otford.	Oast house north east of Broughton Manor, Otford.	Post-medieval to Modern	552348	159402
TQ 55 NW 87	MON	20-24 even, High Street, Otford	20-24 even, high street, post-medieval house	Post-medieval	552710	159380
TQ 55 NW 90	MON	11-13 odd, High Street, Otford	11-13 odd, high street	Post-medieval	552660	159370
MKE96395	FS	Copper alloy token	A complete post Medieval (1794) copper alloy circular token. The obverse: Bust right Inscription: J. LACKINGTON * 1794The reverse: Winged figure of Fame right, blowing a trumpet in right hand and a circlet in the left hand. Inscription: HALF PENNY OF LACKINGTON.ALLEN & CO*CHEAPESTBOOKSELLERSINTHEWORLD	Post-medieval	553800	159380
MKE96396	FS	Post Medieval Copper alloy token	A complete Post Medieval copper alloy circular token. The obverse has the initials G E in capitals. The reverse has 6 ovate petals, each petal is from the centre to the edge	Medieval to Post-medieval	553800	159380
MKE96404	FS	Post Medieval Silver button	An incomplete silver button of Post Medieval or Modern date. The button is a sheet metal dome shape which is dented and has been bent out its circular shape. There is a small circular attachment loop at its apex which has been partially broken away by an old break. There are eight damaged moulded tabs fitted around the rim which would have been used to secure a setting. The silver button is decorated with three parallel incised lines running around the circumference	Post-medieval	553800	159380



PrefRef	Type	Name	Description	Period	Easting	Northing
MKE110490	FS	Post Medieval copper alloy buckle	Copper-alloy buckle or strap loop of late post-medieval. Simple D-shaped loop with no indent on either side for buckle pin. Roughly circular in cross-section. Simple yet well cast form would suggest post-medieval date. No buckle tongue or bucket knob remains. Object is mottled medium green and brown Measurements: 21.96mm wide, 25.5mm high. 2.72mm thick, 3.51g in weight.	Post-medieval	552500	159200
MKE110492	FS	Post Medieval copper alloy buckle	Copper-alloy heavily worn AE2 nummus, of uncertain ruler, dating c. 296-387.	Post-medieval	552500	159200
MKE110493	FS	Post Medieval copper alloy buckle	An incomplete post-Medieval copper-alloy double-looped buckle (c. 1550-c. 1650). The pin is missing. The frame is convex at the front and flat at the rear and has two identical oval loops. The bar is slightly narrowed, triangular in cross-section and flat at the rear. The bar extends beyond the frame at each side to form small knobs. At each outside edge of the frame there is a moulded rosette motif. Each loop is bent upwards from the bar. The frame is black in colour, possibly due to lacquer or oxidation due to a possible high tin content of the buckle.	Post-medieval	552500	159200
TQ 55 NW 420	MON	Site of former National School, Sevenoaks Road, Otford, Sevenoaks	The former National School for boys and girls in Otford is shown on the 1862 -75 map. The building would appear to have continued as a school, as shown on the 1897-1900 and 1907-23 maps. It was then demolished.	Post Medieval to Modern	552813	159319
TQ 55 NW 99	MON/ HPG	Otford Court	Otford Court has a house and associated parkland dating from around 1880. Features include a kitchen garden, stable block, pleasure grounds and a warren. The gardens contain a Pulhamite rockery which evidence suggests was built by James Pulham III.	Post-medieval to Modern	554282	159448
TQ 75 NE 816	MON	Sevenoaks, Maidstone and Tunbridge Wells Branch Railway	The Sevenoaks, Maidstone and Tunbridge Branch Railway was opened between Swanley and Sevenoaks in 1862, and extended to Maidstone in 1874.	19th century		
TQ 55 NW 82	BLD	Otford station	Otford station. From the National Monuments Record: Station on the Sevenoaks - Swanley branch line, opened in 1862.	Post-medieval to modern	553210	159380
TQ 55 NW 397	BLD	Former Methodist Chapel, High Street, Otford	The former Wesleyan Methodist Chapel in Otford is shown on the 1862-75, 1897-1900 and 1907-23 maps. It has since been converted into a private residence.	Post-medieval to Modern	552423	159341



PrefRef	Type	Name	Description	Period	Easting	Northing
TQ 55 NW 398	BLD	Methodist Church, High Street, Otford	The new Methodist Church in Otford was built in about 1935 to replace the former chapel on the other side of the road. It is shown on the 1929-52 and current O/S maps and is still in use.	Modern	552457	159396
TQ 55 NW 412	BLD	Otford Church Hall, Otford, Kent	"Otford Church Hall is a simple building of 1910, built by the practice of Sir Edwin Lutyens, and much extended and altered during the mid-C20. It is constructed from ordinary materials, but displays some of the vernacular and Arts and Crafts characteristics of the early C20. This is reflected in the steep pitch and height of the roof which terminates in flared eaves resting on horizontal tiles, and the inclusion of tiled air-vents and nesting boxes. Lutyens' characteristics are also present in the simplified classical references found in the regular multi-paned sash windows and the high-set multi-paned window on the principal elevation. Pevsner (1980, p 448) notes that the hall is a 'good example of a simple building designed so that it does not hector its simple companions, but managing to get the proportions just right'. However, while this view is acknowledged, the building is typical in its form and plan of the many church halls that were built and survive from the early-C20. In addition, there is little evidence of particular craftsmanship or use of high-quality materials, while it has a plain and architecturally functional interior.	Modern	552633	159382
TQ 55 NW 24	FS	Flint implement	Five flint implements in G. Meates' collection	Unknown	553780	159810
TQ 55 NW 25	FS	Scraper	P. type scraper in G. Meates' collection.	Unknown	553820	159380
TQ 55 NW 70	MON	Ring ditch/ Cropmark	Penannular ring ditch with internal pit. (1) Smaller ring ditch with 2 rectangular structures and curvilinear feature attached to the latter ring ditch.	Unknown	552260	159580
TQ 56 SW 77	MON	Ring ditch/ Cropmark	2 ring ditches beside a fragmentary linear features.	Unknown	553010	160400
TQ 55 NW 98	MON	Site at Holmesdale, Otford	Possible stone floor or hearth with burnt stone 80mm thick	Unknown	552754	159244
TQ 55 NW 4	MON	Field system	Travelling Earthwork, possible promontory fortress: Long 0 12' 42", Lat 51 18' 59" to Long 0 12' 50", Lat 51 18' 57". A slightly curved rampart, much ploughed out, which forms the landward defence of a possible promontory [fortress] camp. (1) Earthwork from TQ 5411 5986 on 29 N.W. to TQ 5427 5979 on 29 S.W. Area of poss. promontory fortress centred at TQ 5398 5971. (2) This is a lynchet of a	Unknown	554120	159780



PrefRef	Type	Name	Description	Period	Easting	Northing
			small field system partly under plough, part on downland, on the southern slopes of a S.W. spur of the main North Downs ridge, centred at TQ 5412 5978. The N.W. end of this lynchet, much reduced by ploughing, is now only about 1.0m. in height, but towards the S.E. end, on a steep slope, it increases to upwards of 3.0m in height. The former extent, etc. of the field system is difficult to determine because of dense undergrowth, and building development which has probably encroached on its S.W. limits.			
TQ 55 NW 27	MON	Mound - prob. field clearance heap	Small mound above 600ft. O.D. at the most easterly tip of Hillydeal Wood, Otford, found by G. Meates. Barrow? (1) This feature is now destroyed: it was most probably a field clearance heap	Unknown	554130	159950
TQ 56 SW 198	MON	Possible quarry pits at 39 Greenhill Road, Otford (maybe natural)	During a watching brief carried out in 2008, two possible quarry pits were discovered. These may have been natural though. One of the 'pits' was 11 m in diameter and 800mm - 1m deep with a rounded profile. A second feature was located in the north-west of the site that consisted of loose and jumbled chalk pieces. Both features may have been quarry pits but the excavators also warned that they may have been natural	Unknown	553497	160091
TQ 55 NW 353	MON	Rectilinear cropmarks to the south of Otford	A series of rectangular forms is visible as a cropmark in Google Images for May 2007, to the south of Otford. The site covers an area of 70 metres by 35 metres, and consists of two full rectangular shapes, and a number of incomplete lines forming parts of other rectangles.	Unknown	552598	158930
MKE96428	FS	Lead Alloy unidentified object	A complete, unknown age, cast, lead alloy, shallow dish or possible candle holder. Circular, concave shaped dish with a fine inscribed line around the border. There are a number of small, irregular holes in the centre and off to one side probably formed during the casting process and some cooling contraction lines around the base of the border on the concave 'upper' surface otherwise a grey, matt surface/patina.	Unknown	552368	159190

Event No.	Event Type	Name	Easting	Northing
EKE11305	INT	Ground investigation for a proposed extension, Otford	552555	159235
EKE13237	INT	Watching brief at Otford Primary School, High Street, Otford	552679	159292
EKE14905	INT	Church Field, Otford: Report on test pitting, July 2013	553031	159246
EKE14905	INT	Church Field, Otford: Report on test pitting, July 2013	553051	159248
EKE14905	INT	Church Field, Otford: Report on test pitting, July 2013	553113	159227



Event No.	Event Type	Name	Easting	Northing
EKE14905	INT	Church Field, Otford: Report on test pitting, July 2013	553153	159223
EKE14905	INT	Church Field, Otford: Report on test pitting, July 2013	553073	159232
EKE4394	INT	BECKET'S WELL	553120	159200
EKE4395	INT	PROGRESS BUILDING	553620	159220
EKE4396	INT	PROGRESS BUILDING	553620	159220
EKE4493	INT	OTFORD PALACE	552800	159100
EKE4501	INT	46 GREENHILL ROAD	553550	160050
EKE4502	INT	46-48 GREENHILL ROAD	553500	160000
EKE4503	INT	46 GREENHILL ROAD	553550	160050
EKE5038	INT	Evaluation at Holmesdale, The Green, Otford	552754	159244
EKE5039	INT	Watching brief at Holmesdale, Otford	552754	159244
EKE8989	INT	Evaluation at 68 Evelyn Road, Otford	553265	159170
EKE19214	INT	Archaeological excavation, 11 Bubblestone road, Otford 2007-2010	552893	159086
EKE20546	INT	Excavation at Hop Garden Site	553056	159252
EKE20547	INT	Excavations at Otford Palace	552921	159098
EKE20548	INT	Excavations at Otford Palace	552860	159154
EKE20549	INT	Excavations at Otford Palace	552860	159154
EKE20550	NON	Geophysical survey at Otford Palace	552945	159215
EKE20785	INT	Excavation near Archbishop's Palace, 1970	553099	159249
EKE10948	INT	Watching brief at 32 Greenhill Road, Otford, near Sevenoaks	553384	160020
EKE10949	INT	Evaluation on land at Well Road, Otford, Kent	553227	159242
EKE10996	INT	Watching brief during extension to Mount Farm, Otford, Sevenoaks.	554003	160133
EKE10997	INT	Watching brief at West Hill 48, Greenhill Road, Sevenoaks	553609	160088
EKE11302	NON	Geophysical survey of a Roman Villa, east of Otford	553652	159198
EKE14710	NON	Geophysical Report. "Progress" Roman Villa, Otford, Kent	553629	159218
EKE14906	NON	Geophysical Report, Church Field, Otford	553022	159199
EKE14906	NON	Geophysical Report, Church Field, Otford	553089	159161
EKE14906	NON	Geophysical Report, Church Field, Otford	553106	159247
EKE15389	INT	Archaeological evaluation at 22 Pilgrims way East Otford, Kent.	553638	159320
EKE15389	INT	Archaeological evaluation at 22 Pilgrims way East Otford, Kent.	553643	159312



Event No.	Event Type	Name	Easting	Northing
EKE15389	INT	Archaeological evaluation at 22 Pilgrims way East Otford, Kent.	553652	159313
EKE15389	INT	Archaeological evaluation at 22 Pilgrims way East Otford, Kent.	553646	159322
EKE15953	INT	Fairacre Wood, Shoreham Road, Otford, Kent, Archaeological evaluation report	553020	159909
EKE16333	NON	Geophysical survey in the gardens of Castle House, Otford	552968	159190
EKE8989	INT	Evaluation at 68 Evelyn Road, Otford	553269	159170
EKE9882	NON	Desk based assessment of land at Station Road, Otford	553155	159354
EKE9883	INT	Evaluation at Station Road, Otford	553163	159327
EKE9883	INT	Evaluation at Station Road, Otford	553153	159375
EKE9884	INT	Excavation at Station Road, Otford	553171	159380
EKE9884	INT	Excavation at Station Road, Otford	553165	159327
EKE9884	INT	Excavation at Station Road, Otford	553135	159335
EKE9884	INT	Excavation at Station Road, Otford	553136	159352
EKE9885	INT	Watching brief at land to the rear of 18-20 Tudor Crescent, Otford	553498	159057
EKE9886	INT	Watching brief at 34 Greenhill Road, Otford	553409	160024
EKE9887	INT	Watching brief at 39 Greenhill Road, Otford	553502	160112



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