



Archaeological Desk-Based Assessment
in Advance of the Proposed
Development of Land at Broke Hill Golf
Club, Halstead, Sevenoaks, Kent.

August 2018

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Broke Hill Golf Club, Sevenoaks Road, Halstead, Sevenoaks Kent TN14 7HR.

National Grid Reference TQ 48504 62448



Report for Redrow Homes Ltd

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Contents

1	INTRODUCTION	6
1.1	Project Background	6
1.2	The Site	6
1.3	The Proposed Development.....	7
1.4	Project Constraints	7
1.5	Scope of Document	7
2	PLANNING BACKGROUND	8
2.1	Introduction.....	8
2.2	Heritage Assets.....	8
2.3	National Planning Policy Framework (NPPF)	8
2.4	Planning Policy Guidance	13
2.5	Statutory Protection.....	15
2.6	Local Policies	17
3	AIMS AND OBJECTIVES.....	19
3.1	Introduction.....	19
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	20
4	METHODOLOGY	21
4.1	Introduction.....	21
4.2	Designated Heritage Assets.....	21
4.3	Sources	23
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	24
5.1	Introduction.....	24
5.2	Designated Heritage Assets.....	25
5.3	Previous Archaeological Works.....	25
5.4	Archaeological and Historical Narrative.....	29
5.5	Cartographic Sources and Map Regression	31
5.6	Aerial Photographs.....	34
5.7	Summary of Potential.....	35
6	IMPACT ASSESSMENT.....	38
6.1	Introduction.....	38
6.2	Historic Impacts.....	39
7	ARCHAEOLOGICAL MITIGATION.....	39
7.1	Introduction.....	39
8	OTHER CONSIDERATIONS.....	40
8.1	Archive.....	40
8.2	Reliability/Limitations of Sources.....	40
8.3	Copyright	40
9	REFERENCES	41
9.1	Bibliographic.....	41
9.2	Websites.....	41
10	APPENDIX 1 – KCC HER Data (see Figures 16-18)	58

List of Plates

- Plate 1. Aerial photograph from 1940
Plate 2. Aerial photograph from 1960
Plate 3. Aerial photograph from 1990
Plate 4. Aerial photograph from 2003
Plate 5. Aerial photograph from 2017
Plate 6. View of The Lodge and northern track on the northern boundary (facing SE)
Plate 7. Location of the entrance to eastern trackway, no longer used (facing w).
Plate 8. View of the club house (facing N)

List of Figures

- Fig.1 Site location map and site Location plan 1:20000
Fig 2: Proposed Development Area
Fig.3 Andrews, Dury and Herbert map from 1767
Fig.4 Hasted, 1798
Fig.5 Ordnance Surveyors Drawing, 1797
Fig.6 1840 Tithe Map
Fig.7 Historic mapping OS 1:10,560 1868-1869
Fig.8 Historic mapping OS 1:10,560 1895
Fig.9 Historic mapping OS 1:10,560 1907
Fig.10 Historic mapping OS 1:10,560 1938
Fig.11 Historic mapping OS 1:10,560 1961
Fig.12 Historic mapping OS 1:10,000 1975
Fig.13 Historic mapping OS 1:10,000 1990
Fig.14 Historic mapping OS 1:10,000 2002
Fig,15 Sevenoaks Council Policy Map
Fig.16 KHER Monuments
Fig.17 KHER Historic Landscape Character
Fig.18 KHER Conservation Area

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Summary

SWAT Archaeology has been commissioned by Redrow Homes Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at Broke Hill Golf Club, Sevenoaks Road, Halstead, Sevenoaks, Kent, TN14 7HR

This Desk Based Assessment is intended to explore and disseminate 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. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **High**
- Modern: **low**

The village of Halstead is located at the top of the North Downs, south east of Orpington and north west of Otford on the border between Kent and the London Borough of Bromley. The centre of Halstead is in a Conservation Area but the PDA is to the north of the village centre, situated on Land that used to be the Broke Hill Golf Course, of which the golf club has now closed. The area historically has been used for farming, both arable and orchards and this is reflected in the farmsteads that and outfarms that used to be within the PDA and across the wider assessment area until its change into a golf course around 2000. Prior to farming the area would have been woodland on top of The Downs and later cleared. There are still patches of ancient wood that remain and one such patch is the wooded area that borders the north west boundary of the PDA. There is little by way of archaeological features and finds in the area except for Halstead Place, to the south, south west of the PDA, where excavations have

revealed its Medieval origins as a Manor House that developed into the Post Medieval Period. However, the excavations at Halstead Place also revealed possible glimpses to Bronze Age and Roman archaeology relating to pottery and ditches and not much is known about activity from these periods in the assessment area. Due to the Post Medieval farmstead of Broke Farm, the potential for archaeology is considered high for the Post Medieval period and low for all other periods although finding archaeology for the other cannot be discounted entirely as seen from the excavations at Halstead Place. The historical impact to potential archaeology would have been medium/high in the areas within the PDA relating the past buildings of Broke Farm and the outfarms but low impact elsewhere across the PDA. The use of the PDA for residential development will require foundations and as a consequence, the proposed development will have a high impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Redrow Homes Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at Broke Hill Golf Club, Sevenoaks Road, Halstead, Sevenoaks, Kent, centred on National Grid Reference (NGR) TQ 48504 62448 (Fig 1).

1.2 The Site

- 1.2.1 The PDA is situated in Broke Hill Golf Club, which has since closed. It is situated to the north of the village of Halstead. Halstead is a village and civil parish in the Sevenoaks District of Kent. It is on the border of Kent with Greater London bordering the London Borough of Bromley. It is located south east of Orpington and north west of Otford. To the west of the PDA is the village of Pratts Bottom. The M25 motorway passes 1.3km to the east of the PDA. The A21 passes to the 200m to the north and follows round east of the PDA circa 300m away. The A21 broadly follows alongside of the Sevenoaks Road which forms the northern boundary of the PDA. Knockholt Station is circa 50m to the north and Old Station Road forms the majority of the eastern boundary of the PDA. Stonehouse Lane between Pratts Bottom and Halstead forms the majority of the western boundary.

In the north eastern corner, the PDA adjoins the back gardens of properties on the western side of the Old London Road.

- 1.2.2 The village of Halstead is in woodlands on the top of the North Downs. The PDA slopes from north to south with a height of circa 123m AOD at the northern end and reaching circa 150m at the southern end. The PDA is screened by hedging and trees on its boundaries. The PDA is just to the west of the designated Area of Outstanding Natural Beauty in Kent (Fig. 1).
- 1.2.3 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock of Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated) – Chalk of the Upper Cretaceous period. The southern two thirds of the PDA has superficial deposits of Clay with Flints Formation – Clay, silt, sand and gravel.

Geotechnical Information

- 1.2.4 There is no known geotechnical information.

1.3 The Proposed Development

- 1.3.1 The PDA is land based at Brock Hill Golf Club for the development of mixed residential housing.

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 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 Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is 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.

2.2 Heritage Assets

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’

2.2.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets 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

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): 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.’

2.3.2 NPPF Annex 2 defines a Heritage Asset 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.3.3 NPPF Section 16: 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. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 185 of the NPPF states that:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any

contribution made by their setting. The level of detail should be 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.'

2.3.6 Paragraph 190 of the NPPF states that:

'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 to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.3.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This 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.
- **Setting.** 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.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this 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.

2.3.12 Paragraph 194 notes that 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.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (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 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 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.

2.3.14 Conversely, paragraph 196 notes that 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 securing its optimum viable use.

2.3.15 The NPPF comments in paragraph 201, that 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.

2.3.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

- 2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities 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.
- 2.3.18 Any LPA based on paragraph 202, 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.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.
- 2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic

Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part

of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). ¹¹Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures

attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

Treasures Act 1996

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Local Policies

- 2.6.1 Sevenoaks District Council is in the process of preparing a new Local Plan. Due to be adopted in 2019. In addition, the council has a Core Strategy, being the overarching Local Plan document for the council, adopted in February 2011, which sets out the fundamental development priorities in the area. The Development Policies Plan conforms with national planning policy contained in the NPPF and has a number of policies relevant to archaeology and heritage:
- 2.6.2 The Allocations and Development Management Plan (ADMP) adopted in February 2015 gives further definition to the conservation and enhancement of Heritage Assets. The relevant policies are detailed below.

POLICY EN4: Heritage Assets

- 2.6.3 Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. Applications will be assessed with reference to the following:
- a) the historic and/or architectural significance of the asset;
 - b) the prominence of its location and setting; and
 - c) the historic and/or architectural significance of any elements to be lost or replaced.
- 2.6.4 Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provisions made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

Landscape

2.6.5 The extensive area of landscape outside the towns and villages contributes significantly to the character of the District. The NPPF outlines the importance of protecting and enhancing valued landscapes and Policy LO8 of the Core Strategy ensures that the distinctive features that contribute to the special character of the landscape will be protected and, where possible, enhanced. The NPPF gives great weight to conserving and enhancing landscape and scenic beauty of Areas of Outstanding Natural Beauty, and their setting, giving them the highest status of protection. The distinctive character of the AONBs plays an important part in defining the overall character of Sevenoaks District. Proposals in AONBs will be assessed against Core Strategy Policy LO8, ADMP Policy EN5 and other relevant policies.

Policy EN5: Landscape

2.6.6 The Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance. Proposals that affect the landscape throughout the District will be permitted where they would:

- a) conserve the character of the landscape, including areas of tranquillity; and
- b) where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD.

2.6.7 Any proposal within the AONB must take into account the guidance set out in the appropriate AONB Management Plan and any relevant more specific AONB guidance for example the Kent Downs AONB Landscape Design Handbook (2006), Kent Downs AONB Farmstead Guidance (2012) and Managing Land for Horses (2011).

Policy LO8: The Countryside and Rural Economy

2.6.8 Policy LO8 states that the openness of the Green Belt will be maintained. The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected. The

distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty will be maintained.

Policy SP1: Design of New Development and Conservation

- 2.6.9 Policy SP1 requires that the District's heritage assets, including listed buildings, conservation areas, archaeological remains, ancient monuments and historic parks and gardens will be protected and enhanced.
- 2.6.10 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.

Local Planning Guidance

- 2.6.11 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Redrow Homes Ltd to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.

- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary 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”.
- 3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment 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 CfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

- 3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:
- *an assessment of the potential for heritage assets to survive within the area of study*

- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or

Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 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 or may affect the ability to appreciate that significance or may be neutral.

Significance

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:
- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
 - Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
 - Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
 - Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.3.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

Secondary and Statutory Resources

- 4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape

studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day
Table 1: Classification of Archaeological periods		

5.1.2 There Kent HER records within the 500m assessment around the PDA have a large number of farmsteads and some listed buildings to the south, south west around the old core of Halstead's Manor. Many of the records predominately relate to the Post Medieval period. The table in Figure 16 details all the finds, features and buildings within the assessment area.

5.2 Designated Heritage Assets

- 5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).
- 5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).
- 5.2.3 There are 4 listed heritage assets within the assessment area and one HER building records of a non-designated asset. The listed assets relate to the area to the south, south east of the PDA around the historic core of the old Manor house and the nearby late Victorian church. It is recommended that a detailed heritage statement report is undertaken in order to ascertain the effect on the significance and setting of these designated assets of the proposed development.

Table 1 Designated Heritage Assets

TQ 46 SE 99	Medieval to Post Medieval	Church of St Margaret’s. Grade II listed.
TQ 46 SE 96	Medieval	The Old Rectory. Grade II listed.
TQ 46 SE 93	Post Medieval	The Walled Garden. Grade II listed
TQ 46 SE 100	Post Medieval	Coach House and Stable Building. Grade II listed.

5.3 Previous Archaeological Works

- 5.3.1 There have been a small number of reports produced in relation to evaluations and excavations in the area to the south of the PDA. These are covered below.
- 5.3.2 An archaeological excavation was carried out in 2009 following earlier evaluation in 2006. The excavation recorded a number of structures that relate to the manor house complex that occupied the site from at least the 16th century to its demolition in the 1950s. Two walls, a floor and a cellar, all observed in Trench 101, at Former Halstead Place School, located north west of Halstead. One of the walls is a short section of wall formed of the earliest brick fabric 1400-1700 and is of north south orientation. The other wall and floor are a flint-built structure and

both wall and floor date to around 1850-1950. There is a robbed cut which suggest a wall once ran east west forming a cellar beyond the limit of excavation. Pottery dating between 1770-1830 was found in the construction cut but no trace of the wall survives. The cellar is the final structure like feature in Trench 101, built in yellow stock brick dating to 1820-1950, it is found in the middle of Trench 101. It is thought at one time there was a brick staircase allowing access to the south. A well lined with frogged bricks was observed in Trench 101. It dates to 1850-1950 and truncates the floor of the earlier flint-built structure. In addition, three pits were found at the Former Halstead Place School. One was observed in Trench 101 which contained a few fragments of ceramic building material and flint nodules. The others were only two features found in Trench 102 and were both 20th century pits. There is a sub-oval pit in Trench 109 which was filled with flint nodules and post-medieval ceramic building material. The northern and southern sides of a flint building were observed and was dated to post 1800. The building contained two circular structures thought to be ovens. (*Unpublished Document: Pre-Construct Archaeology, 2009, Assessment of an Archaeological Excavation of Land at Former Halstead Place School, Halstead, Sevenoaks, Kent*).

- 5.3.3 In 2006 an archaeological evaluation was carried out by Wessex Archaeology at the former Halstead Place School, north west of Halstead. An oval feature was found in Trench 1 and 2. It is thought to be a clay lined feature associated with the manorial complex visible on the mapping from 1769, but backfilled after 1961. It may be part of a clay lined sunken garden. The 2006 evaluation located Bronze Age pottery in a pit. In 2009 a more complete excavation was undertaken on the site. Further investigation of the clay lined pit was carried out but no further conclusions could be reached, though finds of the 19th and 20th century were recovered. Several other clay-lined features were found, one fill had pottery dating to between 1840 and 1900. In addition, a possible Roman ditch was found on a north, north east – south, south west alignment. (*Unpublished Document: CgMs Consulting, 2006, An Archaeological Evaluation Report: Land at the former Halstead Place School, Church Road, Halstead, Kent*), (*Unpublished Document: Pre-Construct Archaeology, 2009, Assessment of an Archaeological Excavation of Land at Former Halstead Place School, Halstead, Sevenoaks, Kent*).

Landscape Characterisation

- 5.3.4 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Golf Courses'. The fields to the south and south east of the PDA are characterised as 'medium regular with straight boundaries (parliamentary type enclosure)'. To the east and west is 'Post 1810 Settlement' (Fig. 17).
- 5.3.5 Sevenoaks Council class the area of the PDA as 'Wooded Downs'. A downland landscape based on undulating landform where the main use is agricultural. It acknowledges that a large golf course is within the area but that the mature orchards were retained and used within the design. Parkland trees, mature Beech trees and roadside hedgerows are all distinctive and provide clear historic continuity. The frequent tree cover in the small woodlands ensures that visibility is low.
- 5.3.6 Given the hedgerows surrounding the site and that map regression confirms that these have been in place for a considerable number of years, consideration will need to be given as to whether these hedgerows fall within the Hedgerow Regulations 1997.

Conservation Area

- 5.3.7 The PDA is to the north of the Conservation Area of Halstead. Halstead Conservation Area covers 3.5 hectares and contains 6 listed buildings together with listed flint boundary walls. It was designated in 1973 and has not been reappraised since then. Outside the conservation area, but still within the confines of the village there are a further 9 listed buildings. The conservation area is centred around the old core of the village extending along Church Road and encompassing the main road junction. The Parish Church is located at the far end of Church Road and thus falls outside the boundaries of the conservation area. The conservation area comprises mainly residential properties with some dwellings converted into commercial premises. The dwellings are generally two storeys in height with the exception of the Village House, which is significantly larger in terms of scale and mass than any other building. The local use of flint is evident in the boundary walls that segregate the properties and the elevations to the cottages adjacent to Church Road junction (Fig. 18).

0-100m Radius

5.3.8 There are five KHER entries for this area. Three are located within the PDA two outside. Aside from the railway relate to records for Farmsteads. The main farm within the PDA was Broke Farm (MKE 83553), which has since been demolished. To the south west and south, south west of Broke Farm, there were also two outfarms being just field barns (MKE 88771 and MKE 88770), both of which have been demolished. The South Eastern railway to the north of the PDA was opened in 1862 (TQ 46 SE 6). Initially there was no station between Chelsfield and Dunton Green. A station for 'Halstead For Knockholt' (the station being much closer to Halstead than Knockholt) was opened in 1876. Another outfarm was located circa 30m N north east of the PDA (MKE 88769).

100-200m Radius

5.3.9 There are three KHER entries for this area. The church of St Margaret's, circa 180m south of the PDA is Grade II listed and was built in 1881 (TQ 46 SE 99). Circa 150m west of the PDA was the farmstead of Stonehouse (MKE 83552). With agricultural buildings to three sides of the yard. The farm still exists with only partial loss of its original form (less than 50%).

200-300m Radius

5.3.10 There are four KHER entries for this area. There is an outfarm located circa 260m west of the PDA and south west of the farmstead of Stonehouse (MKE 88772). The other entries are all located in the area to the south, south west of the PDA in the area of Halstead Place. A walled garden is Grade II listed from the late 18th century (TQ 46 SE 93) along with a Grade II listed Coach House and Stable Buildings (TQ 46 SE 100) from the early 18th century. In addition, circa 260m south, south west of the PDA, an undated oval feature was discovered during the 2006 and 2009 excavations that recovered finds from the 19th and 20th century. The purpose of the clay lined pit was unclear (TQ 46 SE 113).

300-400m Radius

5.3.11 There are 13 KHER records for this area. There are two outfarms circa 370m to the south east of the PDA. Both were single field barns that have since been demolished (MKE 83554 & MKE 88779). Circa 380m to the east is a non-designed building record relating to an undated milestone on the Old London Road (TQ 46

SE 14). The Grade II listed building of The Old Rectory is circa 390m south of the PDA thought to be of 16th origin but heavily altered in the 18th century (TQ 46 SE 96).

- 5.3.12 The other records in this radius all related to features found during the 2006 and 2009 excavations at Halstead Place School circa 310-370m south, south west of the PDA. Prehistoric features suggested nearby occupation and Bronze Age pottery was discovered (TQ 46 SE 117). A flint built with surviving north and south sides were seen that contained what is thought to be two circular ovens from the Post Medieval period (TQ 46 SE 123). Medieval flint constructed wall footings were also found (TQ 46 SE 115) along with Medieval structures of two walls, a floor and cellar (TQ 46 SE 121). Post Medieval pits were also observed (TQ 46 SE 119) and ditches which were thought to have formed the original boundary for the manorial complex at the site (TQ 46 SE 116). Post holes from the Post Medieval period were seen containing demolition rubble (TQ 46 SE 120). The Manor House of Halsted Place was also located as part of the excavations showing many phases of construction (TQ 46 SE 125). A possible Roman ditches were seen (TQ 46 SE 118) circa 310m south, south west of the PDA.

400-500m Radius

- 5.3.13 There is one KHER record for this area being the original 12th century parish church for Halstead that was demolished in 1880 circa 460m south, south west of the PDA (TQ 46 SE 3).

5.4 Archaeological and Historical Narrative

- 5.4.1 Halstead means a place of shelter for Cattle. In old English it was spelt *Healdsterde* and morphed into Halted by 1201.
- 5.4.2 There is little evidence around Halsted of the prehistoric period but the area on top of the Downs would have been wooded and clearance would have been undertaken of area of these woods. In Hasted's time in 1797, circa 10% of the parish was wooded. The Romans were mainly located to the east of Halsted along the Darenth Valley.

- 5.4.3 The Greensand way, which passes 2.8km to the south of the PDA. It is a long-distance path of prehistoric origins that follows the Greensand Ridge along the Surrey and Chart Hills. The part from the Surrey/Kent border to Borough Green is included in the Kent Downs AONB. The Greensand way runs broadly parallel to and south of the North Downs ridge of which the Pilgrims way is also thought to be a prehistoric route.
- 5.4.4 Halsted was not an entry in the Domesday Book. Nearby Chelsfield to the north was the closest. The population there was 28 households. Otford to the south east was extremely large with 159 households.
- 5.4.5 In Medieval times there was a 12th century manor house alongside the original 12th century church. The Medieval manor house was later rebuilt as Halstead Place in the Post Medieval period. The original manor was owned by the Malavil family from the Archbishop of Canterbury. By the 18th century, the area also included a park with farms, messuages, woods and other lands and was known as Halsted Court. By the mid-18th century it had become Halstead Place
- 5.4.6 In the Victorian period, fruit growing became the dominate industry around Halsted especially strawberries and damsons and is thought to have brought prosperity to the area in the late 19th century.
- 5.4.7 The railway opened in the 1860s from Orpington, Sevenoaks and Tonbridge, initially with no local station. Later in 1876, a station was added to the north of the PDA. Originally called Halstead, it was confused with Halstead in Essex, so the name was changed to Knockholt Station. The railway brought people to the area and Halsted began to grow given its proximity to London, Halstead became a commuter village. This growth also led to the building of a new church of St Margaret's in 1881. The original 12th century church was demolished once it was decommissioned and fell into disrepair.
- 5.4.8 In 1892 a protective ring of fortresses was built around London to keep out any would-be invaders. The idea was that they should be manned by volunteers in the event of a crisis and one of them was built to the south east of Halstead. It was never used until the take-over many years ago by the Government who placed its Ministry of Supply there and then it became the headquarters of the Royal

Armament and Research Development. Britain's first atom bomb was developed at Fort Halstead.

- 5.4.9 Halsted Place eventually became the site of a boarding school which opened in 1927 as a Preparatory School. The original school moved to Wiltshire during the Second World War and the site occupied by the Home Office in the early part of World War II before becoming a prisoner of war camp. Halsted Place was finally demolished in 1952. Other schools later occupied the site which closed in 2003. The site has since become residential housing. Only the boundary wall, gate lodge, coach house and stable block remain.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows a sparsely populated landscape. Broke Farm can be located within the PDA. Hasted Place is to the south, south west. Both Stonehouse Lane on the western side of the PDA and what becomes the Old Station Road can be seen on the eastern boundary. The Old London Road forms the northern boundary (Fig. 3).

Hasted, 1798

- 5.5.2 The area is still sparsely populated and the locations of buildings not dissimilar to the map above (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 This map shows the individual buildings and field systems. It essentially shows an agricultural landscape. The PDA is able to be exactly located for the first time and shows Broke Farm located in the centre. There are two tracks to the farmstead. From the east off of what will be the Old Station Road and from the south west from Stonehouse Lane. South of the farmstead there appears to show a small wooded area and the wooded area on the north western boundary is also larger in area in this map (Fig. 5).

Tithe Map from 1841

- 5.5.4 The tithe map shows greater detail of the individual buildings of Broke Farm and the wooded areas, trackways and fields boundaries surrounding the farm. Essentially all of the area within the PDA is under the ownership of Elizabeth and Maria Ricketts and occupied by John Newington. A Benjamin Ricketts also owns and farms at Stonehouse Farm. The fields are a mixture of pasture, arable and orchards with the wooded area to the south of the farmyard called Broke Shaw (Fig. 6).

Historic OS Map 1868-1969 1:10,560

- 5.5.5 This is the first properly scaled OS map. Broke Farm is located in the centre of the northern half of the PDA with access roads from Stonehouse Lane in the south west and the lane to the east as well as a track from the north off the London Road. The yard to Broke Farm has agricultural buildings on three sides with the farmhouse located on the eastern side. There are a number of other outbuildings located to the south of the farm yard. The area around the farm is a patchwork of fields and orchards bounded by hedgerows with a wooded area bordering the north western corner. A number of footpaths cross the site in the eastern half that effectively cut the corner from the London Road and the land to the east as well as heading south westerly towards the village of Halstead. North of the farmyard within the PDA, there are three circular structures. These are thought to be possible horse gins. These are structures built to enclose a horse engine and are usually circular mainly built in the late 18th century, early 19th centuries usually to drive some sort of threshing machine. North of the PDA the railway has been built. South of the PDA is Halsted Place and gardens with the original church located to the south of Halsted Place and The Rectory on the eastern side of Stonehouse Lane. The farm of Stonehouse and field barn is to the west of the PDA and Stonehouse Lane. On the eastern side of the Lane east of the PDA is a large house called Cadlocks (Fig. 7).

Historic OS map 1895 1:10,560

- 5.5.6 At Broke Farm there are more outbuildings to the south of the main yard. At the corner of the access road from the north and the Old London Road there is now a new building labelled the Lodge. In the triangular field at the far north east corner of the PDA, there is now a smithy. To the south, St Margaret's Church has been

built on the eastern side of Stonehouse Lane and the original parish church demolished. To the north a station has been built called Halstead Station (Fig.8).

Historic OS map 1907 1:10,560

5.5.7 The PDA has not changed and is still a mix of fields and orchards surrounding Broke Farm. The station to the north has been renamed Knockholt Station (Fig.9).

Historic OS map 1938 1:10,560

5.5.8 There has been little change to the PDA. The road to the east of the PDA is named as Old Station Road and east of this road, houses are being built along a new road called Station Road. The smithy in the north east corner has been replaced by a timber yard. To the south, Halstead Place is now a school and a Stud Farm located north of the school in what was the area of the gardens. North and east of the railway line is a new wide road labelled Orpington By-pass road (Fig.10).

Historic OS map 1961 1: 10,560

5.5.9 There is little change to the PDA, which is still a mix of orchards and fields. The timber yard in the north eastern corner is now a depot. More houses have been built along the length of Station Road that have their gardens backing onto the Old Station Road (Fig.11).

Historic OS map 1975 1:10,000

5.5.10 There does not appear to be any difference to the map above other than there are changes to the configuration of buildings within Broke Farmyard. One of the buildings is labelled an Oast House although this building has been in place since the 1895 map (Fig.12).

Historic OS map 1990 1:10,000

5.5.11 Broke Farm has now been reduced to just one building. The depot in the north west corner is labelled 'works'. The fields around Broke Farm appear to still be orchards and arable. Within the PDA south of Broke Farm there is a feature labelled as 'Tank'. The track/footpath from the farm towards the village still exists but some of the other footpaths in the north eastern area of the PDA are no longer

showing. To the north of the PDA a roundabout has been built and a new A21 road has been constructed (Fig.13).

Historic OS map 2002 1:10,000

5.5.12 There have been significant changes within the PDA. All the Broke Farm buildings appear to have been demolished and a number of new buildings have been built slightly to the east of the farmstead and labelled 'Club House'. The land of the PDA is now a golf course. The tracks/paths from the north and south have been re-routed slightly. The area of the golf course now has a number of new lakes/ponds and the individual field boundaries removed (Fig.14).

5.6 Aerial Photographs

1940s

5.6.1 The PDA is predominately orchards and arable fields. Trackways from Broke Farm can be seen to the north, south and east. The area east of the farm is criss-crossed with footpaths with one footpath travelling south westerly towards The Old Rectory. The boundary of the PDA is a mix of hedgerows and trees. The arable field in the western side of the PDA shows evidence of the underlying chalk with the line following a hedgerow line seen on the 1868-1869 map. There are a number of individual farm buildings located around the farmstead of Broke Farm with the farmhouse to the east of the group of buildings. South of the farmhouse can be seen the barn and oast house. With garden to the east. The field of pasture in the north eastern corner appears to have a shadow suggestive of an oval feature in the field. The 'X' in the field below are footpaths (Plate 1).

1960s

5.6.2 The photographs do not match up perfectly but there appears little change to the PDA, which is still an active farm with a mix of pasture, arable and orchard fields (Plate 2).

1990

- 5.6.3 There has been a severe reduction in the number of buildings located at Broke Farm where it appears that only a single modern barn remains. The Lodge has been built to the north on the corner of Sevenoaks Road and the access road towards the farm. There is only one orchard field remaining. The rest is arable or pasture. Some of the historical field boundaries shows as parchmarks (Plate 3).

2003

- 5.6.4 There have been significant changes with the land at the PDA now an 18-hole golf course. Complete with sand bunkers and lakes. A new access road has been created off the Sevenoaks road to the west of the original access road by The Lodge. The new access road leads to a car park and club house located east of the original farmstead area. As well as the club house there is an outbuilding to the east. The boundary of the PDA is covered with dense trees and bushes. To the north of the PDA the A21 road has been constructed (Plate 4).

2017

- 5.6.5 There appears to be little change other than the landscape of the trees across the PDA and fairways has matured (Plate 5).

5.7 Summary of Potential

Palaeolithic

- 5.7.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

- 5.7.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area.

Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.7.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.7.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER just one record from this period within the assessment area being a group of prehistoric features circa 350m south, south west of the PDA, in which no structures were found but one of the trenches contained 4 sherds of Bronze Age pottery. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.7.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

- 5.7.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has one record from this period within the assessment area being possible Roman ditches circa 310m south, south west of the PDA. The likelihood of chance finds

cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

- 5.7.7 The Kent HER has no records from this period within the assessment area. However, Halstead is considered to have Anglo-Saxon origins. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.7.8 The Kent HER has two records from this period within the assessment area. The site of Halsted Place Manor House has Medieval origins circa 370m south, south west of the PDA. It is situated alongside the original 12th century parish church, which was demolished in 1880. In addition, excavations in recent years has located Medieval walls footings. Given the distance of the Medieval core from the PDA, the potential for finding remains that date to this period cannot be entirely discounted within the confines of the development site but it is considered **low**.

Post Medieval

- 5.7.9 The Kent HER has 18 records from this period within the assessment area. Eight relate farmsteads confirming the rural and agricultural nature of the area. These include two actual farms and a large number of outfarms. All have been demolished except for Stonehouse Farm to the west of the PDA. Circa 180m to the south of the PDA is the late Victorian Grade II listed church. Further to the south is the Grade II listed The Old Rectory. Originally from the 16th century but heavily altered. There are the Grade II listed walled garden and coach house and stables. In the area of Halstead Place, excavations discovered a number of Post Medieval features relating to walls, cellar, floors, pits, post holes, a flint building and boundary ditches. To the north is the railway line from 1862. Map regression confirms that the PDA was fields in this period located around Broke Farm. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered high in the area of the Farmstead and low elsewhere within the PDA.

Modern

5.7.10 KHER has no records dating to this period. Therefore, the potential for finding remains dating to this period in the PDA is considered **low**.

Undated

5.7.11 There are two KHER records that are undated. The 2006 and 2009 excavations uncovered an oval feature of unknown date and purpose although there was some pottery in one of the fills from 1840 and 1900. There is also a milestone located east of the PDA on the Old London Road that is undated.

Overview

5.7.12 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.7.13 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **High**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we

have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was agricultural land surrounding the farmstead of Broke Farm along with two single outfield barns. Therefore, any impact on surviving archaeological remains would have been **low** except for the areas of the Post Medieval farm buildings, where the historical impact would be **medium/high**.

6.2.2 The use of the PDA for residential development will require foundations. As a consequence, the proposed development will have a **high** impact upon any potential archaeology within the area of the foundations.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the

potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

- 7.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Post Medieval period due to the potential for finding remains from the Post Medieval farmstead and field barns. All other periods are considered low. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Redrow Homes Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.
SWAT Archaeology
August 2018

9 REFERENCES

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9.2 Websites

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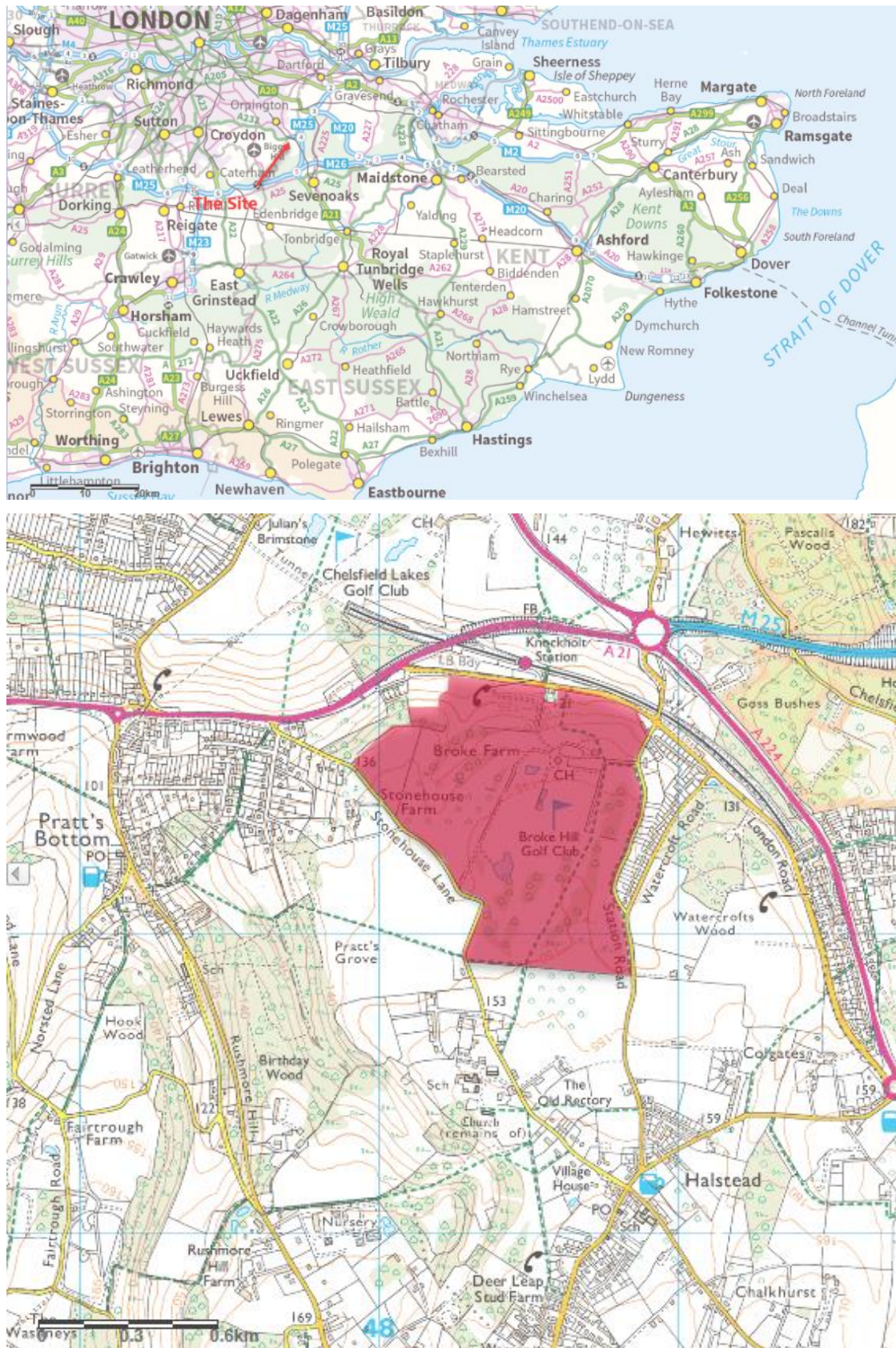


Figure 1: Site location map, scale 1:20000.

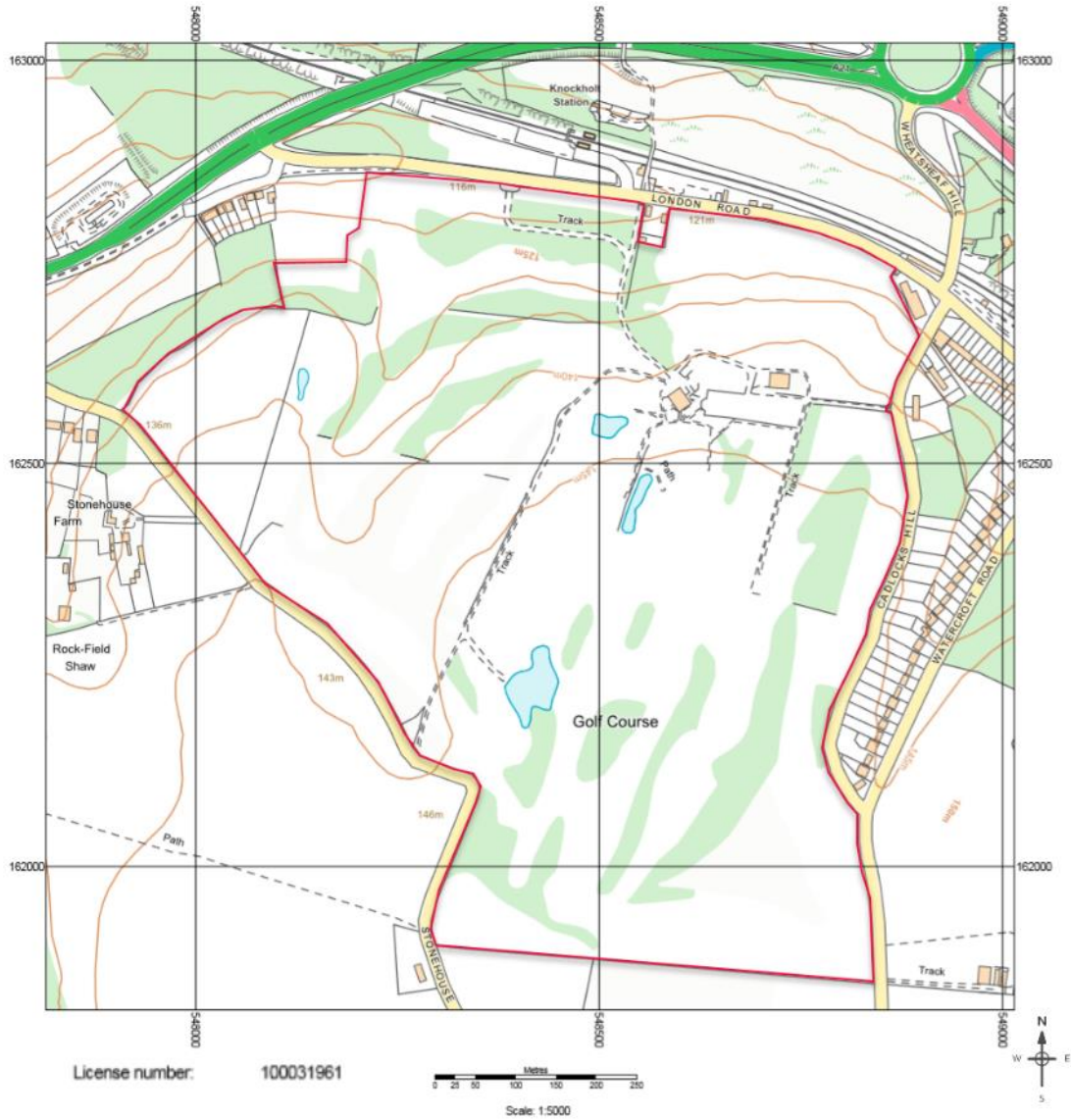


Figure 2: Proposed Development Area,



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798

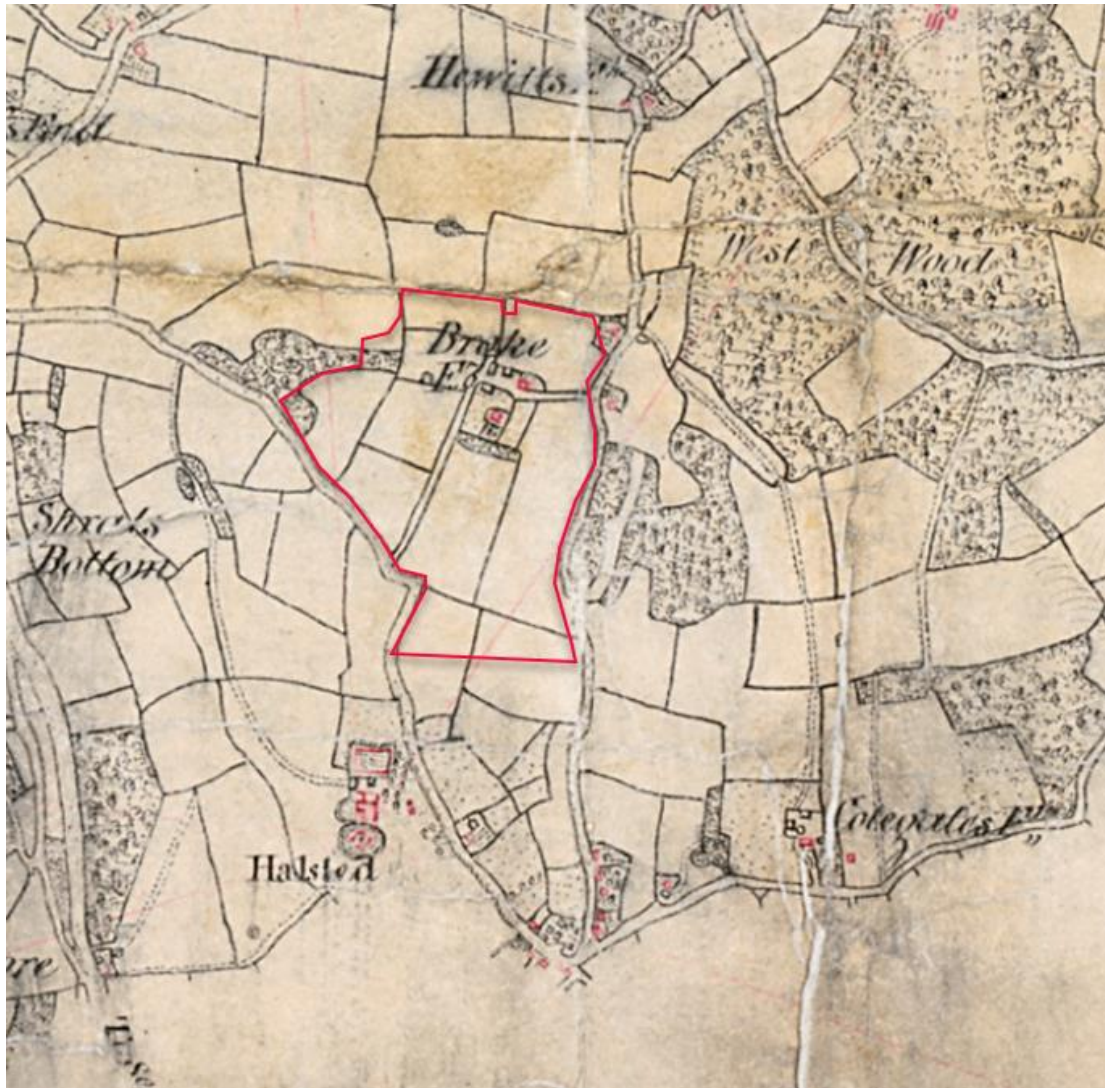


Figure 5: Ordnance Surveyors Drawing, 1797

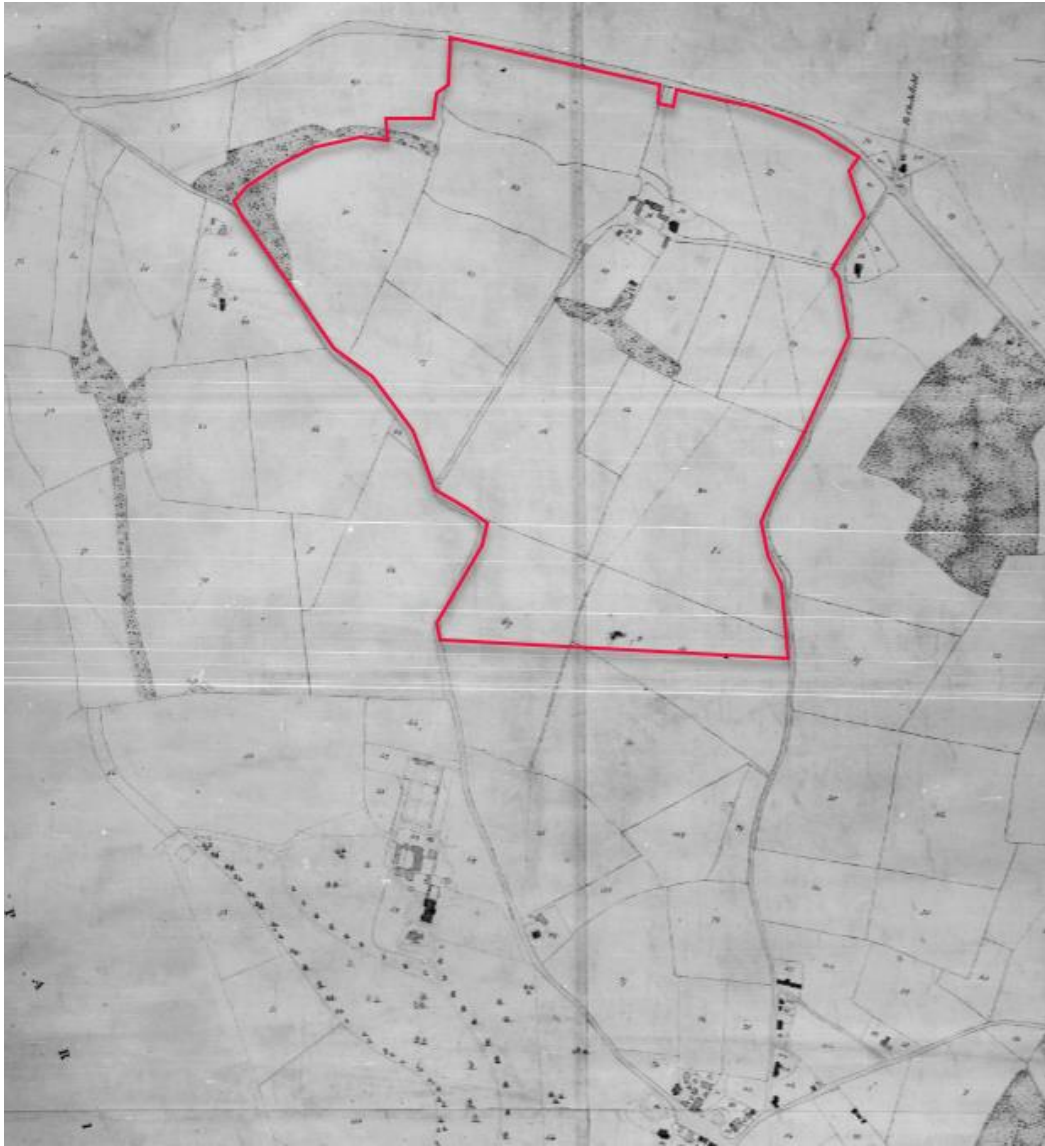


Figure 6: 1841 Tithe Map

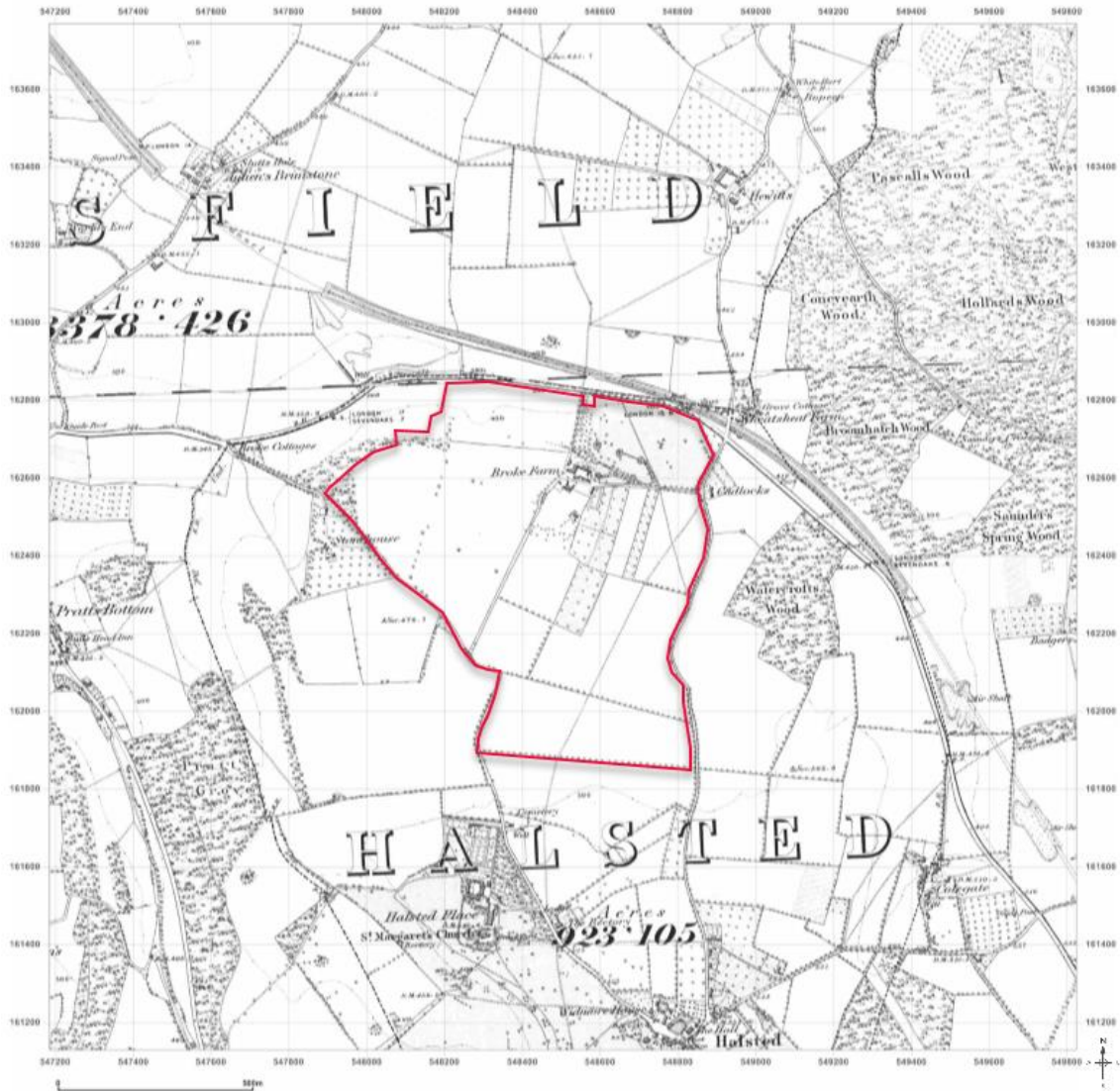


Figure 7: Historic OS Map 1868-1869 1:10,560

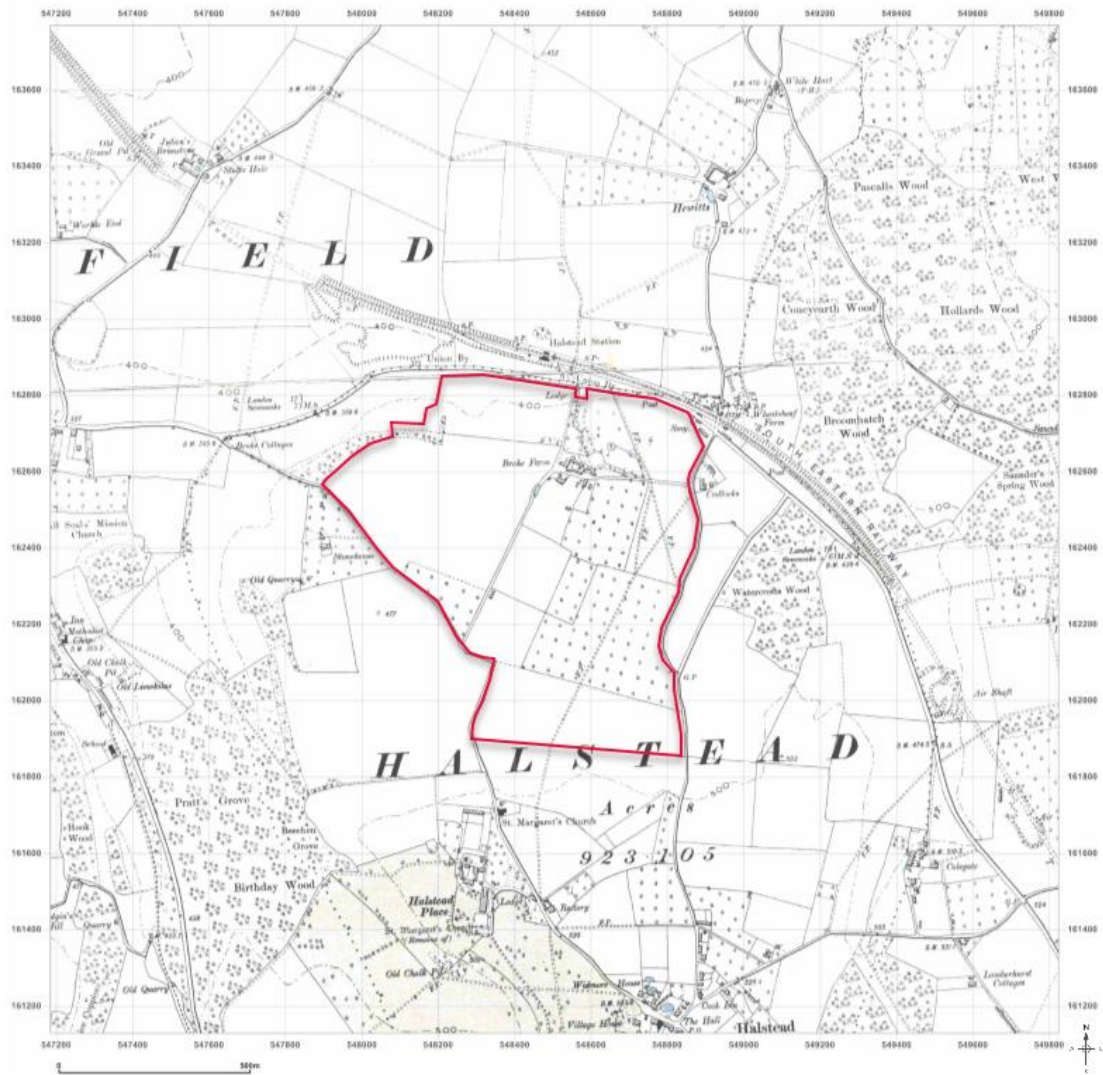


Figure 8: Historic OS Map from 1895 1:10,560

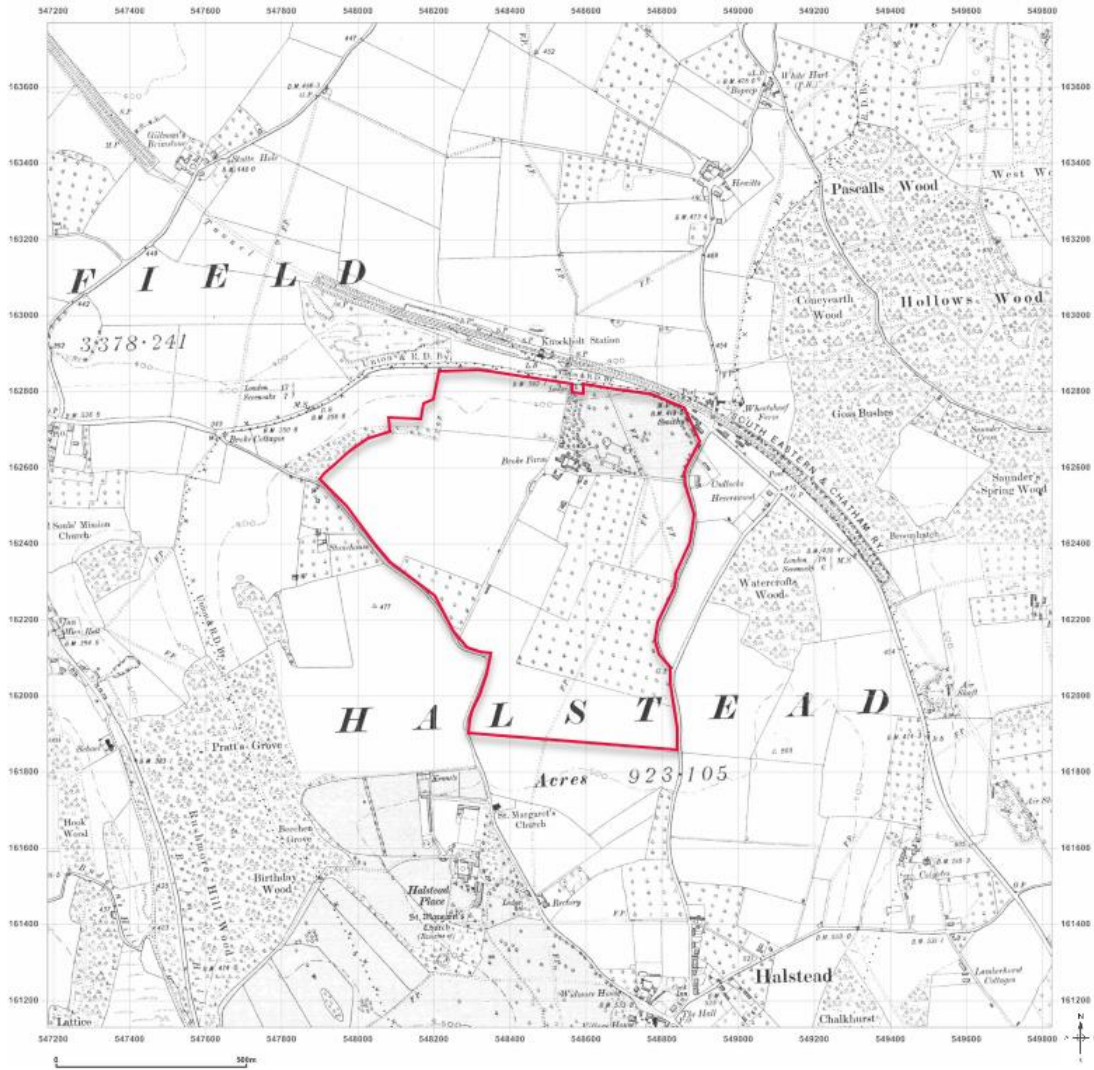


Figure 9: Historic OS Map 1907 1:10,560

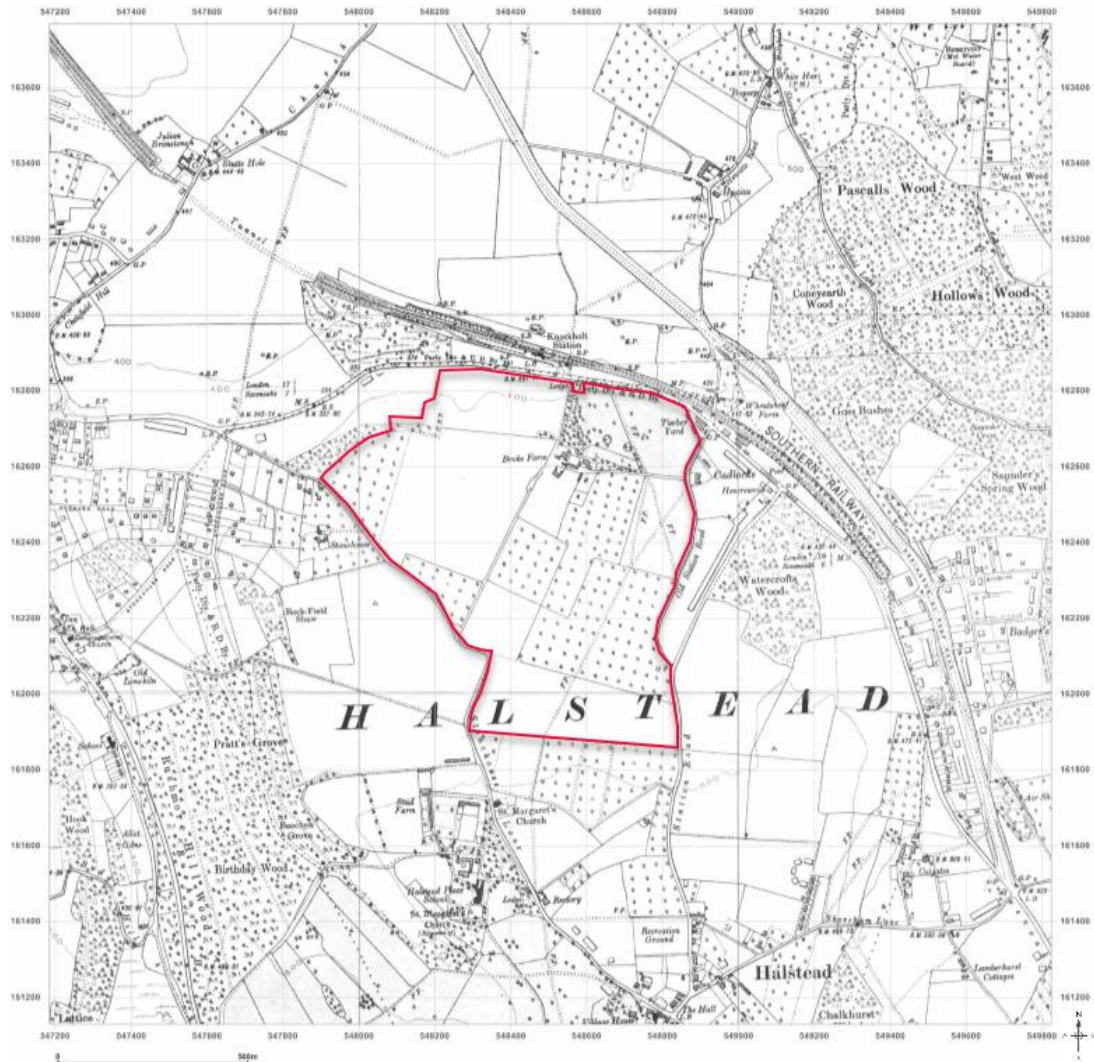


Figure 10: Historic OS Map 1938 1:10,560

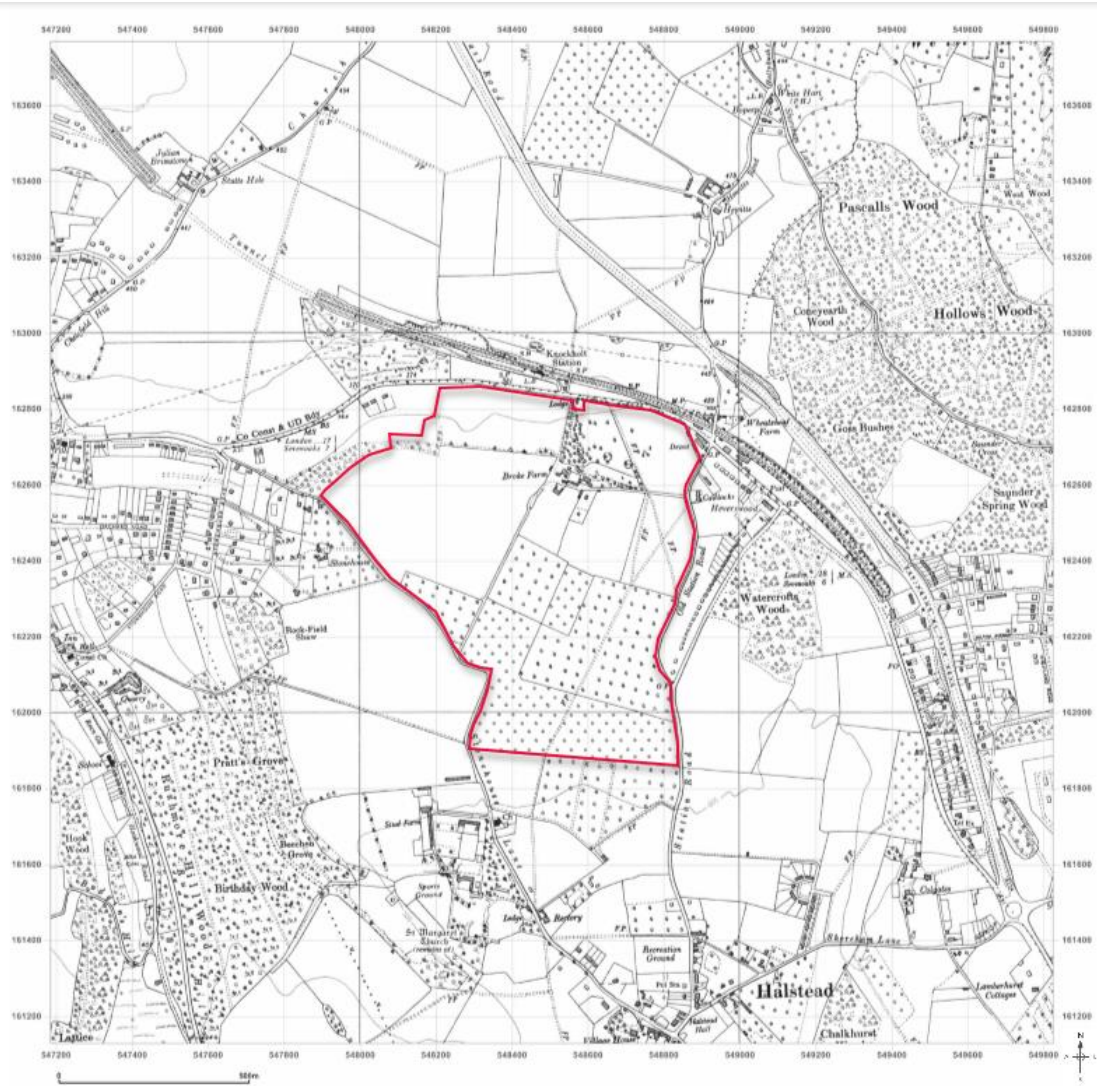


Figure 11: Historic OS Map 1961 1:10,560

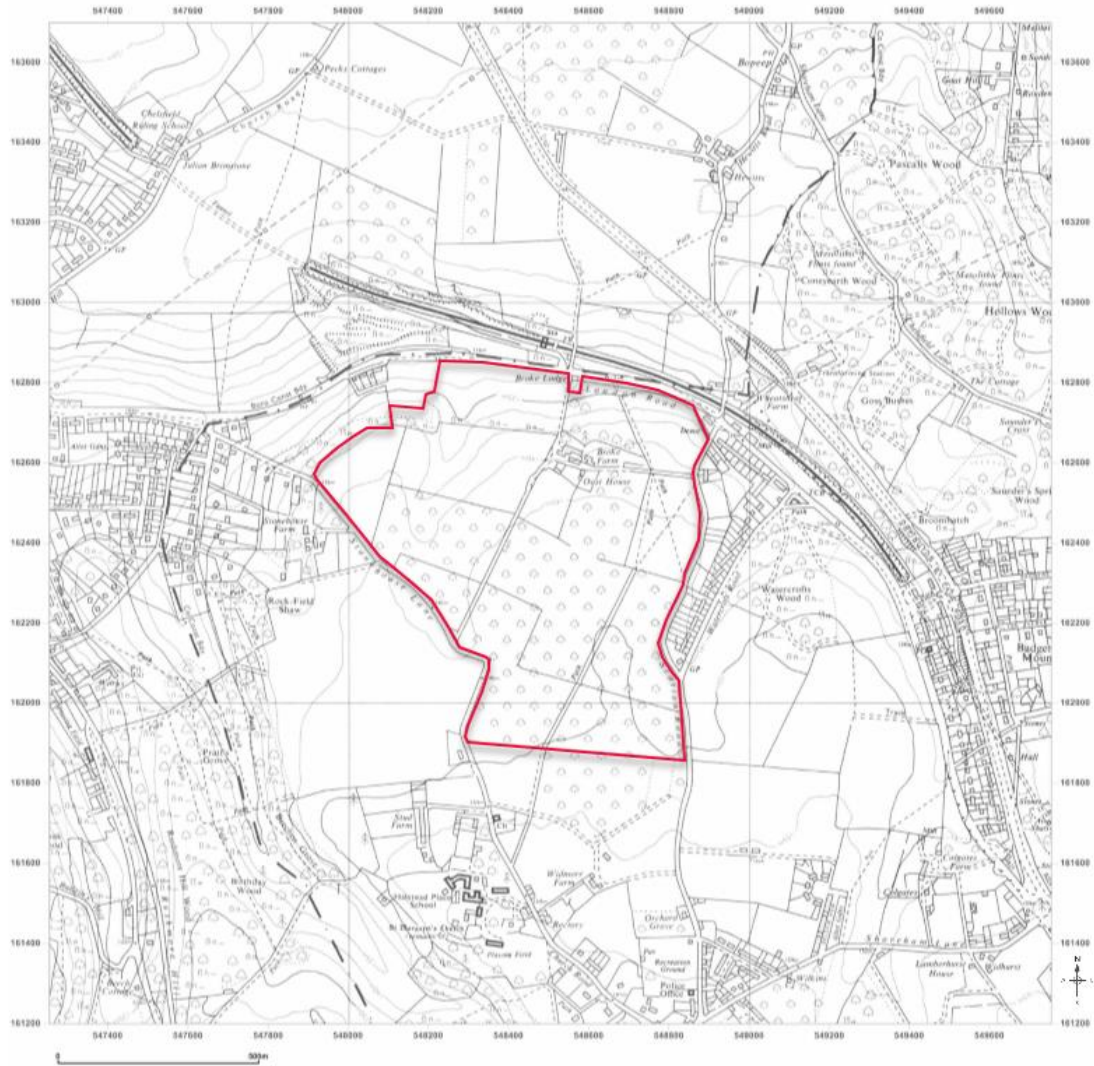


Figure 12: Historic OS Map 1975 1:10,000

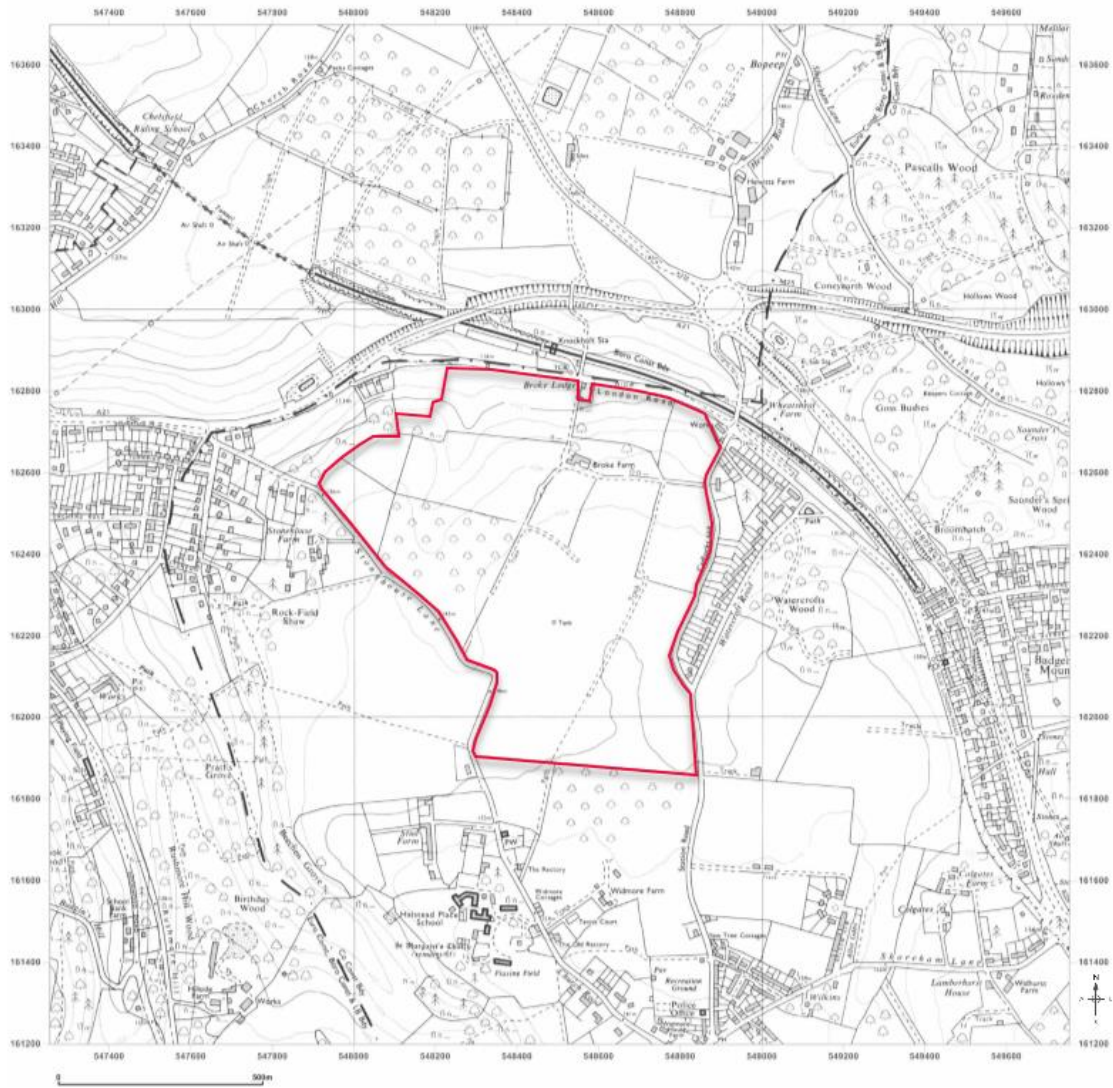


Figure 13: Historic OS Map 1990 1:10,000

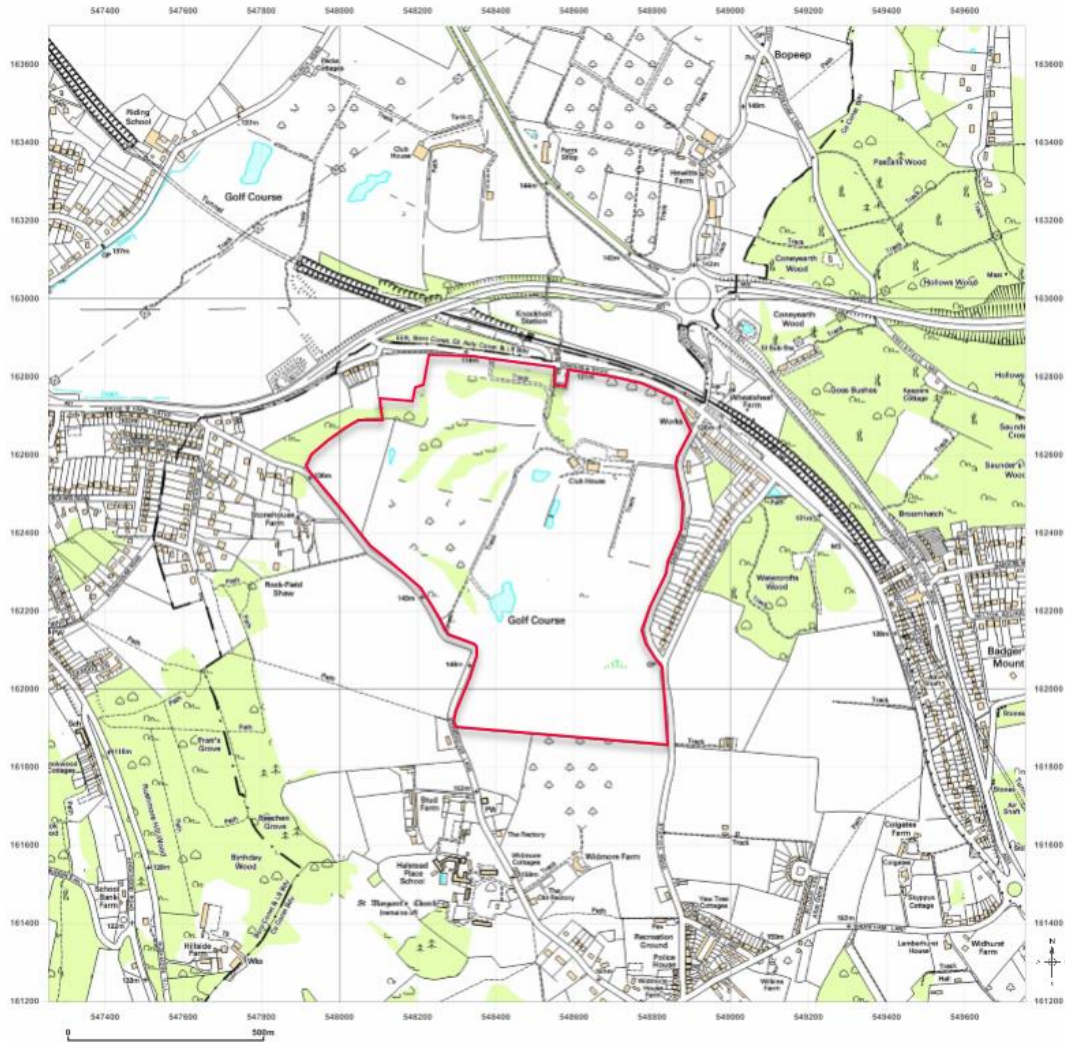


Figure 14: Historic OS Map 2002 1:10,000

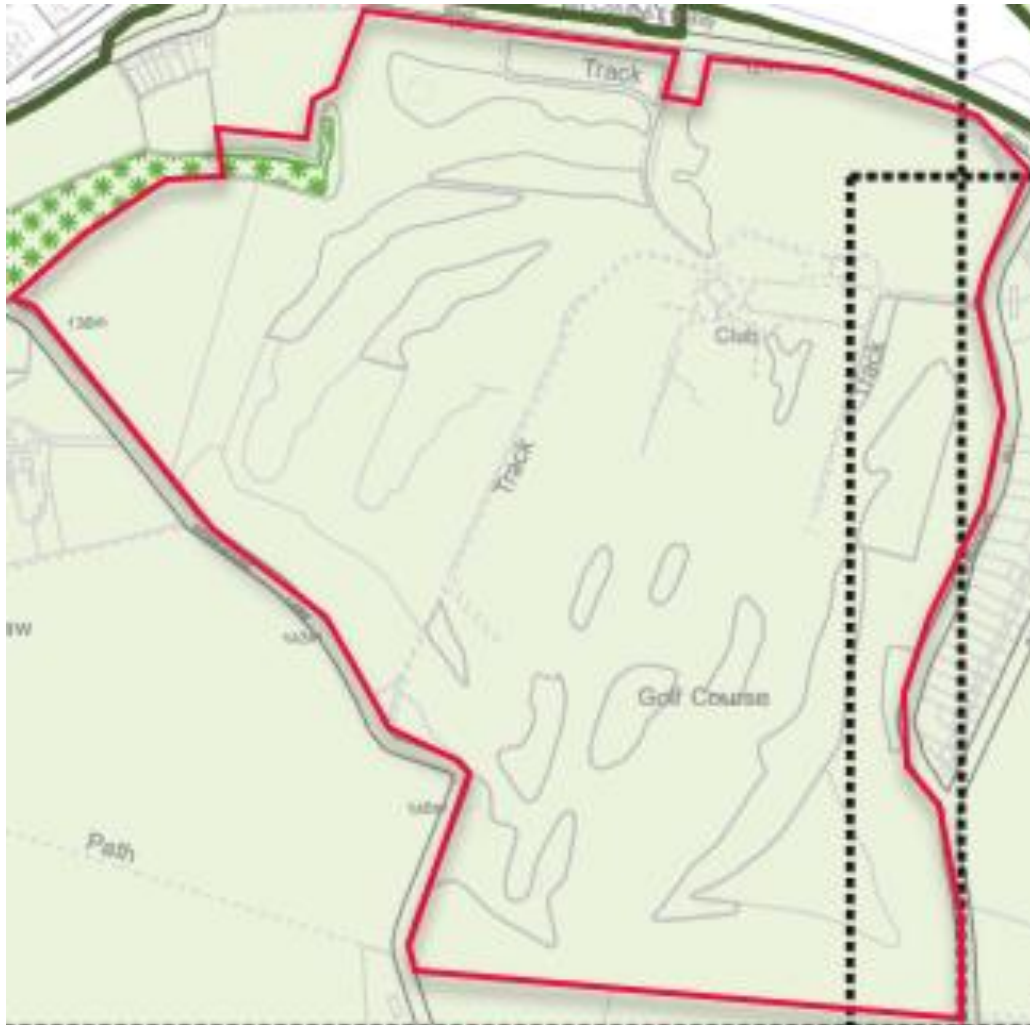


Figure 15: Sevenoaks Council Policy Map (Green is Metropolitan Green Belt. The greens trees are ancient woodland).

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 16-18)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Golf Courses'. The fields to the south and south east of the PDA are characterised as 'medium regular with straight boundaries (parliamentary type enclosure)'. To the east and west is 'Post 1810 Settlement'.
MKE 83553	Farmstead	Within PDA	Post Medieval	Broke Farm. A regular courtyard multiyard farmstead with detached elements. Farmhouse detached in central position. Farmstead completely demolished. Possible horse gin on north side of the northern range.
MKE 88771	Farmstead	Within PDA	Post Medieval	Outfarm west south west of Broke Farm. A field barn with no associated yard. Farmstead completely demolished.
MKE 88770	Monument	Within PDA	Post Medieval	Outfarm south, south west of Broke Farm. A field barn with no associated yard. Farmstead completely demolished.
TQ 46 SE 99	Listed Building	c.180m S	Medieval to Post Medieval	Church of St Margaret. Grade II listed (1258279). Built 1881. By Teulon. Nave, with aisles, and chancel. Flint rubble masonry with freestone dressings to chancel, brick and stone to nave. High pitched, tiled nave roof sweeps low to south aisle. No clerestory. Tall bell cote at west end, of stone with brick quoins. Gothic style, windows mostly cusped lancets but geometrical at either end. Wood south porch. North aisle has 3 cross gables. Vestry to North-east. Inside 3-bay nave with stone piers and chamfered and moulded brick arches. Chancel arch also brick. 2 small brasses, one C15, the other C16; and a large C18 marble monumental slab with cherubs. One window by Morris & Co.

TQ 46 SE 96	Listed Building	c. 390m S	Post Medieval	The Old Rectory. Grade II listed (1362404). House probably of C16 but thoroughly altered in early C18. Front range of 2 storeys, now 3 windows, but traces of 4 symmetrically placed windows remain. Red brick. High pitched half-hipped tiled roof with off-centre chimney. L-shape formed by right return has inner addition of 2nd ¼ of C19; and 2 2-storey gabled right additions of 3rd ¼ of C19; all in red brick. House entirely refenestrated at this time and gabled wood porch added in angle. Some later tile hanging in places. Sun fire insurance sign on back wall. Inside one small room with complete early C18 panelling; and staircase of same age with spiral turned balusters, fluted newel posts and ramped handrail. Lower flight rebuilt.
TQ 46 SE 93	Listed Building	c. 250m SSW	Post Medieval	The Walled Garden at Halsted Place School. Grade II listed (1390773). Late C18. Three sides are of red brick in irregular bond, one side is of flint with brick dressings and there is a mid C19 extension in red brick in rat trap and English bond brickwork. The plan is rectangular with L-shaped spur to south west. The south, west and east sides are nine to ten feet high, built of handmade bricks jointed with lime mortar in an irregular bond pattern. There are brick pilasters at regular intervals. The south side has a cambered arched entrance with C20 ledged and braced door. The east side has a cambered entrance flanked by pilasters and a wide opening to the north, about ten feet in width with square brick gatepiers. The west side also has a cambered entrance opposite the wide entrance in the east wall, blocked with C20 brickwork. The north wall is of brick at the corners but the remainder is slightly lower in height with brick curved coping and brick pilasters at regular intervals. An L-shaped spur to the south west is mainly of mid C19 rat trap bond with a section of mid C19 English bond brickwork to the corner. The spur is shown on the O S map of 1868.

				An C18 rectangular garden wall with mid C19 extension, grouping with listed stables.
TQ 46 SE 113	Monument	c. 260m SSW	Post Medieval	Undated oval feature, at Halstead Place School. In 2006 an archaeological evaluation was carried out by Wessex Archaeology at the former Halstead Place School, north west of Halstead. An oval feature was found in Trench 1 and 2. It is thought to be a clay lined feature associated with the manorial complex visible on the mapping from 1769, but backfilled after 1961. It may be part of a clay lined sunken garden. In 2009 a more complete excavation was undertaken on the site. Further investigation of the clay lined pit was carried out but no further conclusions could be reached, though finds of the 19th and 20th century were recovered. Several other clay-lined features were found, one fill had pottery dating to between 1840 and 1900
TQ 46 SE 100	Listed Building	c. 300m SSW	Post Medieval	Coach House and Stable building at Halstead Place School. Grade II listed (1258329). Early C18 building of 2 storeys, 8 windows. 2-bay centre, under pediment, has 2 round-arched openings with fishscale tiling in tympana. Hipped, slate roof, of moderate pitch, has cupola, with clock and vane, above pediment. Red brick walls with brick dentil cornice, moulded 1st floor string and plinth. Renewed casement windows. 2 modern windows inserted unsympathetically in pediment. Rear elevation of flint rubble with alternating block red brick dressings. 5 irregular 1st floor casement windows. 5 modern ground floor windows and door. Interior rebuilt.
TQ 46 SE 121	Monument	c. 310m SSW	Post Medieval	Medieval structural features found at Halstead Place School. Two walls/floor/cellar, at Former Halstead Place School, located north west of Halstead.
TQ 46 SE 118	Monument	c. 310m SSW	Roman	Possible Roman ditches at Halstead Place School.
TQ 46 SE 119	Monument	c. 330m SSW	Post Medieval	Possible Post-Medieval pits, at Halstead Place School.

TQ 46 SE 117	Monument	c. 350m SSW	Bronze Age	Pit Halstead Place School. No domestic structures were found but a group of prehistoric features in the north-east of the site suggested that occupation may be present nearby. One trench located a pit which contained four sherds of Late Bronze Age pottery.
TQ 46 SE 123	Monument	c. 350m SSW	Post Medieval	Flint built building at Halstead Place School. The complete northern and south sides of a flint-built building were observed in Trench 105, at Former Halstead Place School, located north west of Halstead. In the northern wall a blocked doorway was present. It is dated post-1800. Two circular structures are within the building and are thought to be two ovens. These were adapted, modified and added to in a number of ways.
TQ 46 SE 115	Monument	c. 330m SSW	Medieval to Modern	Medieval Wall Footings. Wall footings and foundation trench observed at Former Halstead Place School in Trenches 4 and 9, located north west of Halstead. The wall footing in Trench 4 was most likely Medieval/Post-medieval in date and constructed of a flint concrete for what may have been an overlying brick layer, aligned north-east south-west. In Trench 9 a wall foundation trench was observed aligned north-south, it is thought to be associated with the modern school building.
TQ 46 SE 116	Monument	c. 360m SSW	Post Medieval	Ditches. It was observed in Trench 1 aligned north-south and in which a single fragment of Medieval/Post-medieval roof tile was recovered. Another ditch was observed in Trench 5 and 6, running along a different alignment to the previous, north-east south-west, and wider, but not definite dating recovered from it. Trench 7 also had a ditch within it running along the same alignment as the ditch in Trenches 5 and 6, but again with no dating evidence. Trench 12 too had a ditch running along the north-east south-west alignment. A single flint flake was recovered from this ditch and given its close proximity and similar position it may give a contemporary date for a

				pit. The ditches would have formed an original boundary for the manorial complex shown on maps from 1769 to 1909.
TQ 46 SE 120	Monument	c. 360m SSW	Post Medieval	Post holes. The evaluation uncovered two Post-Medieval post holes. These were observed in Trench 109 and a layer of demolition material was sealed in these features.
TQ 46 SE 125	Monument	c. 370m SSW	Medieval to Post Medieval	Halstead Place Manor House. It was partly be seen in Trench 112, at Former Halstead Place School. Part of the external western wall can be seen and part of the southern, westerly protrusion. It has three openings, probably light wells into the cellars, two have been blocked up in two separate phases. But more than likely post 1900. Inside the building a dividing wall running east west has the remains of an arch heading south but was later blocked by a wall.
TQ 46 SE 3	Monument	c. 460m SSW	Medieval	Church of St Margaret. The original parish church of St Margaret, Halstead, dating from the 12th century, was pulled down in 1880. All that remains of St. Margaret's Church is a fragment of ivy-covered flint walling standing to a maximum height of 3.5m; near it are a few 19th century headstones.
MKE 83552	Farmstead	c. 150m W	Post Medieval	Stonehouse. A loose courtyard farmstead with buildings to three sides of the yard. Farmhouse detached in central position. Altered with partial loss of original form (less than 50%).
MKE 88772	Farmstead	c. 260m W	Post Medieval	Outfarm south west of Stonehouse. An outfarm or field barn group consisting of two detached buildings. Farmstead completely demolished.
MKE 88769	Farmstead	c. 30m NE	Post Medieval	Outfarm south east of Wheatsheaf Farm. A field barn with no associated yard. Farmstead completely demolished.
MKE 83554	Farmstead	c. 370m SE	Post Medieval	Outfarm north north east of Halstead. A field barn with no associated yard. Farmstead completely demolished.
MKE 88779	Farmstead	c. 370m SE	Post Medieval	Outfarm north east of Halstead. A field barn with no associated yard. Farmstead completely demolished.

TQ 46 SE 14	Building	c. 380m E	Unknown	Milestone, Old London Road, Halstead. London 18' ~ Sevenoaks 6'
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Figure 16: KHER Monument Record

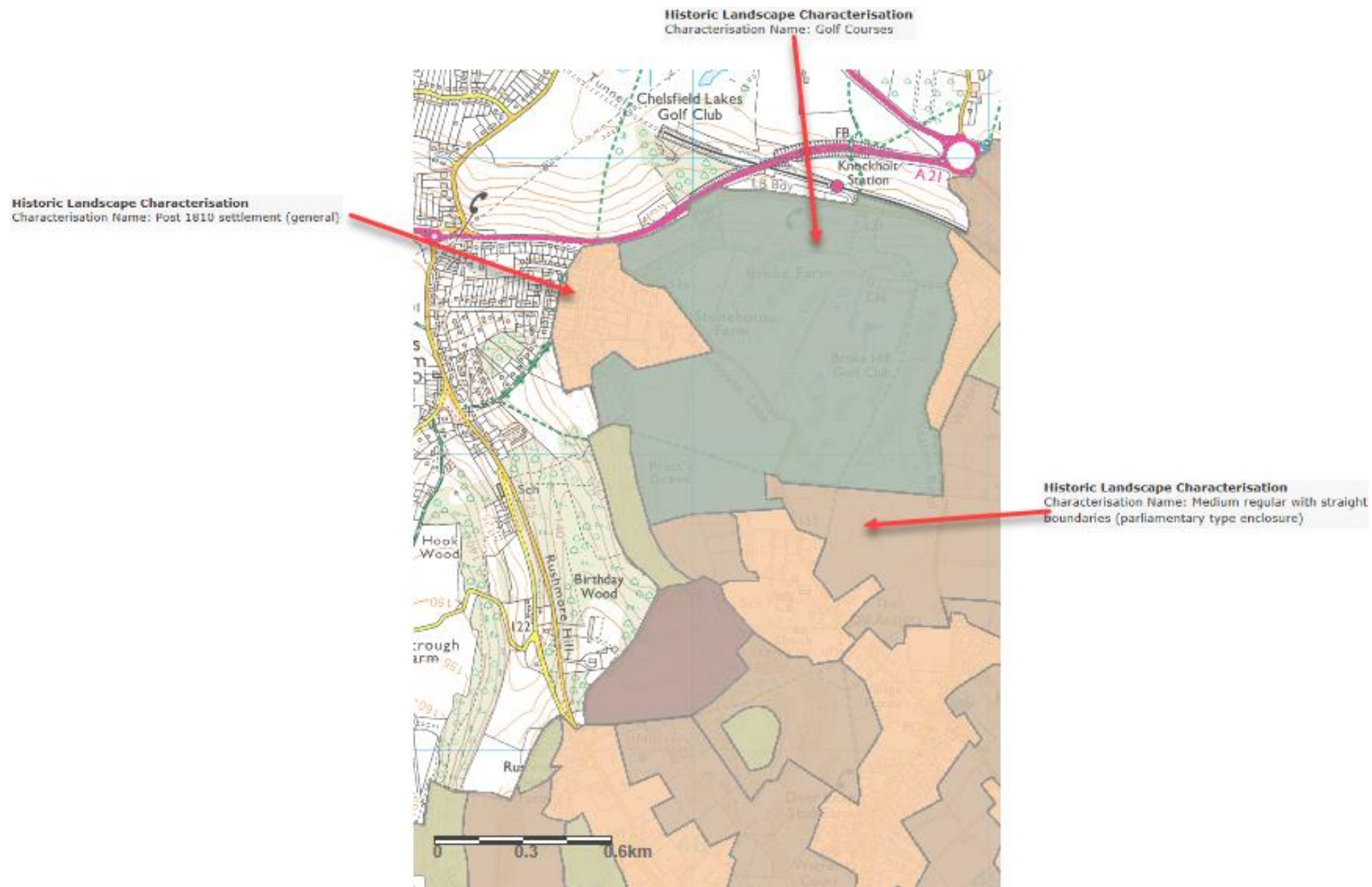


Figure 17: KHER Historic Landscape Character

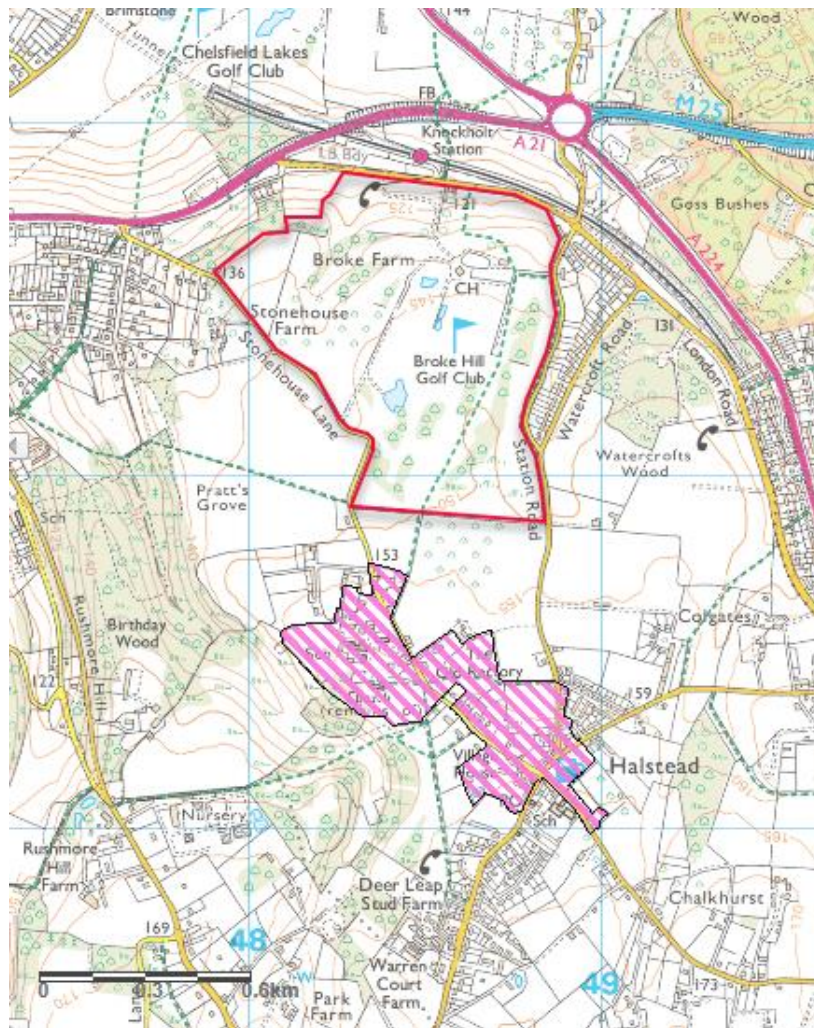


Figure 18: KHER Conservation Area



Plate 1: 1940s. All at an altitude of 2.08km (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2017 (Google Earth)



Plate 6: View of The Lodge and northern track on the northern boundary (facing SE)

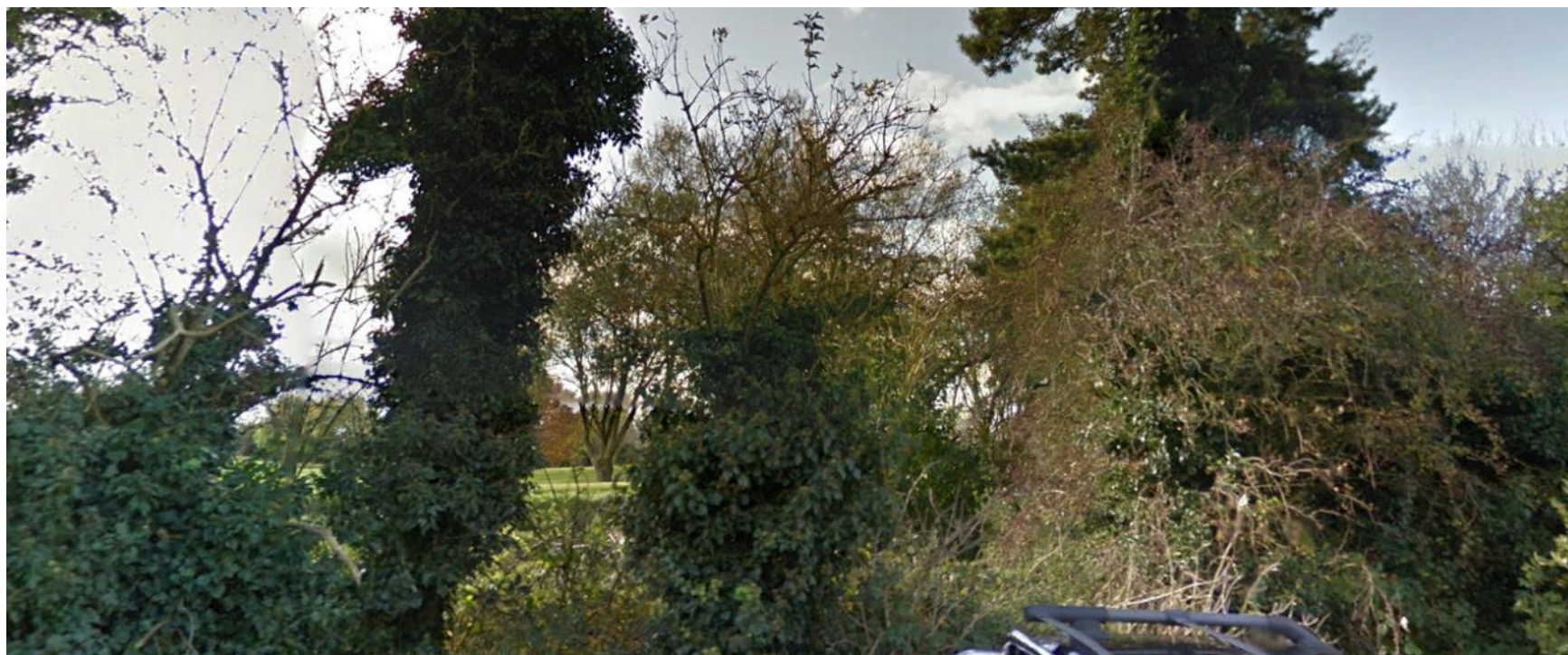


Plate 7: Location of the entrance to eastern trackway, no longer used (facing w).



Plate 8: Entrance to Golf Course from the northern boundary off Sevenoaks Road (facing SSE).



Plate 9: View of the club house (facing N)