



Kent Historic Towns Survey

SITTINGBOURNE

Archaeological Assessment Document

December 2004



KENT HISTORIC TOWNS' SURVEY

**SITTINGBOURNE - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

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1 INTRODUCTION

1.1 Background

Sittingbourne is a small market town lying astride Roman Watling Street. It came into prominence after the martyrdom of Thomas a Beckett in 1170, since it provided a convenient resting point on the road from Dover to Canterbury and London. It was an important staging post between London and Dover in the time of stagecoaches. It is 72km from London, 36km from Dover and 14km from Canterbury.

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 it provided 26 entries, 4 of which were standing structures.

There has been little significant archaeological investigation of the town, and thus the history of the settlement has been drawn predominantly from documentary sources. Most of the currently visible upstanding remains date from the eighteenth century and later, although there are survivals from earlier periods. The town is seen as significant due to its built environment and later history, rather than because of any known archaeological deposits in the area.

1.2 Situation

Sittingbourne lies to the south of Milton Creek, on land which rises from c.15m OD to 30m OD on the south of the settlement (Figure 1). The town stands on a bed of upper chalk, with an area of the Thanet beds to the east, and patches of head brickearth to the south and west (Figure 2).

1.3 Study Area

The general area for study lies between TQ 900610 and TQ 940640. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the High Street, between TQ 900630 and TQ 915640.

2 ARCHAEOLOGICAL DATA

There are few archaeological data from within the study area; there have been two excavations within the settlement itself.

2.1 Prehistoric

TQ 96 SW 24 - More than 400 palaeolithic artefacts of Le Moustier type were found in excavations in a gravelly deposit at TQ 93146265. Their abundance, condition and variety suggest that they derive from an occupation site (Dines 1928, 12 and 16).

TQ 96 SW 36 - A cist containing a male skeleton, a bronze knife and dagger, and a slate wrist-bracer was found in a field in 1883, at TQ 91216336, where 'a number of skeletons' had been dug up in 1835. A neolithic celt and a bronze spearhead were found in the same field. An unaccompanied skeleton was uncovered in 1879 (Payne 1893, 12-13).

TQ 96 SW 53 - A bronze age looped and socketed axe was found in 1928, at TQ 90056149 (EJEP 1958, 224).

TQ 96 SW 65 - A polished grey flint celt, *c.* 17.5cm long and *c.* 1cm wide was found *c.* 1m below the floor of Rodmersham church, at TQ 92606181 (Payne 1882).

TQ 96 SW 30 - A bronze and enamel piece of bridle equipment (terret) attributed to the Bronze age or iron age was discovered at TQ 925627 (Jessup 1930, 142-143).

TQ 96 SW 31 - A worn and chipped flint celt 12cm long and 1.5cm wide was found at TQ 927626. The present location of the object is not known (Payne 1882, 6).

2.2 Late Iron age/Romano-British

TQ 96 SW 18 – Romano-British urn burials containing bronze brooches and pottery were discovered in 1828, at TQ 91316243. The site is now under pasture (Payne 1893, 22).

TQ 96 SW 19 - Two Romano-British cremations in urns were discovered in 1865, at TQ 90966275. Many other vessels were found near the roadside leading to Winding Hill, but were destroyed by the workmen (Payne 1893, 21-22).

TQ 96 SW 20 - Excavations in 1955, centred on TQ 97066178, revealed 15 inhumation burials and 4 cremations, probably first century BC, surrounded by a ditch containing deliberately broken pots. Finds and records are missing.

TQ 96 SW 25 - A few first century AD Romano-British graves have been found at TQ 93116279 (VCH III, 98).

TQ 96 SW 29 – Nineteenth century sources relate that coins and potsherds were frequently found at approx. TQ 939628. Finds in the twentieth century have revealed a Romano-British complex including a circular Romano-British rubbish pit with first and second century pottery, oyster shells and animal bones (Grove and Meates 1953, 156-157).

A rescue excavation in 1968, at TQ 939628, revealed two cremation burials with pottery and jewellery, two wells and some pits. An extensive layer of flint metalling with a medieval silver coin on its surface, and two shallow gullies containing Romano-British and possibly late iron age pottery, and three early-first century AD *potin* coins were found under a mound nearby. Excavations in the 1970s revealed further traces of Romano-British occupation, including fragments of brick and tile (Baxter 1974; Baxter 1975; *Kent Archaeol. Rev.* 20, 1970, 9).

TQ 96 SW 32 - A Romano-British interment is recorded as having been found in 1924, at TQ 93326247. No further information is available.

TQ 96 SW 33 - Mainly first century AD vessels associated with burnt bones were found in 1924, *c.* 200m west of Tonge vicarage, at TQ 93256267 (Whiting 1926, 309-312).

TQ 96 SW 54 - A coin of Antoninus Pius with Romano-British and medieval pottery were found in 1962, at TQ 93976251. Romano-British and medieval potsherds have been found in an area centred on TQ 94016249, and three small rubbish pits full of oyster shells have been exposed at TQ 93976251.

TQ 96 SW 64 - In 1934 blasting operations revealed Romano-British graves at TQ 90686192. Fragmentary bones, coarse red pottery and a small black beaker of late third or early fourth century date were recovered. An undecorated lead coffin was found shortly afterwards (Jessup 1935, 208-213).

2.3 Saxon

TQ 96 SW 14 – A Saxon cemetery was discovered in 1869, at TQ 90076386. Excavations in 1869-1871 and 1879-1880 revealed *c.* 26 skeletons, some with weapons and ornaments. Ten more skeletons and artefacts have since been discovered and there may be others beneath the present housing estate (Meaney 1964, 129; VCH I, 374).

2.4 Medieval

TQ 96 SW 15 - The moat of Bayford Court, at TQ 91156400. Low banks lead from the church to the moat, of which three sides have survived, water-filled but in poor condition. The enclosed area contains building debris, including flint and ragstone. The present Bayford Court was modified in the early eighteenth century but contains some timber framing. Bayford Court is reputed to be the site of the fortress built by the Danes at Milton Regis in AD 893, as recorded in the *Anglo-Saxon Chronicle* (King 1983, 236; VCH I, 433).

TQ 96 SW 28 - St Thomas's spring, at TQ 93066316, reputedly used by pilgrims on their way to Canterbury.

TQ 96 SW 35 - Tonge Castle is a rectangular earthwork at *c.* 8m OD on the north side of a small valley leading towards the Thames marshes, at TQ 93356360. Excavations in 1930 revealed part of a twelfth to fourteenth century rectangular flint and stone building which had replaced an earlier timber hall.. Excavations 1963-1965 revealed no traces of occupation before *c.* 1100 other than a few scattered potsherds of first century AD date (Ford 1964,; Ford 1965; Hogg 1932).

2.5 Undated

TQ 96 SW 62 - A large overgrown pit has been found at TQ 92326178.

3 HISTORICAL RECORDS

3.1 Origin of place name

The place-name may derive from OE *sid* 'broad' with *bourne* 'stream', possibly referring to the stream which rises near the church. It can be traced to its present form thus:

1200 <i>Sidingeburn</i>	1253 <i>Sydingeburn</i>
1262 <i>Sithyngeburn</i>	1610 <i>Sittingborne</i>

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Romano-British period

There is no evidence to suggest Romano-British urban occupation in the area of the later town of Sittingbourne. Nevertheless, the number of Romano-British finds in the vicinity but outside the boundary of the study area (see Section 3.2 above) and the proximity of Watling Street suggest a considerable Romano-British presence in the surroundings.

4.1.2 The Saxon period

Neighbouring Milton Regis, now a suburb of Sittingbourne and more commonly known as Milton or Milton-next-Sittingbourne, was the centre of a royal estate in the Saxon period, and controlled the area of Sittingbourne. The cemetery discovered at TQ 90076386 may indicate an early Saxon settlement at Sittingbourne itself, but more probably relates to Milton Regis.

4.2 Urban evidence

4.2.1 The medieval period

There is little evidence for Sittingbourne as a town until after the murder of Thomas Becket in 1170. The High Street, then a stretch of Watling Street, became part of the pilgrimage route to the shrine of St Thomas at Canterbury, and must have been the centre of the town. The parish church was built at its east end. Although very little from the medieval period survives in the modern urban centre, a series of late fifteenth and early sixteenth century wills help to illustrate aspects of the town at that time. Many tenements and houses are recorded, individuals left a good deal of money for mending the roads, particularly outside their houses, and there may have been an almshouse and a school.

4.2.1.1 Markets and fairs

Sittingbourne had no medieval market charter, but the slight widening of the High Street to the west of the church would have provided a suitable area for the unofficial market that existed there by at least the fifteenth century, when wills from that period mention the market itself, stalls, and several shops. As in many things, Sittingbourne was subservient to Milton; Milton's market, less than 2km away, was probably dominant with Sittingbourne possibly more concerned with production (see below) than with commerce and distribution

4.2.1.2 The manor

Sittingbourne remained under the control of Milton manor throughout the Middle Ages, but Tonge Castle, *c.* 2km east of Sittingbourne parish church, is a moated site which may have been a manor house occupied in the twelfth and thirteenth centuries.

4.2.1.3 The church

The parish of Sittingbourne did not become separated from Milton Regis until the twelfth century, and this is confirmed by the dedication of the church to St Michael, a typically later medieval patronal saint. The church is listed in the *Taxatio* of Pope Nicholas IV of 1291, where it is valued at £6 13s 4d. In 1384 the advowson of the church, then valued at £23 6s 8d, was given to the Benedictine nunnery of Clerkenwell which retained it until the Dissolution.

Fifteenth and sixteenth century wills record many bequests for the upkeep of the church, suggesting that it was well regarded by the parishioners. Both small and large sums were given for general repairs between 1456 and 1522, and in 1515 £10 was specifically left for the construction of a flat roof, with a further £6.13s. 4d. three years later. A new window was glazed in 1469 and the rood loft may have been repainted in 1473. There is also a rare reference to a gravestone in the churchyard in 1469 when the not inconsiderable sum of 46s. 8d. was left by Thomas Mayhew for his burial.

The very few early remains in the church date from the thirteenth century but virtually nothing survives as the church was gutted by fire and rebuilt in 1762; it was restored in 'medieval' style in the nineteenth century. The west tower has thirteenth and fifteenth century work, and there is

a crypt under the chancel, which may reflect Sittingbourne's importance as a pilgrims' resting place.

4.2.1.4 Other religious organisations

The Schamel, a hermitage and chapel of St Thomas of Canterbury and a house of shelter for pilgrims, stood south of Watling Street just to the west of Sittingbourne. In 1360 King John of France gave £6.13s. 4d. to Richard Lexden, hermit of Sittingbourne. A leper hospital of St Leonard with a chapel of the Holy Cross stood c. 1km north-east of Sittingbourne. It received many bequests for its upkeep during the thirteenth century and, although founded by the manor of Murston rather than Milton, in 1232 it was known as 'Sweynstre juxta Sittingbourne' and so probably had some connection with Sittingbourne itself.

4.2.1.5 Industry and trade

Sittingbourne's industry in the Middle Ages seems to have been confined to cloth making (a fulling mill, weaving and a 'saffron garden' probably for providing dyestuffs are recorded). Two other mills were probably for grinding grain. Craftsmen included those normally associated with a medieval town; for example, tailors, shoemakers, bowyers, fletchers and candle makers, and in 1517 there was at least one brewer.

The harbour

Milton Creek served both Milton and Sittingbourne, and there were at least two wharves there under the general name of Milton Quays, although The Key seems primarily to have been Milton's wharf, with Holrich and Holeryche (Holdredge) quay, mentioned in 1486 and 1500, serving Sittingbourne. As Milton was the head port and collected all tolls, it is impossible to distinguish the trade that passed through Sittingbourne, and so the importance of shipping to the town is unknown. There must, however, have been some inshore fishing, particularly dredging for oysters.

Inns

In the post-medieval period Sittingbourne became renowned for its coaching inns, but even in the fifteenth century there were a considerable number. Most are known only by name (The Swan, The Cornish Chough, The Maiden's Head, The Crown, The Inn at the Bell and The Saracen's Head) but The Lion or Red Lion and The George still survive, although very much altered. The Red Lion was favoured by royalty on journeys to and from Dover; Henry V was entertained there on his triumphant return from France, and Henry VIII paid for hospitality at 'The Lyon' in 1532.

4.2.2 *The post-medieval period*

4.2.2.1 Markets and fairs

Queen Elizabeth I granted a weekly Wednesday market and two annual fairs in 1573, but by 1579 Milton objected to the competition, which was affecting its own market dues. A second charter was obtained in 1599 when Sittingbourne's rights were reinstated, but this seems to have been ineffective and the market closed after only a few years. There were, however, two annual fairs, at Whitsun and in October, until the end of the eighteenth century.

4.2.2.2 The church

After the Dissolution, the church was taken over by the Crown in whose hands it remained until 1560 when it was granted to the archbishops of Canterbury. By 1640 it was valued at £56, and there were 380 communicants.

The medieval church was almost totally rebuilt in 1762 and then restored between 1859 and 1873. The churchyard appears to have been encroached upon before 1865, and also more recently.

4.2.2.3 Other religious organisations

As Sittingbourne grew in the nineteenth century, a new parish church of Holy Trinity was built in Dover St in 1867. The High Street acquired a Congregational chapel in 1865 and a Baptist chapel in 1887. The Sacred Heart Roman Catholic church, West Street, was built in 1901.

4.2.2.4 Industry and trade

The harbour

In the sixteenth century Crown Quay and Holdredge House Quay were Sittingbourne's quays, although Milton continued to dominate waterborne trade. Three vessels are recorded as belonging to the town in 1566, but in the same year 29 ships, both fishing vessels and coastal traders, were assembled in Milton Creek for the wars against the Scots. In the seventeenth and eighteenth centuries grain and timber were the main exports from both places, supplemented by fruit and vegetables from the Kentish farms. There was a little shipbuilding on both the Milton and Sittingbourne sides of the Milton Creek and fishing continued.

Inns

There had been some inns in Sittingbourne in the Middle Ages, but their heyday was later, particularly the eighteenth century. In 1599 the second market charter stipulated the obligation for the town to provide horses and stabling for coaches, thus, by implication, inns. The Red Lion and The George were already in existence by then and continued to flourish. In 1686 Sittingbourne could provide 101 guest beds and stabling for 153 horses. By 1707 The Red Lion had stables, and coach houses are mentioned in 1780. The Horne, The White Hart, the Ship, The Bull and The Rose were built in the eighteenth century. In the 1790s Hasted considered The Rose to be 'the most superb of any throughout the kingdom and the entertainment afforded in it equally so'.

Their business declined drastically with the arrival of the railway and only The Bull survives from the eighteenth century, although the two inns with medieval roots still remain. The Rose was rebuilt as a pastiche in the early twentieth century.

Carriers and stage coaches

In the mid-sixteenth century Sittingbourne took advantage of the growth of the carrying and coaching trade between London and Dover along the former Watling Street, and by 1686 there were 101 guest beds and stabling for 153 horses in the town. The town continued to be an important overnight stop for stage coaches, notably the eighteenth century Flying Stage Coach which took one and a half days to travel from London to Dover with only one stop, at Sittingbourne. Sittingbourne High Street became a flourishing centre of coaching inns and commercial premises, but when the railway arrived in the mid-nineteenth century Sittingbourne's status as a convenient stopping point was superseded.

4.2.2.5 The railway

The East Kent Railway from Chatham to Faversham reached Sittingbourne in 1857 and the branch line to Sittingbourne opened in 1860. It encouraged industrial enterprises to develop in Sittingbourne, but put most of the coaching inns out of business.

4.2.3 *The modern town*

At the end of the eighteenth century Sittingbourne was described as ‘a wide long street, unpaved, the houses of which are mostly modern, being well built of brick and sashed, the whole having a cheerful aspect’. So it remained until the coming of the railway encouraged the development of industries, particularly paper and brick-making along the banks of Milton Creek, in the second half of the nineteenth century.

The town continued to grow throughout the twentieth century, although the High Street still maintains its integrity. It is, however, surrounded by extensive estates housing a population which works both in local industries and, increasingly, in London, for which Sittingbourne serves as a dormitory town.

4.2.4 *Population*

In 1566 there were 88 houses in Sittingbourne, suggesting a population of over 300, although the Diocesan Survey of 1563 records 353 households in the parish, presumably most in outlying areas beyond the town. By 1676 there were 535 communicants, indicating a total population of over 1,000. The first national census of 1801 records 1,347 inhabitants; there were 6,148 by 1871 and 9,339 in 1921. Comparisons are more difficult thereafter, for since the 1931 census the population of Sittingbourne has been combined with that of Milton. In 1961 there were 23,623 and in 1991 37,425.

5 URBAN CHARACTERISTICS

The following summary of Sittingbourne’s urban characteristics has been divided into medieval and post-medieval periods (pre- and post-dating *c.* 1540). For the post-medieval period the focus has been on the principal features. Figure 6 shows the historic buildings in and around the town, some of which also appear in the Urban Features section below. It is difficult to define the area of historic settlement along the High Street, but it is presumed that it was concentrated on the area immediately to the west of the church.

5.1 Medieval plan components and urban features (Figures 7 and 8)

Medieval Sittingbourne developed around Watling Street, with the church and churchyard (PC1) at its eastern limit near the market place (PC2) where the street widened slightly. Watling Street became the High Street (PC3-4) with shops and a number of inns for Canterbury pilgrims. All the buildings seem to have fronted the High Street, and there seems to have been no development behind the tenement plots.

PC1. The Parish Church of St Michael and its churchyard.

- a) (MUF1) The parish church of St Michael and its churchyard. The earliest parts of the church date from the thirteenth century (DoE 1974, 29).

PC2. Probable site of the medieval market.

PC3. Group of tenement plots fronting the south of the High Street.

- a) (MUF2) 31-35 High Street, formerly part of The George Inn. A timber-framed building, refronted with red brick *c.* 1730 (DoE 1974, 24).
- b) (MUF3) 41 High Street. The George Hotel, formerly The George Inn mentioned in 1478 and 1562. A timber-framed building refaced with stucco *c.* 1786 (DoE 1974, 24).

PC4. Group of tenement plots fronting the north of the High Street.

- a) (MUF4) 58-62 High Street, formerly The Red Lion Inn where Henry V was entertained in 1415. A timber-framed building with eighteenth century façade, the western section of which was converted into houses *c.* 1835 and now contains offices (DoE 1974, 31-32)

5.2 Post-medieval plan components and urban features (Figure 9)

Sittingbourne seems to have changed little until the middle of the nineteenth century and so no post-medieval plan components map has been produced. The High Street remained the backbone of the settlement and subsidiary streets did not develop. The market place acquired a new site (PC5) *c.* 1865.

PC1. The Parish Church of St Michael and its churchyard.

- a) (PMUF1) The parish church of St Michael and its churchyard. The church was restored in 1762 and 1859-1873 (DoE 1974, 29).
- b) (PMUF6) Site of the Vicarage (OS 25 inch, 1865).

PC3. Group of tenement plots fronting the south of the High Street.

- a) (PMUF2) 67 High Street, The Bull Hotel. An eighteenth century two-storey building of painted brick, restored in the 1970s (DoE 1974, 27).
- b) (PMUF3) 75-77 High Street, Brenchley House. Late eighteenth century redbrick house, now converted into offices and shops (DoE 1974, 28).
- c) (PMUF4) Site of the Corn Exchange, replaced by the Town Hall in the mid-nineteenth century. OS 25', 1865).

PC4 Group of tenement plots fronting the north of the High Street.

- a) (PMUF5) 42-44 High Street, The Rose Inn. Built in 1708, originally called Rose Place. Known as Royal Victoria after 1825 and ceased to be an inn after the coming of the railway. Three storeys of brown brick, a stone on front carved with rose, RI and 1708. Modern shop fronts (DoE 1974, 30)

PC5. Site of the market place *c.* 1865

6 THE POTENTIAL OF SITTINGBOURNE

6.1 Archaeological resource overview

Few archaeological investigations have so far been undertaken within the town and its immediate surroundings; thus little is known about the extent of surviving archaeological sub-surface deposits. The rebuilding and growth of the town in the nineteenth and twentieth centuries probably led to widespread destruction of sub-surface archaeological deposits, but some may have survived under domestic buildings and in those areas that have not been cellared. Should medieval stratigraphy survive, it may be comparatively thin and not far below present ground surface but if areas of intact medieval and earlier stratigraphy can be located they would help to establish the evolution and development of the town.

6.2 Research questions

The purpose of this document is to develop policy for Sittingbourne's urban archaeological deposits, particularly the historic urban core. There has been no archaeological investigation, and there is no archaeological evidence for the economic base of the medieval town.

6.3 Key areas for research

The following need to be investigated:

6.3.1 The origins of Sittingbourne

- the nature, date and extent of the earliest settlement remains at Sittingbourne;
- the influence of Watling Street and Milton Creek on the origins and development of the settlement;
- the relationship between Milton Regis and the earliest settlement;
- the earliest remains which can be classed as urban or proto-urban.

6.3.2 Sittingbourne in the medieval period

- the pattern of settlement and the relationship of individual plots to the settlement framework;
- the origins and development of the parish church and its churchyard;
- the impact of the church on the development of the town;
- evidence for a route between the High Street, Milton Regis and Milton Creek;
- evidence for a pre-charter market place and its development;
- the economy of the town and its trading and commercial contacts;
- evidence for the cloth-making industry;
- evidence for early inns;
- evidence for shipbuilding and wharves on Milton Creek.

6.3.3 Sittingbourne in the post-medieval period

- the nature, extent and chronology of occupation within the urban core;
- the economy of the town and its trading and commercial contacts;
- the form and character of individual properties
- evidence for the 16th century market and its development;
- the sites and layouts of Crown Quay and Holdredge House Quay;
- evidence for the development of the carrying and coaching trade.

6.3.4 General questions

- the evidence of artefactual remains in interpreting the town's pre-urban and urban history;
- the palaeo-environmental history of the town.

The discovery and study of both structures and artefacts would illuminate these topics. Small-scale archaeological sampling in individual properties in Sittingbourne 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 Sittingbourne in the hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical documentation.

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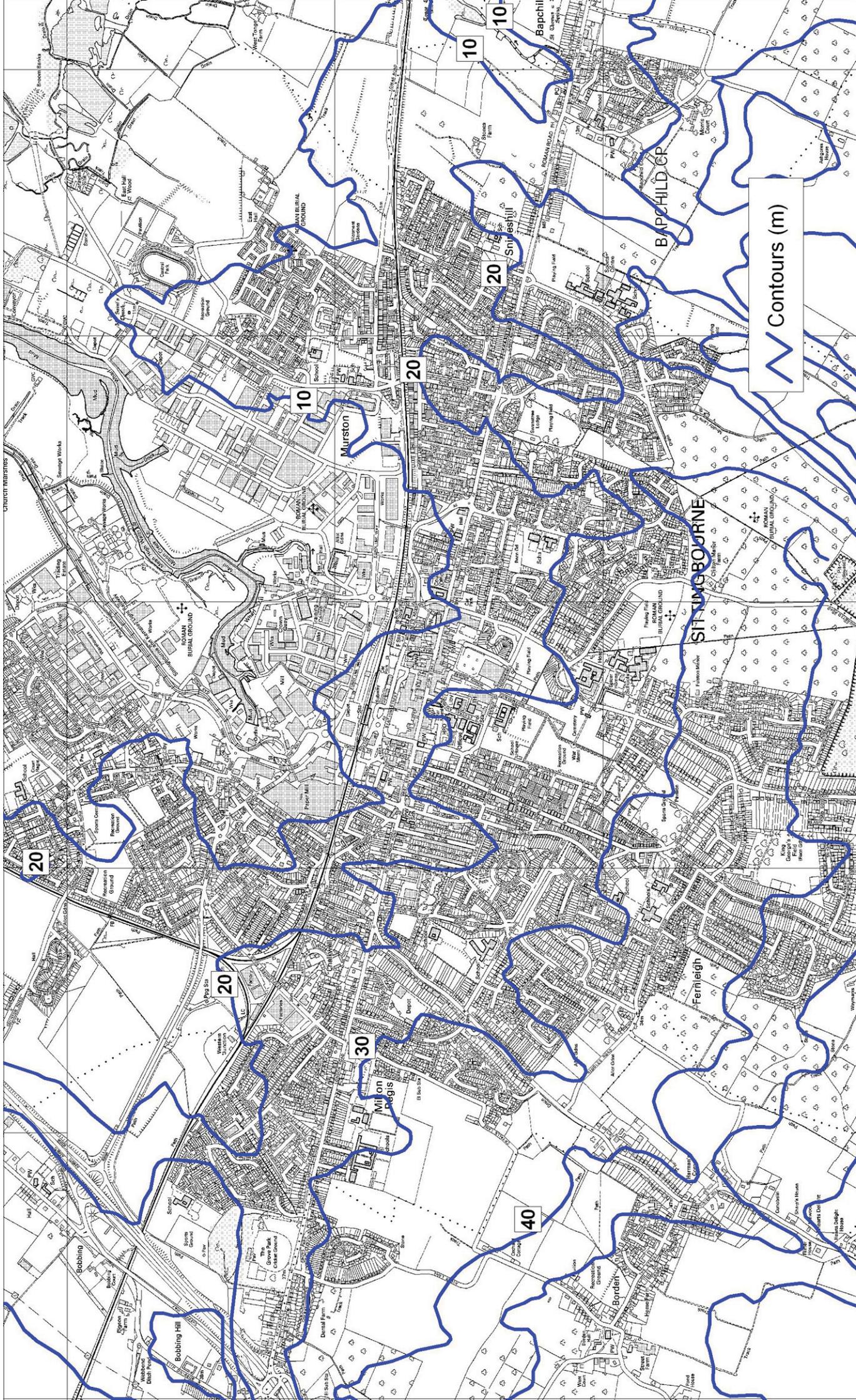
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1:18396

Figure 1. Map of Sittingbourne showing contours



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Scale 1:15000 Figure 2 Map of Sittingbourne showing geology

Drift Geology	
[Symbol]	Landfill
[Symbol]	No Drift
[Symbol]	No Drift or Solid
[Symbol]	Blown Sand
[Symbol]	Marine Beach / Tidal Flats
[Symbol]	Marine Beach / Tidal Flats Deposits
[Symbol]	Marine (Ee Estuaries) Alluvium
[Symbol]	City (Sand, Sand & Gravel)
[Symbol]	Calcareous Tuff
[Symbol]	Albion
[Symbol]	Dry Valley & Melbourn Deposits
[Symbol]	Peat
[Symbol]	Blackwash
[Symbol]	Unfilled / Roof Flats / Gravel
[Symbol]	1st Terrace River Gravel
[Symbol]	2nd Terrace River Gravel
[Symbol]	3rd Terrace River Gravel
[Symbol]	4th Terrace River Gravel
[Symbol]	5th Terrace River Gravel
[Symbol]	1st/2nd Terrace River Gravel
[Symbol]	2nd/3rd Terrace River Gravel
[Symbol]	4th/5th Terrace River Gravel
[Symbol]	Tallow Gravel
[Symbol]	Bign Mill Gravel
[Symbol]	Head
[Symbol]	Coarse Deposits
[Symbol]	Head Brickwith (Other)
[Symbol]	Head Brickwith 1st Terrace
[Symbol]	Head Gravel
[Symbol]	Pileash Gravel
[Symbol]	Chywith-Fints
[Symbol]	Sand in Chywith-Fints
[Symbol]	Disturbed Blackwash Beds
[Symbol]	Solid Geology
[Symbol]	Crane's Weald Clay
[Symbol]	Ardagh Sandstone
[Symbol]	Ashdown Beds
[Symbol]	Aberfeld Clay
[Symbol]	Blackwash beds
[Symbol]	Dallies Beds
[Symbol]	Clay & Lias in Weald Clay
[Symbol]	Clay in frontiers Weald Clay
[Symbol]	Clay in Tun Wells Sand
[Symbol]	Chygate Beds
[Symbol]	Cuckfield Stone
[Symbol]	Folkestone Beds
[Symbol]	Gault
[Symbol]	Grinstead Clay
[Symbol]	Hastings Beds
[Symbol]	Holles Beds
[Symbol]	Incledon-Headford Clay
[Symbol]	Large Full Lias Weald clay
[Symbol]	Leman Beds
[Symbol]	London Clay
[Symbol]	Lower Chalk Osmingtons Hill
[Symbol]	Lower Grinstead Clay
[Symbol]	Lower Tun Wells Sand
[Symbol]	Melbourn rock
[Symbol]	Middle Chalk
[Symbol]	No silt or sand
[Symbol]	Sand in Weald Clay
[Symbol]	Sand in weald clay
[Symbol]	Singapore Beds
[Symbol]	Small Full Lias Weald clay
[Symbol]	Thicket Beds Birmesal beds
[Symbol]	Tunbridge Wells Sand
[Symbol]	Upper Chalk
[Symbol]	Upper Greensand
[Symbol]	Upper Grinstead Clay
[Symbol]	Upper Tun Wells Sand
[Symbol]	Weald Clay
[Symbol]	Weald Clay
[Symbol]	Woodcock beds

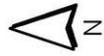
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Figure 4. Ordnance Surveyor's field drawing for 1st Edition OS map, c. 1800



Figure 5. The 1st Edition OS map of Sittingbourne, c.1865



Historic Buildings

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

Figure 6. Map of Sittingbourne showing historic buildings

1:2392

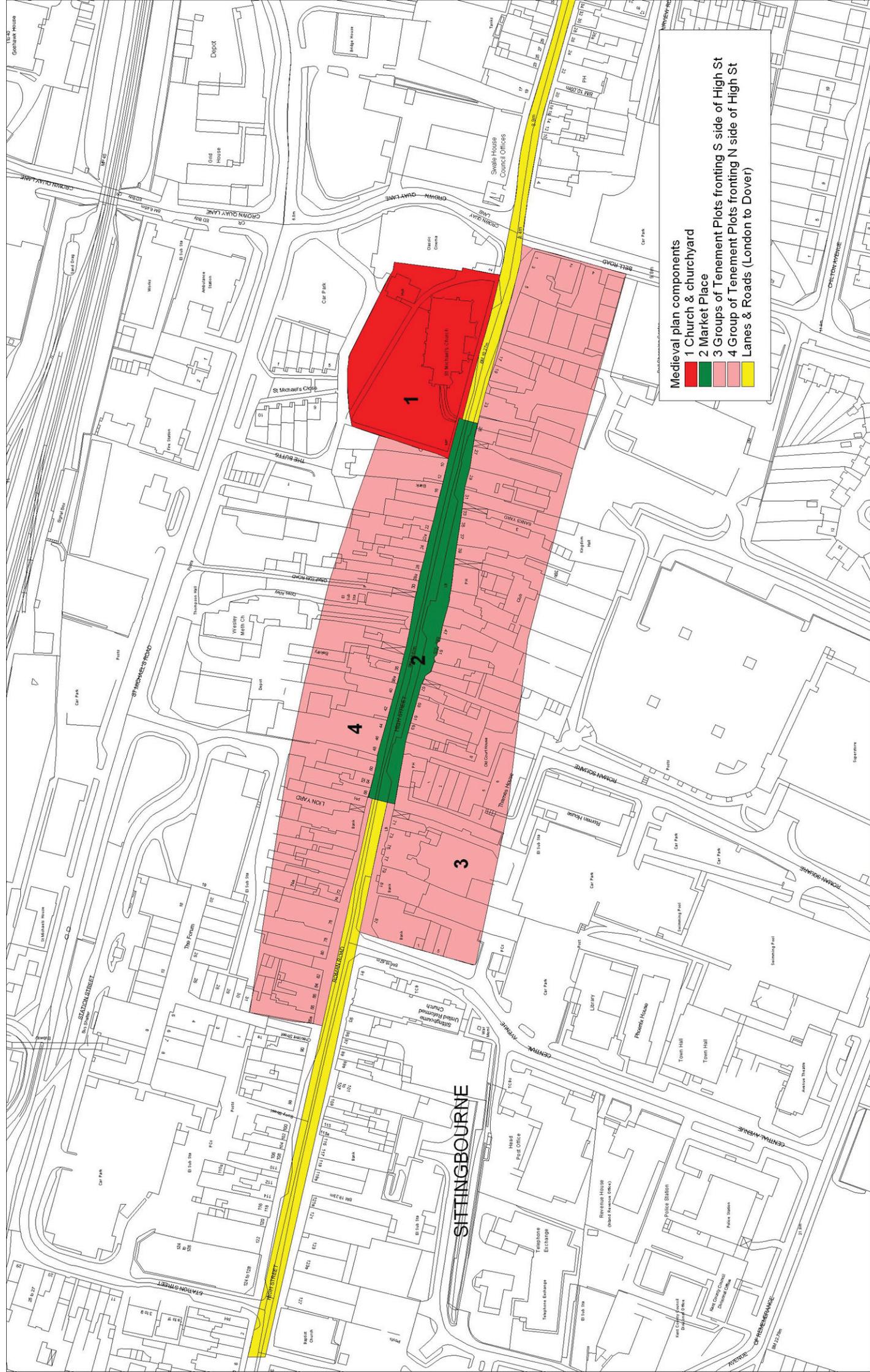


Figure 7 Map of Sittingbourne showing medieval plan components

1:4082

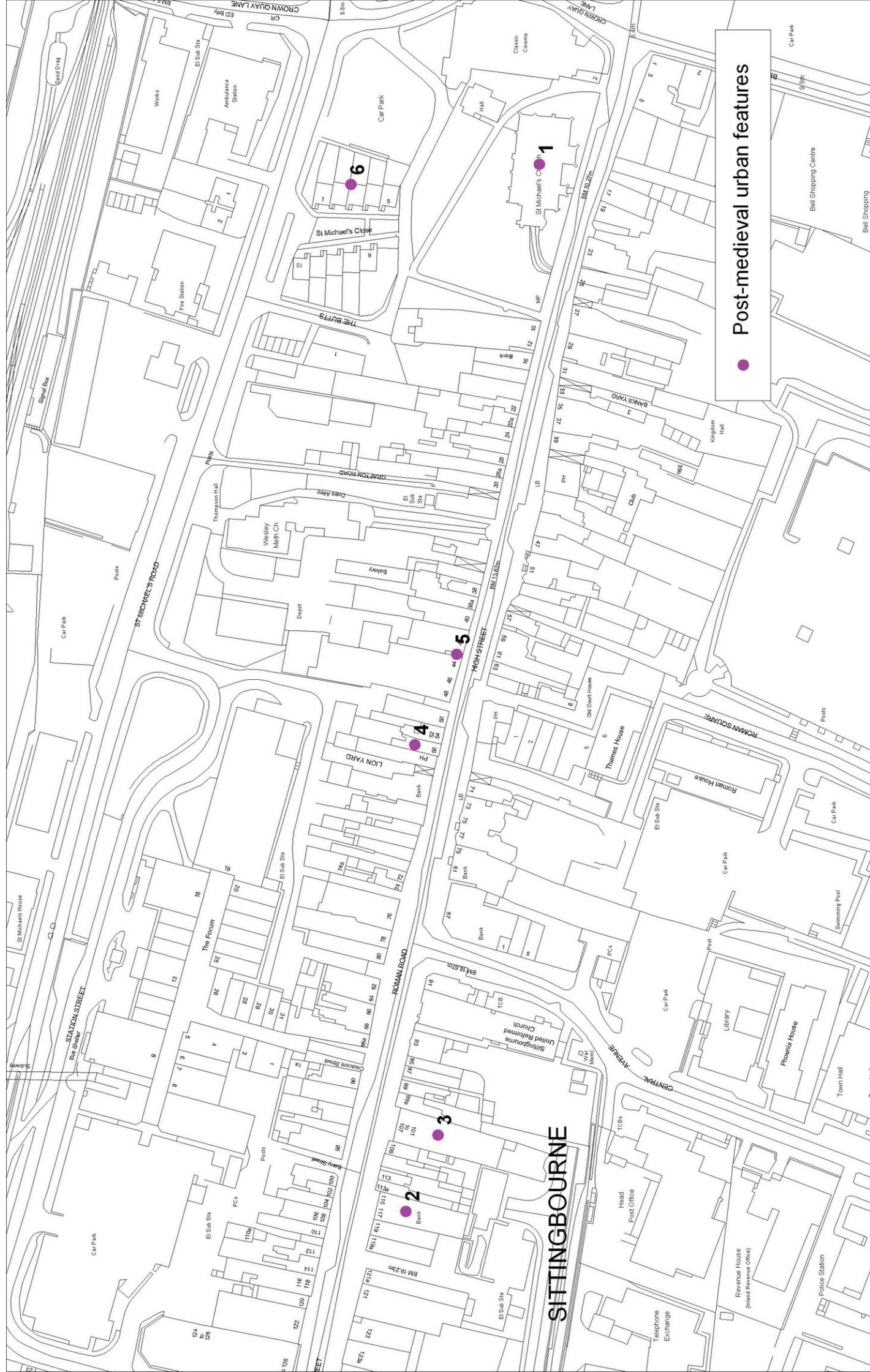
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● Medieval urban features

Figure 8. Map of Sittingbourne showing medieval urban features

1:2392



1:4082

Figure 9 Map of Sittingbourne showing post-medieval urban features

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

1. Introduction

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

Policy QL8: Archaeological Sites

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

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

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

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

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

within a town, provide more accurate information on the extent of these areas and establish a consistent approach towards dealing with the impact of development proposals across Kent and Medway¹. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

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

2. SPG Background

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

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

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

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

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

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

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

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

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

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

3. Urban Archaeological Zones and Guidance

3.1 The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Sittingbourne here Figure 10) 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

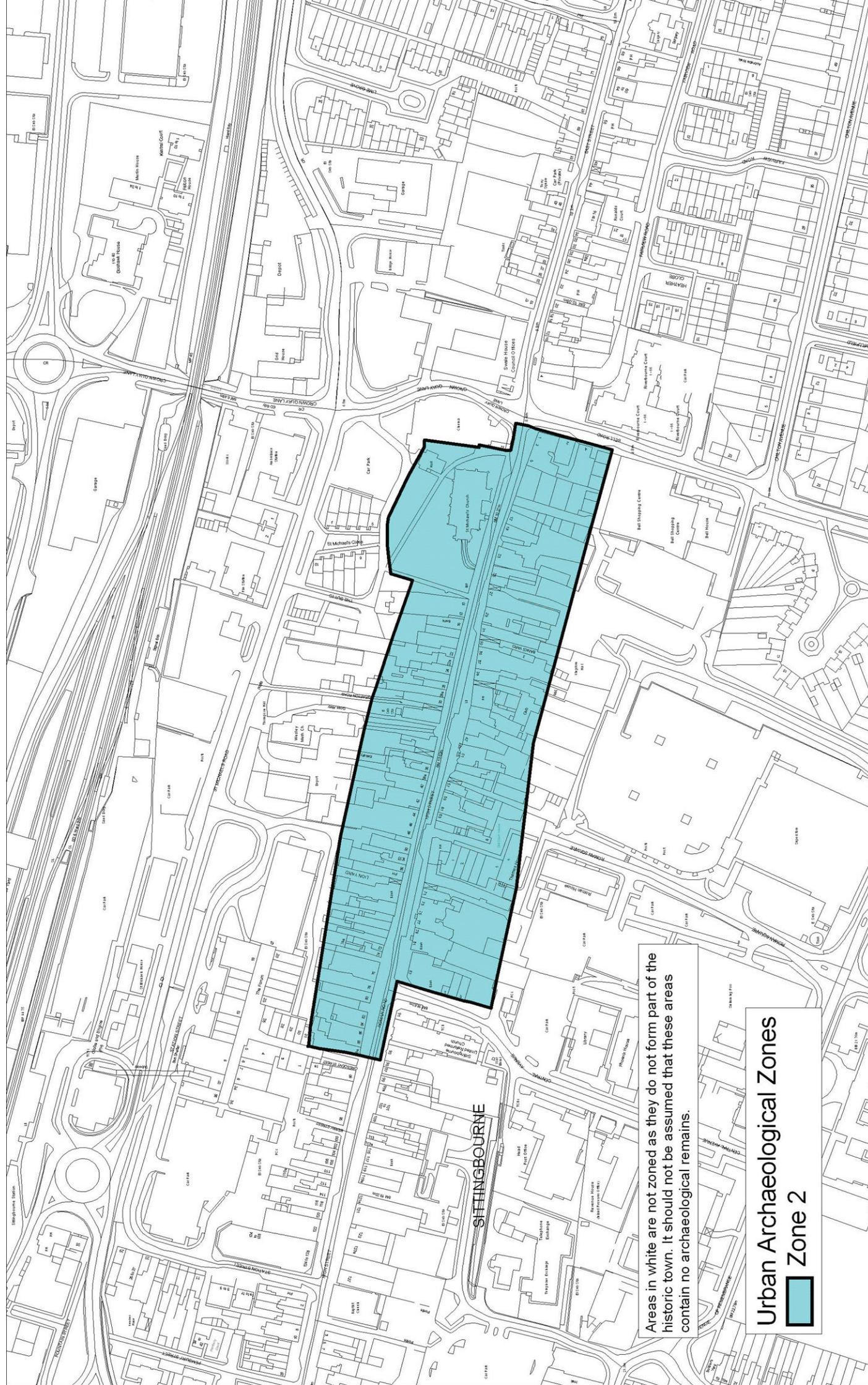
English Heritage
Eastgate Court
195-205 High Street

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



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

Figure 10. Map of Sittingbourne showing Urban Archaeological Zones

