Kent Historic Towns Survey

FORDWICH

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

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ARCHAEOLOGICAL ASSESSMENT
DOCUMENT

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1 INTRODUCTION

1.1 Background

Fordwich is a small commercial and market town based on a settlement of middle Saxon origin, situated in the Canterbury district of Kent. The town is located on the south bank of the river Great Stour, close to the southern limit of the broad alluvial flats that define the flood plain of the Stour valley and close to the line of the Roman road from Canterbury to the Isle of Thanet and Reculver. It is 4 km north-east of Canterbury, 8km south of Herne Bay and 15 km west of Sandwich.

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 provided 32 entries: 8 of standing buildings, 10 of prehistoric, 8 of late iron age/Romano-British, 4 of medieval and 2 of uncertain date. Fordwich is fairly typical of many small towns in England in that there has, as yet, been no significant archaeological research within the settlement and a very limited amount within the wider 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 fifteenth to eighteenth centuries, although there are structures of both earlier and later date. The town is seen as historically significant because of its built environment and its reasonably well documented history, rather than because of well-known archaeological deposits.

1.2 Situation

Fordwich is situated at NGR TR 180598. It stands on the south bank of the Great Stour river at the most inland point of its navigability and where the land rises to *c.* 10m O.D. (Figure 1). The northern half of the settlement is sited on a bed of alluvium laid down by the river, whilst the southern half lies on a bed of head brickearth, with outcrops of river gravels and alluvium to the west (Figure 2).

1.3 Study area

The general area selected for study lies between TR 16555800 and TR 19506100. 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 17505950 and TR 18306000.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Fordwich or its immediate environs, other than a scatter of find-spots largely to the north of the town, and several small archaeological investigations. As very little in the way of modern archaeological work has been carried out in the area, there are very few archaeological records. The Sites and Monuments Record (SMR) for the area of study records the following evidence, which is also shown on Figure 3.

2.1 Prehistoric

TR15 NE 24 - Chellian and Acheulian-type implements have been found in a gravel pit west of Moat Cottages, at *c.* TR 18185884. The gravel pit has been filled in and is now farmland (Ashmore 1980, 83-117).

TR 15 NE 29 - Three late bronze age bucket urns were found in a gravel pit in 1925, at *c*. TR 19095823 (OS record card).

TR 15 NE 148 - A mesolithic tranchet flint axe or adze was discovered at The Callow, Fordwich at *c*. TR 180595 (Wymer 1977, 150).

TR 16 SE 3 - A late bronze age hoard, dated *c*. 900 BC, consisting of 17 pieces contained in a pottery vessel, was found in 1942 among tree roots in the topsoil of a sand pit *c*. 300m north of Broadoak railway crossing. It includes leaf-shaped spearheads, looped palstaves, looped and winged axes, looped and socketed axes, etc., now held by Canterbury Museum. The sand pit, centred at TR 166603, is disused and completely overgrown (Jessup 1943, 55-6).

TR 16 SE 5 - Two potsherds of a bronze age beaker were found in Ashenden's gravel pit centred on TR 18256095, in *c*. 1932. Further finds have been reported from the long disused pit (Jessup 1933, 175-7).

TR 16 SE 9 - Palaeolithic tools of Chellian, Acheulian and Mousterian types have been found near five gravel pits, centred on TR 181609. The pits are now built on (Dewey and Smith 1925, 117-136).

TR 16 SE 14 - A middle bronze age spearhead and a broken bronze chisel were found in 1945 and 1949 respectively, whilst dredging during gravel-working operations at the Romano-British occupation site east of Sturry railway station, at TR 18456038; see TR 16 SE 7 above (Jenkins 1949, 146).

TR 16 SE 18 - A bronze age burial group, dated *c*. 900 BC, consisting of an incense cup and a small urn, was found in 1932 in Brett Pit, De Grove Wood. In 1937, late bronze age/early iron age potsherds were found in the same pit, centred at TR 17436065 (OS record card).

TR 16 SE 23 - A few potsherds dating from the late bronze age to late iron age, were found in a gravel pit between at *c*. TR 178608 (OS record card).

TR 16 SE 53 - A mesolithic tranchet axe core, blades, flakes and a scraper have been found at TR 179608 (Wymer 1977, 158).

2.2 Late iron age/Romano-British
TR 15 NE 23 - A V-shaped ditch, centred at TR18705922 *c*. 1m deep and 2m wide, was traced for *c*. 40m in Robert Brett's gravel pit at Trenley Park Woods. Both the bottom and top filling of the ditch contained late iron age potsherds dated AD 20-45, burnt daub and calcined flints. The ditch may be the remains of a settlement which was destroyed by fire just before the Claudian invasion (Jenkins 1958, 1975).

TR 15 NE 36 - A Romano-British pottery kiln was discovered during the building of Parkside County Primary School, centred on TR 167589, by F. Jenkins (OS record card).

TR 15 NE 373 - A Romano-British cultivated horizon cut by a pit containing first century AD pottery and a medieval pit containing thirteenth century domestic rubbish, were discovered during archaeological evaluation work in 1991-92, at Fordwich Farm TR 180597. The

discovery suggests that there had been domestic occupation nearby, contemporary with the agricultural use of the land during the early Romano-British period (Houliston 1993, 34-35).

TR 16 SE 4 - A late iron age pedestal urn was found in 1927 with several bases and part of a bowl during gravel digging to the north-east of Sturry vicarage at TR 17886081. When the site was investigated in 1932 it was found to consist of a circular ditch from which most of the potsherds came. Many pieces of Romano-British tile were found on top of the ditch filling and there may also have been Romano-British cremations (Whimster 1981, 386).

TR 16 SE 7 - An excavation *c.* 700m west of Sturry railway station in 1948, before the site's destruction by gravel digging, uncovered a Romano-British occupation site dated to the second and third centuries and possibly the beginning of the fourth century AD. Oak piles dated by dendrochronology to the third century AD suggested a quay on the north bank of the old course of the river Great Stour. A small third century pottery kiln was also found (Jenkins 1949, 145-146).

TR 16 SE 8 - Four Romano-British sites, including cremation cemeteries, were located in 1881 at TR 18576094, TR 18626119, TR 18846143 and TR 18666101. A burial in a lead-lined coffin had been found in the grounds of Whatmer Hall in 1755 (VCH III, 174).

TR 16 SE 19 - A late iron age gold *stater* coin was found at TR 17686068 (Maidstone Museum record).

TR 16 SE 24 - A late iron age pedestal urn containing cremated human bones and a small late iron age burial urn of reddish ware were found in 1925 and 1930 at Whatmer Hall. They may have come from a disused gravel pit *c.* 80m to the west, at TR 18166080 (OS record card).

2.3 Medieval
TR 15 NE 89 - Remains of a small medieval building of uncertain purpose, was noted in 1874 on Scotland Hills, at TR 176583 (Brent 1874, 153).

TR 15 NE 90 - A small medieval copper-alloy mount, probably a horse trapping of fourteenth century date, was found *c.* 1939-1945 during road works at *c.* TR 176581 (Grove 1957, 223-4).

TR 15 NE 145 - Trenley Park at TR 193594, is the site of the oldest documented deer park in England. The park is first mentioned in a Charter dating from *c.* 1071-82, and is one of only two parks mentioned in Domesday Book. Parts of the medieval enclosure bank and ditch still survive (Tatton-Brown 1983, 115-119).

TR 16 SE 26 - The School House, Milner Lane, Sturry, at TR 17606020, originally one of the great barns of the grange of St Augustine's abbey, Canterbury, is a long timber-framed building, the ground floor of which was rebuilt in red brick in the sixteenth century (DoE 1980, 206).

2.4 Undated
TR 15 NE 151 - Two small ring-ditches (one now destroyed), with short linear features nearby have been identified on aerial photographs at TR 16905970 and TR 17055970 (OS record card).

TR 15 NE 152 - Linear features and a ring-ditch of uncertain date have been discovered by aerial photography at Fordwich, at TR 176596 (OS record card).

3 HISTORICAL RECORDS
3.1 Early charters
Fordwich formed part of the early Saxon estate of the neighbouring royal centre of Sturry for which it served as a port. It is mentioned as *Fordeuuicum* in 675 and 686, and charters from 747 and c. 761 underline its status as a port, for tolls on ships visiting *Forduuic* are mentioned in them. In 991 Bruman was the portreeve, that is the collector of customs at the port. Some idea of the settlement can be inferred from a record of 866 when six houses, arable land and a meadow belonged to Egrebredus of Fordwich. In 1055 King Edward the Confessor granted all his lands in the liberty of Fordwich to St Augustine's Abbey; this was confirmed by writ sometime between 1055 and 1066 (Sawyer 1968, charters no. 29, 1092, 1612).

3.2 Domesday Book
The Domesday Survey of 1086 recorded *Forewic* (Fordwich) as a small borough, held by St Augustine's abbey. At the time of King Edward there had been 100 houses with land; by 1086 there were 80 houses with land, seven of which had been responsible for ship service (*servitium ad mare)* in the time of King Edward. A further six burgesses are mentioned.

3.3 Origin of place name:
Fordwich appears as *Fordeuuicum* in the charter of 675 and as *Fordwic* by 1042-1066. Its name probably derives from Old English *ford* (ford) and *wic* (probably a trading place). The place-name can be traced to its present form thus:

675	*Foreuuicum*	…	747	*Forduuic*	
1042-66	*Fordwic*	…	1086	*Forewic*	
c. 1100	*Fordwik*	…	1610	Fordwich	

4 HISTORICAL DATA BY PERIOD
4.1 Pre-urban evidence
4.1.1 The prehistoric period
Lower palaeolithic flint implements including hand-axes, cores and flakes indicate human activity in the vicinity of Fordwich at a very early period. Occupation of the general area during the bronze age and iron age is attested by numerous finds recovered from gravel pits, and a settlement of late iron age date has also been found on the high ground to the south of the present town.

4.1.2 The Romano-British period
During the second half of the first century AD, a Roman road crossed the river Great Stour at Sturry (Margary route 11), and *c.* 1km to the east there was a branch leading to Reculver (Margary route 110). Evidence of second and third century (and possibly also fourth century) Romano-British occupation, a timber-built quayside, a gravelled causeway and possible commercial buildings have been found at nearby Westbere on the north bank of the river, suggesting the presence of a port associated with *Durovernum* (Canterbury). Recent work at Fordwich Farm has revealed evidence of early Romano-British domestic occupation and agricultural use of the land in the area of present day Fordwich High Street, although neither buildings nor structures from the settlement have so far been discovered. Changes in the

levels and alignment of the river probably led to the abandonment of the port at Westbere during the middle of the third or the fourth century.

4.2 Urban evidence
4.2.1 The Saxon period
Sometime during the early Saxon period Sturry became the centre of a royal estate. Although it stood on a former Roman road it was not in an ideal site for communications, for it lay on an awkward bend in the river Great Stour and beyond reach of the tide. This was probably the reason why Fordwich was established; it stood on the opposite side of the river from Sturry, had deeper water and so could act as a port. Sturry, however, probably maintained administrative control of Fordwich at least until the late tenth century when the presence of a portreeve at Fordwich suggests that the port may by then have gained some independence from its mother settlement.

The site of Saxon Fordwich may not have been the same as that of the medieval town. Rises in sea level in the Roman and early Saxon periods which swamped the nearby Romano-British site at Westbere suggest that early Fordwich may have stood on the slightly higher ground to the west of the present town, where features are visible on aerial photographs. No Saxon artefacts have as yet been discovered within the town itself. The precise date of Fordwich's foundation is not known, although it is first mentioned, as *Fordeuuicum,* in 675 and was certainly a port collecting tolls by the mid-eighth century. Its suffix w*ic* - meaning something like "trading centre" - makes it comparable with ports of similar date on each side of the North Sea, such as Sandwich and Southampton (*Hamwic*) in England or *Quentovic* in France.

By the middle of the eleventh century Fordwich comprised 100 dwellings, a ford, probably a church, and some type of landing place. As it also performed ship service (*servitium ad mare*) at that time, it may already have been incorporated as a limb of the Cinque Port Confederation It may have had a late Saxon mint.

4.2.2 The medieval period
4.2.2.1 <u>Markets and fairs</u>
Although there is no evidence of a grant for a market or fair at Fordwich, the settlement was identified as a borough in the Domesday Survey and thus was probably a market town by 1086. The market may have been held in a large rectangular area immediately south of the waterfront where roads converged to cross the river.

4.2.2.2 <u>The manor</u>
After 1055 the manor of Fordwich was in the hands of St Augustine's abbey and, apart from the years between *c.* 1070 and 1111, they remained with the abbey until the Dissolution when they were surrendered to Henry VIII. The present manor house, which may occupy the site of the original, lies on the north side of King Street immediately west of the town hall. Its has a water gate to the river, and parts of the house date from the fifteenth century. It was later used as the rectory and is now known as Watergate House and Cottage.

4.2.2.3 <u>The church</u>
The parish church of Fordwich is dedicated to St Mary the Virgin, indicating a possible late Saxon foundation. Although not mentioned in Domesday Book, it is found in the Domesday

Monachorum and in the White Book of St Augustine of *c.* 1089. In 1291 it was valued at £6. 13*s.* 4*d* (*Taxatio* of Pope Nicholas IV).

The first church may have comprised a nave, a small square chancel and a tower. There is Saxon masonry in a blocked doorway on the south side of the tower and the north-east quoin of the nave. The north aisle was added and the chancel extended *c.* 1200, and a spire was added to the tower later in the thirteenth century. In 1320 the south nave wall was rebuilt to enlarge the nave, a south doorway and a timber-framed south porch were added, and large windows inserted. New windows were also constructed during the fifteenth and early sixteenth centuries.

4.2.2.4 Industry and trade
There is little record of trades and industry at Fordwich during the medieval period, with the economy of the town being based on agriculture and the shipping.

The Cinque Ports connection
Fordwich seem to have been a limb of the Cinque port of Sandwich from pre-Conquest times. It thereby shared most of the privileges and responsibilities of its head port, to which it paid annual ship money. A charter granted by Henry I in 1111 gave Fordwich the privilege of having a merchant guild; in 1229 it, with the other limbs of Sandwich (Stonar, Reculver, Sarre and Deal), had to supply five ships with crew. Fordwich is also included in Edward I's comprehensive charter to the Cinque Ports (1278) in which the state of the ports is described and their ancient rights and privileges confirmed.

Each member or limb of the Cinque Ports possessed a custumal book. Fordwich's custumal appears to date from the second half of the fifteenth century but to have been copied from an earlier version, possibly from the reign of Henry II (1154-89). It conferred upon the town the freedom to manage its own affairs and to administer local law. It differs from the custumals of other Cinque Ports in that it contains a charter of Henry I dated 1111 granting the town a merchant guild. This was not strictly equivalent to a charter of incorporation, but it allowed the burgesses of the guild a degree of freedom from seigniorial officials, enabling the townsfolk to counter the activities of the abbot's bailiff. For all intents and purposes the guild acted as the municipal authority.

Edward I's charter of 1278, through which prescriptive boroughs obtained some sort of informal incorporation at the Shipway Courts, may have helped Fordwich to acquire full corporate privileges, for in 1292 John Maynard is described as mayor. The official title of the governing body was 'Mayor and Combarons of the Town and Port of Fordwich' but the designation most commonly used was 'Mayor, Jurats, and Commonalty.

The Fordwich custumal also states that a bailiff, appointed by the abbot of St Augustine's abbey but always in a subordinate position to that of the mayor, was to levy tolls upon imports and exports brought in or carried away by water, together with anchorage, lastage and bulkage of vessels plying within the liberty of Fordwich. There were some exemptions; for instance the freemen of the Cinque Ports, the abbot, the archbishop and residents of the town of Milton were all excepted

The harbour

Fordwich had a trading monopoly on the river Great Stour for several centuries before the Norman Conquest, and in the medieval period the abbot's bailiff collected custom dues. The town benefited from bridge and quay tolls and dues, and crane charges.

The quay and wharf facilities, consisting of quayside, wharf-yard, warehouses and crane-houses, occupied a large rectangular area by the riverside, probably stretching from the west wall of the churchyard to the ford to the east. The wharf-yard extended from the riverside quay to the front of the town hall where a lofty brick gateway survived until the early eighteenth century. The abbey crane and crane-house (containing a capstan to work the crane) stood on the quayside, probably behind the town hall where the present weather-boarded crane and crane-house stand. A crane-house used by Christ Church Canterbury belonged to one of the burgesses and lay to the east, probably where the Fordwich Arms public house now stands. The town probably also possessed a crane and crane-house.

After 1075 Fordwich became the principal port for Canterbury. St Augustine's stranglehold on the port led to frequent confrontations with Canterbury, which wished to establish its own quay. After the abbot several times foiled Christ Church's attempts to build its own quay and warehouse, a quay and crane-house belonging to one of the burgesses were used. In 1285 Edward I settled the disagreement, and the arrangement seems to have worked satisfactorily until the end of the fifteenth century; most of the Caen stone for Christ Church cathedral was shipped through Fordwich. During the medieval period many other commodities including wine, iron, pepper, spices, wool and cloth passed to and from Canterbury through the port. In the sixteenth century cargoes included agricultural products, fish, metal, coal, wines and spices.

Landholding and farming

By *c.* 1300 land in the parish of Fordwich was distributed among St Augustine's abbey, Christ Church, the parish church, the mayor, jurats and commonalty, Maynard and Cotton's hospital in Canterbury, and a few freeholders. Four large fields south and west of the town were owned and cultivated by burgesses who combined tending their fields with port and haulage duties.

The monastic houses enclosed and drained their marshes during the medieval period, so that in the fifteenth century the abbot could take a hundred loads of hay from the marshes at Fordwich and Sturry. By the Dissolution much of the land had already come into the hands of a few individuals, and at least two farmsteads were established near the High Street.

4.2.2.5 The town hall/court hall

By the thirteenth century Fordwich had a guildhall, and by the fifteenth century it also had the common hall or court hall, which survives today as the town hall. Its ground floor comprised a store room, stairs and a prison, the court room and jury room being above. Probably built in the early fifteenth century and extensively repaired in 1474, it stands by the riverbank adjacent to the quay and next to the manor house. The small area of land to the west, now called Press Yard, may have been the exercise yard for prisoners.

4.2.3 The post-medieval period
4.2.3.1 Markets and fairs

There is no evidence for markets or fairs at Fordwich in the post-medieval period.

4.2.3.2 The manor

After the Dissolution, the manor of Fordwich remained with the Crown until 1553, when Edward VI granted it and the advowson of the church to Sir Thomas Cheney. It then passed through many families until the end of the seventeenth century when it was acquired by William, Earl Cowper, in whose family it remained until the twentieth century.

4.2.3.3 The church

In 1541, after the suppression of St Augustine's Abbey, William Wygmore and John Twyne (Headmaster of King's School, Canterbury) were listed as patrons of the church in the Lambeth Registers. From 1553 until the twentieth century, the advowson of the church remained with the lord of the manor. In 1588 there were 140 communicants, when the vicarage was valued at £30; in 1640 it had 100 communicants and a value at £40, and by 1800 it was valued at £120, with three acres of glebe land. In 1836 the tithes were commuted for an annual rent of £192.

A peal of four bells, cast by Joseph Hatch, was installed in the tower between 1624 and 1633, and box pews and other fittings were added in the eighteenth century. The church did not suffer restoration in the nineteenth century.

4.2.3.4 Industry and trade

There is little record of trades and industry at Fordwich during the post-medieval period, with the economy of the town being based on agriculture and the shipping. In common with other small towns and villages before the Industrial Revolution it was probably largely self-supporting, with tradesmen supplying the local agricultural population.

The Cinque ports connection

By 1559 Fordwich could no longer contribute its proper quota of ship money and then paid an annual tribute of 20s., although it sent extra money to Sandwich towards fitting out ships to confront the Armada. Fordwich was still listed as a corporate member of Sandwich in 1688.

By the early nineteenth century Fordwich's trade was declining, both because of the rise of Whitstable and also the silting of the Great Stour. In 1861 no-one represented Fordwich at the annual Cinque Port Court of Shipway, and by the Municipal Corporation Reform Act of 1883 Fordwich, Pevensey and Seaford had their corporations abolished, although Fordwich continues to pay its annual ship money contribution to Sandwich (now 17*p*).

The harbour

During the fifteenth century the north mouth of the Wantsum channel gradually became blocked and the haven of Sandwich silted up so that large ships could no longer enter the Stour. Nevertheless, lighters and barges were still reaching Fordwich in the seventeenth century, carrying coal from north-east England, Norwegian timber, general Dutch merchandise and French and Spanish wines. The tolls paid at Fordwich increased. This trade continued until the mid nineteenth century, with the Stour still being navigable for barges, but it was declining and the final blow came when the Whitstable and Canterbury Railway opened in 1830. By the 1850s Whitstable had supplanted Fordwich as the port for Canterbury. The last Fordwich barge disappeared *c*. 1875, and by 1876 the quay dues were worth no more than 30*s*. Thus, the port that had served Canterbury for over a thousand years came to an end.

Farming and agriculture

When the marshlands, quays, houses and plots, and other lands to the south of the town were transferred from the monasteries to the laity after the Dissolution, at least four farms grew up. Chequers Farm (now Fordwich Farm) at the north end of the High Street held most of the land to the west of the High Street as far as the lower slopes to the south. Blaxland Farm, at the south end of the High Street, held lands at Townend between Moat Lane and Well Lane. Another farm held land in the south-west of the town west of Fordwich House and the fourth held most of the East Field area of the town. By the late eighteenth century, Chequers and Blaxland farms had amalgamated and the others seem to have done the same. Only Fordwich Farm remains.

Inns

The George and Dragon Inn, on the east side of Fordwich Road by the river and the bridge, probably dates from the seventeenth century. The Fordwich Arms Public House was originally built opposite the town hall, on the supposed site of Christ Church's crane-house, but it was destroyed by fire in the late 1920s and replaced by the present structure in 1933.

4.2.3.5 <u>The municipal authority</u>

In 1833 the corporation of Fordwich was declared extinct according to law, because there were six rather than twelve jurats, its courts had fallen into disuse, and officers such as the constable, the gaoler and town clerk had not been appointed. The only real function of the corporation was the maintenance of the fishery and even there corruption was rife. Nevertheless, the Corporations Act of 1835 overlooked Fordwich, and in 1847 a mayor, five jurats and fifteen commonalty were still governing it. By then the corporation had sold off most of its town lands and in 1876 Capstan's Field was its only holding. Fordwich finally lost its status as a borough in 1886.

4.2.3.6 <u>The railway</u>

Fordwich has never had its own railway connection, the nearest station being that of Sturry. 0.6km to the north, built in 1847 as a halt on the South Eastern Railway's line connecting Ashford to Margate.

4.2.4 The modern town

Set on the south bank of the Great Stour river, Fordwich remains very small, often described as 'England's smallest town'. It did not experience the growth of some other small market towns such as Ashford and Margate and its centre remains a largely unspoilt village with a range of fifteenth to eighteenth century timber-framed and brick buildings close to the church and town hall.

There has been little building outside the historic core and, where there has, it is largely of late nineteenth and twentieth century date. Whilst there has been a certain amount of growth during the twentieth century, it has not swamped the village, nor destroyed its character. The lack of any major development can be seen by comparing early maps (Figures 4-7) with the modern OS map.

4.2.5 Population

Domesday Book records 86 houses in Fordwich in 1086, probably representing a population of *c.* 500. In 1588, there were 140 communicants, which, allowing for children under 14 years of age, suggests 190 to 200 inhabitants. The Compton Census of 1676 records a population of

about 170-180, a slight decrease. The census of 1801 records 236 inhabitants, a small rise at a time when most towns had experienced rapid growth. The population reached 287 by 1831 then fluctuated between 202 in 1861 and to 265 in 1901, reaching a peak of 305 in 1921. Thereafter there was a gradual decline, to 197 in 1951. At the last census of 1991 the population of the small parish was 298.

5 URBAN CHARACTERISTICS

The following summary of Fordwich's urban characteristics has been divided into those of the medieval and post-medieval periods (pre- and post-dating *c*. 1540). For the post-medieval period the focus has been on the principal 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 9 and 10).
The settlement at Fordwich appears to have developed during the early to middle Saxon period, as a riverine port adjacent to the royal estate centre at Sturry. The site was on the south bank of the river Great Stour at the head of its tidal reach, where a ford (PC2) and bridge (PC3) provided access across the river. This location provided the focus for possibly late sixth or early seventh century, settlement, around which the church and churchyard (PC1), the quayside and wharf-yard (PC4), a market place (PC5), a town hall (PC6), a manor house (PC7), King Street, High Street and at least four groups of tenement plots (PC8-11) and some other medieval farms and building plots became established.

The early plan of Fordwich seems relatively simple, comprising the principal elements of the early track, the ford and bridge, the quay and wharf-yard, the church, the Manor House, the market place, the town hall, tenement plots and building plots. The chronology of the development is, however, less clear.

PC1. The Parish Church of St Mary the Virgin and its surrounding churchyard.

    a) (MUF2) The parish church of St Mary the Virgin and the surrounding churchyard (DoE 1980, 95).

    b) (MUF6) Give Ale Cottage. Timber-framed with brick infilling, part of the house has a roof dating *c*. 1300, the rest of the structure was rebuilt in the late seventeenth century (DoE 1980, 96).

PC2. Position of early ford.

PC3. The Bridge

    a) (MUF1) Site of the medieval town bridge, first mentioned in documents dated 1516 (Woodruff 1895, 62).

PC4. Probable site of the Saxon and medieval quayside and wharf-yard.

    a) (MUF3) Remains of the medieval quayside, made up of timber piles.

PC5. Probable site of the early market place.

PC6. The Town Hall.

    a)   (MUF4) The Town Hall, a timber-framed building built in the early fifteenth century, its ground floor rebuilt in brick, stone rubble and flints. The first floor is close-studded with herringbone nogging on the east and south sides and plaster infilling on west side. It comprises a storeroom and prison on the ground floor, with a courtroom and jury room above. To the north is an addition of tarred weatherboarding with a tiled roof, which was a crane-house. The north gabled end is jettied, with a swinging post to take the crane-hook (Scheduled Monument Kent 43; DoE 1980, 96).

PC7. The Manor House.

    a)   (MUF5) Watergate House and Cottage. Originally the manor house, later used as the rectory. The bulk of the building dates from the sixteenth century, with a fifteenth century stone fireplace and a mid-seventeenth century addition, an eighteenth century exterior with nineteenth century alterations (DoE 1980, 97).

PC8. Group of tenement plots fronting the north side of King Street and the east side of Fordwich Road.

PC9. Group of tenement plots fronting the south side of King Street and east side of High Street.

    a)   (MUF7) 1-5 Church Cottages. Fifteenth century timber-framed cottages, refaced at various periods (DoE 1980, 95).

    b)   (MUF12) Spring Cottage. A small medieval hall-house with a crown-post roof, timber-framed, refronted with red brick in the eighteenth century (DoE 1980, 100).

    c)   (MUF9) The Maltings, 1 High Street. Wealden house of *c*. 1500; timber-framed and faced with weather-boarding (DoE 1980, 91).

PC10. Group of tenement plots fronting the south side of King Street and west side of High Street.

    a)   (MUF8) Fourdoun Cottage and Oak Cottage, 5-6 King Street. Possibly originally a hall-house, converted into four, then two, cottages. Timber-framed, refronted in red brick during the eighteenth century (DoE 1980, 94).

    b)   (MUF10) Fordwich Farmhouse. Dated 1588, timber-framed and formerly jettied (DoE 1980, 92).

PC11. Medieval building plot fronting the west side of Fordwich Road, north of the ford and bridge.

a)   (MUF11) Site of medieval Tancrey House, probably fourteenth century but it was demolished and rebuilt in the late sixteenth or early seventeenth century.

5.2 Post-medieval plan components and urban features (Figure 11)

During the seventeenth to nineteenth centuries, the essential plan form of Fordwich as indicated on Figure 9 was retained, and therefore no post-medieval plan components map has been produced, but a number of new buildings were constructed along the line of the High Street, King Street and Spring Lane, replacing some earlier structures and infilling some gaps. In the twentieth century small-scale housing development took place to the east, west and south of the historic core, and in the small area of the parish to the north of the river and town.

PC1.   The Parish Church of St Mary the Virgin and its surrounding churchyard.

     a)   (PMUF2) The parish church of St Mary the Virgin and surrounding churchyard (DoE 1980, 95).

PC2.   Position of early Ford.

PC3.   The Bridge.

     a)   (PMUF1) Fordwich Bridge, formerly known as Stone Bridge. Built *c*. 1799 in brick with a stone coping, replacing its predecessor washed away by a flood in 1795 (DoE 1980, 99; Newman 1969, 316; Woodruff 1895, 106).

PC4.   Site of the former Saxon and medieval quayside and wharf-yard.

PC5.   Probable site of the early market place.

PC6.   The Town Hall/Court Hall.

PC7.   The medieval Manor House.

PC8.   Group of tenement plots fronting the north side of King Street and the east side of Fordwich Road.

     a)   (PMUF3) The George and Dragon Inn, King Street. Probably built in the seventeenth century. L-shaped building of two builds, refaced with roughcast (DoE 1980, 100).

     b)   (PMUF4) River House, King Street. A mid-seventeenth century timber-framed building, refronted in red brick, now painted white (DoE 1980, 98).

PC9.   Tenement plot fronting the south side of King Street and the east side of High Street.

     a)   (PMUF5) Yew Tree House, King Street. Early nineteenth century building in red brick with an altered shop window on the side elevation (DoE 1980, 93).

b) (PMUF8) Browns Cottages, High Street. Row of eighteenth century cottages, probably refronted during the early or mid-nineteenth century (DoE 1980, 90).

c) (PMUF9) Walnut Tree Cottage, High Street. A mid- to late seventeenth century timber-framed building, refaced with red brick in the eighteenth century (DoE 1980, 91).

d) (PMUF15) Little Georgian House, High Street. Date mark with N (over) I.M 1739, but with earlier origins. Timber-framed with later brick exterior and nineteenth century alterations (DoE 1980, 91).

e) (MUF16) The Old Rectory, Spring Lane. Built of red brick in the eighteenth century (DoE 1980, 100).

PC10. Group of tenement and building plots fronting the south side of King Street and the west side of High Street.

a) (PMUF6) The Manor House, King Street. Built in the early seventeenth century. Timber-framed with plaster infilling, the ground floor rebuilt in red brick and stucco (DoE 1980, 93).

b) (PMUF7) Carlton, Stour House and Bridge View, King Street. Formerly one building in red brick, called the Tent Hotel, weathered date-stone inscribed S (over) W 1736, although the central house is probably older (DoE 1980, 94).

c) (PMUF10) By The Way Cottage, High Street. A red brick building of seventeenth century origin, with eighteenth century features (DoE 1980, 92).

d) (PMUF11) Byway House, High Street. A seventeenth century house refronted and given a dentil cornice *c.* 1700. A nineteenth century red brick addition and a gabled porch (DoE 1980, 92).

PC11. Medieval building plot fronting the west side of Fordwich Road, north of the ford and bridge.

a) (PMUF12) Tancrey, Fordwich Road. Named after the Tancrey family, who once had a house on the site. It is an L-shaped building, the south wing of which is of early seventeenth century origin and is timber-framed, restored and rendered with tile hanging above, while the east wing, built of brick, is *c.* 1739 (DoE 1980, 99).

b) (PMUF13) Stables to Tancrey, Fordwich Road. An eighteenth century stable block of brick, with carriage and stable doors (DoE 1980, 99).

Not located in a plan component.

(PMUF14) Fordwich House, Moat Road. The original Fordwich House was destroyed by fire in 1928. The present house is a converted seventeenth century timber-framed former outbuilding with red brick infilling (DoE 1980, 98).

6 THE POTENTIAL OF FORDWICH

6.1 Archaeological resource overview

Only one small archaeological investigation has so far been undertaken within the town and its immediate surroundings. It was limited to eight trenches, seven machine-dug and one hand-dug at Fordwich Farm in 1993. The work revealed shallow Romano-British and medieval features and soil deposits, with evidence of post-medieval plough damage. Thus only limited information is known about the extent of surviving archaeological sub-surface deposits in the town. The investigation suggests, however, that 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 and earlier 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 port and market town.

6.2 Research questions

The purpose of this document is to develop policy for Fordwich's urban archaeological deposits, particularly the historic urban core. Apart from the limited work at Fordwich Farm, none of the Saxon, 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 Saxon and medieval town.

6.3 Key areas for research

The following need to be investigated:

6.3.1 The origins of Fordwich

- the earliest settlement remains at Fordwich;
- evidence for the establishment of a landing place on the Great Stour at Fordwich;
- the earliest remains which can be classed as urban or proto-urban.

6.3.2 Fordwich in the Saxon period

- the location and extent of the Saxon settlement at Fordwich;
- evidence for Fordwich being part of an early Saxon royal estate and a port serving Sturry;
- evidence for the establishment of a Saxon port at Fordwich;
- the origins and development of the Saxon quay and associated facilities;
- evidence for an early ford and later the development of a bridge across the Great Stour;
- evidence for an early trackway linking Fordwich and Sturry;
- the origins and development of the church and churchyard;
- the economy of Saxon Fordwich and its trading and commercial contacts;
- evidence for a late Saxon mint.

6.3.3 Fordwich in the medieval period

- the focus of the medieval settlement in Fordwich;

- the pattern of settlement and the relationship of individual plots to the settlement framework;
- evidence for the development of the medieval quay and its associated facilities including the wharf yard, warehouses and crane-houses;
- the influence of the Abbey of St Augustine, the Municipal Authority and the Cinque Port Confederation on the development of the town and port;
- the location, origins and development of a market;
- the origins and development of the manor house;
- the economy of Fordwich in the medieval period and its trading and commercial contacts;
- the origins and development of the guildhall and court / town hall;
- evidence for farming of the hinterland.

6.3.4 Fordwich in the post-medieval period
- the nature, extent and chronology of occupation within the urban core
- the form and character of individual properties
- the economy of the town and its trading and commercial contacts;
- the decline in the use of the port;
- the development of the post-medieval farmsteads.

6.3.5 General questions
- the evidence of artefactual remains in interpreting the towns 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 Fordwich would provide answers to specific questions. Consideration should be given, however, to large scale excavation over a number of properties, which would provide a wider picture, if desk-top assessment and field evaluation demonstrate the case. The importance of Fordwich in the hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical records.

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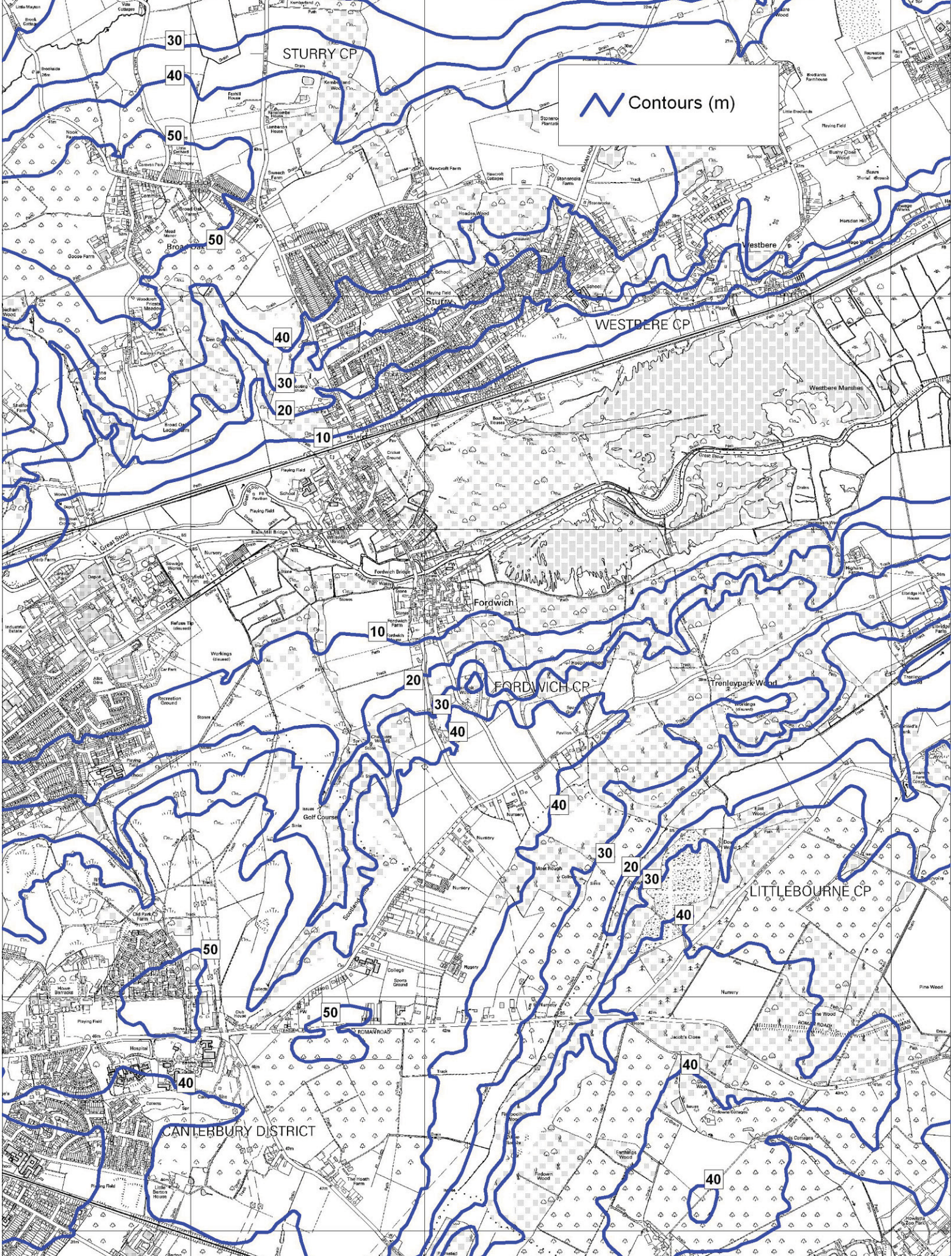Tatton-Brown, T.   1982   Canterbury and the early Medieval towns of Kent. In Leach (ed.), 79-83.

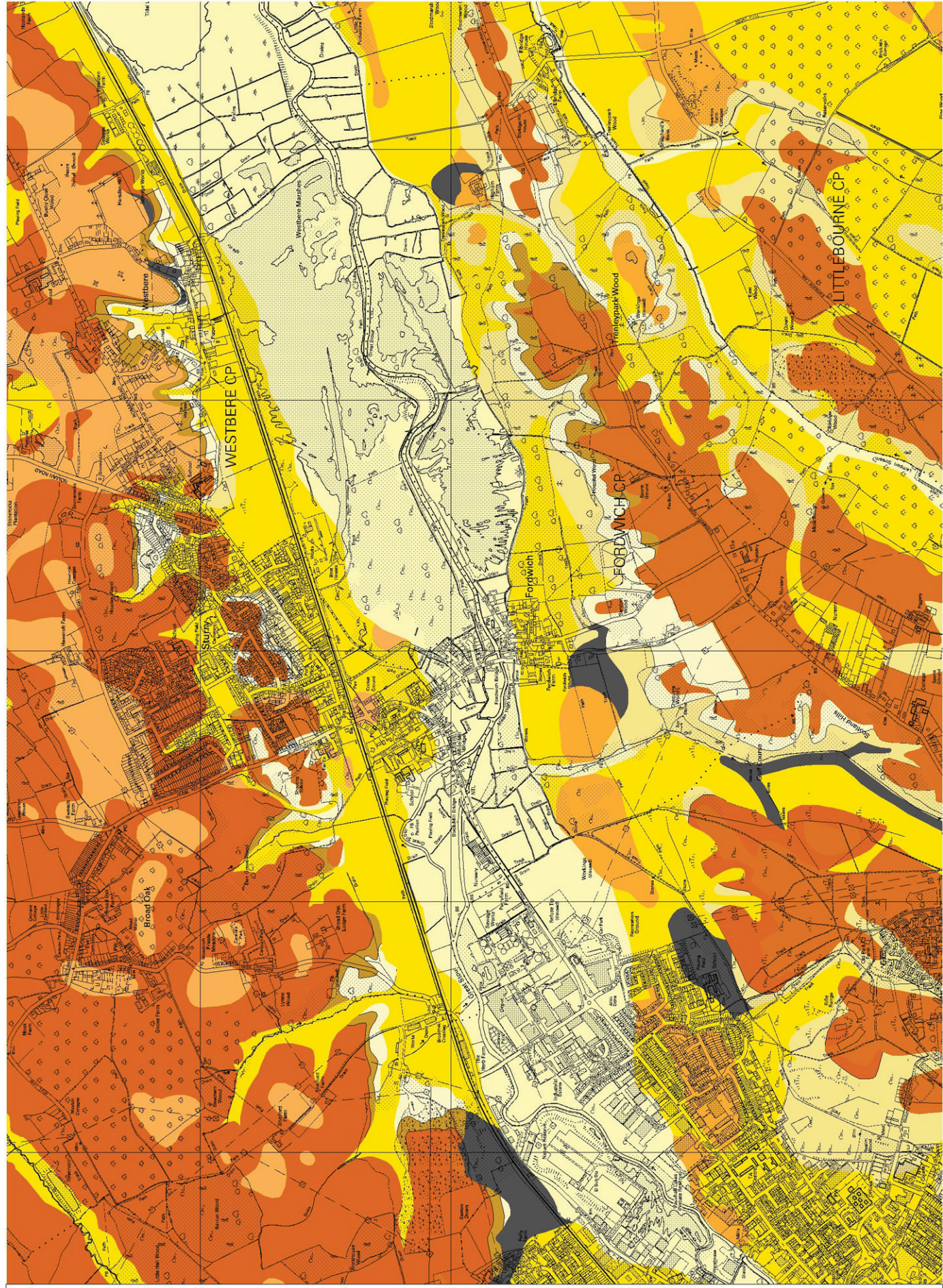| Tatton-Brown, T. | 1984 | The towns of Kent. In J Haslam (ed.), *Anglo-Saxon Towns in Southern England,* 1-36. |
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Figure 1. Map of Fordwich showing contours

Contours (m)

STURRY CP

WESTBERE CP

Westbere

Sturry

Westbere Marshes

Fordwich

FORDWICH CR

Trenleypark Wood

LITTLEBOURNE CP

CANTERBURY DISTRICT

30
40
50
50
40
30
20
10
10
20
30
40
40
30
20
30
40
50
50
40
40
40

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Legend

Drift Geology

- Landslip
- No Drift
- No Drift or Solid
- Blown Sand
- Marine Beach / Tidal Flats
- Storm Gravel Beach Deposits
- Marine (/Estuarine) Alluvium (Clay)
- (Sand (Sand & Gravel)
- Calcareous Tufa
- Alluvium
- Dry Valley & Nailbourne Deposits
- Peat
- Brickearth
- Undivided 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
- Taplow Gravel
- Boyn Hill Gravel
- Head
- Coombe Deposits
- Head Brickearth (Older)
- Head Brickearth
- Head Brickearth 1st Terrace
- Head Gravel
- Plateau Gravel
- Clay-with-Flints
- Sand in Clay-with-Flints
- Disturbed Blackheath Beds

Solid Geology

- 'Crenne' line Weald Clay
- Ardingly Sandstone
- Ashdown Beds
- Atherfield Clay
- Bagshot Beds
- Blackheath beds
- Bullhead Beds
- Clay & Lime in Weald Clay
- Clay Ironstone in Weald Clay
- Clay in Tun Wells Sand
- Claygate Beds
- Cuckfield Stone
- Folkestone Beds
- Gault
- Grinstead Clay
- Hastings beds
- Hythe Beds
- Ironstone /Wadhurst Clay
- Large Pal Lime Weald clay
- Lenham Beds
- London Clay
- Lower Chalk (Glauconitic marl)
- Lower Grinstead Clay
- Lower Tun Wells Sand
- Melbourn rock
- Middle Chalk
- No drift or solid
- Sand in Wadhurst Clay
- Sand in Weald Clay
- Sandgate Beds
- Small Pal lime Weald clay
- Thanet Beds Bullhead beds
- Tunbridge Wells Sand
- Upper Chalk
- Upper Greensand
- Upper Grinstead Clay
- Upper Tun Wells Sand
- Wadhurst Clay
- Weald Clay
- Woolwich beds

N

Scale 1:15000   Figure 2 Map of Fordwich showing geology

STURRY CP

SMR Records

Broad Oak

STURRY CP

WESTBERE CP

Westbere

TR 16 SE 9
TR 16 SE 4
TR 16 SE 23
TR 16 SE 5
TR 16 SE 8
TR 16 SE 24
TR 16 SE 53
TR 16 SE 18
TR 16 SE 19

TR 16 SE 3

TR 16 NE 29

Westbere Marshes

TR 16 SE 26

TR 15 NE 151
TR 15 NE 373
TR 15 NE 152
TR 15 NE 148
TR 15 NE 145
FORDWICH CP
TR 15 NE 23
TR 15 NE 36
TR 15 NE 24

LITTLEBOURNE CP

TR 15 NE 89

TR 15 NE 29

CANTERBURY DISTRICT

ROMAN ROAD

1:18904　　　Figure 3. Map of Fordwich showing archaeological remains
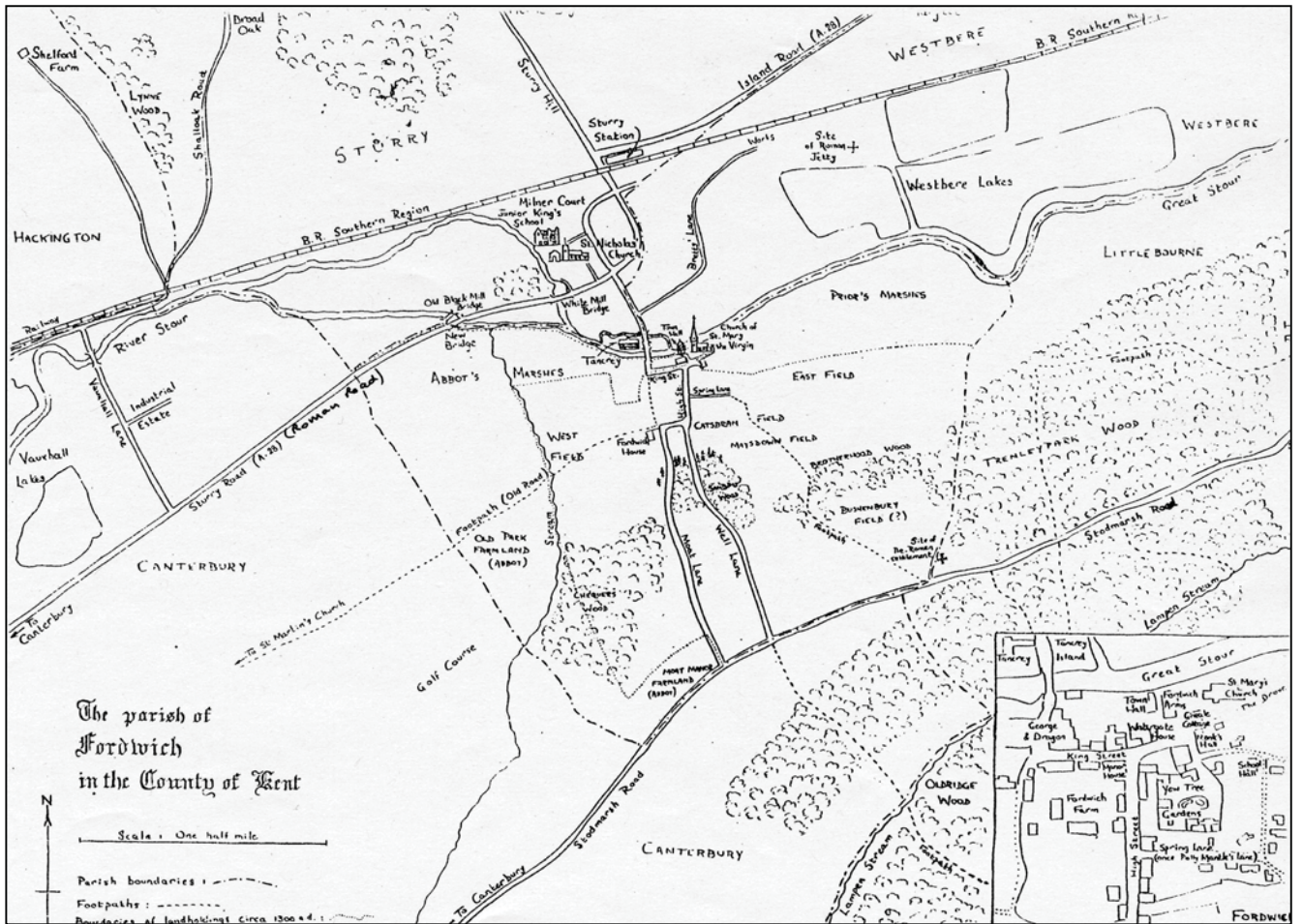
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Figure 4. Sketch map of Fordwich area, showing names of fields, roads and other features
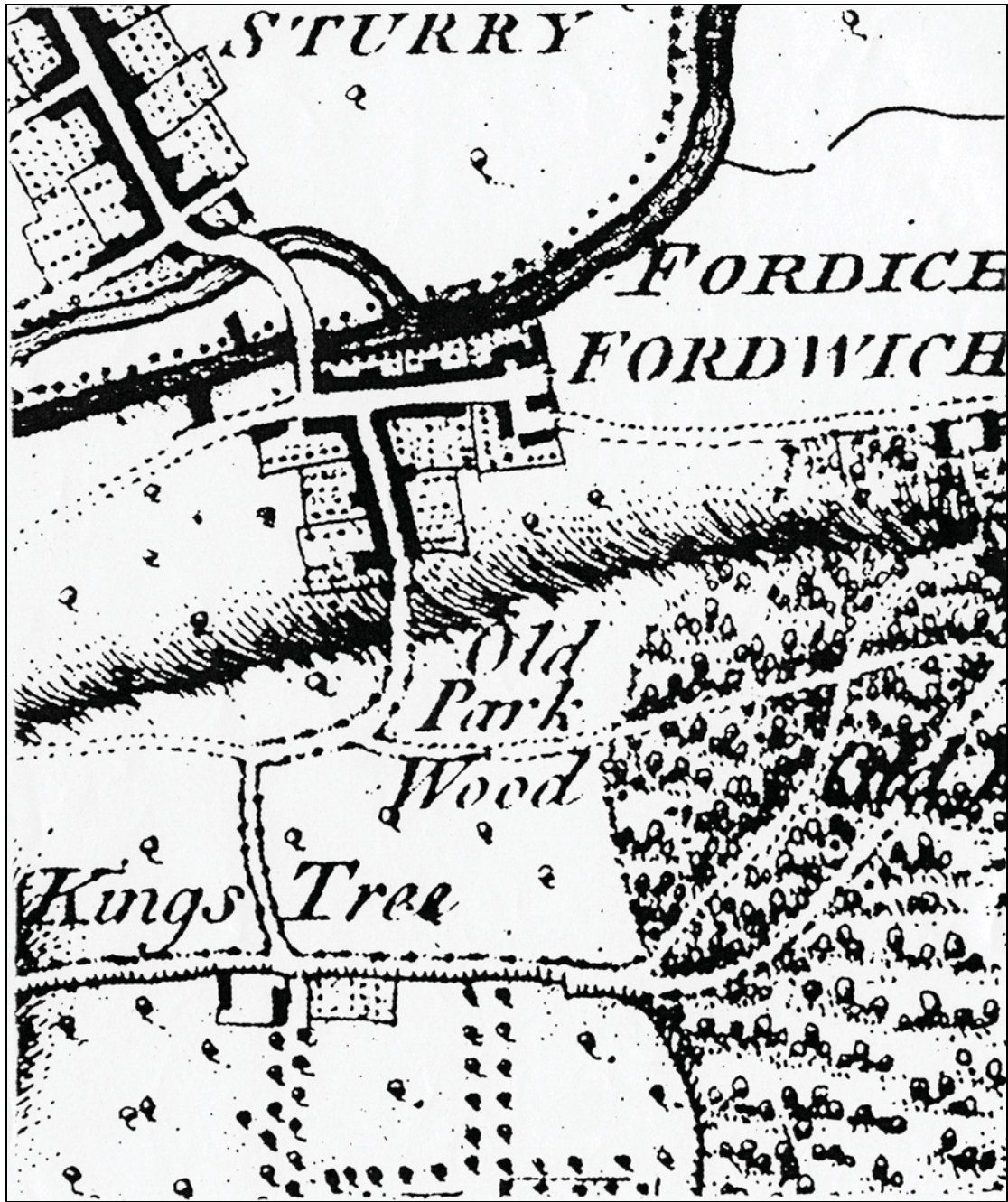
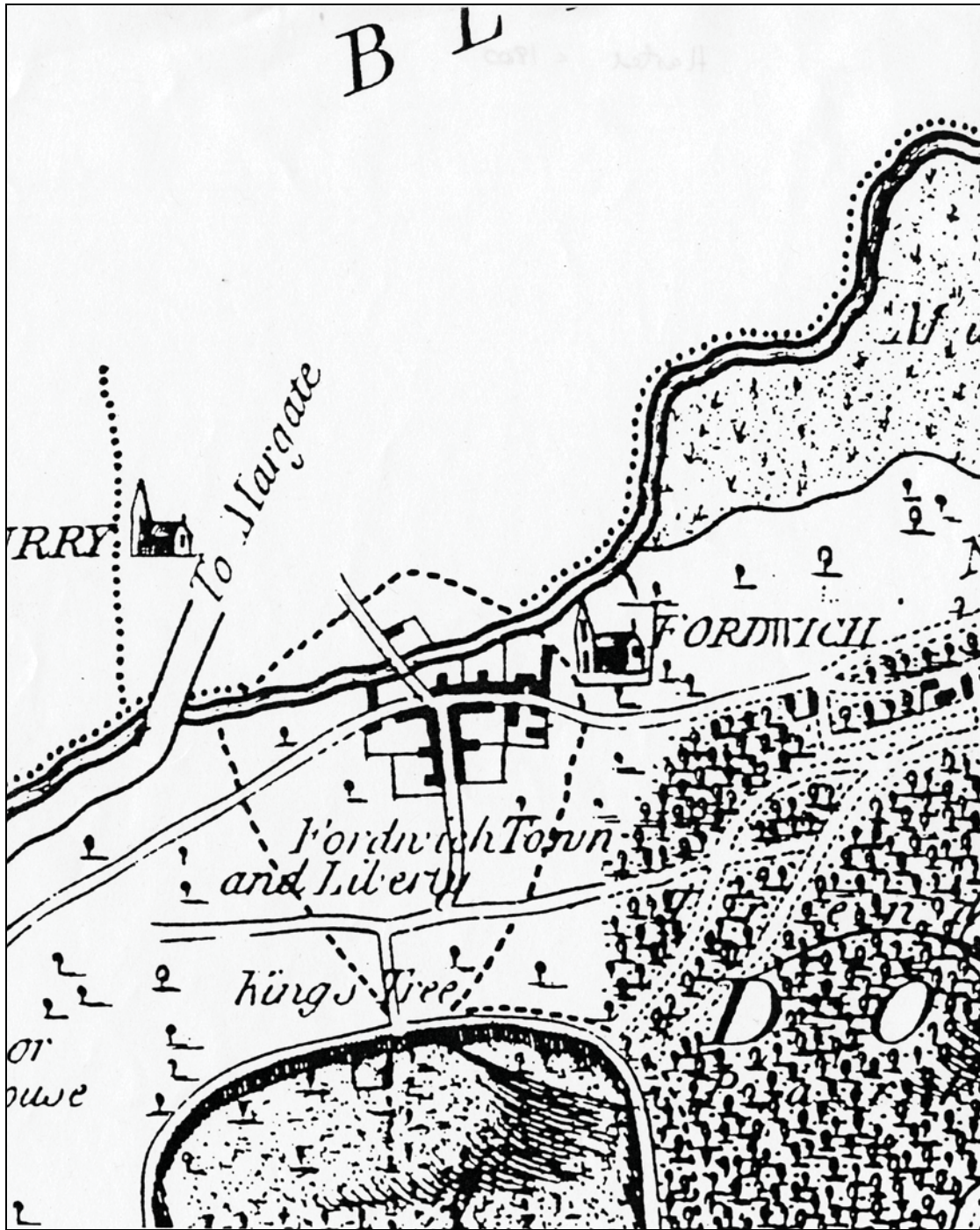**Figure 5. Andrews, Dury and Herbert's map of Fordwich, 1769**
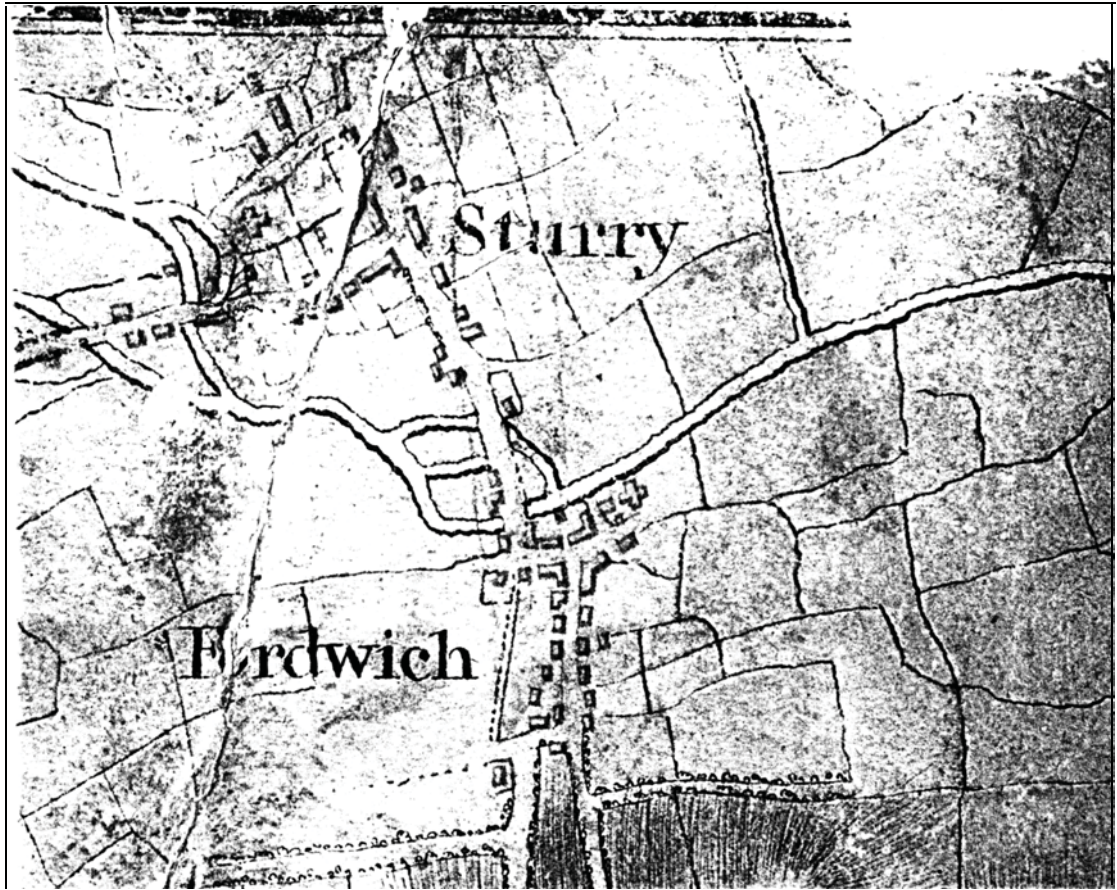
Figure 6. Hasted's map of Fordwich, *c*.1800

Figure 7. Ordnance Surveyor's field drawing for 1ˢᵗ Edition OS,
c.**1800-1805**

Historic Buildings
- Pre - 1500
- 16th C
- 17th C
- 18th C
- 19th C
- 20th C
- Church
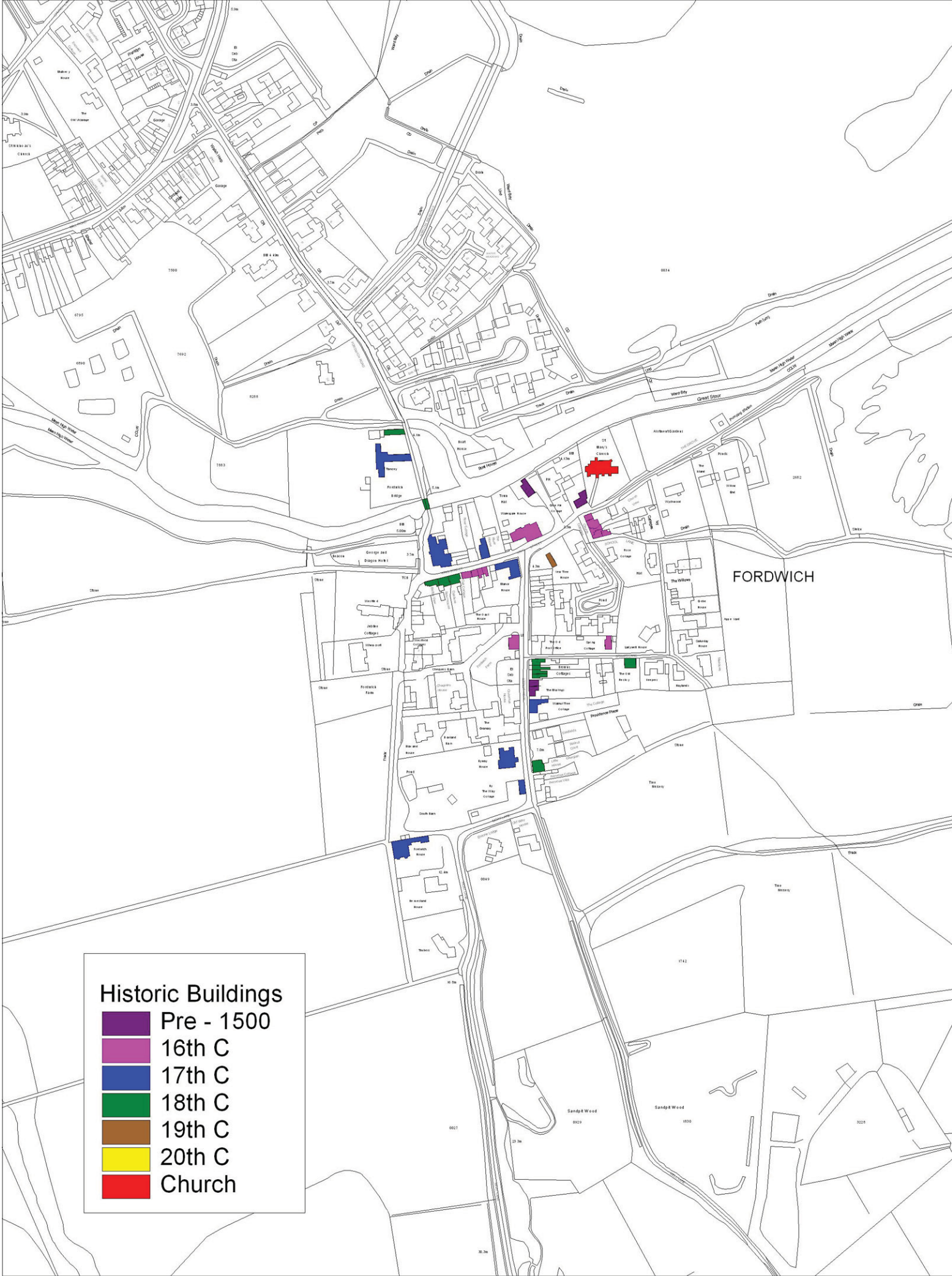
FORDWICH

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Figure 8. Map of Fordwich showing historic buildings

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Medieval plan components

- 1 Church & Churchyard
- 2 Ford
- 3 Bridge
- 4 Quay & Wharfyard
- 5 Market Place
- 6 Town Hall
- 7 Manor House
- 8 Group of tenement plots
- 9 Group of tenement plots
- 10 Group of tenement plots
- 11 Medieval building plot
- Lanes & Roads
- Water Course & Moats - Ponds

FORDWICH

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Figure 9. Map of Fordwich showing medieval plan components

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Figure 10. Map of Fordwich showing medieval urban features

FORDWICH

Medieval urban features

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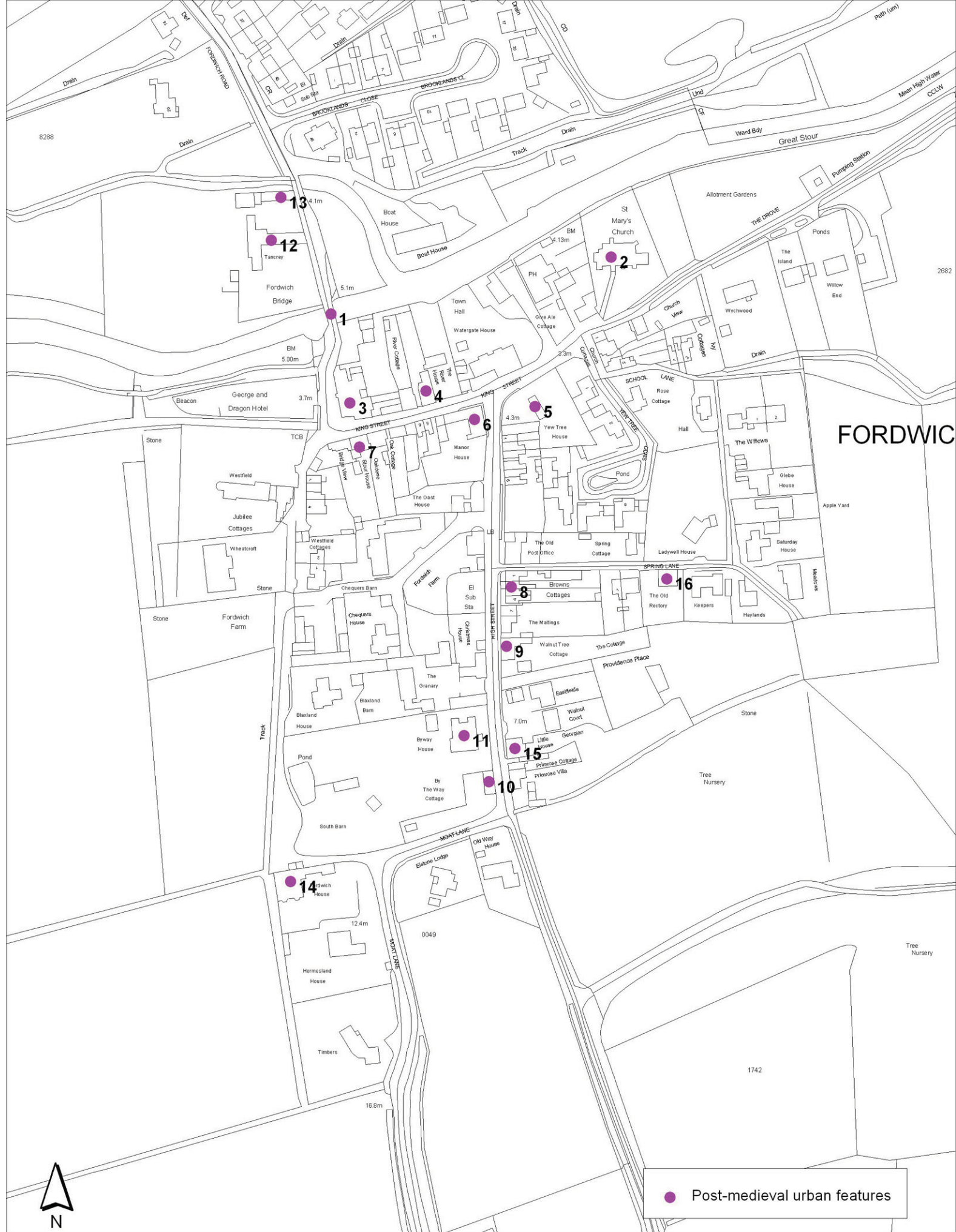Kent County Council licence No. LA076708. July 18, 2003

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

● 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 Propsed 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[1]. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

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

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

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

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

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

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

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

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

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

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

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

3. Urban Archaeological Zones and Guidance

3.1   The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Fordwich here Figure 12) providing archaeological response zones based on the known importance of archaeological deposits in that town, which again derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries. Key documents in assessing the archaeological potential of Kent's towns are the Ordnance Surveyors' Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 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
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

FORDWICH

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.
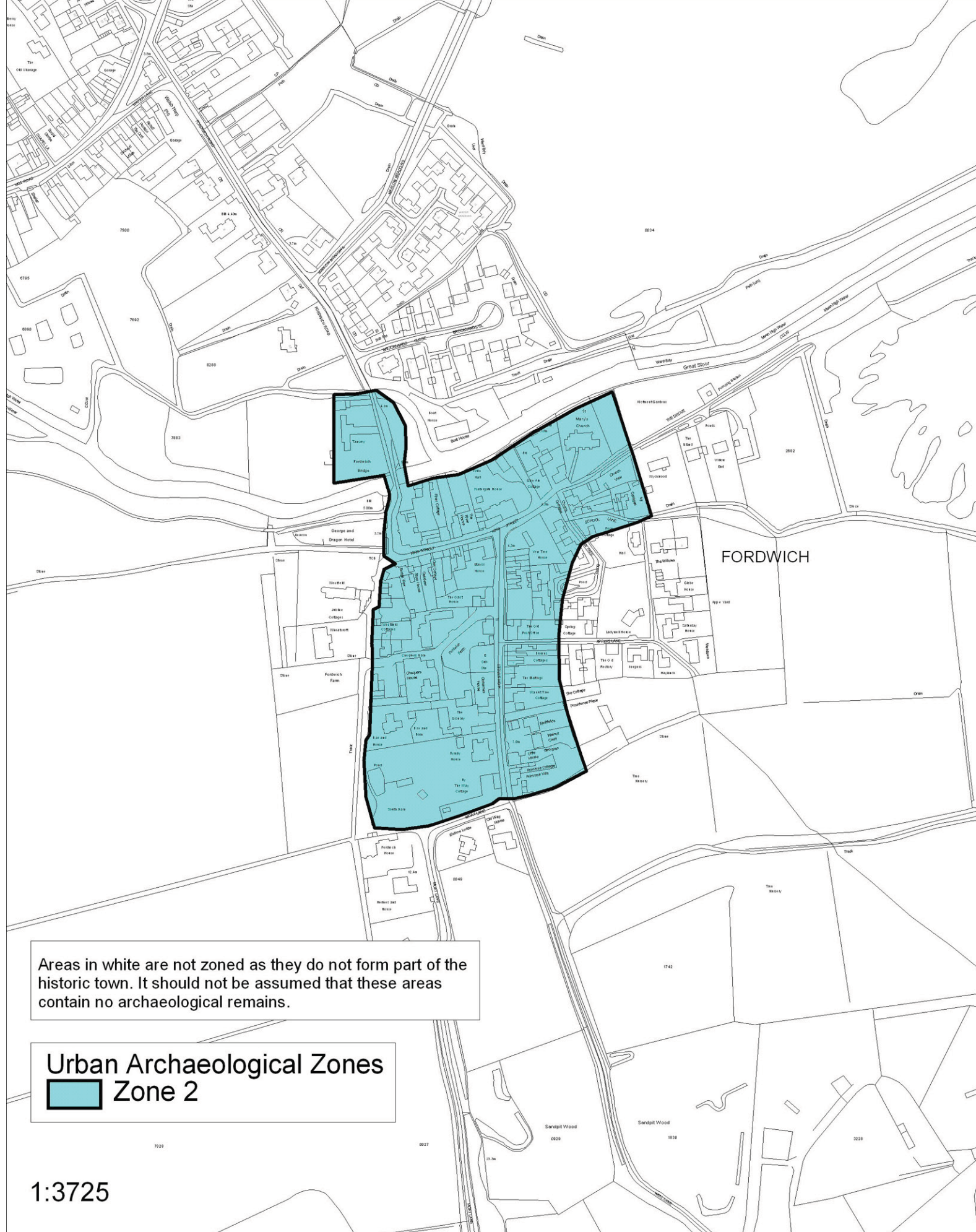
Urban Archaeological Zones
Zone 2

1:3725

Figure 12. Map of Fordwich showing Urban Archaeological Zones

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Kent County Council