



Kent Historic Towns Survey

EDENBRIDGE

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

**EDENBRIDGE - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

**Kent County Council
Heritage Conservation Group
Strategic Planning
Invicta House
Maidstone ME14 1XX
Kent**

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1 INTRODUCTION

1.1 Background

Edenbridge is a small market town based on a settlement of probably late Saxon origin. Situated in Sevenoaks district in the Low Weald, along the line of the London to Lewes road (B2026) at a crossing point of the river Eden, it is *c.* 9km south of Westerham, 11km south-west of Sevenoaks and 14km west of Tonbridge.

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 40 entries: 24 relating to standing buildings, 3 prehistoric, 5 Romano-British, 2 medieval, 2 post-medieval and 4 of uncertain provenance. Edenbridge is fairly typical of many small medieval towns in England, in that there has been, as yet, no significant archaeological research either within the settlement or the area of study. Thus much of this study is based on documentary evidence, secondary published sources and analysis of the settlement's topography. Most of the currently visible upstanding features date from the fifteenth and sixteenth centuries, although there are structures of both earlier and later date.

1.2 Situation

Edenbridge is situated at NGR TQ 445461 on a level stretch of land just above the valley of the river Eden at *c.* 45m OD (Figure 1). The settlement lies on Weald clay in the north, and on river terrace gravels in the south, with a strip of alluvium to the south of the town deposited by the river Eden (Figure 2).

1.3 Study area

The area selected for general study lies between TQ 430450 and TQ 460480. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the historic core between TQ 440455 and TQ 450465.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Edenbridge itself or its immediate environs and virtually no archaeological work has been undertaken in the area. The Sites and Monuments Record (SMR) for the area of study records the following evidence.

2.1 Prehistoric

TQ 44 NW 18 - A late mesolithic Thames pick-type flint axe was found in river gravels at Devil's Den at TQ 438452, in 1968 (Harding 1970, 29).

TQ 44 NE 5 - A flint hammer-stone was found on the edge of a pond north of Swan Lane, Marlpit Hill at TQ 45124792, before 1950 (Maidstone Museum Collection Record Card).

TQ 44 NE 10 - A medium-sized mesolithic tranchet axe or adze was found in Battleden Field, Mowshurst at TQ 450475, before 1970 (Wymer 1977, 148).

2.2 Romano-British

TQ 44 NW 3 - Part of a pottery vessel was found during the digging of a grave in the town burial-ground adjoining the footbridge at TQ 44544615, in 1912. No traces of occupation have been found (Livett and Somers-Cocks 1915, lxiii).

TQ 44 NW 4 - Eight Romano-British cinerary urns containing calcined bones and earth, and set in two rows of four each *c.* 60cm apart, were found in a meadow at Skeynes at TQ 433461, in 1840 (Irwin 1961, 204).

TQ 44 NW 6 - A fourth century bronze coin of Arcadius (AD 383-408), minted at Antioch, was found in the garden of the Star Inn at *c.* TQ 44414581, in 1962 (OS Record Card).

TQ 44 NW 7 - A fourth century bronze coin of Constantine I (AD 306-337), minted at Ostia, was discovered in the garden of 27 Stangrove Road at *c.* TQ 4415 4635, before 1976. Two other coins, badly defaced but possibly Roman, were also found, together with a probable old watercourse (Irwin 1961, 203-204).

TQ 44 NW 8 - A third century bronze coin of Carausius (AD 289-293) was found on the banks of 'Copper Pond' at approx. TQ 43404649, in 1961 (Irwin 1961, 203-204).

2.3 Medieval

TQ 44 NW 2 - The site of Devil's Den, a moated medieval homestead measuring some 50m square surrounded by a water-filled moat. The enclosed area is now densely wooded. An ill-defined causeway at the south-west corner is possibly not original and there may have been a bridge in the centre of one of its sides. Lying at TQ 43814521, it is a Scheduled Monument: Kent SAM 12713 (Dell *et al.* 1975, 20-21).

TQ 44 NW 5 - Site of Stangrove Manor House, the medieval manor house of Edenbridge. The 1870 OS map shows the water-filled west and south arms of the moat around a building pre-dating the nineteenth century manor house. A stretch of water north of the nineteenth century manor house probably represented part of the north arm of the moat. It is sited at TQ 44154623, and now has been developed for housing (Livett and Somers-Cocks 1915, lxiv).

2.4 Post-medieval

TQ 44 NW 17 - Tanyard House, 92 High Street, Edenbridge, site of a tannery run by the Whitmore family for over 300 years, at TQ 44374602 and TQ 44344661 (DoE 1975, 116).

TQ 44 NW 48 - Site of post-medieval brick works on south side of Hever Road, Edenbridge. Three drying sheds are shown on 1865 1st edition OS map at TQ 4463 4572.

3 HISTORICAL RECORDS

3.1 Domesday Book

Edenbridge is not mentioned in Domesday Book, although the church is recorded in the *Textus Roffensis* of *c.* 1089 (see below).

3.2 Origin of place name

The place name of *Eadelmesbreg* is thought to derive from Old English *Eadhelm brycg*: *Eadhelm* (a personal name), and *brycg* (bridge). The place name can be traced to its present form thus:

OE <i>Eadhelm brycg</i>	...	c. 1100 <i>Eadelmesbrege</i>
1214 <i>Edelmebrigg</i>		1226 <i>Edelnebrigg, Edelmesbrugg</i>
1232 <i>ponte Edelmi</i>		1610 <i>Eden brige</i>
modern Edenbridge	-	

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 *The Romano-British period*

Situated in the great forest of *Andredswald*, the original settlement at Edenbridge appears to have developed in Romano-British period, in a riverside clearing on the line of the London to Lewes road (Margary 14) and where it crossed the river Eden. The present bridge may mark the site of a Romano-British predecessor. Although there have been various finds of Romano-British date in and around Edenbridge, no traces of an occupation site have been found although a small group of cremation burials discovered at Skeynes Park about 1km west of the church in 1840 (see above) suggest an occupation site nearby.

4.1.2 *The Saxon period*

During the Saxon period, Edenbridge probably formed part of the royal estate of Westerham, which stretched along the border with Surrey. It is uncertain when settlement began, but the nucleus of a village may have existed on the site from at least the tenth century and a church or chapel dependent on Westerham is mentioned in the late eleventh century *Textus Roffensis*.

4.2 Urban evidence

4.2.1 *The medieval period*

The foundation of a church by the crossing of the river Eden may indicate the growth of a settlement at Edenbridge at about the time of the Norman Conquest or slightly earlier. A market may then have grown up, leading to the development of the small market town.

4.2.1.1 Markets and fairs

There is no definite evidence for a market until 1225 when Henry III granted a charter for a market to be held weekly on Saturdays at the Edenbridge manor of Robert de Camville, Lord of the manor of Westerham, to which Edenbridge belonged. It was thriving by 1232. No evidence of an early fair has been found but permission for an annual fair would probably have been granted with the market charter. The annual fair held on St Mark's day (April 25th) at the end of the eighteenth century may have been a continuation of a medieval fair.

The market place developed west of the parish church, at the junction of High Street (originally the Roman road) and Church Street, where the road expands into an elongated triangular or wedge-shaped area. This position, in a widened area of a pre-existing route close to the church, is, typical for a market place in an undefended medieval town.

4.2.1.2 The manor

At the time of the Domesday survey Edenbridge was part of the manor of Westerham which was held by Eustace de Boulogne. The manor later passed to the de Camvilles and the de Stangraves, and in 1340 it was acquired by Hugh de Audley, Earl of Gloucester and Lord of Tonbridge, when it was known as the manor of *Edenbrugge alias Stangrave*. The manor remained in the possession of the lords of Tonbridge until 1521 when their estates were

forfeited to the Crown. In 1540 Henry VIII granted the manors of Westerham and Edenbridge to Sir John Gresham, and their markets to Christ Church Canterbury.

The original Stangrave manor house stood west of the High Street, north of Lingfield Road (formerly Pound Lane), about 400m north-west of the parish church. Parts of its moat on the north, south and east sides survived up to the mid-twentieth century, and can be seen under various names on early OS maps (Figures 9-11). The Manor or Town Pound lay in the triangular area of land at the junction of Lingfield Road and Crouch House Road, immediately south of the manor house.

4.2.1.3 The church

The parish church of Edenbridge is dedicated to SS Peter and Paul. It is first mentioned in the late eleventh century as a dependency of Westerham, and in 1280 both churches were given to Christ Church Canterbury in exchange for the port of Sandwich. Edward I confirmed the gift in 1290 but the churches were not officially handed over until 1328.

No details are known of the late Saxon church building, and the earliest evidence in the present church is late eleventh century work in the nave. The south aisle was added in the early thirteenth century, whilst the chancel and south chapel appear to be of late thirteenth century date. In the early fourteenth century the south aisle was rebuilt, and a tower added on the west side. The whole church was rebuilt and re-roofed in the late fifteenth century.

4.2.1.4 Inns

The Crown Inn (now Crown Hotel) on the west side of High Street has probably been an inn since at least the fifteenth century.

4.2.1.5 The bridge

The first bridge over the river may have been built during the Roman occupation to carry the London to Lewes Roman road over the river Eden, and there must have been a bridge during the Saxon period when *Eadhelm brycg* (Eadhelm's bridge) was first recorded. Both would probably have been of wood. A new timber bridge was probably built during the medieval period, and by 1447 there were bequests for its maintenance. It was replaced by a six-arched stone bridge during the reign of Henry VII (1485-1509) when bridgewardens were appointed to maintain it.

4.2.2 *The post-medieval period*

4.2.2.1 Markets and fairs

It is not known whether the market survived into the post-medieval period, but sixteenth century buildings fronting the Market Place respect the splayed frontage of the market area, suggesting that the market was still operative at that date. By 1847 a corn market was held on Fridays and a cattle market on the fourth Tuesday of each month. A cattle market was later built behind the frontages of the east side of the High Street immediately north of the parish church.

During the eighteenth century a fair for 'cattle, toys, etc.' was held annually on April 25th; in the middle of the nineteenth century there were two annual stock fairs, on May 6th and October 16th.

4.2.2.2 The manor

The manor of Edenbridge was held by the Gresham family until 1714. It subsequently passed through several hands until c. 1764 when Thomas Streatfield became lord of the manor. It remained with his family until at least 1850. During the nineteenth century a Victorian mansion was built on the site, the remains of the moat being used as a garden feature. In the second half of the twentieth century the vestiges of the moat were filled in, and the land cleared and redeveloped for housing (Manor House Gardens).

4.2.2.3 The church

The church remained a dependent chapelry of Westerham until the nineteenth century, after which it underwent a series of restorations, the first in 1859-60. In 1875 the north-west corner of the nave was rebuilt and in 1906 the gable and east window of the south chapel were rebuilt, followed in 1908-1909 by underpinning and rebuilding work. The south chapel was re-roofed in 1912.

4.2.2.4 Other religious organisations

In 1808 a Calvinist Ebenezer chapel was built on the west side of the High Street almost opposite the parish church. A Baptist Bethel church, built on the east side of the High Street in 1841 was replaced by a larger chapel on the same site in 1853. The Roman Catholic church of St Lawrence was built on the west side of the High Street during the mid nineteenth century.

4.2.2.5 Schools

A church school was founded in 1841 on the site of the old workhouse on the north side of Church Street. In 1854 it was united with the National Society and became the National School for boys and girls. The British School was established in 1850, eventually attended by some 110 pupils, and a new school building was built in Pound Lane in 1870.

4.2.2.6 Industry and trade

Agriculture

The immediate hinterland of Edenbridge is still devoted mainly to farming. By the nineteenth century dairy farming and stock breeding were dominant, but there was also some arable land. Horticulture and hop growing were also practised.

Leather working

The fifteenth and sixteenth centuries saw an increase in fat-stock breeding in and around Edenbridge. As the surplus hides encouraged the growth of a leather industry, the town gradually became a local centre for leather working with a thriving tannery, and the production of boots and shoes lasted until the twentieth century.

A will of 1457 records a tanner working in the town at that early date. The Whitmore Tanneries, which closed in 1974, had been in production from at least 1673, and in the mid-nineteenth century there were still five boot and shoemakers, a glover, a tanner and a leather cutter living and working in the town.

Mills

Honour's Mill on the east side of the High Street between the Market Place and the town bridge, is a successor to a sixteenth century watermill which stood on the north side of the Kent brook, a tributary of the river Eden, which was converted into a mill leat.. The present

structure spans the leat and was constructed as a two-storey timber-framed building in the mid-eighteenth century, with an additional storey for grain storage added in the nineteenth century. It ceased operations as a corn mill in 1969 and was renovated in the 1970s.

Edenbridge windmill, 500m south of the parish church, was a brick-built tower-mill with a rare beehive shaped weatherboarded cap and four sweeps. It was built in 1812 and was used for grinding wheat until 1886. The sails were removed in 1887, and in 1937 the cap was demolished and the tower boarded over. It is now used for storage.

Forges

By the nineteenth century there were three forges in the town. One stood on the east side of the High Street, north of the church and opposite the Ebenezer Chapel. A second lay on the east side of the High Street just south of the bridge, and a third on the west side of the High Street between the bridge and the Whitmore Tanneries.

Inns

Only two inns of any note are recorded in the town by the eighteenth century. The Crown Inn (now Crown Hotel) has probably been an inn since at least the fifteenth century; it is recorded as being a den of smuggling and the taproom was once the scene of drinking illicit liquor. The White Horse Inn has probably been an inn since the seventeenth century.

4.2.2.7 The bridge

The Bridgewardens' records of The Great Stone Bridge Trust, are preserved from 1595 although the institution was in existence by the late fifteenth century. In 1836 the medieval stone bridge was replaced by a new bridge built out of local ashlar sandstone, with wide four centred arches of rusticated voussoirs.

4.2.2.8 The railway

Rivalry between nineteenth century entrepreneurs led to Edenbridge acquiring two railway lines and two stations. The first came in 1842 when the South Eastern Railway opened its line from London to Tonbridge via Redhill, with a station in the north of Edenbridge, close to Marlpit Hill. Meanwhile, the London, Brighton and South Coast Railway was planning a new Surrey and Sussex line from Hurst Green Junction at Oxted to Eastbourne via Edenbridge. Work began on constructing the line in 1865, but the route was not completed until 1888, when Edenbridge Town railway station was opened. Both are still in existence.

4.2.3 The modern town

Set in the Weald of Kent, Edenbridge remains a relatively small town, not having experienced the growth of some other small market towns such as Ashford and Sevenoaks. A range of timber-framed houses still stand close to the church, many of them dating from the fifteenth and sixteenth centuries.

There has been a certain amount of construction work away from the town centre, carried out mainly during the late nineteenth and twentieth century. This gradual development can be seen by comparing early maps with the modern OS map (Figures 4-11). Much of the development has taken place since the Second World War, when the policy was to allow Edenbridge to develop into a major service centre for the surrounding rural area. In 1955 London County Council received planning permission to site overspill population there, with 800 houses, a large industrial estate and employment for 1,000 workers. Nevertheless, the

character of the town has not been destroyed. The settlement is set around the B2026 road, and is served by two railway routes. Most of the population is employed in the local service industries, with an increasing proportion commuting to towns such as Sevenoaks and Tonbridge, and to London. The rural area surrounding Edenbridge, however, remains for the most part agricultural.

4.2.4 Population:

The population of Edenbridge in the 1650s was about 475. By the first national census of 1801 there were 910 inhabitants, reflecting the gradual increase seen across the county from the middle of the eighteenth century. By 1831, however, the population had increased to 1,432, three times that of the 1650s. The population of Edenbridge continued to grow gradually for the remainder of the nineteenth century and into the twentieth century, but there was no big surge as seen in many other towns at this time. Nonetheless, in the hundred years between 1821 to 1921, the population doubled from 1,454 to 2,890, notably after the second railway link was opened in 1888. By the 1991 census the population of the parish as a whole had risen to 7,582. The parish by then had been divided into two wards: the North Ward (including Marlpit Hill - thus with the London overspill population) containing 3,271, and the South Ward (including Edenbridge town) with 4,311 persons.

5 URBAN CHARACTERISTICS

The following summary of Edenbridge's urban characteristics has been divided into 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. Thus an attempt has been made to list only the principal post-medieval features. 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 radically changed or obliterated the medieval or post-medieval urban layout.

5.1 Medieval plan components and urban features (Figures 13 and 14)

Edenbridge appears to have grown up during the late Saxon period at a point where a road from London to Lewes (later the High Street) crossed the river Eden.

The river crossing, probably by a wooden bridge, formed the focus for the earliest settlement around which the church and churchyard (PC2), the manor house (PC3), the market place (PC4), nine groups of tenement plots (PC5-13), the manor/town pound (PC14), and a bridge (PC15) crossing the river Eden and a medieval leat or mill-race (PC16) became established.

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

PC1 The line of the Roman road, later the High Street.

PC2 The Parish Church of SS Peter and Paul and its churchyard

- a) (MUF1) The parish church of SS Peter and Paul and churchyard (DoE 1975, 99-100).

- PC3.** The site of the Manor House
- PC4** The medieval Market Place
- PC5** Group of tenement plots fronting the east side of the High Street and the north side of Church Street
- a) (MUF2) Taylour House. A fifteenth century timber-framed building, which belonged to Sir William Taylor, Lord Mayor of London in 1496 (DoE 1975, 106).
 - b) (MUF3) Two-thirds of a Wealden hall-house (DoE 1975, 99).
 - c) (MUF4) Church Cottage. A probable sixteenth century timber-framed cottage, tile hung on the first floor (DoE 1975, 100).
- PC6** Group of tenement plots fronting the east side of the Market place and the High Street.
- a) (MUF5) The King and Queen Public House, a sixteenth century timber-framed building with a later front (DoE 1975, 107).
 - b) (MUF6) A sixteenth century or earlier timber-framed structure with a jettied first floor and nineteenth century additions (DoE 1975, 106).
 - c) (MUF7) Site of watermill and leat, probably dating from the sixteenth century or earlier (Dell 1977, 191).
- PC7** Group of tenement plots fronting the east side of the High Street.
- PC8** Group of tenement plots fronting the east side of the High Street.
- a) (MUF8) A timber-framed building, probably sixteenth century in date, refronted in the nineteenth century. Now the Old Eden Public House (DoE 1975, 108).
 - b) (MUF9) Probable sixteenth century structure of two builds, fancy tile-hung first floor showing signs of a jettied front, with eighteenth and nineteenth century additions (DoE 1975, 109).
- PC9** Group of tenement plots fronting the east side of the High Street.
- a) (MUF10) Sixteenth century building of close-set timber-framing with curved diagonal braces and windows with original wooden mullions clearly visible (DoE 1975, 103).
 - b) (MUF11) Sixteenth century or earlier timber-framed building with various nineteenth century additions (DoE 1975, 109).
- PC10** Group of tenement plots fronting the west side of the High Street.

- a) (MUF12) A sixteenth century or earlier hall with later extension, possibly from the seventeenth century (DoE 1975, 112).
- b) (MUF13) The White Horse, a sixteenth century or earlier building refronted in the eighteenth century (DoE 1975, 113).

PC11 Group of tenement plots fronting the west side of the High Street.

- a) (MUF14) Church House, a late fourteenth century former farmhouse, timber-framed, with an eighteenth century front. Formerly known as Doggetts, now the Eden Valley Museum (DoE 1975, 114)
- b) (MUF15) A late medieval timber-framed barn in back yard of Church House, formerly part of Doggetts Farm complex, now Council Offices (DoE 1975, 114).
- c) (MUF16) The Crown Hotel, a timber-framed structure of two builds, dating mainly from the fifteenth century, with later additions. Signboard on ornamental wrought-iron brackets stretching right across street (DoE 1975, 115).
- d) (MUF17) A restored late medieval timber-framed building with a jettied first floor in centre and an extension with a fifteenth century window. Modern shop fronts have been added. The building at the end of the row overhangs the mill stream, and has a brick slaughterhouse to the rear. There is also a small footbridge over the stream leading to the tannery (DoE 1975, 115).

PC12 Group of tenement plots fronting the west side of the High Street.

- a) (MUF18) Tanyard House, a restored fifteenth century timber-framed building with a jettied first floor and dragon-beam visible at corner, with some nineteenth century additions. The Whitmore family ran a tannery on this site for over 300 years (DoE 1975, 116).
- b) (MUF19) A restored fifteenth century timber-framed building with some nineteenth century additions (DoE 1975, 116).

PC13 Group of tenement plots fronting the west side of the High Street.

- a) (MUF20) The Old Vicarage or Edenbridge House, a sixteenth century timber-framed building, refaced c. 1900 (DoE 1975, 117).
- b) (MUF21) Probable sixteenth century timber-framed structure with later facing. Some eighteenth and nineteenth century additions in stone (DoE 1975, 117).

PC14 Site of the Manor/Town Pound.

- a) (MUF22) Old Pound House, a restored sixteenth century or earlier timber-framed structure, with modern extensions on entrance front (DoE 1975, 120).

PC15 Town Bridge.

- a) (MUF23) Site of the town bridge. Several wooden bridges probably occupied the site during the Romano-British, Saxon and medieval periods. A wooden bridge is noted in 1447 and a stone replacement was built *c.* 1485-1509 (Somers-Cocks and Boyson 1912, 229).

PC16 River Eden

PC17. Medieval leat or mill-race

PC18. Possible zone of early settlement either side of the river and bridge.

5.2 Post-medieval plan components and urban features (Figure 15)

During the seventeenth to nineteenth centuries, the essential plan form of Edenbridge as indicated on Figure 13 was retained and so no post-medieval plan components map has been produced, but a number of new buildings were constructed along the line of the High Street, replacing earlier structures and infilling some gaps. During the late nineteenth and twentieth centuries this process continued both within the earlier area and outside it, including a large industrial estate to the north of the town, close to the railway.

PC1 The High Street..

PC2 The Parish Church of SS Peter and Paul and churchyard.

- a) (PMUF1) The parish church of SS Peter and Paul and churchyard (DoE 1975, 159).

PC3 Site of the Manor House.

PC4 The Market Place

PC5 Group of tenement plots fronting the east side of the High Street and the north side of Church Street.

- a) (PMUF2) A late eighteenth century building of red brick with diaper of blue headers, and on ground floor a late nineteenth century double shop-front (DoE 1975, 105).
- b) (PMUF3) A range of seventeenth century or earlier timber-framed buildings, two of which have nineteenth century shop frontages and the third a modern bank facade (DoE 1975, 105).
- c) (PMUF4) The National School, built in the nineteenth century, now the Public Library (DoE 1975, 99).

- d) (PMUF5) Site of the Cattle Market (1897 OS map).
- PC6** Group of tenement plots fronting the east side of the High Street and the Market Place.
- a) (PMUF6) Honour's Mill. Eighteenth century watermill with undershot water-wheel and mill race running under road, plus a nineteenth century mill house (DoE 1975, 107).
- PC7** Group of tenement plots fronting the east side of the High Street.
- a) (PMUF7) A range of seventeenth century buildings.
 - b) (PMUF8) Bethel Chapel built in the nineteenth century for the General Baptists (OS 1870 25 inch)
- PC8** Group of tenement plots fronting the east side of the High Street.
- a) (PMUF9) Riverside Cottage, an eighteenth century cottage pair, now one (DoE 1975, 108).
- PC9** Group of tenement plots fronting the east side of the High Street.
- PC10** Group of tenement plots fronting the west side of the High Street.
- a) (PMUF10) Eighteenth century house of brick, painted brick front, with a modern double shop-front added (DoE 1975, 112).
 - b) (PMUF11) Early eighteenth century structure of painted brick, with a late nineteenth century double shop-front with glazed door between (DoE 1975, 113).
- PC11** Group of tenement plots fronting the west side of the High Street.
- PC12** Group of tenement plots fronting the west side of the High Street.
- PC13** Group of tenement plots fronting the west side of the High Street.
- PC14** Site of the Manor/Town Pound.
- PC15** Town Bridge.
- a) (PMUF12) The Great Bridge. The present sandstone structure dates from 1836 (DoE 1975, 117).

Not located in a plan component.

- a) (PMUF13) Presbytery of the Roman Catholic Church of St Lawrence. The right side of the building dates from the eighteenth century, and the left side from 1840 (DoE 1975, 111).
- b) (PMUF14) The Roman Catholic Church of St Lawrence (OS map 1897).
- c) (PMUF15) The Ebenezer Chapel. Non-conformist chapel built in 1808 (DoE 1975, insert between 110 and 111).
- d) (PMUF16) Shop built *c.* 1840, formerly a pair, with a square-bay shop window at left and canted bay to right (DoE 1975, 112).

6 THE POTENTIAL OF EDENBRIDGE

6.1 Archaeological resource overview

No archaeological investigations have so far been undertaken within the town or its surroundings. Thus little is known about the extent of surviving archaeological sub-surface deposits. 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 Edenbridge's urban archaeological deposits, particularly the historic core. None of the medieval and post-medieval components of the town have been archaeologically investigated and there is virtually no archaeological evidence for the economic base of the medieval town..

6.3 Key areas for research

The following need to be investigated:

6.3.1 The origins of Edenbridge

- the origins of the Lewes to London road;
- evidence for a Roman or earlier bridge over the River Eden;
- evidence for use of the road and any bridge in the Saxon period;
- the nature, date and extent of the earliest settlement at Edenbridge;
- the earliest remains which can be classed as urban or proto-urban.

6.3.2 Edenbridge in the medieval period

- the origins and development of the church;
- the site of the original focus for settlement and the development of the High Street;
- the earliest evidence for the market and its development;
- the origins and development of the manor and its effect on the development of the town;
- evidence for the town or manor pound;
- evidence for the development of the wooden bridge and the construction of the first stone bridge in the late fifteenth century;
- the pattern of settlement and the relationship of individual plots to the settlement framework;

- the economy of the town and its trading and commercial contacts with its hinterland.

6.3.3 Edenbridge in the post-medieval period

- the nature, extent and chronology of occupation within the urban core;
- the form and character of individual properties;
- evidence for the development of the stone bridge and its replacement in the nineteenth century;
- evidence for the development of the cattle market to the rear of the High Street;
- the economy of the town and its trading and commercial contacts with its hinterland
- evidence for the origins and development of the leather industry in Edenbridge;
- the origins and development of a water mill and leat on the Kent brook.

6.3.4 General questions

- The evidence of artefactual remains in interpreting the town's pre-urban and urban history;
- 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 Edenbridge 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 Edenbridge 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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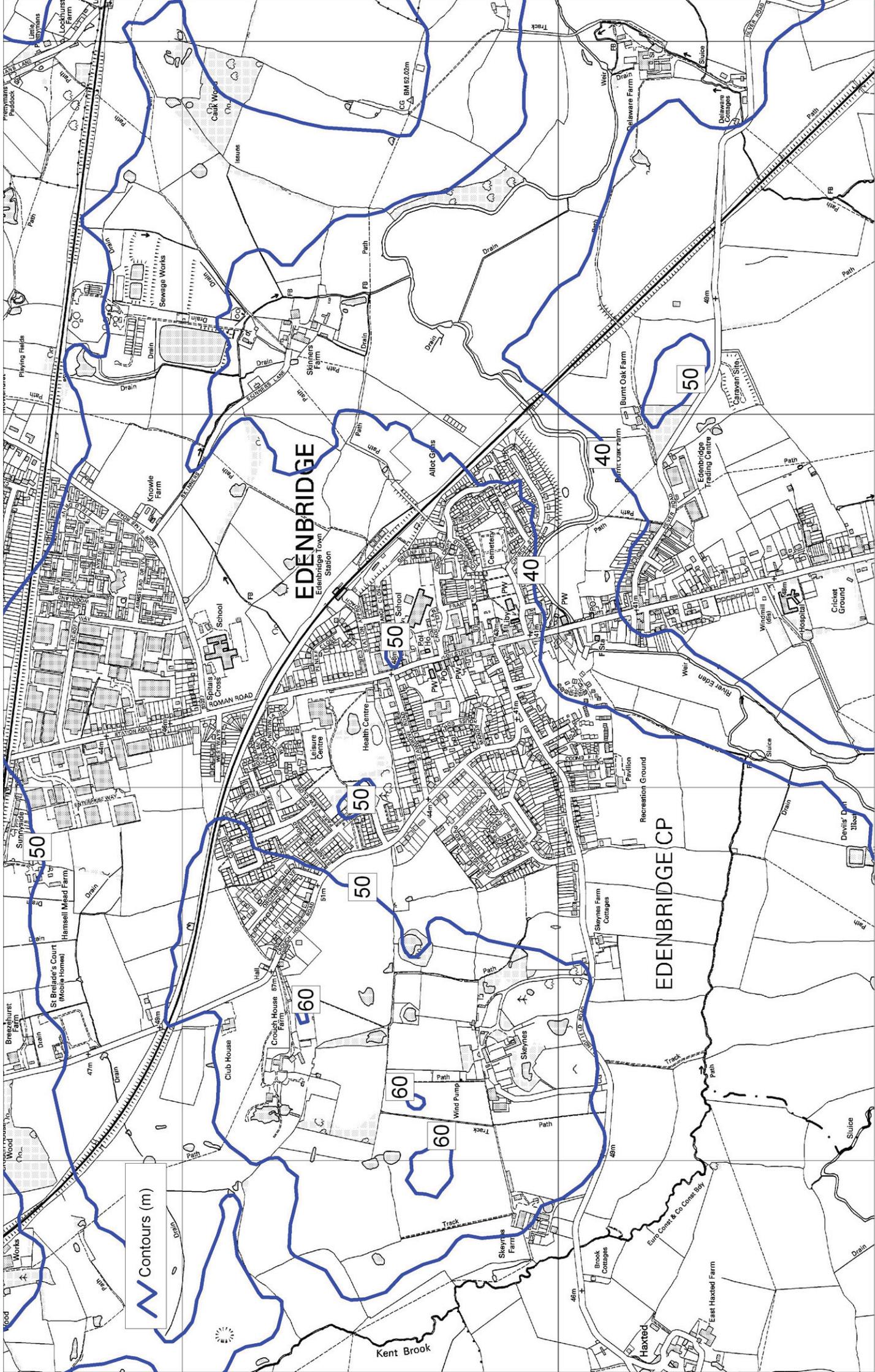
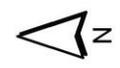
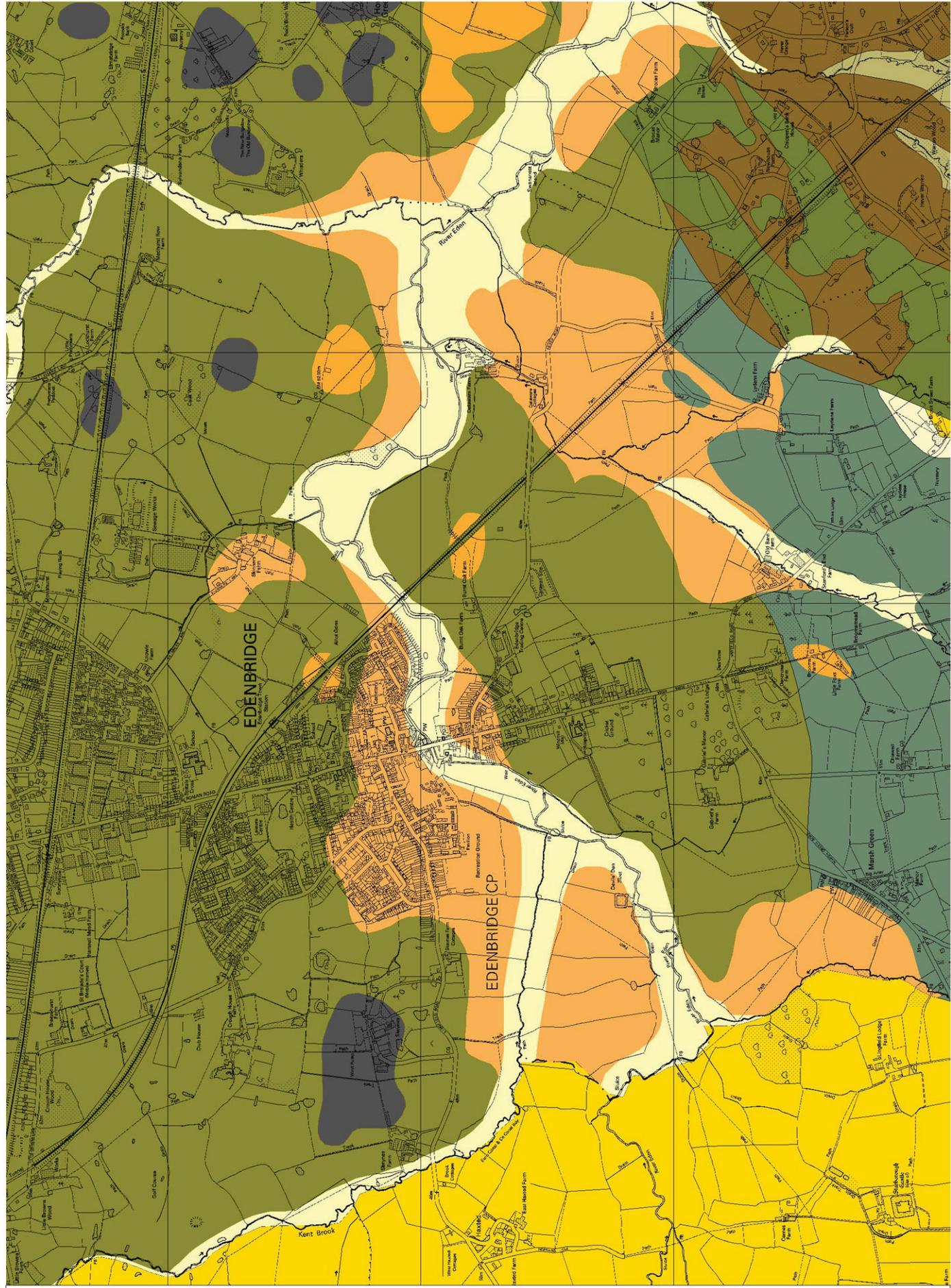


Figure 1 Map of Edenbridge showing contours

1:10825

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Legend

Drift Geology	Solid Geology
<ul style="list-style-type: none"> Landfill No drift Blown Sand Marine Beach / Tidal Flats Stem Gravel Beach Deposits Marine (Ee Quatern) Alluvium Clay (Sand & Gravel) Calcareous Turf Albium Dry Valley & Melbourn Deposits Peat Brickbath Unflooded / 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 Bligh Mill Gravel Head Combe Deposits Head Brickbath (Older) Head Brickbath (Newer) Head Gravel Pileas Gravel Clay-with-Fints Sand in Clay-with-Fints Disintegrated Blackheath Beds Chalk in Weald Clay Adridge Sandstone Ashdown Beds Aberfeld Clay English Beds Blackheath beds Dulwich Beds Clay & Lias in Weald Clay Clay in London Weald Clay Clay in Tun Wells Sand Chygate Beds Cuckfield Stone Folkestone Beds Gault Ginnshead Clay Hastings beds Hedge Beds Ironstone-Norfolk Clay Large Full Lias Weald clay Leham Beds London Clay Lower Chalk Oolitic/marl Lower Ginxhead Clay Lower Tun Wells Sand Melbourn rock Middle Chalk No silt or sand Sand in Weald Clay Sand in weald clay Singaple Beds Small Full Lias Weald clay Thicket Beds Birmeshead beds Tunbridge Wells Sand Upper Chalk Upper Greensand Upper Ginxhead Clay Upper Tun Wells Sand Weald Clay Woodstock beds 	<ul style="list-style-type: none"> Chalk London Clay Lower Chalk Oolitic/marl Lower Ginxhead Clay Lower Tun Wells Sand Melbourn rock Middle Chalk No silt or sand Sand in Weald Clay Sand in weald clay Singaple Beds Small Full Lias Weald clay Thicket Beds Birmeshead beds Tunbridge Wells Sand Upper Chalk Upper Greensand Upper Ginxhead Clay Upper Tun Wells Sand Weald Clay Woodstock beds

Scale 1:15000 Figure 2 Map of Edenbridge showing geology

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Scale 1:10000 Figure 3 Map of Edenbridge showing archaeological remains



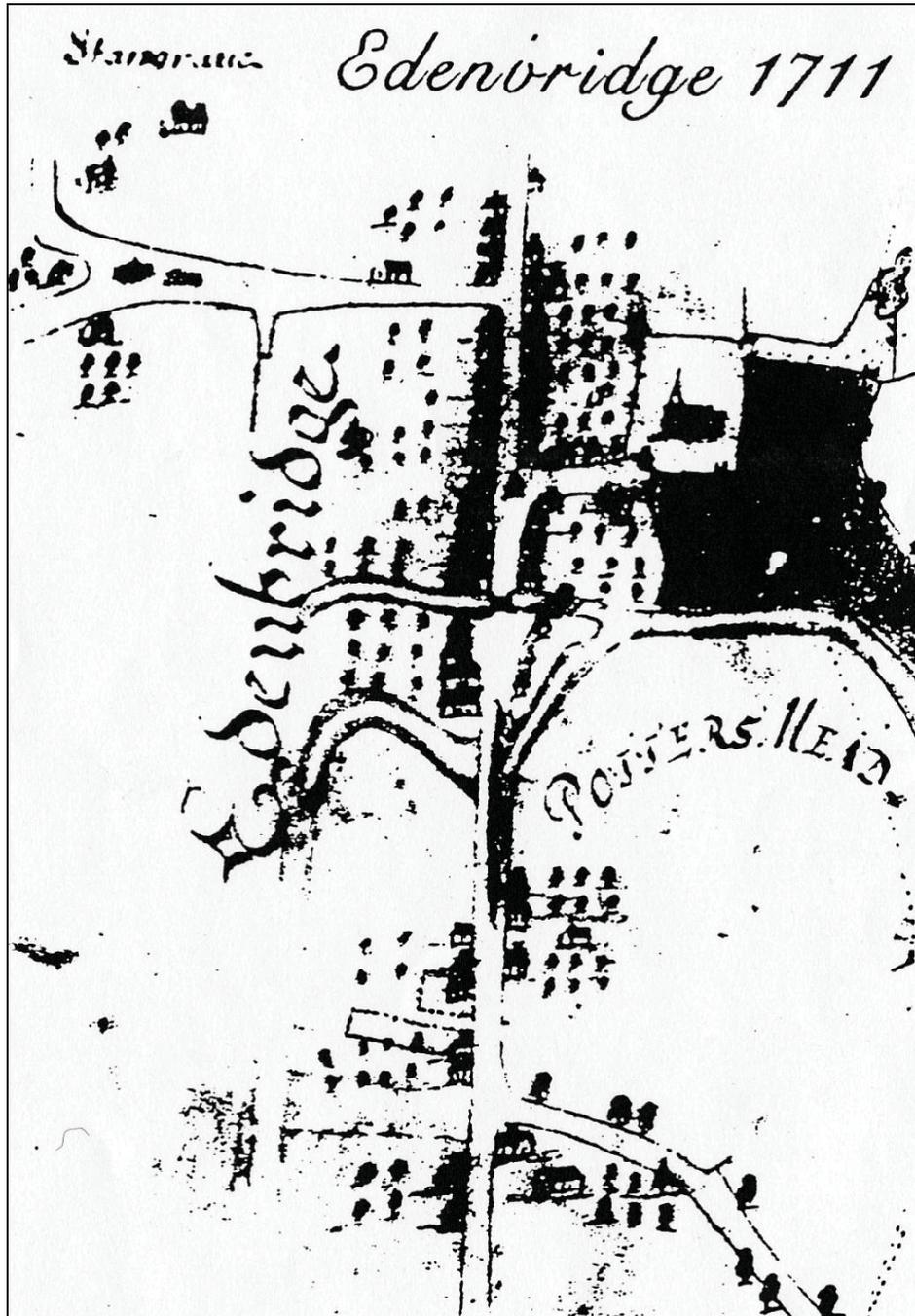


Figure 4. The 1711 map of Edenbridge



Figure 5. Andrews, Dury and Herbert's map of Edenbridge, 1769

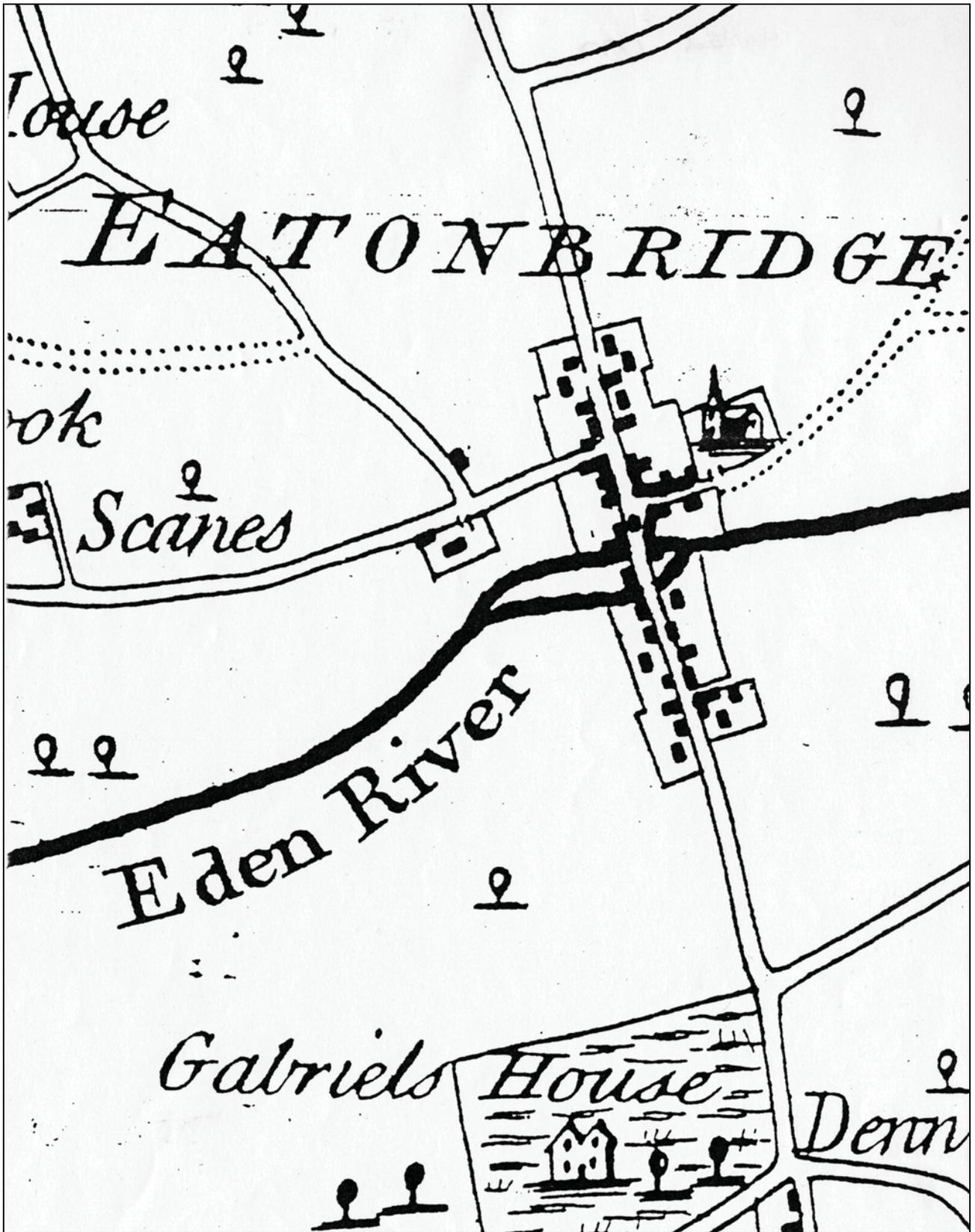


Figure 6. Hasted's map of Edenbridge, c.1797



Figure 7. Ordnance Surveyor's field drawing for 1st Edition OS map, c.1800

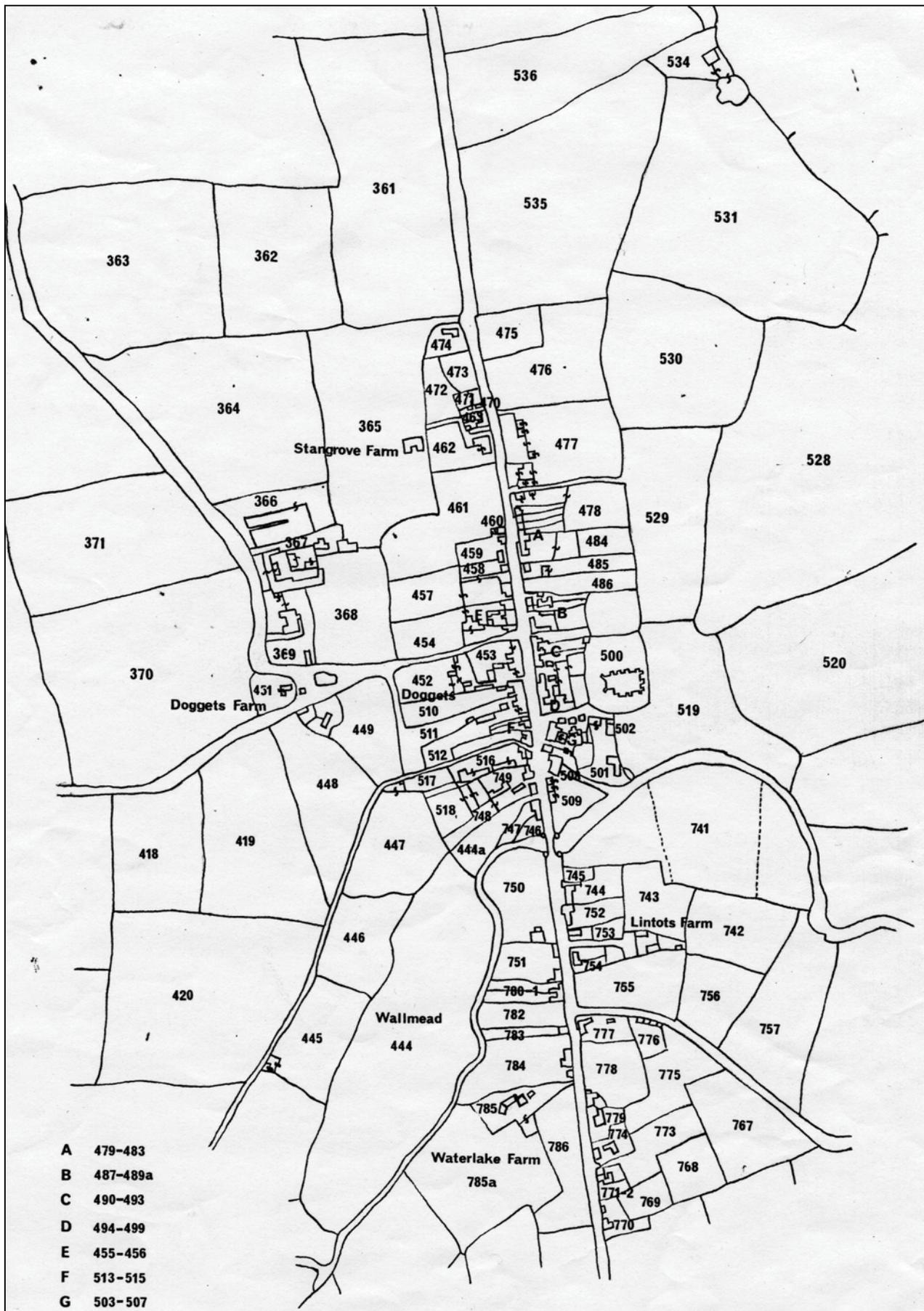


Figure 8. The Tithe map of Edenbridge, 1844

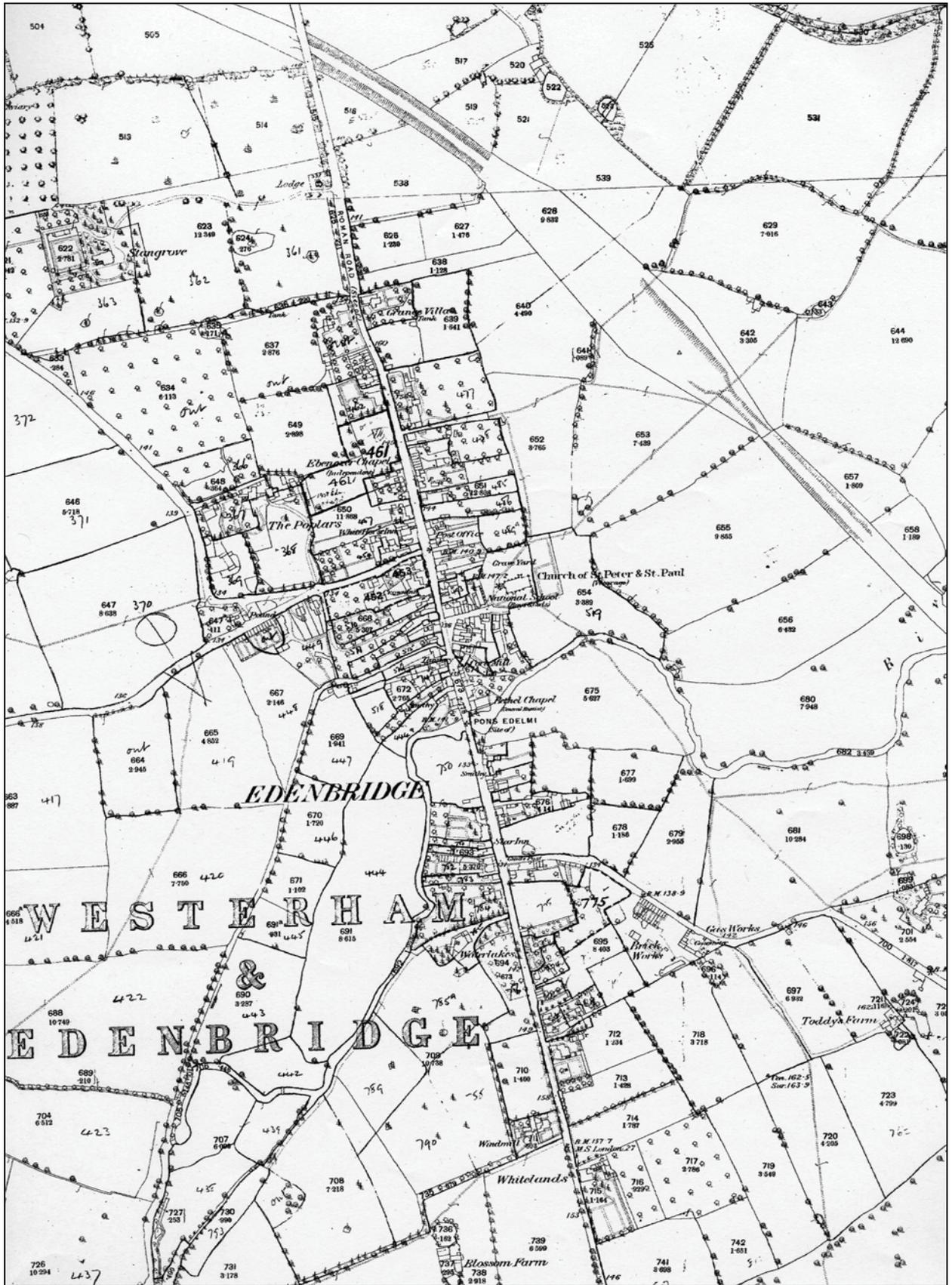


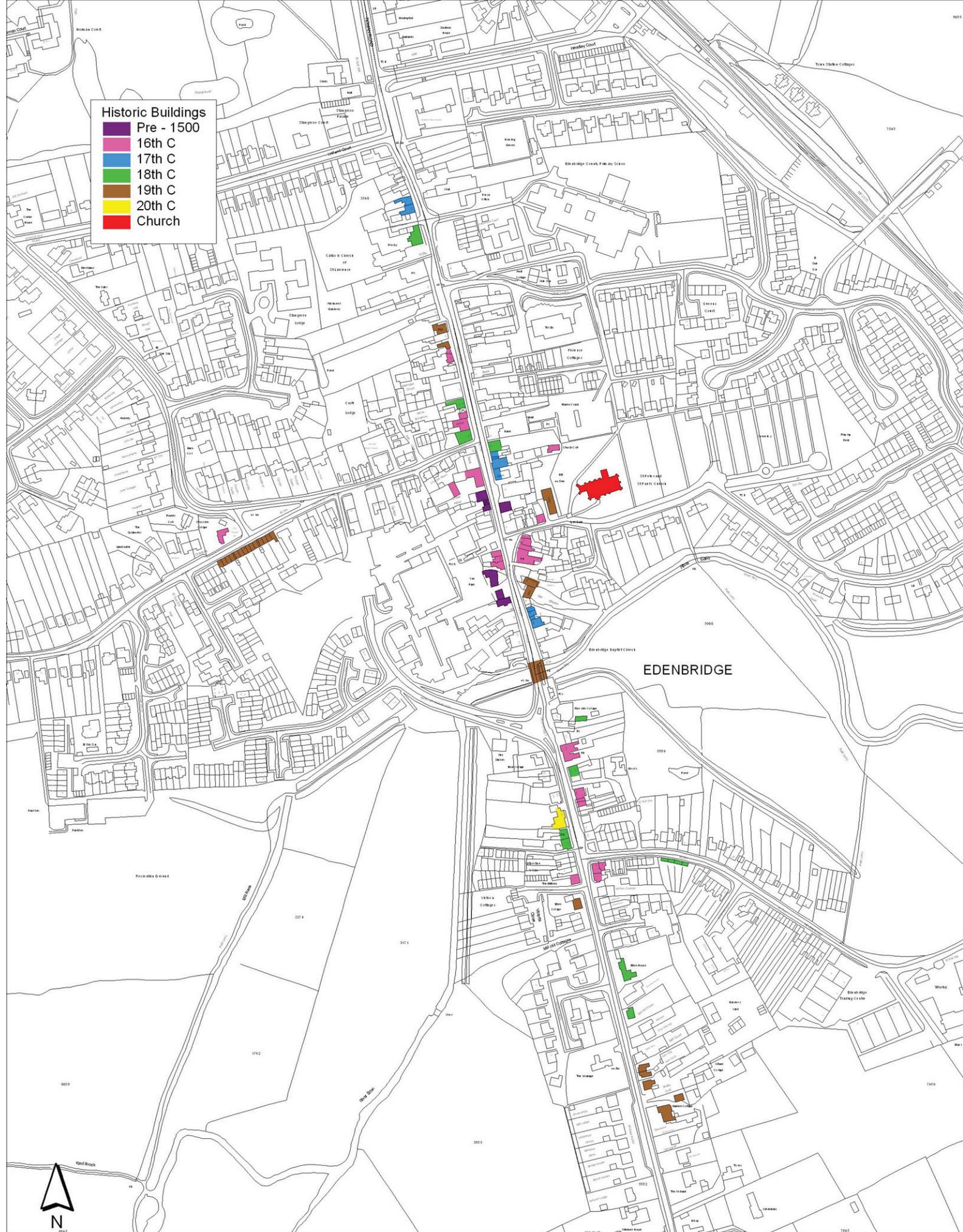
Figure 9. The 1st Edition OS map of Edenbridge, 1870



Figure 10. The 1908 OS map of Edenbridge

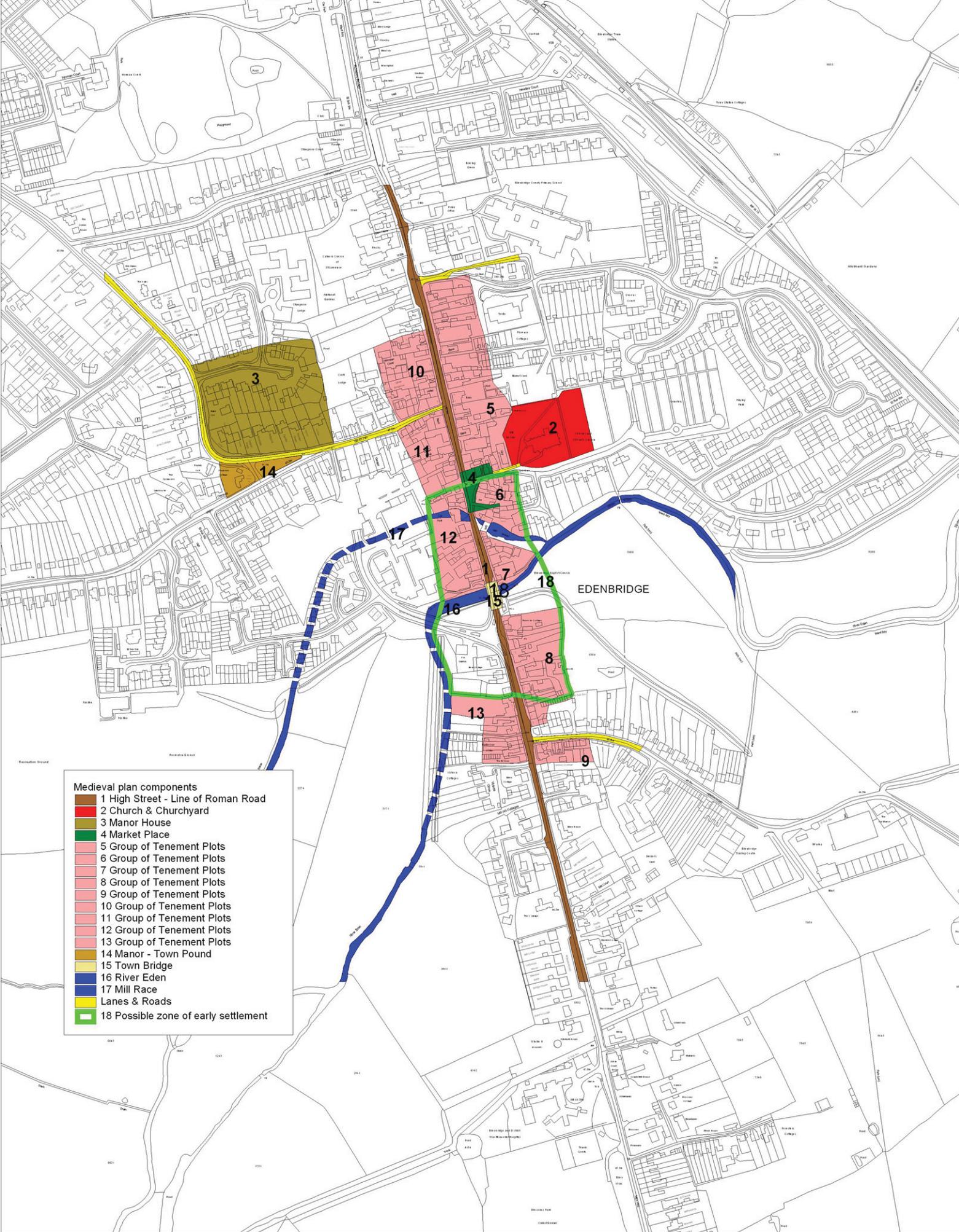


Figure 11. The 1936 OS map of Edenbridge



1:4273

Figure 12. Map of Edenbridge showing historic buildings



- Medieval plan components
- 1 High Street - Line of Roman Road
 - 2 Church & Churchyard
 - 3 Manor House
 - 4 Market Place
 - 5 Group of Tenement Plots
 - 6 Group of Tenement Plots
 - 7 Group of Tenement Plots
 - 8 Group of Tenement Plots
 - 9 Group of Tenement Plots
 - 10 Group of Tenement Plots
 - 11 Group of Tenement Plots
 - 12 Group of Tenement Plots
 - 13 Group of Tenement Plots
 - 14 Manor - Town Pound
 - 15 Town Bridge
 - 16 River Eden
 - 17 Mill Race
 - 18 Possible zone of early settlement

1:5410 Figure 13. Map of Edenbridge showing medieval plan components

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1:5410 Figure 14. Map of Edenbridge showing medieval urban features

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1:5778 Figure 15. Map of Edenbridge 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 Medway¹. 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):

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

‘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.’

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 Edenbridge here Figure 16) 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 19th 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

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

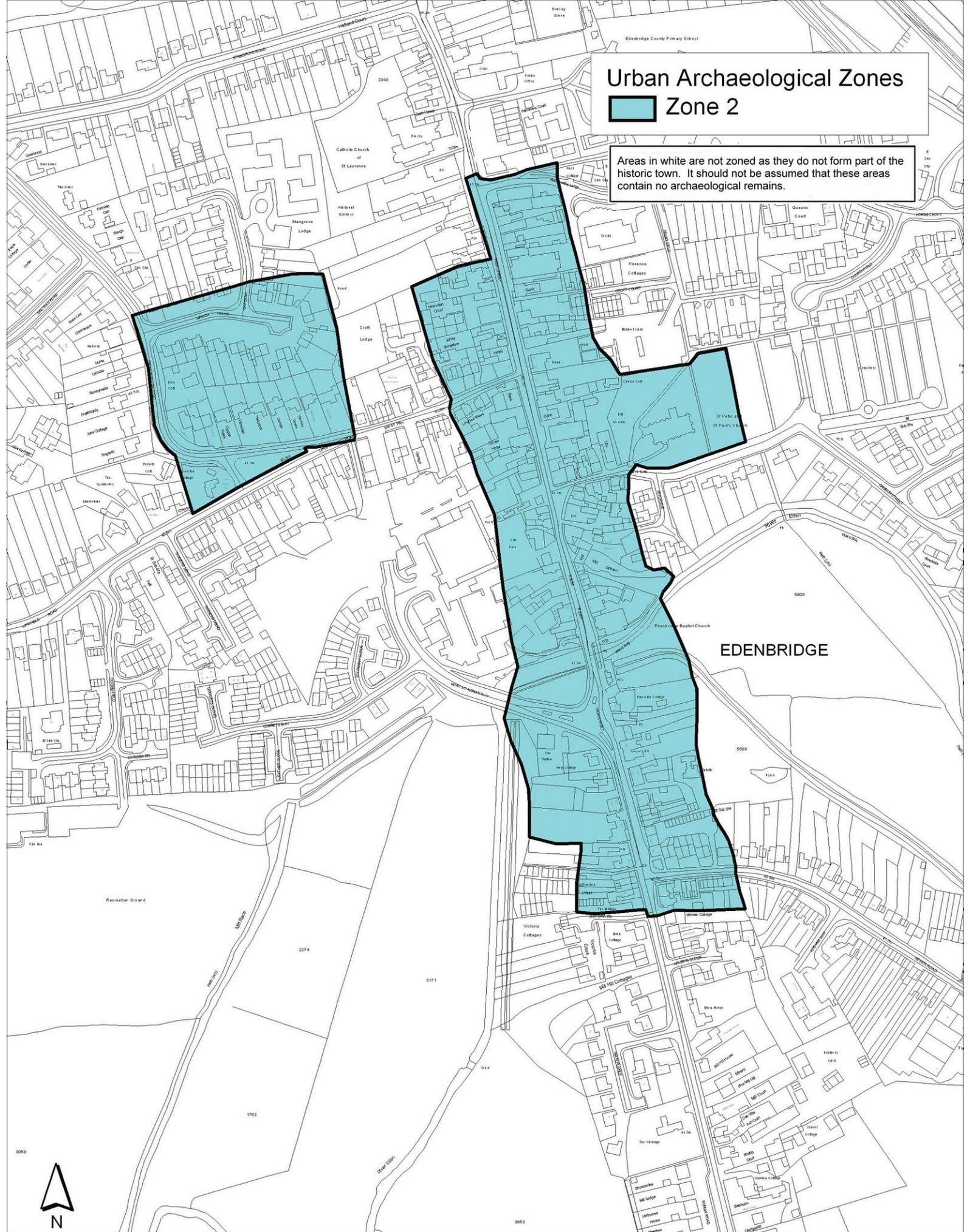
Appledore
Ashford
Charing
Chatham
Chilham
Cranbrook
Dartford
Deal
Edenbridge
Elham
Faversham
Folkestone
Fordwich
Gillingham
Goudhurst
Gravesend
Headcorn
Hythe
Ightham
Lenham
Lydd
Maidstone
Marden
Margate
Milton Regis
Minster in Thanet
New Romney
Northfleet
Queenborough
Ramsgate
Rochester
Sandwich
Sevenoaks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

Wrotham
Wye
Yalding

Urban Archaeological Zones

 Zone 2

Areas in white are not zoned as they do not form part of the historic town. It should not be assumed that these areas contain no archaeological remains.



1:3532

Figure 16. Map of Edenbridge showing Urban Archaeological Zones

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