

*Kent Historic Towns Survey*

**ELHAM**

**Archaeological Assessment Document**

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**KENT HISTORIC TOWNS' SURVEY**

**ELHAM - 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**

Elham is a small market town based on a settlement of probable late Saxon origin situated in the Shepway district of Kent. The town is located on a slight rise in the Nailbourne Valley on the side of the North Downs, on the line of an early roadway from Canterbury/Bridge to Lympne. It is 18km east of Ashford, 13km south of Canterbury, 11km north-east of Lympne and 10km north-west of Hythe.

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 20 entries: five are of standing buildings, ten are of prehistoric date, three are late iron age/Romano-British, one is Saxon and one is of post-medieval date. Elham is fairly typical of many small towns in England in that there has, as yet, been 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 visible features date from the last three hundred years of development, although there are an appreciable number of structures surviving from earlier periods.

## **1.2 Situation**

Elham is situated at NGR TR 1770 4385, on the lower slopes of a steep hill of the North Downs between the 90m and 100m contours OD (Figure 1), at a point where the chalk downland meets the well-watered and fertile bottom of the Nailbourne valley. The river Nailbourne flows immediately east of the settlement and the chalk downland to both the east and west rises steeply to about 145m OD

The town is sited on a bed of Nailbourne head deposits, with middle chalk to the west and east, and a band of alluvium laid down by the Nailbourne running just to the east of the settlement (Figure 2).

## **1.3 Study area**

The general area selected for study lies between TR 160430 and TR 190450. 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 TR 17004350 and TR 18004450.

# **2. ARCHAEOLOGICAL DATA**

Very few archaeological data exist for Elham or its immediate environs, other than a scatter of find-spots of prehistoric date to the east of the town. As virtually no archaeological work has been undertaken in the area there is little in the way of archaeological records. The Sites and Monuments Record (SMR) for the area of study records the following evidence, which, where the location is certain, is also shown on Figure 3.

## **2.1 Prehistoric**

TR 14 SE 4 - Seven palaeolithic flint implements were picked up on the surface of a ploughed field to the south-west of Standardhill Farm at TR 188437, in *c.* 1952-53 (Tester 1953, 85-89).

TR 14 SE 5 - Three iron age coins (*staters*) dating from the early late iron age period have been found in Elham. The precise locations are uncertain and they have been attributed to OS square TR 1743 (Evans 1864, 52, 63-64).

TR 14 SE 6 - A neolithic polished flint axe was found during ploughing north of Wick Farm at TR 18384316, in *c.* 1959. The axe has since been presented to the Royal Museum Canterbury (OS card index).

TR 14 SE 10 - A bronze age bowl-barrow is believed to stand on the top of a ridge west of Standardhill Farm at TR 18494374. At the time of last inspection its diameter was 38m, and its height 1.5m; there was no sign of a surrounding ditch (OS card index).

TR 14 SE 20 - A neolithic flint-working site containing hundreds of flint flakes, scrapers, axes, spearheads, borers and large rough celts, and some flint pot-boilers was discovered in ploughed fields on both sides of the footpath from Elham Station to Acrise, south-west of Standardhill Farm, centred at TR 185433, in *c.* 1945. Some of the finds are in Folkestone Museum (Toke 1945, 80).

TR 14 SE 33 - Two palaeolithic flint implements, one an Acheulian hand-axe broken and re-sharpened in antiquity, and another possibly uncompleted hand-axe, were found on the surface of a field after ploughing on the south-west side of Standardhill Farm at TR 18584361, in 1961-62. The implements have since been presented to the Royal Museum Canterbury (OS card index).

TR 14 SE 35 - A mesolithic flint fabricator was found in Burnt House Field, south-west of Standardhill Farm after ploughing, at TR 18594325, in 1962. The implement has been presented to the Royal Museum Canterbury (OS card index).

TR 14 SE 52 - A ring-ditch of probable bronze age date, with possible internal features has been identified on an aerial photograph in a field immediately south of North Elham, at TR 18404451 (OS card index).

TR 14 SE 65 - A mesolithic site has been identified to the south-west of Standardhill Farm, at TR 184435 (Wymer 1977, 148).

TR 14 SE 66 - Another mesolithic site has been identified to the south-west of Standardhill Farm, at TR 185435 (Wymer 1977, 148).

## **2.2 Late iron age/Romano-British**

TR 14 SE 1 - A second century silver coin of Faustina (AD 141 +) and a large copper coin of Trajan (AD 98-117) were discovered beneath the floor of Elham church during restoration work in the 1870s (Scott-Robinson 1876, 46).

TR 14 SE 2 - A second century silver coin of Hadrian (AD 117-138) was dug up in the vicarage garden at Elham at TR 17704371, during the nineteenth century (Scott-Robinson 1876, 46).

TR 14 SE 27 - Two late iron age/Romano-British cremation burials were found side by side whilst digging a post-hole north of Wick Farm, at TR 186432, in 1966 (OS card index).

### 2.3 Saxon

TR 14 SE 74 - The site of a Saxon burial ground was discovered during road widening work near Mill Down and Wick Farm in 1760. The grid reference has been given tentatively as TR 183431 but this may not be correct (Collins 1992).

### 2.4 Post-medieval

TR 14 SE 68 - A French or Flemish jetton (trading token) was found in Elham High Street at TR 17684401, in c. 1951 (Higenbottam 1951, 151-152).

## 3. HISTORICAL RECORDS

### 3.1 Early charters

Elham, which formed part of a royal estate in the Saxon period, appears in two early charters relating to land grants. The first, dated 855, records a plot of land at *Ulaham* (Elham); the second, of c. 930, contains details of King Aethelstan's grant of land in *Uleham* to Lyminge church (Sawyer 1968, charter nos 316 and 1635).

### 3.2 Domesday Book

The Domesday Survey recorded that Bishop Odo of Bayeux held the manor of *Alham* (Elham) which consisted of arable, meadow and woodland. There were also 41 villagers, 8 smallholders, 8 slaves, a church and two watermills. The value of the settlement was £40, but it is recorded as paying £50.

### 3.3 Origin of Place Name

The place name of Elham first appears as *Ulaham* in the charter of 855 (see above). Wallenburg suggests its early meaning in Old English 'ael hamm' has connections with, and may derive from, the river Nailbourne (Old English *naegelsburnam*), where the first elements of the names are identical. Elham may mean 'Eel Meadow', that is 'water meadows where eels are trapped'. The place name can be traced to its present day form thus:

Old English <i>ael hamm</i>	855 <i>Ulaham</i>
c. 930 <i>Uleham</i>	c. 1100 <i>Aelham</i>
c. 1195 <i>Elhamme</i>	1275 <i>Ellham</i>

## 4. HISTORICAL DATA BY PERIOD

### 4.1 Pre-urban evidence

#### 4.1.1 The Saxon Period

Elham's status as part of a royal estate in the Saxon period suggests that by the Norman Conquest there may have been a settlement around the church and possibly a small unofficial market, taking advantage of Elham's potential for communications.

## **4.2 Urban evidence**

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

By the time of the Domesday Survey a sizeable settlement had developed at Elham, with a population of about 230 to 290 persons.

#### 4.2.1.1 Markets and fairs

There is no evidence for a Saxon market at Elham, but by the eighth century many such early settlements were trading centres, with an unofficial market held next to the church. Nevertheless, the first record of a market is as late as 1251, when Henry III granted to his son Prince Edward, then the lord of the manor, the right to hold a weekly Monday market. In 1279 Edward I granted an annual fair on the vigil, day and morrow of All Saints (31st October - 2nd November), known as the Martinmas fair. Three cattle markets (or fairs) for the buying and selling of livestock were also held annually on Palm, Easter and Whit Mondays and there was another annual fair on 9th October.

The market was held in The Square adjoining the north side of the church and may originally have been larger than it is today, perhaps extending as far west as the High Street and surrounding the church on the other three sides. If this were so, it would have left the church and churchyard on an island in the centre. A few later encroachments have slightly obscured this pattern but it can be gathered from the Ordnance Surveyor's field drawing of 1800 (Figure 6). From the middle of the thirteenth century the annual Horse Fair on Palm Monday was held in the wide southern part of the High Street, so The Square where the weekly market was held may have been too cramped to accommodate both. The Martinmas' fair is believed to have been held in a field at the north end of the town where Fairfield House now stands.

#### 4.2.1.2 The manor

Odo, Bishop of Bayeux acquired the manor of Elham after the Norman Conquest, but in 1085 William I confiscated all his possessions and granted Elham to William de Albuncio, Earl of Eu (Normandy). In 1257 Elham passed to Archbishop Boniface, and from then until 1387 it passed between various families and the Crown. In that year Richard II granted the estate to the dean and canons of Westminster, with whom it remained until 1539.

The surviving manor house dates from 1387 when the dean and canons of Westminster took possession. It may have supplanted an earlier 'palace' of the Earls of Eu, built *c.* 1086 to the south of the manor house and near the modern church hall, where some stone foundations have been found.

#### 4.2.1.3 The church

The parish church of Elham, dedicated to St Mary the Virgin, lies in the ecclesiastical jurisdiction of the diocese of Canterbury and is subordinate to the parish church of Folkestone. The date of its foundation is unknown, but it was probably established sometime during the Saxon period as the church is mentioned both in Domesday Book and in the Domesday Monachorum.

In 1267 the advowson of the church was awarded to the newly founded College of Walter de Merton at Morden in Surrey (later to become Merton College, Oxford). The college, as the lay rector of Elham church, was responsible for the upkeep of the chancel and between 1290

and 1293 the college spent £88.16s. 0d. on the church building and a small sum on installing an sundial.

The earliest remains in the present flint and ragstone church date from c. 1170–1200 when the nave, arcades, aisles and the north doorway were built. The chancel was extended during the thirteenth century and the tower and spire added during the late fourteenth century. Further improvements were made between 1463 and 1470 when the north chancel chapel and the porch were added, and the nave roof and clerestory were altered and rebuilt. By the mid-sixteenth century there was a peal of five bells in the tower.

#### 4.2.1.4 Industry and trade

##### *Agriculture*

The thirteenth and fourteenth century bailiffs' rolls of Merton College give an insight into the importance of agriculture and husbandry to Elham's economy by listing the types, quantities and prices of various commodities sold at Elham's markets and fairs. For example wheat, barley, oats and rye were all sold at Elham in great quantities, and realised a higher price than anywhere else in Kent. Husbandry is also attested by the number of horses, sheep, pigs and cattle which were bred, raised and sold. Horses would have been used for traction and transport, pig meat and beef for consumption, and sheep chiefly for their fleeces. Poultry, waterfowl, rabbits, eggs, butter and cheese were all sold in profusion. Leather from the animal hides was obviously important as Elham market became known as the Leather Market, and soap made by rendering down surplus animal fats was regularly sold.

##### *Mills*

Two watermills appear in the Domesday Survey, no doubt used to grind the grain for both the local community and the market.

##### *Iron working*

There was some iron smelting in or near the settlement during the medieval period. For instance, Spanish iron was sent for smelting at Boxley Grange at Elham in the thirteenth century.

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

#### 4.2.2.1 Markets and fairs

A survey of Kent in 1657 noted that the market at Elham was still held weekly on a Monday, and that the four annual fairs were still held on their original days. Sometime during or before the post-medieval period a market house had been built in The Square, and by the late seventeenth or early eighteenth century the market place had been encroached upon on the west. By the end of the eighteenth century the market was in decline, but continued to function spasmodically until about its closure in 1830 when the booths backing onto the churchyard were made into cottages. The fairs also seem to have ceased by the mid-nineteenth century.

#### 4.2.2.2 The manor

After the Reformation the lords of the manor resided in the present manor house, at the south corner of old Cullins Hill where it meets The Row. In 1556 Edward VI conveyed the manor of Elham to Sir Edward Wotton, one of his Privy Council. It was subsequently sold to Alexander Hammon of Acrise and after his death in 1613 it passed through several hands

until 1681 when Sir Thomas Williams purchased it. In 1727 was bequeathed to his son-in-law Thomas Symonds and remained in his family until sold to Sir Thomas Oxenden in 1819.

#### 4.2.2.3 The church

After the Reformation, Merton College rented the tithes to the vicar. By 1640 the church and its appurtenances were valued at £100 per annum, there were 600 communicants and the vicarage was valued at £20.

In the late seventeenth century the earlier peal of five bells was replaced by five purchased from St Mary the Virgin Church at Sandwich, whose tower had collapsed in 1667. A new peal of eight bells replaced them in 1763. The church was restored and refitted c. 1908-1911 by F C Eden for the Rev A C de Bourbell.

#### 4.2.2.4 The charity school

In 1723 the charity school for the education of six local poor boys was opened in a timber-framed building erected c. 1620 (now Eleven House) on the west side of The Square. The house was refaced in brick in 1725 and continued as a charity school until 1844 when the school merged with the National School, newly built in Pound Lane.

#### 4.2.2.5 Industry and trade

There is little record of the trades and industry of Elham during the post-medieval period. The economy of the town was still based on agriculture and, in common with other towns and villages before the Industrial Revolution, it was probably largely self-supporting. There are, however, some records of small-scale trades and light industries.

##### *Brick making*

The Elham Valley Company ran a small brick works during the mid to late nineteenth century, with brick kilns off Duck Street to the east of the town. The bricks were used to build or reface local houses and for bridges along the Ashford to Canterbury railway line, built in 1885.

##### *Iron working*

Iron-working is attested by smelting-pots and iron ore discovered on Exted Farm, about 1km north-west of the town, and by the statement that 'Lady Shovel, widow of Sir Cloudesley, owned an iron mill for slitting and flatting iron to make hoops' (Hewitt 1932, 376).

##### *Mills*

During the eighteenth century a post-mill stood on Elham Down about 400m north of the church. It blew down during a storm in the 1870s. A windmill on Cullen's Hill, about 200m north-west of the church, built in or before the first half of the eighteenth century was probably the mill shown on Andrews, Dury and Herbert's map of 1769 (see Figure 4). After being burnt down c. 1830 it was replaced on the same spot by a smock-mill. It was demolished in 1925.

##### *Inns*

There were at least five inns in Elham during the post-medieval period. The Rose and Crown, a coaching inn on the west side of the southern end of the High Street was built c. 1514 and is known to have been licensed as an ale-house in 1540. To the rear and north side of the inn, stable blocks and buildings including a brew-house were set around a large yard.

The fortnightly magistrates court was held on the first floor of the inn. The King's Arms, formerly called The Cock Inn because of its proximity to a cock-fighting pit, has been an inn for over 400 years, and there are early references alluding to it as the 'church ale house'. The Abbot's Fireside Hotel, on the east side of the southern end of the High Street opposite The Rose and Crown, was an inn called The Smithies Arms in 1614. It retained that name until the early nineteenth century when it was converted into three cottages, but in 1938 it was restored and re-opened, its new name deriving from decorations around its old fireplace. During the eighteenth century the present private house Cuttie's Wynde on the east side of The Square was The Crown Inn, and The New Inn was built on the east side of the High Street in the early-nineteenth century.

#### 4.2.2.6 The railway

A railway line through the Elham Valley was first sanctioned in 1866, but none was built until 1887 when the South Eastern Railway Company (SER) ran a double-track line from Cheriton Junction on the Ashford to Dover line up the valley to Barham. In 1889 it was extended from Barham to Harbledown near Canterbury, to connect with SER's Ashford to Ramsgate line. For the next 30 years the railway opened up new markets for local produce but when buses began to serve the valley in 1919 it became less popular and by 1931 was reduced to a single track line and services were limited. The line was closed in 1947.

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

Elham today is still relatively small, more a village than a town, not having experienced the growth of some other small markets towns such as Ashford, Tonbridge and Sevenoaks. Its centre still remains a largely unspoilt, typical Kentish village, with seventeenth century and earlier buildings near the church and in High Street.

The core of the town around The Square, High Street, The Row and Cullen's Hill, has changed relatively little since the late eighteenth century. During the first 50 years of the twentieth century there was some ribbon development to the north and south of the town, a few gaps around the fringes were infilled and some buildings in the town centre were replaced. Whilst there has been a certain amount urban growth during the twentieth century, it has not swamped the village nor destroyed its character. Part of the population commutes locally to Ashford, Canterbury, Folkestone etc., but the rural area surrounding Elham remains for the most part agricultural. The lack of any real major development can be seen by comparing the maps on Figures 4-6 with the modern OS map.

#### **4.2.4 Population**

The figure of 57 villagers, smallholders and slaves on the manor of Elham given in Domesday Book probably represents a total population of between 230 and 290. In 1640 there were 600 communicants which, allowing for children less than 14 years, suggests about 800 inhabitants. The census of 1801 records 841, a very small increase since 1640, a time when most towns had experienced rapid growth. The population grew gradually between 1811 and 1871 when it reached a peak of 1,258. The subsequent decline and stagnation (1,242 inhabitants in 1921) is shown by the census returns 1801-1921. In 1968 the population had risen to 1,300, and in the 1991 census the population figure for the whole parish was 1,436.

## **5. URBAN CHARACTERISTICS**

The following summary of Elham's urban characteristics has been divided into those of the medieval and post-medieval periods (ie. pre- and post-dating c. 1540). For the post-medieval

period the focus has been on the principal 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 medieval urban features (Figures 8 and 9)**

The settlement at Elham appears to have developed sometime during the late Saxon period, perhaps just before the Norman Conquest, on land forming part of a Saxon royal estate. The site was alongside a small river and on the line of an east - west trackway (PC10). This location provided the focus for early, perhaps pre-1100, settlement around the church and churchyard (PC1). A large market place (PC2) probably originally surrounding the churchyard, the High Street and site of the annual horse fair (PC3), a manor house (PC6), groups of tenement plots (PC4, 5, 7, 8) and a medieval building plot (PC9) subsequently grew up. The medieval fairs were held in Fair Field the north of the settlement.

The early plan of Elham seems relatively simple, comprising the principal elements of the early trackway, the manor house, the church, the market, and tenement and building plots, with further expansion of the settlement entailing the development of the High Street and The Row. The chronology of the development is, however, less clear.

#### **PC1. The Church and Churchyard.**

- a) (MUF1) The parish church of St Mary the Virgin and its surrounding churchyard.

#### **PC2. Probable extent of the medieval Market Place, incorporating The Square.**

- a) (MUF2) The medieval market place, surrounding the church.
- b) (MUF9) Site of probable town gaol (Williams 1959, 49).
- c) (MUF10) Church Cottage, formerly known as Priest's House, possibly an early vicarage; early sixteenth century or earlier (DoE 1988, 62; Parkin 1968, 39).

#### **PC3. The site of the Horse Fair and the High Street**

- a) (MUF3) The medieval horse fair was held from 1251 onwards in the wide southern half of the High Street (Parkin 1968, 9).

#### **PC4. Group of tenement plots fronting the north side of The Square and the east side of the High Street.**

- a) (MUF5) The Rose and Crown Inn. A fifteenth or early sixteenth century coaching inn (DoE 1988, 24; Pearson *et al.* 1994, 59, fig. 80).

- b) (MUF6) King Post. A fifteenth century timber-framed house, formerly 2-bay open hall and upper end of Wealden house, with a medieval corbel in the cellar (DoE 1988, 47; Pearson *et al.* 1994, 59).
- c) (MUF7) The King's Arms Inn. Built in the late sixteenth century. Formerly known as the Cock Inn. Earlier references suggest that a Church Ale House existed on the site (DoE 1988, 54; Parkin 1968, 33; Williams 1959, 47).

**PC5.** Group of tenement plots fronting the west side of the High Street and east side of The Row.

**PC6.** The Manor House and associated land.

- a) (MUF4) Supposed site of the early manor house/palace built *c.* 1086, replaced by the present manor house *c.* 1387 (Parkin 1968, 9).

**PC7.** Group of tenement plots fronting the west side of The Row.

- a) (MUF8) Well Cottage and Updown Cottage. Built in the early to mid-sixteenth century, originally forming one house (DoE 1988, 44).

**PC8.** Group of tenement plots north of Duck Street.

**PC9.** Medieval building plots south of Duck Street.

**PC10** Line of the road to Dover.

Not located in a plan component.

(MUF11) Site of the medieval annual fairs, other than the horse fair (Parkin 1968, 9; Williams 1959, 45).

(MUF.12) Believed to have been the site of the pannage area for hogs, mentioned in Domesday Book (Parkin 1968,7).

## **5.2 Post-medieval plan components and urban features (Figure 10)**

During the seventeenth to nineteenth centuries, the essential plan form of Elham as indicated on Figure 8 was retained, hence no post-medieval plan components map has been produced. Nevertheless, a number of new buildings were constructed along the line of the High Street, Market Square, and The Row, replacing earlier structures and filling some gaps. The market place and churchyard were both encroached upon and the market became confined to The Square. Twentieth century housing development has taken place to the south-east of the church and north-west of the High Street.

**PC1.** Church and Churchyard.

- a) (PMUF1) The parish church of St Mary the Virgin and its surrounding churchyard.

**PC2.** The Square, site of the medieval and post-medieval Market, with encroachments.

- a) (PMUF2) The medieval and post-medieval market place, diminished in size through encroachments in the late seventeenth or early eighteenth century.
- b) (PMUF14) Site of the town gaol, stocks and pound. The gaol was demolished in 1844 (Williams 1959, 49).
- b) (PMUF15) Site of St Katherine's Cottage. An eighteenth century brick house described as the vicarage in the late eighteenth century, probably superseding Church Cottage (Parkin 1968, 39; Hasted 1799, 96).
- c) (PMUF13) Elven House. Formerly the school. Built in 1725, possibly with an earlier core, with a mid- to late eighteenth century facade. The house was left to the Parish in the will of Sir John Williams, dated 1723, to provide for the education of six local poor boys, with land to provide an income. The building was formerly known as The Old School House (DoE 1988, 61).

**PC3.** Site of the Horse Fair and the High Street.

- a) (PMUF3) Site of the medieval and post-medieval horse fair held in the wide area of the High Street.

**PC4.** Group of tenement plots fronting the north side of The Square and the east side of the High Street.

- a) (PMUF6) The New Inn. Probably built in the early to mid-nineteenth century, with late nineteenth and twentieth century additions (DoE 1988, 25)
- b) (PMUF7) Cuttie's Wynde, formerly The Crown Inn. It has an eighteenth century facade on a possibly earlier building (DoE 1988, 52).
- c) (PMUF8) Eleven House, formerly the charity school. A timber-framed building constructed *c.* 1620 as a house, refaced in brick and converted into a school in 1725 (Parkin 1968, 34; DoE 1988, 61).

**PC5.** Group of tenement plots fronting the west side of the High Street and the east side of The Row.

- a) (PMUF9) The Abbot's Fireside. Originally an inn, then cottages, now a hotel and restaurant. Dating from the early seventeenth century with mid- to late eighteenth century additions (DoE 1988, 27).
- b) (PMUF10) House, formerly house and shop. Possibly of seventeenth century date, with late eighteenth or early nineteenth century facade (DoE 1988, 28).
- c) (PMUF11) Parish workhouse and the master's house, now house pair. Late eighteenth century. The building to the rear is thought to have been the workhouse's hospital (DoE 1988, 28).

- d) (PMUF12) House and shop. Probably seventeenth century or earlier, with late eighteenth or early nineteenth century facade and addition (DoE 1988, 29).

**PC6.** The Manor House and associated land.

- a) (PMUF4) Manor House Cottage. Built in the seventeenth century, probably replacing the right-hand section of the former manor house (DoE 1988, 41).
- b) (PMUF5) Monks Cottage. Shop and house built in the seventeenth or early eighteenth century, with late nineteenth century additions (DoE 1988, 21).

**PC7.** Group of tenement plots fronting the west side of The Row.

**PC8.** Group of tenement plots north of Duck Street.

**PC9.** Building plot south of Duck Street.

**PC10.** Line of the road to Dover.

Not located in a plan component.

(PMUF16) Old Water Farm House, formerly farmhouse now house pair. Late sixteenth or early seventeenth century, with nineteenth century additions (DoE 1988, 22).

(PMUF17) Site of medieval and post-medieval annual fairs other than the horse fair (Parkin 1968, 9; Williams 1959, 45).

(PMUF18) The Old Vicarage. A seventeenth century farmhouse, with eighteenth century additions, altered in the early twentieth century. Used as a vicarage from 1844 to 1967 (DoE 1988, 63; Parkin 1968, 38).

(MUF 19). Site of the parish well (Williams 1959, 49).

(PMUF20) The Methodist Wesleyan chapel, built in 1839 (Parkin 1968, 20).

## **6 THE POTENTIAL OF ELHAM**

### **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 Elham'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**

### ***6.3.1 The origins of Elham***

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Elham
- 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 extent of any Saxon settlement
- The origins and location of estate centre
- The origins, location and development of the church
- The origins, location and development of the market and fairs
- The origins, location and development of the manor of Elham

### ***6.3.2 Elham in the medieval period***

The following need to be investigated

- The location and development of the markets, particularly the livestock and leather markets
- The development of the church and churchyard
- The form and character of individual properties
- The economic basis of the town and its industries
- The development of the ecclesiastical manor and its relationship to the royal estate
- The pattern of settlement and the relationship of individual plots to the settlement framework

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

The following need to be investigated

- The location and development of the market
- The development of the church and churchyard
- The development of the 'secular' manor
- The pattern of settlement and the relationship of individual plots to the settlement framework
- The nature, extent and chronology of occupation with the urban core
- The form and character of individual properties
- The economic basis of the town and its industries

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

- The evidence of artefactual remains in interpreting Elham'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 Elham 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 Elham in the hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical documentation.

## 7 REFERENCES

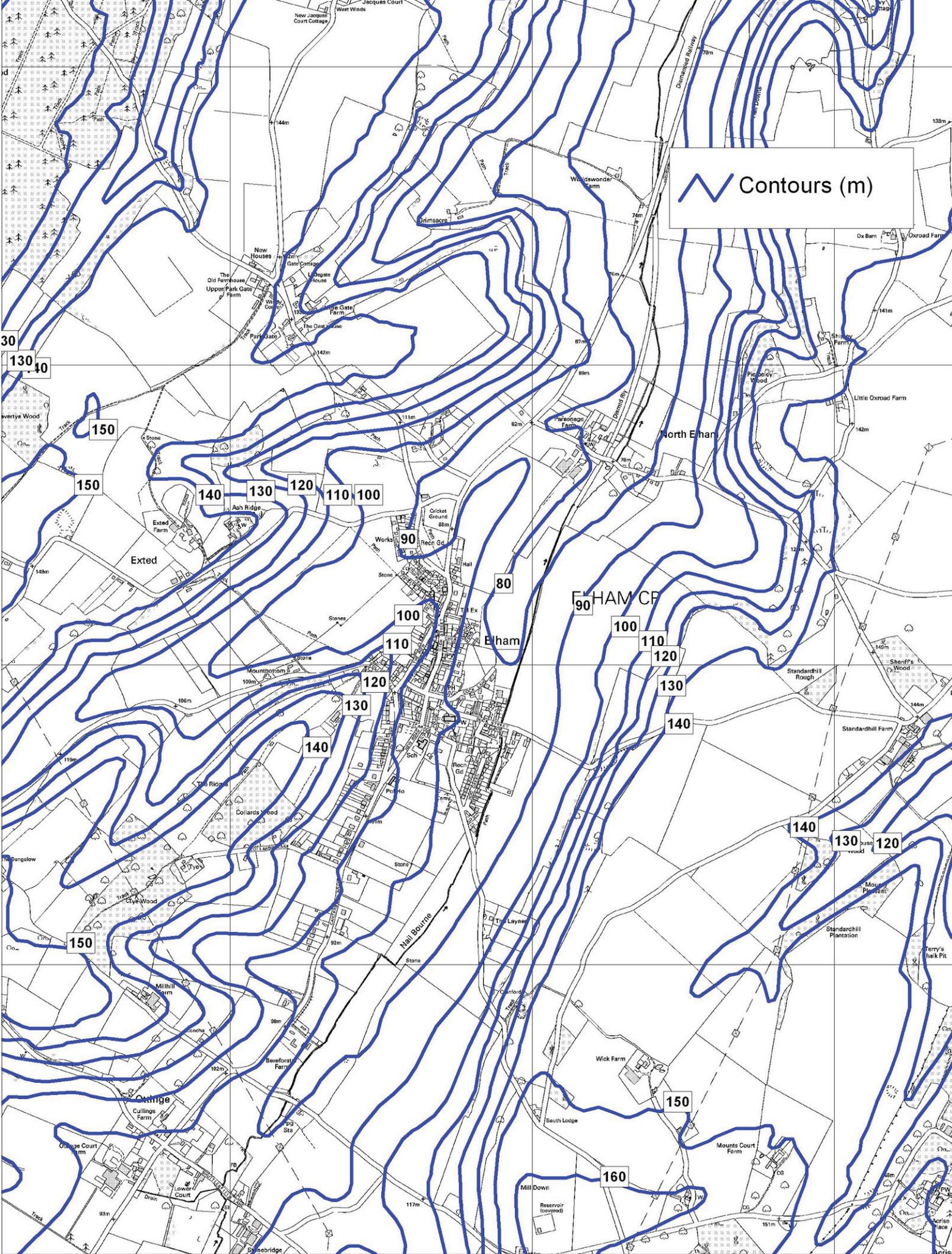
### 7.1 Main works consulted

Coles-Finch, W.	1933	<i>Watermills and Windmills.</i>
Glover, J.	1982	<i>The Place Names of Kent.</i>
Hasted, E.	1799	<i>The History and Topographical Survey of the County of Kent VIII</i>
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Margary, I.	1973	<i>Roman Roads in Britain.</i>
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Newman, J.	1969	<i>The Buildings of England, North East and East Kent.</i>
Scott-Robinson, W. A.	1876	St Mary's church, Elham, <i>Archaeol. Cantiana X</i> , 46-69.
VCH III	1932	<i>Victoria History of the County of Kent.</i>
Wallenburg, J K	1931	<i>Kentish Place-Names.</i>
Ward, G.	1933	The lists of Saxon churches in Domesday Monochorum and the White Book of St Augustine, <i>Archaeol. Cantiana XLV</i> , 60-89.

### 7.2 References for SMR and urban features

Collins, A. E.	1992	Archaeological Evaluation of Hythe Haven.
DoE	1988	<i>List of Buildings of Special Architectural or Historic Interest: District of Shepway, Kent - Elham Parish.</i>
Evans, J.	1864	<i>Coins of the Ancient Britons.</i>
Hasted, E.	1799	<i>The History and Topographical Survey of the County of Kent VIII.</i>

Higenbottam, F	1951	<i>Archaeol. Cantiana</i> LXIII, 151-152.
OS		Ordnance Survey maps
Parkin, E. W.	1968	<i>Elham: A Village Study</i> . Committee for the Preservation of Rural Kent.
Pearson, S., Barnswell, P. S. and Adams, A. T.	1994	<i>A Gazetteer of Medieval Houses in Kent</i> . HMSO.
Scott-Robinson, W. A.	1876	St Mary's church, Elham, <i>Archaeol. Cantiana</i> X, 46-69.
Tester, P. J.	1953	<i>Archaeol. Cantiana</i> LXV, 85-89.
Toke, N. E.	1945	<i>Archaeol. Cantiana</i> LVIII, 80.
Williams, R. H. I.	1959	<i>A Short History of Elham and its Parish Church</i> . Kent Messenger Ltd.
Wymer, J. J.	1977	<i>A Gazetteer of Mesolithic Sites in England and Wales</i> . CBA Res. Rep. 20.



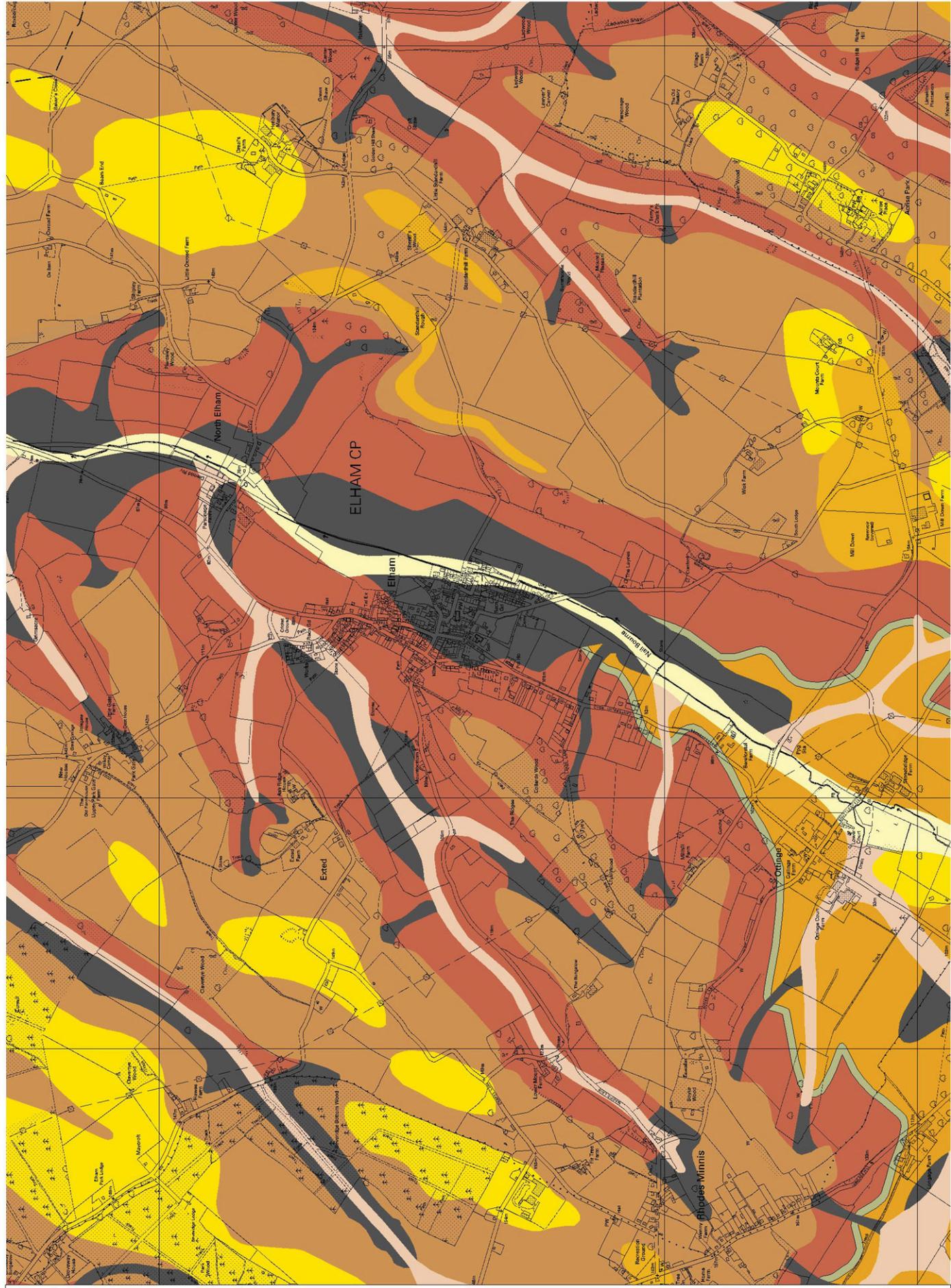
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Figure 1. Map of Elham showing contours



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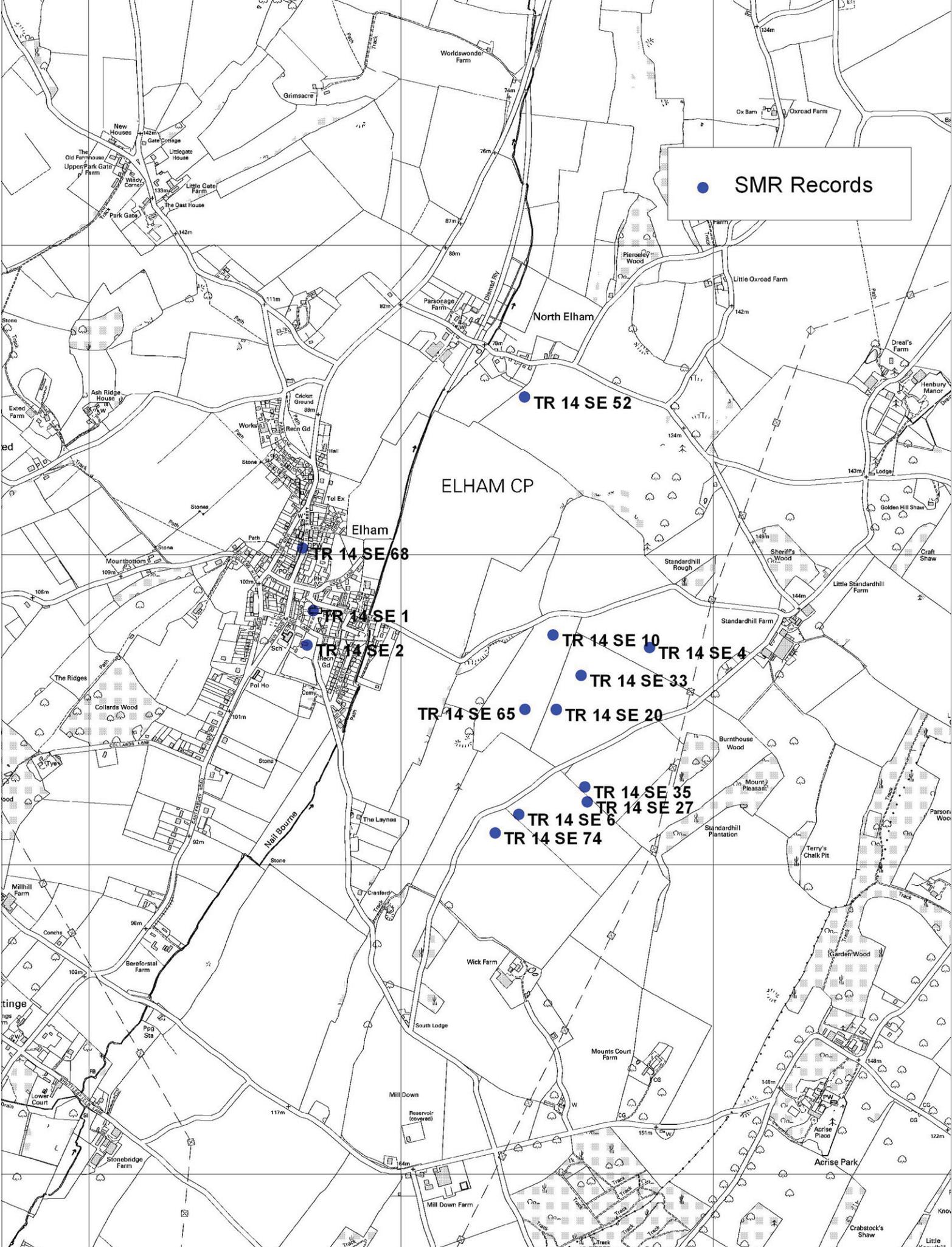
**Legend**

<b>Drift Geology</b>	<b>Solid Geology</b>
Landfill	Cyrene Iron Weald Clay
No Dirt	Ardingly Sandstone
No Dirt or Solid	Adishaw Beds
Brown Sand	Aberfeldy Clay
Marine Beach / Tidal Flats	Baptist Beds
Stem Gravel Beach Deposits	Blackheath beds
Marine (E Blaines) Alluvium	Blackheath Beds
Clay (Sand, Silt & Gravel)	Clay & Limestone Weald Clay
Calcareous Tufa	Clay in Tun Wells Sand
Alumina	Cockfield Stone
Dry Valley & Nubbourn Deposits	Folkestone Beds
Peat	Gault
Unfinished Flood Plain (Gravel)	Greenstedt Clay
1st Terrace River Gravel	Hastings beds
2nd Terrace River Gravel	Holbe Beds
3rd Terrace River Gravel	Ironstone Weald Clay
4th Terrace River Gravel	Large Full Linn Weald clay
5th Terrace River Gravel	Leman Beds
1st/2nd Terrace River Gravel	London Clay
2nd/3rd Terrace River Gravel	Lower Chalk (Oauonicus m.s.l)
4th/5th Terrace River Gravel	Lower Greenstedt Clay
Tallow Gravel	Lower Tun Wells Sand
Royal Hill Gravel	Melbourn rock
Head	Middle Chalk
Head Breadwash	No dirt or solid
Head Breadwash (Older)	Sand in Weald Clay
Head Gravel	Sand in head clay
Pileoso Gravel	Singles beds
Clay-with-Fints	Small full linn Weald clay
Sand in Clay-with-Fints	Thicket Bede Brimble beds
Disturbed Blackheath Beds	Tunbridge Wells Sand
	Upper Chalk
	Upper Greensand
	Upper Greenstedt Clay
	Upper Tun Wells Sand
	Weald Clay
	Woodhead Clay
	Woodhead beds

Scale 1:15000 Figure 2 Map of Elham showing geology

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1:15418

Figure 3. Map of Elham showing archaeological remains

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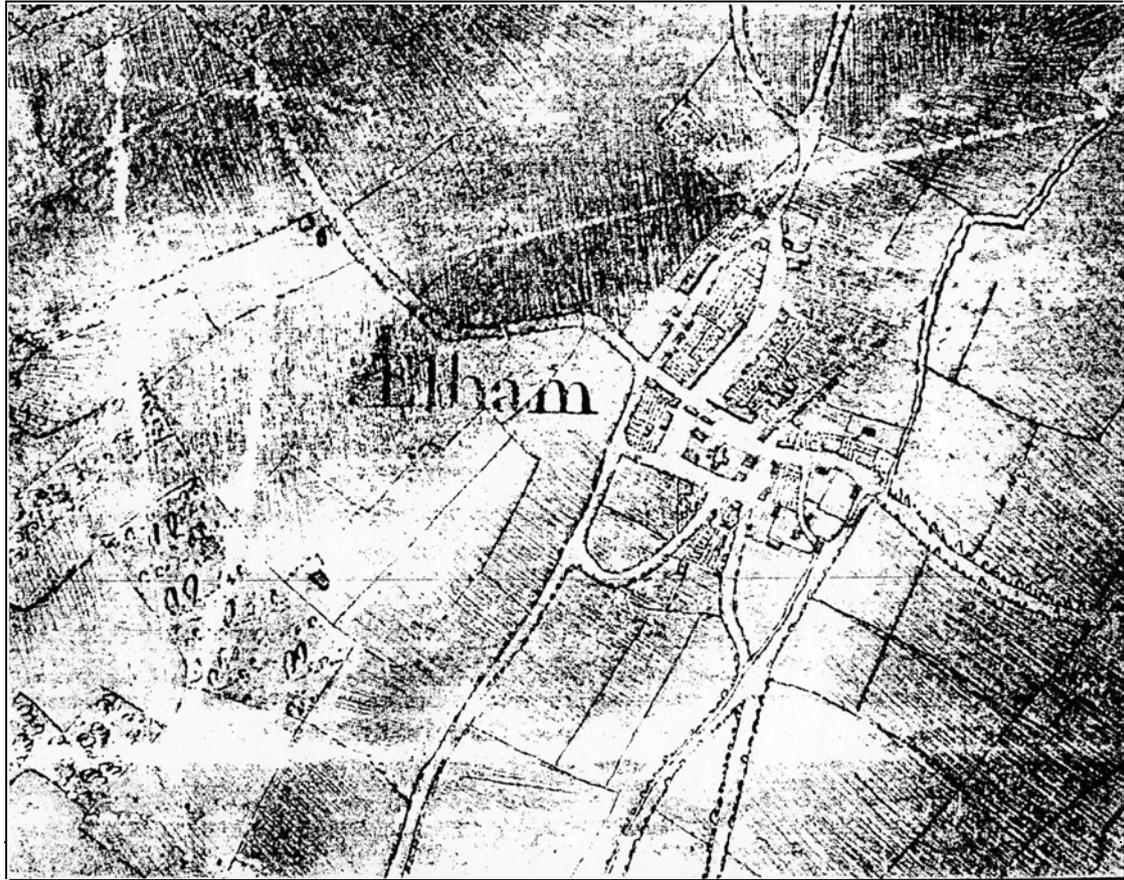
Figure 4. Andrews, Dury and Herbert's map of Elham,  
1769





Figure 5. Hasted's map of Elham, c.1799



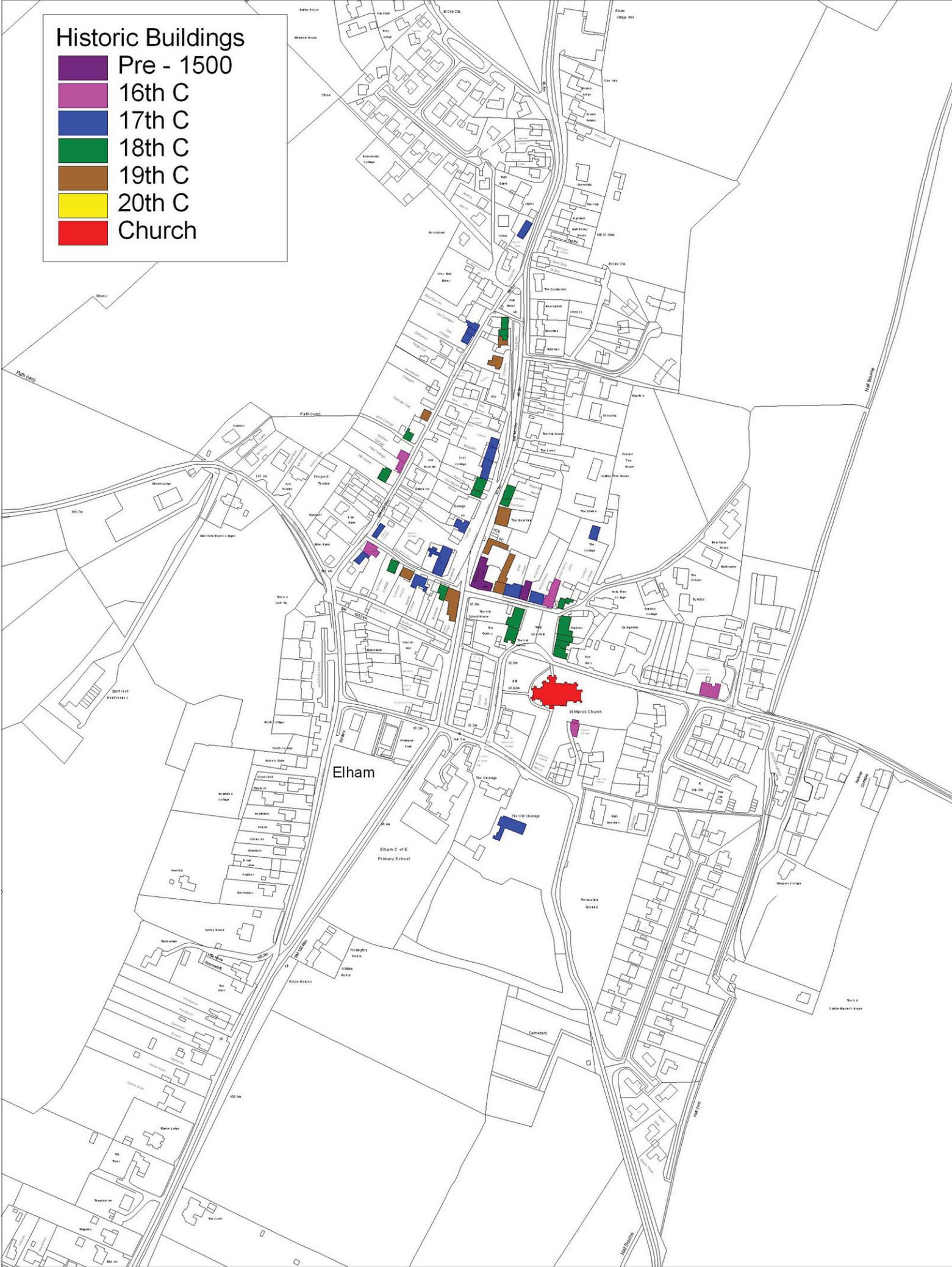


**Figure 6. Ordnance Surveyor's field drawing for 1<sup>st</sup> Edition OS, c.1800**



# Historic Buildings

- Pre - 1500
- 16th C
- 17th C
- 18th C
- 19th C
- 20th C
- Church



1:3854

Figure 7. Map of Elham showing historic buildings

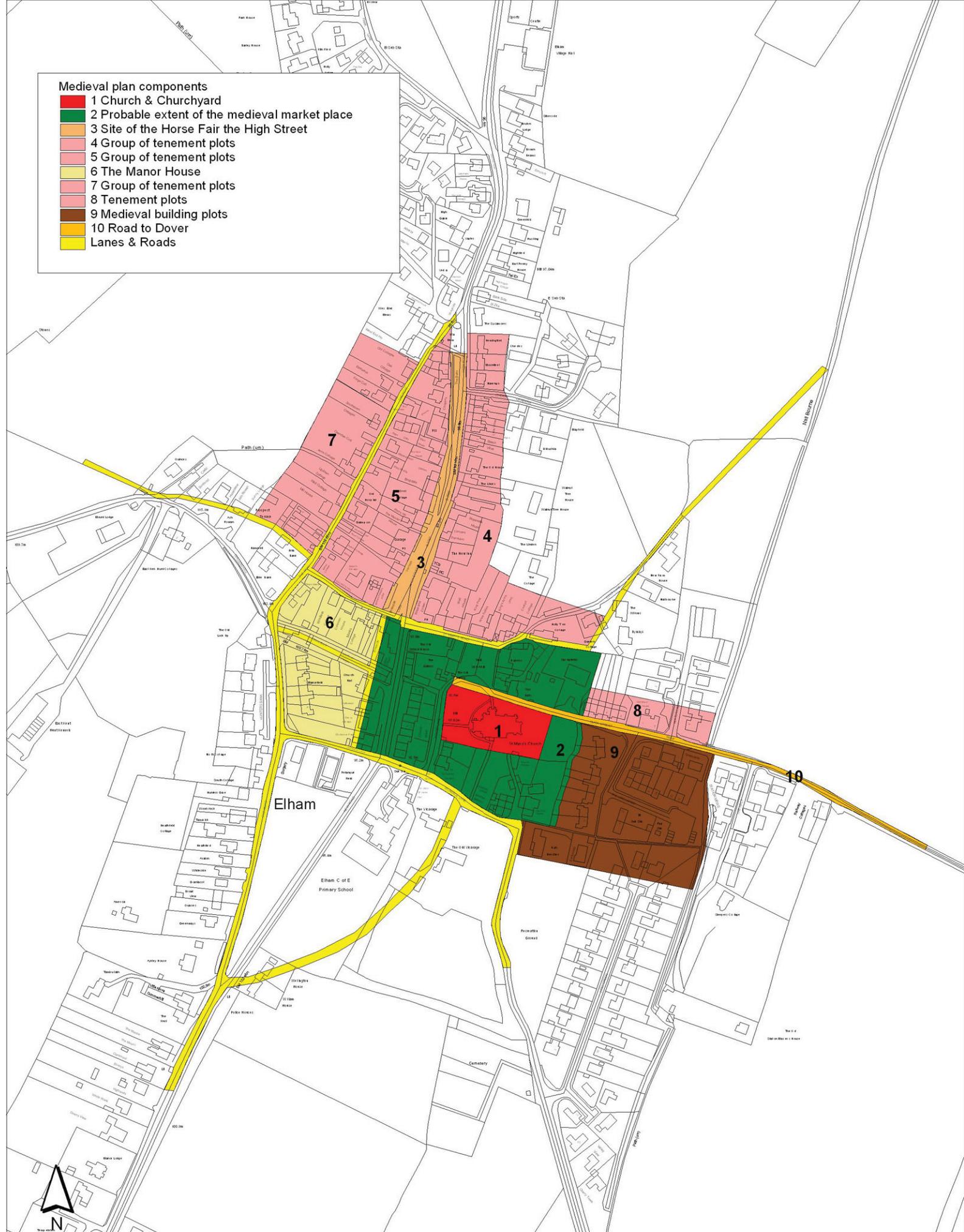


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Medieval plan components

- 1 Church & Churchyard
- 2 Probable extent of the medieval market place
- 3 Site of the Horse Fair the High Street
- 4 Group of tenement plots
- 5 Group of tenement plots
- 6 The Manor House
- 7 Group of tenement plots
- 8 Tenement plots
- 9 Medieval building plots
- 10 Road to Dover
- Lanes & Roads



1:3843

Figure 8 Map of Elham showing medieval plan components



● Medieval urban features

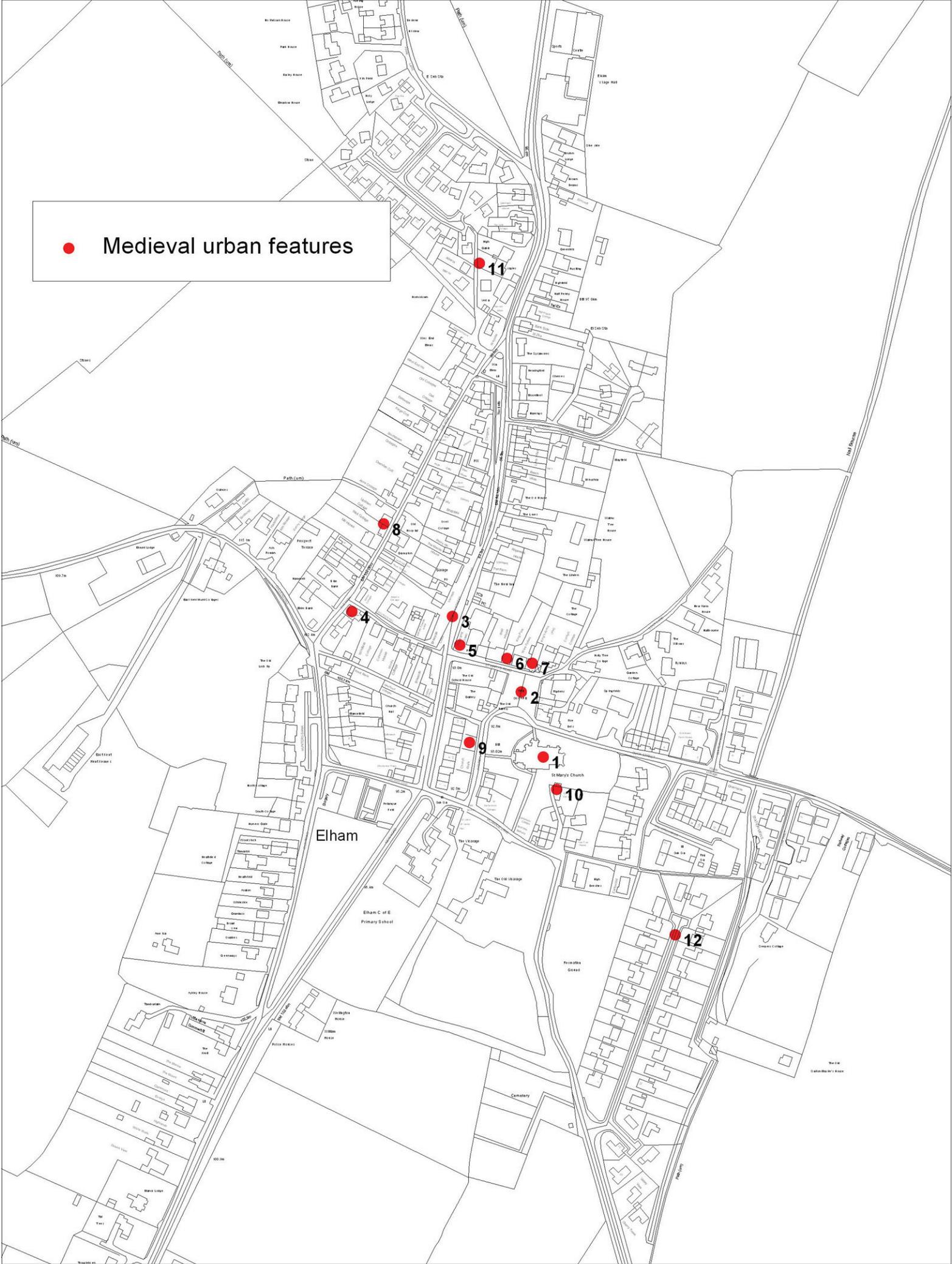


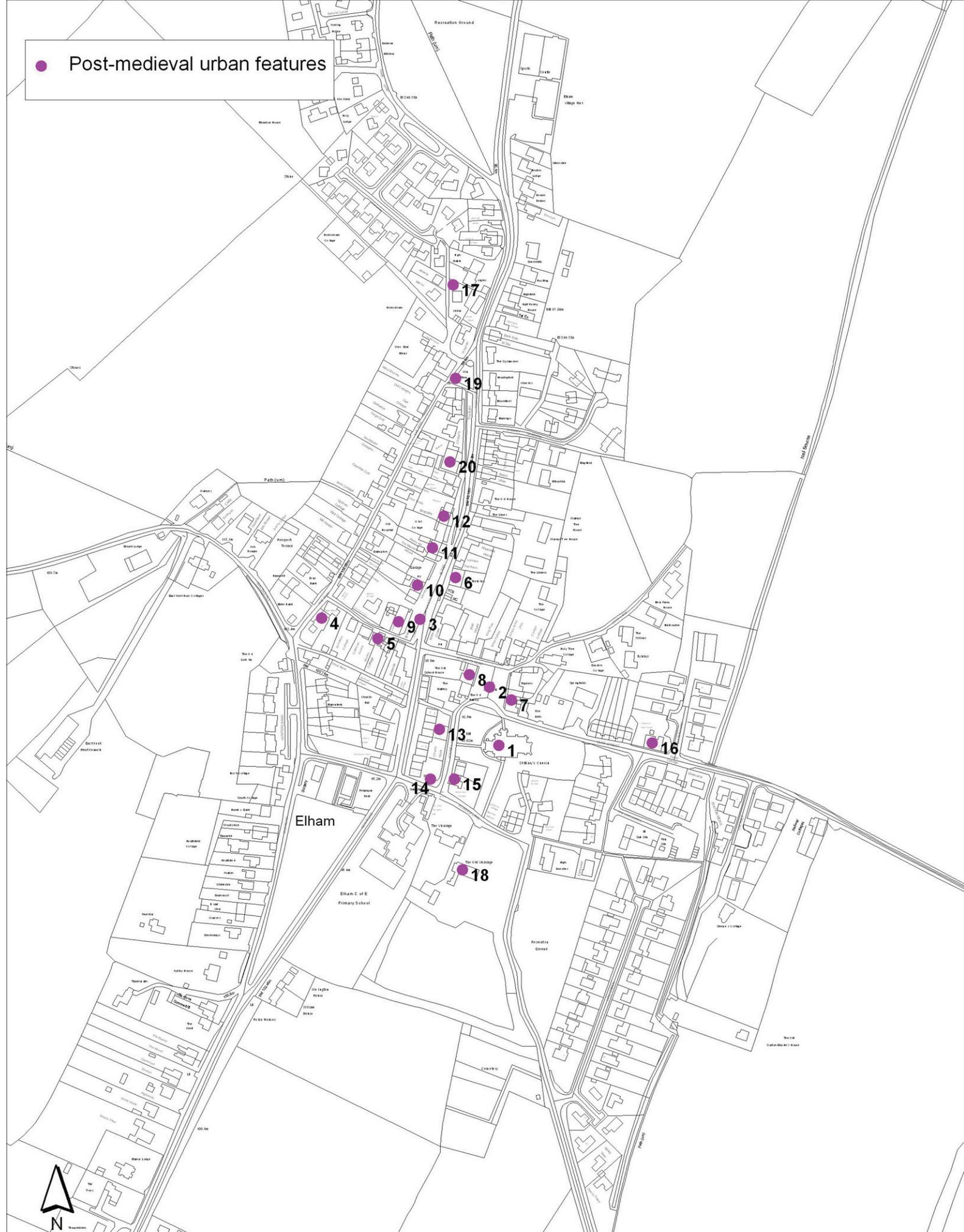
Figure 9. Map of Elham showing medieval urban features

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● Post-medieval urban features



1:4020

Figure 10. Map of Elham 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):

---

<sup>1</sup> 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 Elham here Figure 11) 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  
Smarden  
Tenterden  
Tonbridge  
Tunbridge Wells  
West Malling  
Westerham  
Whitstable  
Wingham

Wrotham  
Wye  
Yalding

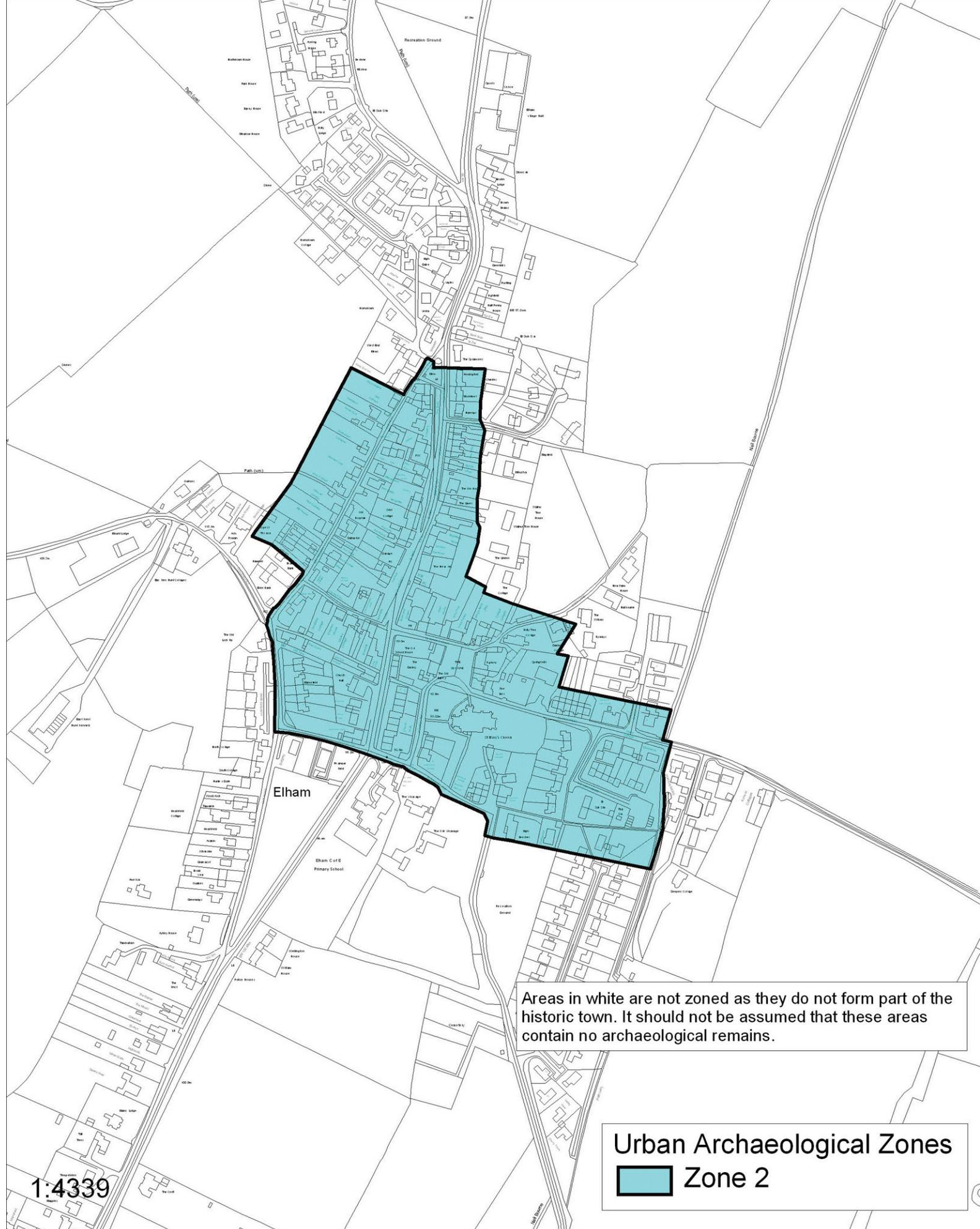


Figure 11. Map of Elham showing Urban Archaeological Zones

