

*Kent Historic Towns Survey*

**IGHTHAM**

**Archaeological Assessment Document**

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**KENT HISTORIC TOWNS' SURVEY**

**IGHTHAM - KENT  
ARCHAEOLOGICAL ASSESSMENT  
DOCUMENT**

**Kent County Council  
Heritage Conservation Group  
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Kent**



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# **1 INTRODUCTION**

## **1.1 Background**

Ightham is a small market town in the Tonbridge and Malling district of Kent, *c.* 16km west of Maidstone, 11km north of Tonbridge and 6km north-east of Sevenoaks. It is based on a settlement of probably pre-Norman Conquest origin. The town is located in the Chartland zone on the edge of the Weald just south of the fertile Holmesdale vale, at the crossing of two early tracks which have subsequently become the A25 and the A227.

This study aims to provide an evaluation of the archaeological and historical remains of the settlement as a basis for informing decision-making in the planning process where archaeological deposits may be affected by development proposals. The Kent County Sites and Monuments Record (SMR) was checked for information relating to the study area (see below) and this provided 80 entries. Of these, nine relate to standing buildings, 35 are of prehistoric date, 13 are Romano-British, two are medieval, four are post-medieval, one is of uncertain date. Sixteen records appear of uncertain provenance and have not been included. Ightham is fairly typical of many small towns in England in that there has, as yet, been no significant archaeological research within the town, and very little in the area of study. The fairly large amount of archaeological information derives from chance finds made during the nineteenth and early twentieth century although there were excavations at Oldbury hillfort in the 1980s. Thus most of the history has been compiled from documentary evidence and secondary published sources. Most of the currently visible upstanding features date from the sixteenth century and later, although there are a few structures surviving from earlier periods. The town is seen as historically significant because of its built environment and its reasonably well-documented history, rather than because of well-known archaeological deposits.

## **1.2 Situation**

The town-centre of Ightham is situated on the slope of a very shallow valley, between the 85m and 100m contours, in the Chart hills (Figure 1). Geologically, the town straddles bands of the Folkestone, Sandgate and Hythe beds, which form part of the lower greensand range, whilst there is a small area of riverine alluvial deposit to the north-west (Figure 2).

## **1.3 Study area**

The area selected for general study lies between TQ 570550 and TQ 610580. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the historic core of the settlement between TQ592560 and TQ 598570.

# **2 ARCHAEOLOGICAL DATA**

Very few archaeological data exist for the town of Ightham, the bulk of it relating to its environs and mainly from chance finds made during the nineteenth and early twentieth century, with little modern investigation. The Sites and Monuments Record (SMR) for the area of study records the following evidence (see also Figure 3).

## **2.1 Palaeolithic**

TQ 65 NW 4 - Site of finds of palaeolithic flints, at TQ 60525632. The Harrison Collection of flints has been largely dispersed. A manuscript catalogue in Maidstone Museum lists the finds by period and place name, but gives no indication of type of implement or exact provenance (Harrison 1928).

TQ 65 NW 5 - Find spot of palaeolithic flints, given as TQ60845611; TQ 60875617; TQ 60895605. Similar circumstances to TQ 65 NW 4 above.

TQ 65 NW 8 - Find spot of palaeolithic flints at TQ 60985556; TQ 61615538. Part of the Harrison collection.

TQ 65 NW 40 - Palaeolithic implements have been recorded at TQ 60935770 (Maidstone Museum Archaeological Gazetteer).

TQ 65 NW 48 - A small late/middle Acheulian flint hand-axe was found in a chalk quarry near Mill Lane in 1966, at TQ 60355634 (Maidstone Museum Record Card).

TQ 65 NW 55 - Find spot of palaeolithic flints, once held in the Harrison Collection, given as being located at TQ 60845611 (Maidstone Museum Collection Card).

TQ 65 NW 56 - Find spot of palaeolithic implements, once held in the Harrison Collection, from TQ 60895605 (Maidstone Museum Collection Card).

TQ 55 NE 26 - A series of small caves and rock shelters on the eastern face of Oldbury Hill were excavated by Harrison in 1890 when 49 palaeolithic implements and 648 flint flakes were found (Harrison 1928, 155). There is still some uncertainty surrounding the exact position of the excavation. In 1965 further excavations were made at TQ 58565653. As a result it was concluded that the rock shelters on the east side of Oldbury Hill were unlikely to have been inhabited by Pleistocene man. Both Harrison in 1890 and the 1965 excavators discovered a highly characteristic series of stone tools of the Mousterian tradition. Occupation at the site was probably seasonal (Collins 1970, 211-212; Harrison 1933, 142-161).

TQ 55 NE 32 - The site of a cave, probably associated with the palaeolithic rock shelters at TQ 55 NE 26, which was destroyed by quarrying in 1838. There are no traces left of this cave, but there is much evidence of quarrying in the area. The site has been located at TQ 58505614 (Harrison 1928, 68).

TQ 55 NE 75 - A lower palaeolithic flint hand-axe was found at Chart Farm at TQ 576565 (Kent County Museum Record).

## **2.2 Mesolithic**

TQ 55 NE 18 - A mesolithic quartzite pebble mace-head with hourglass perforation was found at Oldbury Hill, at TQ 585565 (Wymer 1977, 152).

TQ 55 NE 51 - A mesolithic flint core was found on Ightham Common, at TQ 585555 (Wymer 1977, 152).

TQ 55 NE 52 - A tranchet axe, two picks, four cores, twelve blades, one microlith and two other flint implements, were found at Oldbury in the late nineteenth century, at TQ 585565 (Wymer 1977, 152).

TQ 55 NE 53 - A medium sized flint tranchet axe was found at Chart Farm, Ightham, at TQ 57455665 (Wymer 1977, 152).

TQ 55 NE 55 - A mesolithic flint blade or flake was found at Broomleigh, at TQ 573567 (Wymer 1977, 155).

### **2.3 Neolithic**

TQ 65 NW 12 - 'Many neoliths found ... probably a settlement', at TQ 60135725. No further information is available about the site (Harrison 1928).

TQ 65 NW 83 - A neolithic flint axe was found at Four Wents, Basted, Plaxtol, at TQ 608559 (Kent County Museums Service Record).

TQ 55 NE 12 - 'Found hundreds of neolithic flint flakes, two celts on the bare sand' in Court Lodge field, at TQ 59315755 (Harrison 1928, 5-6).

TQ 55 NE 22 - Part of a neolithic quartzite hammer was found in a loam pit at Fishponds, Ightham Common, at TQ 578555 (Harrison 1928, 66).

TQ 55 NE 31 - Many neolithic flint implements were found on Oldbury Hill in *c.* 1874, at approx. TQ 583563. They include 8 whole celts and a considerable number of broken ones, 50-60 scrapers, about 20 corn-crushers, 6 drilled hammers, 10-12 leaf-shaped arrowheads, flint awls, hand-rubbers, curved implements, spear points, etc. (Harrison 1928, 74-75).

TQ 55 NE 34 - Numerous neolithic flint implements reputedly found, at TQ 585556 (Harrison 1928).

TQ 55 NE 74 - Seven neolithic flint blades and a scraper were found in Bats Field, Ightham, at TQ 57355625 (Kent County Museums Record).

### **2.4 Bronze Age**

TQ 65 NW 39 - A large bronze age tumulus was recorded at Barrow Green, Borough Green, on a sandy knoll *c.* 100m OD, at TQ 60725719. Now destroyed (VCH I, 332).

TQ 55 NE 24 - Three or four flint arrowheads, a polished celt and a scraper were found in 1871 on the surface of a tumulus probably of bronze age date, at Tebb's Farm TQ 592555. The tumulus showed signs of having been previously disturbed. No further information is available about the site or finds (Harrison 1928, 67).

TQ 55 NE 27 - An Early bronze age axe-head was found in 1947 in the root of a fir tree in the Fishponds Valley, at TQ 57825549 (Harrison 1948, xlv).

TQ 55 NE35 - An oval scraper with a polished cutting edge was found in 1871 on the slopes of a probable bronze age tumulus at Tyers Knoll. Another mound close by yielded arrowheads and a scraper, at approx. TQ 591556 (Harrison 1928, 67).

TQ 55 NE 36 - In 1888 Payne noted the former existence of a bronze age barrow on Hope Farm, from the slopes of which flint arrowheads and other implements had been found, at TQ 58905542. Site now built on (Payne 1888, 5).

TQ 55 NE 38 - A bronze age bronze spearhead and pottery were found in Kiln Field on the northern slopes of Oldbury Hill, at TQ 58285683 (Payne 1888, 5).

## **2.5 Iron Age**

TQ 65 NW 1 - Possible hut dwellings have been reported at Quarry Hill Road, Borough Green, at TQ 60455669. A rim sherd of early iron age type, with a thick bead rim was found in association with these holes (OS 6 inch map 1936).

TQ 65 NW 3 - A human skeleton and two iron age pots containing calcined human bones were found in Stanley's Quarry, Basted Lane in c. 1900, at TQ 60425635 (Payne 1902, lx).

TQ 65 NW 19 - A late iron age cremation burial of c. 50 BC comprising an ill-formed bead-rim pot containing four bronze bangles and two La Tène III bronze brooches, was found at Godden's Quarry, Borough Green in 1953, at TQ 60355620 (Whimster 1981, 385).

TQ 55 NE 1 - Harrison in an undated note reports finding 'Celtic' pottery when Ox Pasture Pond was being cleaned out. Probably at TQ 57895773.

TQ 55 NE 4 - An uninscribed late iron age gold coin was found in 1895 at Ives, or Hives, an orchard centred on TQ 586570 (Harrison 1928, 202).

TQ 55 NE 21 - Oldbury Camp, at TQ 58175635. An iron age hillfort of the early first century BC, partly remodelled as a result of the Roman invasion. A rampart and ditch originally ran continuously around about two thirds of the summit of Oldbury Hill. The remaining third was probably protected by a wooded stockade above the cliffs on the east side. In 1938 five trial trenches revealed no traces of settlement within the fort although pottery, glass, beads, sling-stones, querns, a whetstone and coins were found (Ward-Perkins 1944, 127-176). Excavations in 1983-84 showed that the hill fort was rapidly constructed on a massive scale, never occupied in a permanent fashion, and abandoned by c. 50 BC. Later occupation in the area can be related to the activities of the Romanised native population, which used the site as a quarry. Two pedestal urns containing calcined bone had been buried in the outer defences of the hill fort soon after it had been completed c. AD 43 (Scheduled Monument SAM Kent 23018; Thompson 1984, 381-382; Whimster 1981, 382).

TQ 55 NE 28 - A gold *quarter-stater* coin (late iron age) was found c.1923 on Oldbury Hill. No details known (Allen 1958, 150).

## **2.6 Romano-British**

TQ 65 NW 13 - Cinerary urns were found in a field south of the road to Ightham c. 1839, at TQ 60305692. Now lost (Luard 1859, 7-8).

TQ 65 NW 7 - A cemetery was discovered in the Borough Green Sand Pit, at TQ60915756, in 1899. Finds included 4 cinerary urns containing calcined bones, 5 plates or dishes, 4 Upchurch ware pots, several Samian ware dishes, and a cup. In 1921, a bowl of gritted ware was found while topsoil was being stripped. At least three cremation burials dating from c. AD 100 were found about 100m to the west during the widening of Wrotham Road in 1953, at TQ 60995756. The pottery included a poppy-headed beaker, a rouletted vase, a flagon, parts of two Samian ware plates, and the bases of two large urns, one containing cremated bones (Maidstone Museum Record Card; OS Record Card; Payne 1900, lvii; VCH III, 147).

TQ 65 NW 38 - Fragments of Romano-British and iron age pottery and traces of the foundations of a building were found in 1900, at TQ 60535737 (VCH 1932, 148).

TQ 55 NE 2 - Groups of Romano-British pottery and glass vessels were discovered in 1835, at approx. TQ 57685720. Presumably a cemetery but nothing further is known (Luard 1859, 8).

TQ 55 NE 3 - During the 1938 excavation of Oldbury hillfort traces of a Romano-British settlement were found at Patchgrove, c. TQ 58135714. A possible farmstead, along with an area of burning and coarse pottery has been reported at c. TQ 578593. Romano-British potsherds and a gold coin of Trajan were found in 1906 (OS 6 inch map 1961; Philp 1963, 77; Ward-Perkins 1944, 141-142).

TQ 55 NE 5 - The foundations of Romano-British buildings with Samian and black ware and many, possibly hundreds, of brass coins are said to have been found c. 1840 south of Ightham Church. In 1852 and 1893, three archways of tiles, probably a flue, were exposed between the church and the Town House. Dating is uncertain and this structure may be part of the post-medieval tile kiln found more recently (see TQ 55 NE 54 below; VCH III, 119).

TQ 55 NE 6 - A cinerary urn, filled with burnt bone and ashes with a Samian ware dish inverted over the mouth, was found near Ightham Court in the early nineteenth century, at approx. TQ 592574 (Luard 1859, 8).

TQ 55 NE 9 - Coins and Romano-British pottery are reported to have been found in Barnfield, Ightham during the 1920s, at TQ 585568 (VCH III, 157).

TQ 55 NE 17 - A second century disc brooch was ploughed up in 1955 on Robertson's Farm, at TQ 59735576. The brooch has two circles of shield-shaped enamel inlays (Grove 1955, 206-207).

TQ 55 NE 23 - Fragments of about 60 Romano-British urns with burnt earth, ashes and calcined bones were found c. 1835, near the probable cemetery TQ 55 NE 2 (Harrison 1920, 157).

TQ 55 NE 30 - Romano-British pottery and coins were reported to have been found in Mains Field, at c. TQ 593556 (VCH III, 157).

TQ 55 NE 48 - A first century *denarius* of Gaius (Caligula) was found in 1984, at TQ 593570 (Kelly 1985, 271).

TQ 55 NE 49 - A first century *denarius* of Vespasian was found in 1985, at TQ 591572 (Kelly 1985, 271).

## **2.7 Medieval**

TQ 55 NE 11 - Two earthworks have been recorded in the Wilderness Woodland to the north of Ightham Court. The southern one, at TQ 59555767, is circular, c. 61m diameter, c.5m high, and surrounded by a deep, originally water- filled ditch. Now listed as a medieval moated

site. The second earthwork, at TQ 59605777, is a horseshoe-shaped enclosure of uncertain date (Harrison 1928, 3-7).

TQ 55 NE 29 - A medieval pound with rubble sandstone walls survives in a ruinous condition, at TQ 58615650 (OS 6 inch map 1961).

## **2.8 Post-medieval**

TQ 65 NW 66 - A post-medieval tile kiln was found in 1940 on the east side of the Borough Green to Wrotham Road, at TQ 61025751. Part of the structure had two small round-headed arches side by side, but the stokehole and oven floor were not exposed. It was used to produce typical two-hole, flat Kent peg-tiles (Harrison and Jessup 1940, 141).

TQ 65 NW 77 – A tripod pipkin and a one handled cup (both wasters) were discovered *c.* 1900 when a drainage trench was cut across the site of the Old Wrotham Pottery Works, at TQ 609580. The pottery works operated between *c.* 1612 and 1777, producing both pottery for everyday use and decorative vessels known as Wrotham Ware (Grove 1962, 209; Ashdown 1968, 13-17).

TQ 65 NW 97 - Site of Basted Paper Mill, at TQ 60735594. It operated from the seventeenth to the twentieth century. Only one small shed survives (Shorter 1971, 50, 61, 96).

TQ 55 NE 54 - A sixteenth or seventeenth century brick and tile kiln was found at TQ 59505680, very close to the possible Romano-British site at TQ 55 NE 5 (Payne 1897, 1).

## **2.9 Uncertain**

TQ 55 NE 63 - A ring ditch of dubious authenticity has been reported at TQ 58685762. It may be the remains of a pond

# **3 HISTORICAL RECORDS**

## **3.1 Domesday Book**

There is no mention made of Ightham in the Domesday Book, although the church is recorded in the roughly contemporary Textus Roffensis.

## **3.2 Origin of place name**

The place name *Ehteham* derives from the Old English *ehtan ham*. *Ehtan* is either a personal name or a nickname meaning ‘to persecute or attack’, and *ham* means ‘settlement’ – thus, the settlement of the persecuting or attacking people. The place name can be traced to its present form thus:

OE <i>ehtan ham...</i>	<i>c.</i> 1100 <i>Ehteham</i>
1232 <i>Eitham ...</i>	1254 <i>Hightham</i>
1272 <i>Heytham</i>	1278 <i>Itham</i>
<i>c.</i> 1400 <i>Ightham</i>	

# **4 HISTORICAL DATA BY PERIOD**

## **4.1 Pre-urban evidence**

### **4.1.1 The prehistoric period**

The Ightham area appears to have been traversed and sporadically settled since the upper palaeolithic period *c.* 40,000 BC. Certainly Acheulian hunter-gatherer groups were seasonally

present in the area, as the large collection of palaeolithic implements from the area testifies. A distinctive industry based on small hand-axes, described as British Mousterian of Acheulian tradition, seems to have developed here, and significant assemblages of this industry have been recovered from the prehistoric rock shelters at Oldbury Hill, Ightham. Other flint assemblages show that the area was also visited by later hunters during the mesolithic and neolithic periods. Several round barrows and various artefacts of early bronze age date indicate that the area around Ightham was being settled by 1800-1500 BC.

By the first century BC, iron age settlement was prevalent in the area, and Oldbury hillfort was constructed. There is little evidence of continuous occupation within the hillfort, and it appears to have been abandoned shortly after the mid-first century BC, subsequently probably being used only as a quarry for the local population.

#### ***4.1.2 The Romano-British period***

Occupation of the area increased during the Romano-British period. There are buildings and burials to the north-east at Borough Green; pottery and coins to the south on Ightham Common; a farmstead, a settlement and a large cemetery to the west at Patchgrove, and a possible Romano-British building, pottery and many coins adjacent to Ightham church. There is as yet no evidence for any continuity of settlement into the early Saxon period, but a church and small settlement were established later in the Saxon period.

#### ***4.1.3 The Saxon period***

Ightham was part of an early Saxon estate held by the archbishop of Canterbury, and by 1086 formed a possession of the manor of Wrotham. Exactly when settlement began at Ightham is uncertain, but it probably attracted occupation because of its situation: at a crossing point of a north – south track over the Busty or Shode stream and an east – west route along Holmesdale vale. It was thus a nodal point in land communications.

### **4.2 Urban evidence**

#### ***4.2.1 The medieval period***

A church was founded at the crossing sometime in the mid-eleventh century, perhaps indicating a developing settlement at Ightham. A market grew up later, and this led to the growth of the small market town of Ightham during the medieval period.

##### **4.2.1.1 Markets and fairs**

Although an unofficial market may have existed at Ightham by the twelfth century, the first documentary evidence comes from 1315 when Edward II issued a charter for a weekly Monday market to be held at the manor of Ightham, and a fair to be held annually on the eve, day, and morrow of the feast of SS Peter and Paul (28th to 30th June).

The market place at Ightham lay in the valley bottom, south of the parish church, where the junction of land routes and river crossing widens out into an irregular triangular area. This shape is characteristic of market places which grew up at junctions, often before a town began.

##### **4.2.1.2 The manor**

Originally a part of the archbishop's manor of Wrotham, by 1171 Ightham was held by the lord of the manor of Eynesford. During the thirteenth century the manor of Ightham, centred on Ightham Court to the north of the town, was held by Hamo de Crevequer, and it remained

in the family until 1302 when it was alienated to William de Inge (who received the market charter in 1315). His successors kept it until the reign of Henry VII (1485-1509) when it was alienated to Sir Robert Read, and finally to William James c.1545.

The medieval manor house of Ightham Court appears to have been situated about 0.5km to the north of the church, close to the later Ightham Court, possibly at the moated site in Wilderness Woodland just north of modern Ightham Court (TQ 55 NE 11).

#### 4.2.1.3 The church

When parishes were defined c.1200 the parish of Ightham was split among three manors, of Ightham, Auldham St. Clere and The Mote (Ightham Mote). The parish church of Ightham is dedicated to St. Peter and is in the Diocese of Rochester. No details survive, but it was most likely a wooden structure sited in a 'typically Saxon' position overlooking the village (Bowra 1978, 13).

The first church may have been founded during the late Saxon period, perhaps just before the Norman Conquest, but it is not mentioned in Domesday Book. It is, however, recorded in the late eleventh century Textus Roffensis as *Ehteham*, a daughter church of the minster church of St. George at Wrotham. The earliest recorded rector was presented the benefice by Henry III in 1232, and the advowson was held by the lord of the manor. In 1291 it was valued at £30 (*Taxatio* of Pope Nicholas IV).

The earliest parts of the present structure are the early twelfth century nave and chancel. There were some alterations and rebuildings during the mid-fourteenth century; the west tower was probably built in the later fifteenth century, and the south aisle and porch (and possibly the north aisle) were added in the early sixteenth century.

#### 4.2.1.4 Industry and trade

Evidence of neither medieval industry nor trade has been found so far. Agriculture was probably the mainstay of the economy, with most of the population being agricultural labourers supplemented by a few tradesmen such as bakers, brewers and blacksmiths.

#### *Inns*

The George and Dragon, on the north side of The Street, was built as a domestic hall-house in 1515, but may have become an inn soon after for it is mentioned as the place where the manorial court was held in 1575.

### **4.2.2 *The post-medieval period***

Ightham was still a small, not very prosperous, market town at the beginning of the post-medieval period. Its economy was still based on agriculture and there was little or no industry. It is now mainly a residential area.

#### 4.2.2.1 Markets and fairs

The weekly market at Ightham seems to have failed sometime before the mid-seventeenth century for it is not mentioned in Kilburne's survey of 1657, nor are there references to a market in Hasted (1798).

The fair (known as Coxcombe Fair) continued to be held during the post-medieval period, but after the Reformation it was reduced to a single day, the Wednesday after Whitsunday. The

fair was still held on this day in the early twentieth century and even now is revived occasionally.

#### 4.2.2.2 The manor

After the Reformation the manor of Ightham remained with the James family who kept it until the twentieth century. In 1575 the medieval Ightham Court was replaced by a three-storeyed H-plan mansion with a classical front, at which the manor courts were held until 1697, when they were transferred to the George and Dragon Inn. They continued there until 1938.

#### 4.2.2.3 The church

In 1639 the north aisle and arcade was rebuilt in red brick, the nave was enlarged, and new wooden roofs were added. Further repairs were carried out during the eighteenth century using red brick and some Portland stone, and a vestry, new pews and a tiled chancel floor were added in the nineteenth century.

#### 4.2.2.4 Industry and trade

##### *Agriculture and horticulture*

During most of the post-medieval period agriculture remained the economic mainstay of Ightham. Mixed farming was practised with hops becoming increasingly important until after World War II. Fruit is now the most common product.

##### *Quarrying*

In the 1840s Oldbury Hill was extensively quarried for ragstone, and there were other quarries at Stangate and Ightham Common. The stone was transported overland to Maidstone whence it was carried by barges along the Medway and Thames to London. There were sand pits around Borough Green.

##### *The paper mill*

At the end of the seventeenth century a watermill used for grinding corn was converted into Basted Paper Mill. It continued in production until the 1960s when a modern factory replaced all but one small shed.

##### *Other trades*

There were at least two blacksmith's forges in Ightham, one at the east and one at the west end of the town, which operated from at least the early eighteenth century until the second half of the twentieth century. Carpenters and wheelwrights also worked in the town.

##### *Inns*

The George and Dragon Inn may have been medieval in origin and continues as licensed premises, although rebuilt after a fire in 1880. It was a coaching inn during the nineteenth century. A Mrs Waghorn is named as the proprietor of the inn in 1710; as the Waghorn family owned The Mercers Arms in the seventeenth century, The Spread Eagle may have been the same property under a new name. The Chequers Inn is mentioned as 'The Cheqor' in 1749, and by the mid-nineteenth century it had a regular omnibus service to Gravesend and Sevenoaks. The Daedalus Arms was renamed The Railway Bell Tavern in 1874 to commemorate the coming of the railway to Borough Green.

### *Coaching and carrier services*

In the mid-nineteenth century regular coaches and carriers served the town, connecting it with Maidstone, Westerham, Wrotham and Tonbridge. By 1859 a daily omnibus ran from The Chequers Inn to Gravesend, and back, and there were less frequent services to Sevenoaks and Maidstone. Carriers also ran carts to London every Monday returning the following Friday, and by 1847 a carrier went regularly to Maidstone. All finished when the railway arrived at Borough Green in 1874.

#### 4.2.2.5 The railway

In 1859 a railway linking Otford and East Malling was proposed, but it was not until 1874 that the railway reached Borough Green, 1.5km north-east of Ightham, where a station was opened on the single-track line between Otford and Maidstone. It became a double-track line in 1882.

### **4.2.3 *The modern town***

Set in the Chart Hills on the edge of the Weald of Kent, Ightham remains relatively small, more a village than a town, not having experienced the growth of some other small towns such as Ashford and Sevenoaks. Its centre still remains largely untouched by modern development with timber-framed houses surviving from the sixteenth to the eighteenth century.

There has also been little development away from the centre, and where there has, it has been largely in the form of ribbon development. The absence of major development can be seen by comparing early maps such as Figures 4 – 6 with the modern OS map.

The busy Gravesend to Tonbridge road (A227) runs through the centre of Ightham but the even busier Maidstone to Godstone road (A25), was diverted around the northern edge of the village in the early 1960s, greatly relieving traffic congestion and environmental damage.

Today, Ightham is mainly a dormitory settlement for workers in London, and for centres such as Maidstone, Sevenoaks and Tonbridge. There are no shops and very little light industry; for the most its rural surroundings remain agricultural, with fruit growing predominant.

### **4.2.4 *Population***

The population of the parish of Ightham in 1559 was estimated as *c.* 560, and in the Compton Census of 1676 there were some 340 communicants over the age of 16 years, two papists, and children, giving a total population of *c.* 564. In the first official census (1801) this figure had only risen to 709, but by 1831 there were 1,017 inhabitants. From then onwards there has been very little growth, with 1,596 in 1921 and only 1,614 in 1991.

## **5 URBAN CHARACTERISTICS**

The following summary of Ightham's urban characteristics has been divided into those of the medieval and post-medieval periods (ie. pre- and post-dating *c.* 1540). The summary is not comprehensive, most nineteenth century maps giving details of additional features and only the principal post-medieval features are listed. The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan. This has been chosen because it reflects the town in its pre-industrial and pre-railway phase, that is, the period before nineteenth and twentieth century development, although very slight in the case of Ightham, changed the medieval urban layout.

### **5.1 Medieval plan components and urban features (Figures 9 and 10)**

The settlement at Ightham appears to have developed sometime during the late Saxon period, perhaps just before the Norman Conquest, at the junction of land routes and a river crossing (PC 1-2). This may have provided the impetus for the foundation of the church and churchyard (PC3), the market place (PC4) and groups of tenement plots (PC5 – PC9). The manor house was built 0.5km the north.

The early plan form of Ightham seems relatively simple, comprising the principal elements of church, market, tenement plots, building plots and manor house. The chronological framework for its development is, however, less clear.

**PC1.** Line of early north – south route.

**PC2.** Line of the early east - west route.

**PC3.** The Parish Church of St Peter and its churchyard.

- a) (MUF1) The parish church of St Peter and the surrounding churchyard. Some fourteenth and fifteenth century fabric survives (DoE 1984, 3-4).

**PC4.** Site of the medieval market place.

**PC5.** Group of tenement plots fronting the north side of The Street.

- a) (MUF2) Old Stones. A sixteenth century timber-framed hall-house with a possible fifteenth century wing to the right, and later additions to the rear (DoE 1984, 16).
- b) (MUF3) The George and Dragon Public House. Originally a sixteenth century timber-framed hall-house, with a stable block rebuilt after a fire in 1880 (DoE 1984, 18-19).

**PC6.** Group of tenement plots fronting the south side of The Street (known as The Bank).

- a) (MUF4) Bank Cottage. A sixteenth century cottage row, brick ground floor, with fish-scale tile hanging above (1-2 were formerly an inn) (DoE 1984 21).

**PC7.** Group of tenement plots fronting the east side of The Square.

- a) (MUF5) Sycamore Cottage. Half of a sixteenth century hall-house (the adjacent Tudor Cottage forms the other half). Red brick ground floor and tile hung above (DoE 1984, 21).
- b) (MUF6) Tudor Cottage. Half of a sixteenth century hall-house, of red brick with applied late nineteenth century timber-framing and additions to the north and behind (DoE 1984, 20).

**PC8.** Group of tenement plots fronting the north-east side of The Square and the east side of The Street.

- a) (MUF7) Old Forge House. The remains of a sixteenth century timber-framed hall-house (dated 1555) on the left, with nineteenth century additions on the right. The house is one of the earliest continuous jetty houses in Kent (DoE 1984, 19).

**PC9.** Medieval building plot fronting the west side of The Street.

- a) (MUF8) The Town House. A timber-framed hall-house, altered during the sixteenth century and restored in the late nineteenth century (DoE 1984, 19).

Not located in a plan component

(MUF9) The Old Forge. A much altered sixteenth century timber-framed hall-house, originally the town forge (DoE 1984, 16).

(MUF10) Ightham Court, site of the medieval manor house (not shown on map). A medieval moated feature to the north-east of present-day Ightham Court is believed to be the site of the original medieval manor house, abandoned in the late sixteenth century (Harrison 1928, 3-7).

## **5.2 Post-medieval plan components and urban features (Figures 11)**

During the seventeenth to nineteenth century, the essential plan form of Ightham as indicated on Figure 9 was largely retained and no post-medieval plan components map has been produced, but a number of new buildings were constructed along The Street, School Road, and Fen Pond Road, some perhaps replacing earlier structures and others filling gaps. During the late nineteenth and the twentieth century, limited ribbon development occurred along most of the approach roads, and in the 1960s a bypass was built to take the A25 to the north-east of the settlement.

**PC1.** Line of early north – south route.

**PC2.** Line of the early east - west route.

**PC3.** The Parish Church of St Peter and its churchyard.

- a) (PMUF1) The parish church of St Peter and the surrounding churchyard. The churchyard contains a number of funerary monuments dating from the eighteenth and nineteenth centuries (DoE 1984, 4-6).

**PC4.** The Square, site of the medieval market place.

**PC5.** Group of tenement plots fronting the north side of The Street.

- a) (PMUF2) The Chequers Public House, built in brick in the eighteenth century, now painted (DoE 1984, 17).

- b) (PMUF3) Petts Cottage. An early nineteenth century cottage built in red brick (DoE 1984, 17).
- c) (PMUF4) Stone Cottage. An eighteenth century house with a nineteenth century wing; shop front to the right (DoE 1984, 17).
- d) (PMUF5) The Stone House. An early nineteenth century house in coursed yellow stone blocks and ashlar quoins (DoE 1984, 18).
- e) (PMUF6) Hortondene and the Gallery. A house pair, built *c.* 1830 in yellow stock brick. Two twentieth century shop windows added (DoE 1984, 18).

**PC6.** Group of tenement plots fronting the south side of The Street (The Bank).

- a) (PMUF7) Cripps House, dated 1762 and built of random rubble stone, with red and blue brick quoins (DoE 1984, 22).
- b) (PMUF8) 1,3 and 4 The Bank. A cottage row built in the early seventeenth century in chequered red and blue brick, in rat-trap bond (DoE 1984, 22).

**PC7.** Group of tenement plots fronting the east side of The Square.

**PC8.** Group of tenement plots fronting the north-east side of The Square and the east side of The Street.

- a) (PMUF9) Ightham Place. A late eighteenth century house with extensions built in 1869; originally the Dower House for Ightham Court (DoE 1984, 20).

**PC9.** Medieval building plot fronting the west side of The Street.

Not located in a plan component

(PMUF10) Bank House, The Street. An early nineteenth century house built in random rubble stone with red brick quoins (DoE 1984, 21)

(PMUF11) Church Cottage, Fen Pond Road. A late eighteenth century cottage with a later extension on the east, possibly standing on older foundations and using some earlier sections of wall, especially to the rear. Built of random rubble with red brick dressings and yellow mathematical tiles on first floor of wing (DoE 1984, 7).

(PMUF12) Wesleyan Chapel, Chapel Row, built in 1848 of Kentish ragstone rubble and brick quoins (Doe 1984, insert before page 1)

(PMUF13) Ightham Court. Manor house built in the mid-sixteenth century to replace earlier manor house, with various nineteenth and twentieth century alterations. Ragstone base and basements with red brick above, stone dressings and crenellated parapet. Original H-plan filled in by a tower supporting clock cupola (DoE 1984, 7).

## **6 THE POTENTIAL OF IGHTHAM**

## **6.1 Archaeological resource overview**

No archaeological investigations have so far been undertaken within the town, and very little within its surroundings. Thus little is known about the extent of surviving archaeological sub-surface deposits outside areas of destruction such as cellars and basements. There is a good possibility that some sub-surface archaeological deposits may have survived in those areas that have not been cellared, although the medieval stratigraphy may be comparatively thin and not far below the present ground surface. If surviving areas of intact medieval and earlier stratigraphy can be located they could help to establish the evolution and development of the market town.

## **6.2 Research questions**

The purpose of this document is to develop policy for Ightham's urban archaeological deposits, particularly the historic urban core. None of the medieval and post-medieval components of the town have been archaeologically investigated and there is no archaeological evidence for the economic base of the medieval town.

## **6.3 Key areas for research**

### ***6.3.1 The origins of Ightham***

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Ightham
- The relationship of Late Iron Age and Romano-British activity on the development of a market town at Ightham
- The earliest remains which can be classed as urban or proto-urban
- The origins, development and influence of the early trackways
- The origins, location and development of the market and fairs
- The origins and development of the church

### ***6.3.2 Ightham in the medieval period***

The following need to be investigated

- The origins, location, development and function of the manor
- The development of the church and churchyard
- The location and development of the market and fairs
- The economic base of the medieval town and its industry
- The pattern of settlement and the relationship of individual plots to the settlement framework
- The form and character of individual properties

### ***6.3.3 Ightham in the post-medieval period***

The following need to be investigated

- The development of the church and churchyard
- The location, development and decline of the markets and fairs
- The pattern of settlement and the relationship of individual plots to the settlement framework
- The nature, extent and chronology of occupation within the urban core
- The form and character of individual properties
- The economic base of the town and its industry

### ***6.3.4 General questions***

- The evidence of artefactual remains in interpreting Ightham's pre-urban and urban role

## The palaeo-environmental history of the town

The discovery and study of both structures and artefacts would illuminate these topics. Small-scale archaeological sampling in individual properties in Ightham could provide answers to specific questions. Consideration should be given, however, to large-scale excavation over a number of adjacent properties, which would provide a wider picture, if desk-top assessment and field evaluation demonstrate the case. The position and importance of Ightham in the hierarchy of Kent towns can only be solved through excavation, field survey and consultation of historical documentation.

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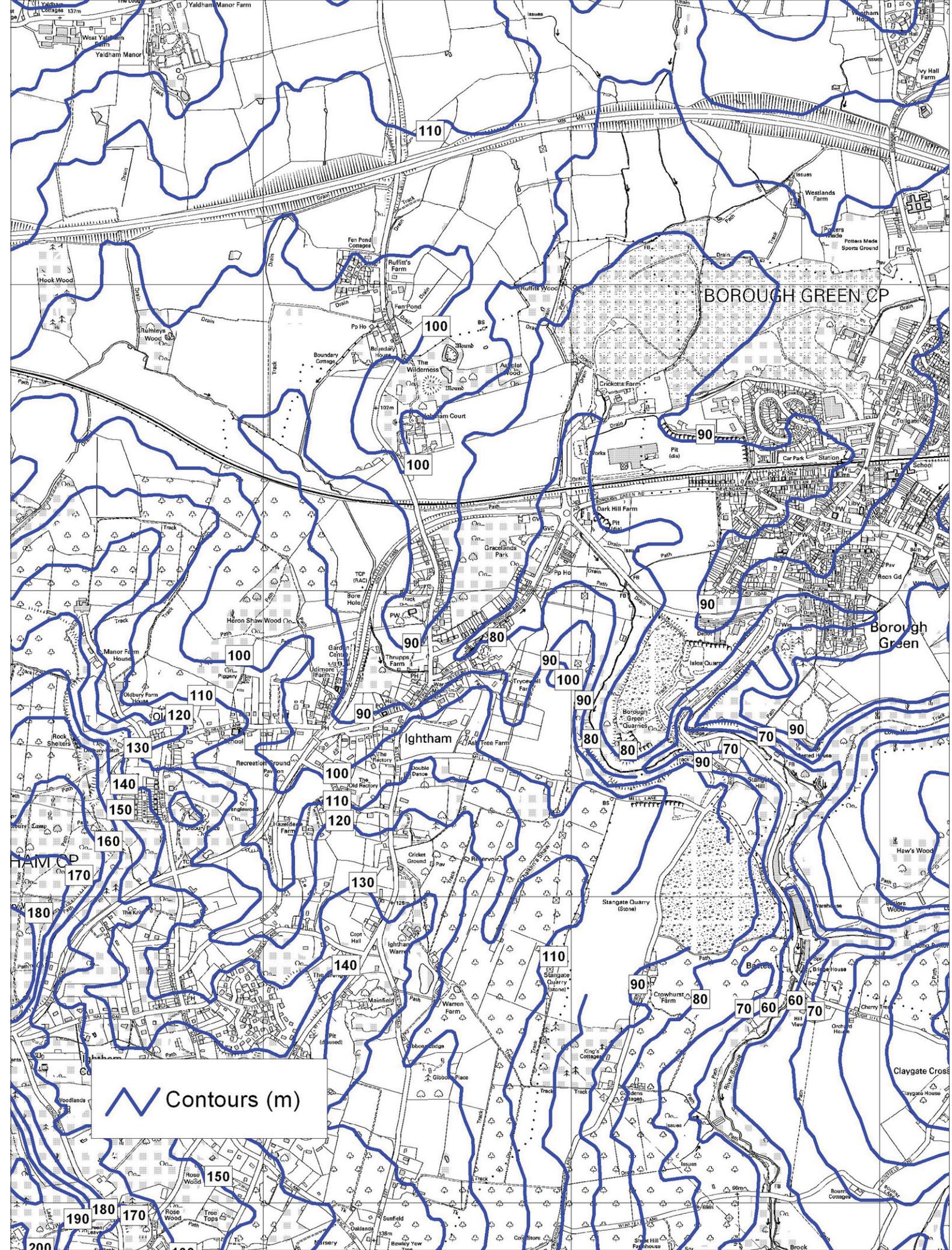
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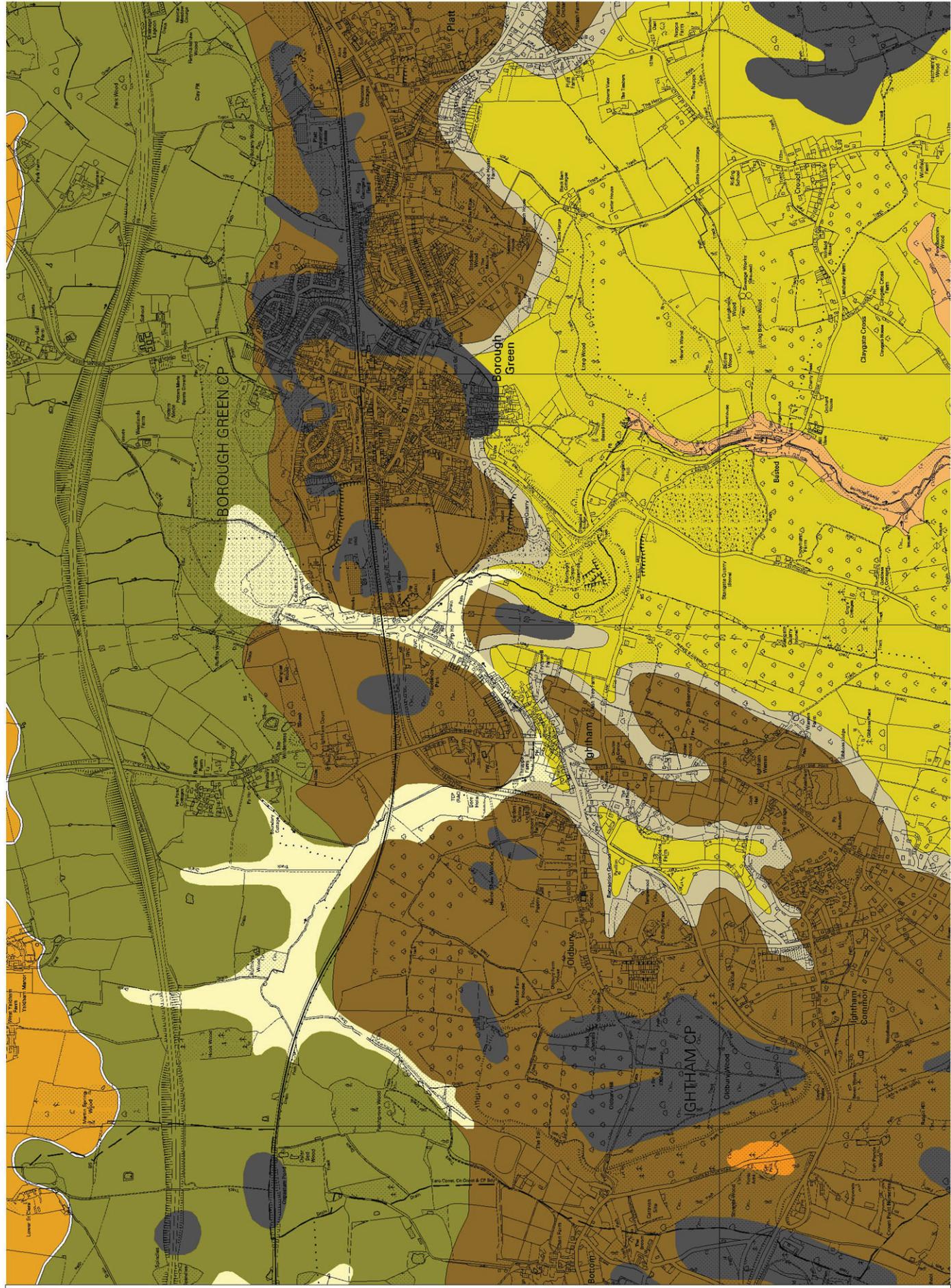
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Figure 1. Map of Ightham showing contours

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Scale 1:1500 Figure 2 Map of Ightham showing geology

Legend	
Drift Geology	
Landfill	
No Drift	
No Drift or Solid	
Blown Sand	
Marine Beach / Tidal Flats	
Stem Gravel Beach Deposits	
Marine (E Estuaries) Alluvium	
Clay (Sand, Silt & Gravel)	
Calcareous Tufa	
Alluvium	
Dry Valley & Nubbinous Deposits	
Peat	
Blackwash	
Unsorted Flood Plain Gravel	
1st Terrace River Gravel	
2nd Terrace River Gravel	
3rd Terrace River Gravel	
4th Terrace River Gravel	
5th Terrace River Gravel	
1st/2nd Terrace River Gravel	
2nd/3rd Terrace River Gravel	
4th/5th Terrace River Gravel	
Tallow Gravel	
River Hill Gravel	
Head	
Coarse Deposits	
Head Blackwash	
Head Blackwash (Older)	
Head Blackwash 1st Terrace	
Head Gravel	
Pile-up Gravel	
Clay-with-Fints	
Sand in Clay-with-Fints	
Disturbed Blackwash Beds	
Solid Geology	
Cyrene Iron Weald Clay	
Andring Sandstone	
Ashdown Beds	
Aberfeldy Clay	
Bagnold Beds	
Blackwash beds	
Bullehead Beds	
Clay & Lint in Weald Clay	
Clay Ironstone Weald Clay	
Clay in Tun Wells Sand	
Chygate Beds	
Cuckfield Stone	
Folkestone Beds	
Gault	
Gonistead Clay	
Hastings beds	
Holpe Beds	
Incledon Weald of Clay	
Large Full Lin Weald clay	
Leman Beds	
London Clay	
Lower Chalk (Oolitic) m.s.l.	
Lower Gonistead Clay	
Lower Tun Wells Sand	
Melbourn rock	
Middle Chalk	
No dirt or solid	
Sand in Weald Clay	
Sand in head clay	
Singapore Beds	
Small full line Weald clay	
Thorn Bed Burrehead beds	
Tunbridge Wells Sand	
Upper Chalk	
Upper Greensand	
Upper Gonistead Clay	
Upper Tun Wells Sand	
Weald Clay	
Wooden beds	

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Figure 4. Andrews, Dury and Herbert's map of Ightham, 1769





Figure 5. Hasted's map of Igham, c.1798



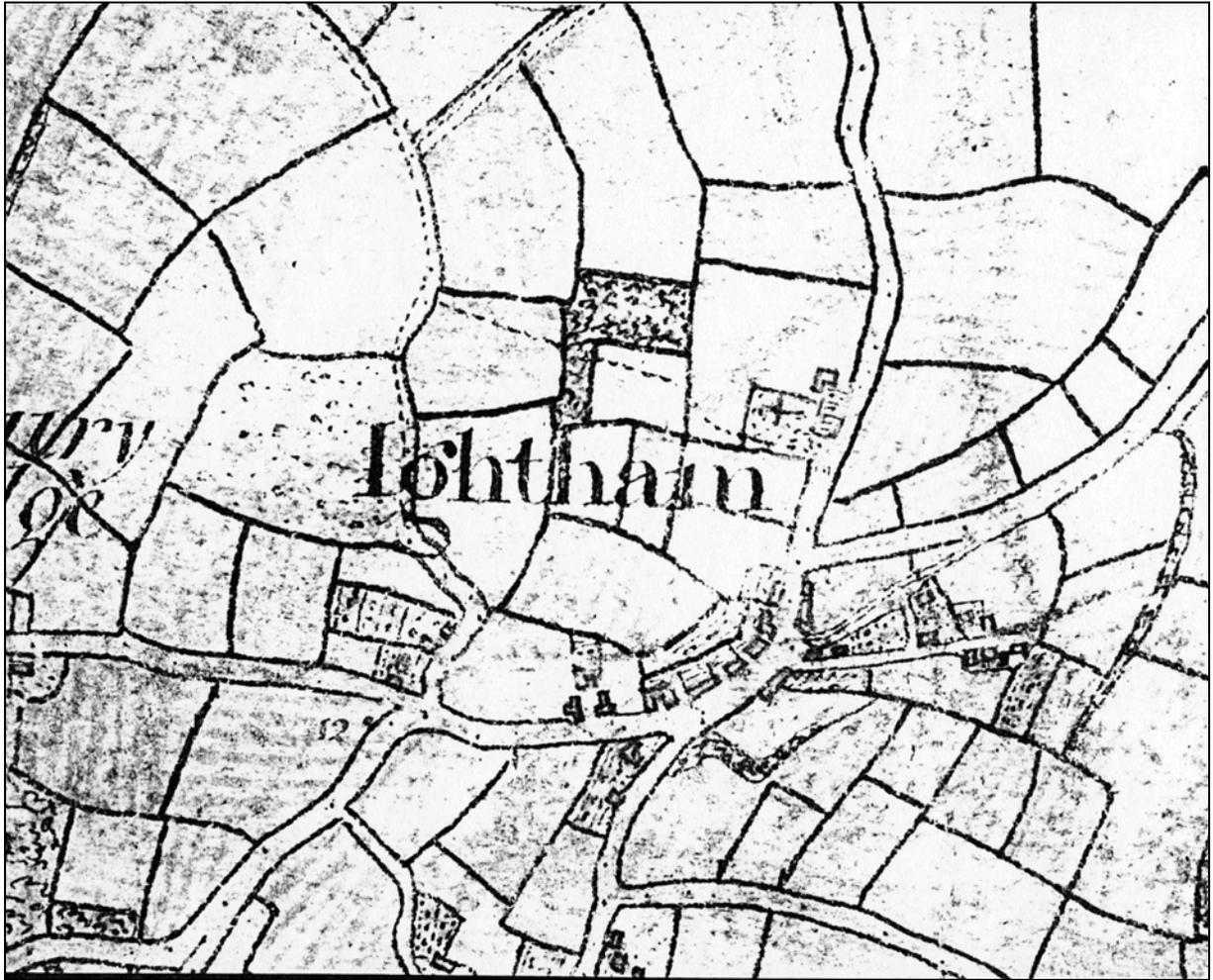


Figure 6. Ordnance surveyor's field drawing for 1<sup>st</sup> Edition OS maps, c.1800-1805

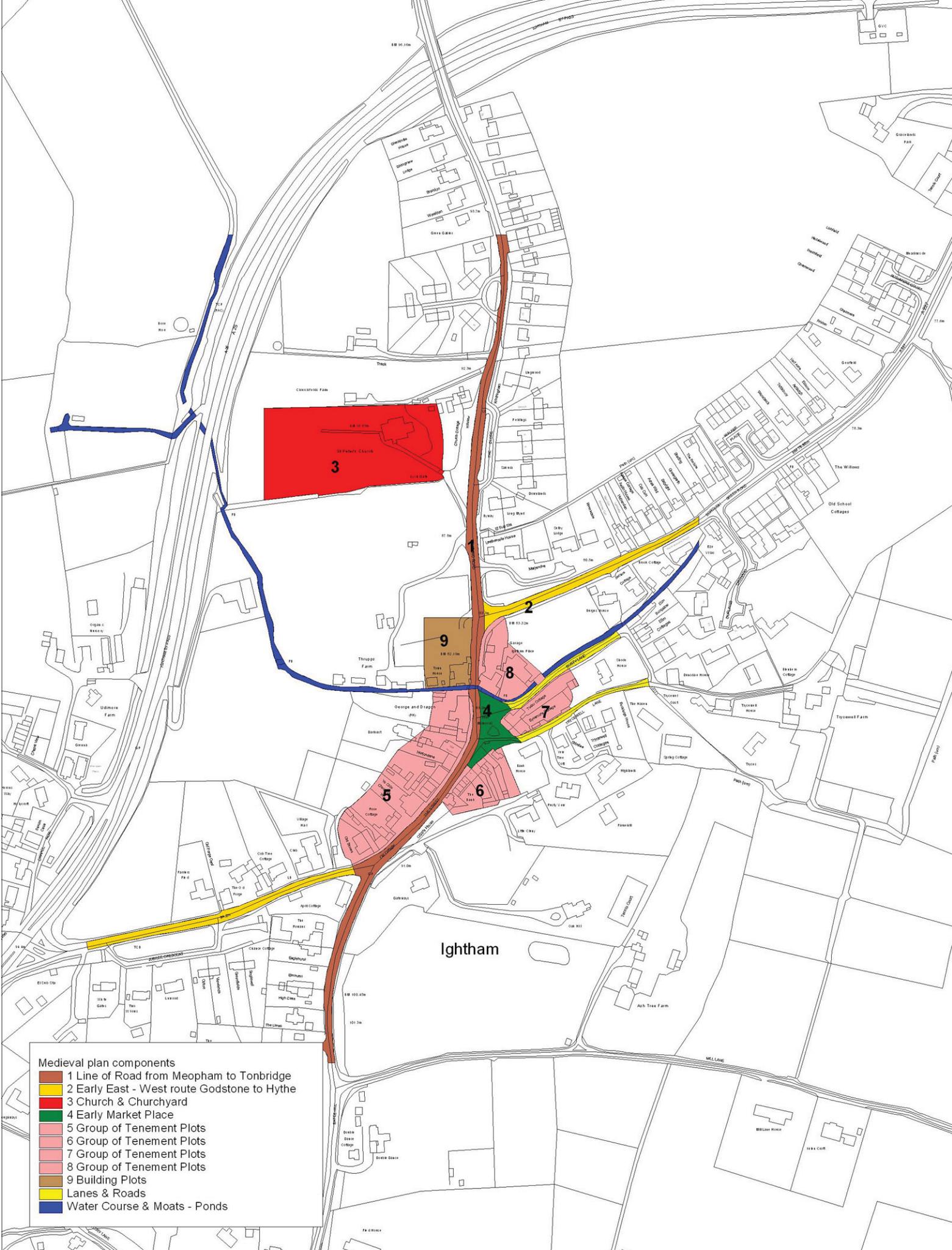












1:3597 Figure 9. Map of Ightham showing medieval plan components

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Figure 10. Map of Ightham showing medieval urban features

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Figure 11. Map of Ightham showing post-medieval urban features

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**APPENDIX I: KENT AND MEDWAY STRUCTURE PLAN – MAPPING OUT THE FUTURE: *DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG 3) ON ARCHAEOLOGY IN HISTORIC TOWNS***

**1. Introduction**

1.1 The Extensive Urban Archaeological Survey, undertaken by Kent County Council, assesses the archaeological potential of the historic towns in Kent and Medway, particularly in relation to potential impacts from development. It constitutes draft supplementary planning guidance (as revised following consultation). Following adoption of the Kent and Medway Structure Plan (KMSP) (anticipated in late 2005) this draft guidance will be taken forward as Supplementary Planning Guidance to KMSP Policy QL8 [Archaeological Sites] which sets out the requirements for the conservation and management of archaeological sites and finds. The draft KMSP and the draft supplementary guidance on archaeology (SPG3) were subject to full public consultation in late 2003. The draft supplementary planning guidance has been revised in the light of the responses received to that consultation. Policy QL8 is also the subject of a Proposed Change put forward in 2004 prior to the Structure Plan Examination in Public.

**Policy QL8: Archaeological Sites**

**The archaeological and historic integrity of scheduled ancient monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not normally be permitted.**

**Where important or potentially important archaeological remains may exist, developers will be required to arrange for archaeological assessment and/or field evaluation to be carried out in advance of the determination of planning applications.**

**Where the case for development affecting an archaeological site is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record will be required.**

Source : Kent and Medway Structure Plan:Deposit Plan September 2003 as amended by Proposed Pre – Examination in Public Changes: June 2004

1.2 Precisely defining what is a town is not straightforward; for the purposes of this study, places that can be seen historically to have fulfilled roles as central places socially and economically, and perhaps with a market, have been included. Inevitably the distinction between village and town is not always clear. The Extensive Urban Archaeological Survey includes some medieval towns that are no longer of urban character and extends to towns which developed in the eighteenth century. Roman towns that now only survive as buried remains in a rural context are not included. The Guidance is concerned with the impact of development on archaeological remains within towns rather than sites in the surrounding countryside. In particular it seeks to raise awareness of areas of archaeological importance

within a town, provide more accurate information on the extent of these areas and establish a consistent approach towards dealing with the impact of development proposals across Kent and Medway<sup>1</sup>. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

1.3 The Guidance is aimed at local planning authorities, developers and their advisers. It may also be of interest to landowners, householders and local historical groups. Pending adoption of the Kent and Medway Structure Plan, this Guidance amplifies Policy ENV18 of the adopted Kent Structure Plan 1996. Local Planning Authorities are encouraged to take the guidance into account in the preparation of their Local Plans/ Development Plan Documents and site specific Supplementary Planning Documents. The Guidance does not apply outside the identified urban areas and should be read alongside existing Local Plan policies on archaeology. The Guidance has been issued both as a Kent and Medway edition containing maps for all the settlements to which it applies and a district edition containing maps only for those settlements falling in the respective district area. There is no difference in the wording or application of the Guidance in either edition.

## **2. SPG Background**

2.1 Kent's historic towns, some of which have been occupied since Roman times or even earlier, contain a wealth of evidence of past ways of life. This may take the form of buried archaeological deposits, standing buildings or structures, such as castles or town walls, or the present street patterns which may reflect past urban forms. At the same time, our towns need to develop as thriving communities. The Guidance aims to reduce conflict between the need for development and the need to preserve important archaeological remains, through the preparation of an ongoing and integrated strategy for conserving the urban archaeological resource.

2.2 The Government's policy on archaeological remains is set out in PPG16: Archaeology and Planning. It states (para. 6) that:

*'Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.'*

2.3 Archaeological remains are not always buried below ground and in many cases historic buildings within a town will contain important archaeological information, irrespective of whether they are Listed Buildings or not. Indeed, as noted in PPG15 (para. 2.15):

*'Some historic buildings are scheduled ancient monuments, and many which are not scheduled are of intrinsic archaeological interest or stand on ground which contains archaeological remains.'*

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<sup>1</sup> Please note that Kent County Council provides an archaeological service for the Medway area on behalf of Medway Council.

2.4 The means by which provision for archaeological preservation or recording is secured is also discussed in PPG16. In the event that archaeological work may be required prior to a planning decision being taken (para 21 ):

*'it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken.'*

If the planning authority is willing to grant planning permission but requires that preservation in-situ or archaeological recording take place (para 30):

*'it is open to them to do so by the use of a negative condition i.e. a condition prohibiting the carrying out of development until such time as works or other action, e.g. an excavation, have been carried out by a third party. '*

### **3. Urban Archaeological Zones and Guidance**

3.1 The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Ightham here Figure 12) providing archaeological response zones based on the known importance of archaeological deposits in that town, which again derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries. Key documents in assessing the archaeological potential of Kent's towns are the Ordnance Surveyors' Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 19<sup>th</sup> century. While they do not map the extent and layout of the towns in the medieval period, they nonetheless provide a useful baseline for assessing the extent and layout of the towns in the Middle Ages. In the case of applications for Listed Building Consent or where the building is historic in character, and where the proposal impacts on the historic fabric, then the Local Planning Authority will need to consider whether or not to consult the County Archaeologist in respect of considerations of archaeology or industrial archaeology. Similarly, developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process. Four types of Urban Archaeological Zone have been identified although they will not necessarily be present in all the towns. The zones indicate:

**Zone 1** – Areas of known national importance;

**Zone 2** – Areas of known archaeological potential where clarification of the nature of this potential is required;

**Zone 3** – Areas where archaeological potential is thought to be lower; and

**Zone 4** – Areas in which archaeological remains have been completely removed.

Further information detailing the state of knowledge of the archaeology of each of these towns including analysis of their topography and historical development is available in the form of an Assessment Report. These reports can be purchased from the County Archaeologist (see section 7 for contact details).

3.2 **Zone 1** identifies, as suggested in PPG16 (para 16), archaeological remains of known national importance, and comprises both Scheduled Monuments and unscheduled remains. PPG16 (para 8) states that:

*'Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.'*

3.3 Scheduled Monuments (formerly known as Scheduled Ancient Monuments) are protected under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979, and prior consent from the Secretary of State is required for all works affecting such monuments, whether or not those works require planning permission. Local planning authorities should secure, through the development control process, the protection of nationally important remains that are not scheduled.

3.4 Development proposals within Zone 1 that are likely to affect nationally important archaeological remains whether scheduled or not, should include a detailed archaeological assessment of the remains and a mitigation strategy setting out how the remains will be protected. Buildings and foundations may need to be designed and/or located to allow preservation of archaeological remains. Such considerations should be addressed at an early stage in the design process, if possible before a planning application is actually submitted, in order to avoid unnecessary costs.

3.5 The archaeological and historic integrity of sites within Zone 1, together with their settings, should be protected and where possible enhanced. Where development would adversely affect them permission will normally be refused.

3.6 Where permission is granted, conditions will normally be applied, or agreements entered into, to ensure that any necessary mitigation strategy is implemented. Applications for planning permission and other consents that affect the fabric of historic buildings, or other historic structures or earthworks, and/or that disturb the ground, should be accompanied by the following:

- i.) a detailed report on the character and extent of any archaeological remains likely to be affected; and
- ii.) a mitigation strategy detailing how any possible archaeological impacts would be avoided.

3.7 **Zone 2** contains archaeological remains, some of which may be of national importance but whose precise extent, quality or level of importance is currently not clear, and where clarification of potential is required. Early consultation with the local planning authority, preferably prior to the submission of a planning application, will enable the implications of the proposals to be assessed, the appropriate course of action identified, and expensive redesign costs avoided.

3.8 The archaeological and historic integrity of sites within Zone 2, together with their settings, should be protected and where possible enhanced. Further information will be needed in this respect before informed decisions can be made. Therefore development proposals

within Zone 2 that affect the historic fabric of buildings, or other historic structures or earthworks, and/or that disturb the ground, should be accompanied by a detailed report on the character and extent of any archaeological remains likely to be affected. Field evaluation may need to be carried out and the results made available prior to the determination of a planning application.

3.9 If significant archaeological remains are found to be affected by the proposals, preservation *in situ* of the remains will normally be sought. In some cases the need to preserve important archaeological remains may result in planning permission having to be refused. If permission is granted, a mitigation strategy detailing how preservation *in situ* is to be achieved should be submitted to and agreed with the local planning authority. Where preservation *in situ* is not justified appropriate provision for archaeological investigation, recording, analysis, publication and archiving will be required, in accordance with a written specification and timetable to be agreed with the local planning authority. Conditions will normally be applied to permissions or agreements sought to implement the mitigation strategy or programme of archaeological work.

3.10 **Zone 3** contains archaeological remains which on current evidence are of lesser importance. Development proposals within Zone 3 that affect the historic fabric of buildings, or other historic structures or earthworks, and/or that will disturb the ground should include provision for archaeological investigation, generally in the form of monitoring and/or borehole investigation, and the recording of finds and information of archaeological interest. If extensive or particularly important archaeological remains are unexpectedly encountered during the development process, there may be a need to arrange for their physical preservation and/or a more detailed programme of archaeological investigation and recording. Where permission is granted, conditions will normally be applied or agreements sought to implement the archaeological work.

3.11 **Zone 4** comprises areas where archaeological remains are known already to have been entirely removed by previous development, or other activity, including archaeological excavation. This Zone is only defined on the plan where it lies within the study area.

#### **4. Outside the Urban Archaeological Zoned Area**

4.1 Archaeological remains may be known or thought likely to exist outside the areas covered by the Extensive Urban Archaeological Survey and the Urban Archaeological Zones. Developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process.

#### **5. Updating of the Urban Archaeological Zones**

5.1 As new archaeological and historical information concerning the historic towns becomes available, it may be necessary for the County Archaeologist in conjunction with the Local Planning Authority to revise the boundaries of the Urban Archaeological Zones.

#### **6. Glossary of Terms**

##### **Scheduled Monument**

Under the Ancient Monument and Archaeological Areas Act 1979 the Secretary of State has a duty to compile and maintain a schedule of monuments, such monuments having statutory protection. Monuments on the schedule are by definition of national importance and the

appropriateness of addition to the list is assessed against a set of criteria as set out in PPG16 Annex 4.

### **PPG15**

Planning Policy Guidance 15: Planning and the Historic Environment (Department of the Environment and the Department of National Heritage 1994)

### **PPG16**

Planning Policy Guidance 16: Archaeology and Planning (Department of the Environment 1990)

NB PPG15 and PPG16 are currently being revised and consolidated into a new Planning Policy Statement for the Historic Environment – PPS15

### **Assessment**

This is normally a desk based activity bringing together all known evidence relating to the importance or potential of a given site or area.

### **Evaluation**

This is normally supplementary work undertaken in the field (either non-intrusive such as fieldwalking or geophysical survey, or intrusive such as boreholing or trial trenching) to obtain further information on the character, extent, date and potential of a given site or area.

### **Mitigation**

Archaeological mitigation aims to minimise the effects of proposed development and normally consists of either preservation *in situ* of the archaeological remains, and/or archaeological investigation, recording, publication and archiving, where preservation is not justified or possible.

## **7. Useful Addresses and Contacts**

County Archaeologist  
Heritage Conservation Group  
Kent County Council  
Invicta House  
County Hall  
Maidstone  
Kent  
ME14 1XX  
Tel: 01622-221541

English Heritage  
Eastgate Court  
195-205 High Street  
Guildford  
GU1 3EH  
Tel: 01483 252038

## **8. List of Settlements to which draft SPG3 Applies**

Appledore  
Ashford  
Charing  
Chatham  
Chilham  
Cranbrook  
Dartford  
Deal  
Edenbridge  
Elham  
Faversham  
Folkestone  
Fordwich  
Gillingham  
Goudhurst  
Gravesend  
Headcorn  
Hythe  
Ightham  
Lenham  
Lydd  
Maidstone  
Marden  
Margate  
Milton Regis  
Minster in Thanet  
New Romney  
Northfleet  
Queenborough  
Ramsgate  
Rochester  
Sandwich  
Sevenoaks  
Sheerness  
Sittingbourne  
Smeden  
Tenterden  
Tonbridge  
Tunbridge Wells  
West Malling  
Westerham  
Whitstable  
Wingham  
Wrotham  
Wye  
Yalding



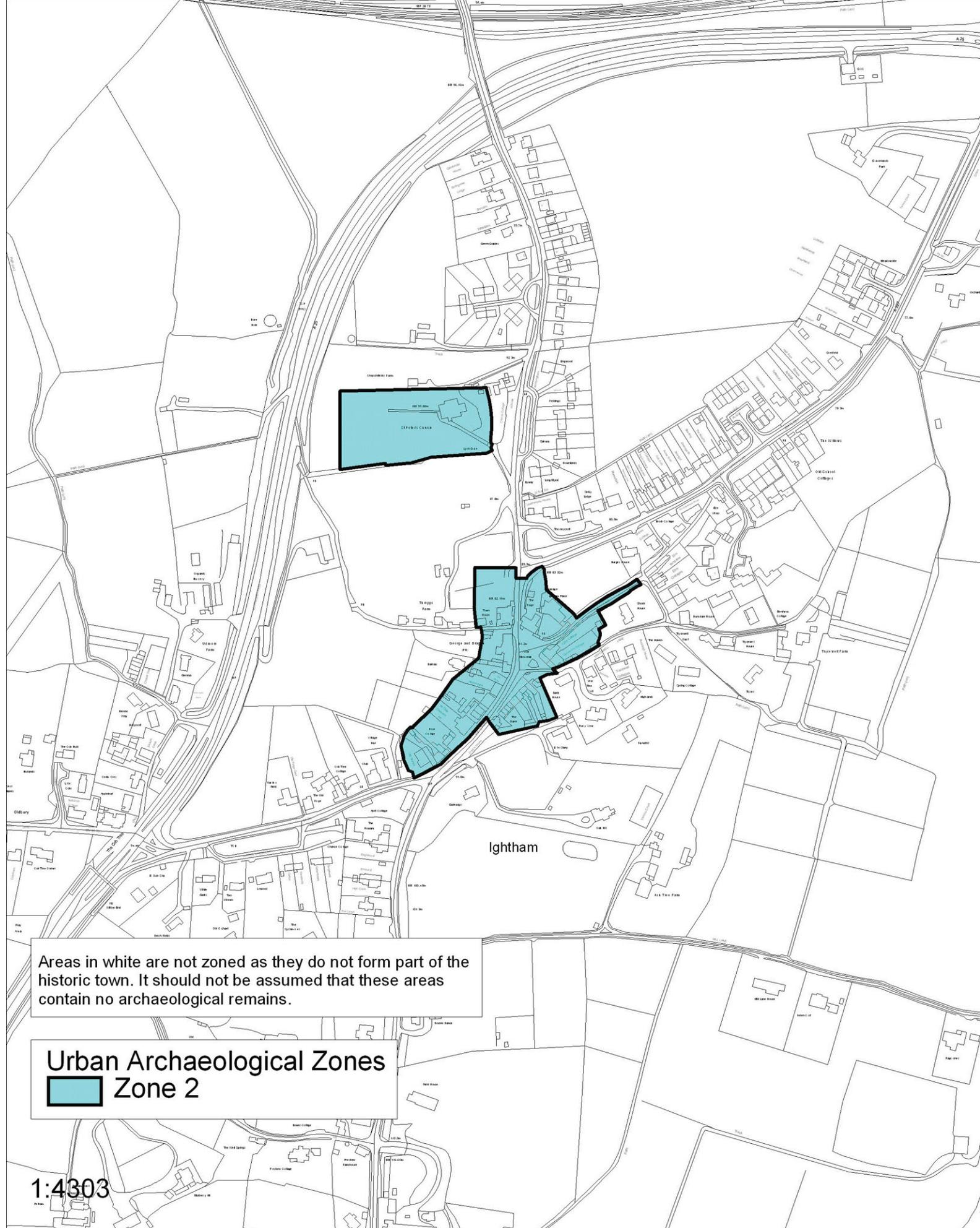


Figure 12. Map of Ightham showing Urban Archaeological Zones

