

KENT HISTORIC TOWNS' SURVEY

**WYE - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

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

CONTENTS

1 INTRODUCTION	1
1.1 BACKGROUND	1
1.2 SITUATION	1
1.3 STUDY AREA	1
2 ARCHAEOLOGICAL DATA	1
2.1 PREHISTORIC	1
2.2 LATE IRON AGE/ROMANO-BRITISH	2
2.3 SAXON	2
2.4 MEDIEVAL	3
3 HISTORICAL RECORDS	3
3.1 EARLY CHARTERS	3
3.2 DOMESDAY BOOK	3
3.3 ORIGIN OF PLACE NAME	3
4 HISTORICAL DATA BY PERIOD	4
4.1 PRE-URBAN EVIDENCE	4
4.2 URBAN EVIDENCE	4
5 URBAN CHARACTERISTICS	9
5.1 MEDIEVAL PLAN COMPONENTS AND URBAN FEATURES (FIGURE 10 AND 11)	9
5.2 POST-MEDIEVAL PLAN COMPONENTS AND URBAN FEATURES (FIGURE 12)	12
6 THE POTENTIAL OF WYE	16
6.1 ARCHAEOLOGICAL RESOURCE OVERVIEW	16
6.2 RESEARCH QUESTIONS	16
6.3 KEY AREAS FOR RESEARCH	16
7. REFERENCES	18
7.1 MAIN WORKS CONSULTED	18
7.2 REFERENCES FOR SMR AND URBAN FEATURES	19
APPENDIX I: KENT AND MEDWAY STRUCTURE PLAN – MAPPING OUT THE FUTURE: DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG 3) ON ARCHAEOLOGY IN HISTORIC TOWNS	21

LIST OF MAPS AND PLANS

1. Map of Wye showing contours
2. Map of Wye showing geology
- 3/3a. Map of Wye showing archaeological remains / Scheduled Monuments
4. Michael Moon's map of Wye 1746
5. Andrews, Dury and Herbert's Map 1769
6. Hasted's map of Wye *c.* 1798
7. Ordnance Surveyor's field drawing *c.* 1800 for 1st edition OS maps.
8. OS 25 inch 1st edition map of Wye - 1858
9. Map of Wye showing historic buildings
10. Map of Wye showing medieval plan components
11. Map of Wye showing medieval urban features.
12. Map of Wye showing post-medieval urban features
13. Map of Wye showing Urban Archaeological Zones

1 INTRODUCTION

1.1 Background

During the medieval period, Wye was a small market town, based on a settlement of probable Saxon origin, situated in the Ashford district of Kent. It stands at the base of the North Downs where the Pilgrim's Way crosses the Great Stour river. It is *c.* 15km south-west of Canterbury, 5km north-east of Ashford and 15km south of Faversham.

This study aims to provide an evaluation of the archaeological and historical remains of the settlement as a basis for informing decision-making in the planning process where archaeological deposits may be affected by development proposals. The Kent County Sites and Monuments Record (SMR) was checked for information relating to the study area (see below) and this provided 23 entries. Of these, ten relate to standing buildings, two are of prehistoric date, five are of Romano-British date, three are Saxon and three are medieval. Wye is fairly typical of many small towns in England in that there has, as yet, been no significant archaeological research within the town, and little within the area of study. Thus, much of this study is based upon documentary evidence, secondary published sources and analysis of the settlement's topography.

Most of the visible features date from the sixteenth and seventeenth centuries, although there are structures of both earlier and later date.

1.2 Situation

The town centre of Wye is situated at NGR TR 05404690, on a sloing terrace close to the foot of the North Downs escarpment between 35m and 50m OD. It stands on the east bank of the Great Stour river (Figure 1).

The town is sited on the spring-line at the edge of the lower chalk beds, with the southern area of the town sitting on an area of head brickearth, whilst to the west there are deposits of gault clay, river terrace gravels and alluvium (Figure 2).

1.3 Study area

The area selected for general study lies between TR 0445 and TR 0748. 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 04004650 and TR 05754700.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Wye itself or its immediate environs although there have been some very limited excavations.

2.1 Prehistoric

TR 04 NW42 - A prehistoric ditch of uncertain date, sealed by soil containing potsherds of late-Bronze-Age/early-Iron-Age date, was found on land east of the watermill at Bridge Street, at TR 04924685, during evaluation excavations in 1995 (Oxford Archaeol. Unit, 1995).

TR 04 NE 24 - A stone tool, identified as a small neolithic polished axe, was found in the garden of 63 Oxenturn Road at TR 05464629, in 1966 (Bradshaw 1966, 81).

2.2 Late iron age/Romano-British

TR 04 NW 16 – Romano-British pottery, including Samian ware, is thought to have been found at TR 04774730 in *c.* 1958. Subsequent excavations in 1970 revealed a ditch and deposits of domestic rubbish including two coins of Claudius and Titus dating to the second half of the first century AD. A second area, at TR 04934746, was also excavated to reveal an iron-working site with smelting hearths. Pottery and coins dating from the first to third centuries AD, and small amounts of fourth century pottery were recovered. Although further hearths are suspected, the limits of the industrial area are unknown, but Romano-British occupation material found in most of the surrounding fields suggests a wide area of usage (Bradshaw 1970, 177-178).

TR 04 NW 19 [A] - Part of a Romano-British building was excavated in 1972 following the discovery of tiles and building materials in 1971. Various additions had been made to each end of the structure over time, particularly on the north side nearer the river. Flint foundations of other walls were also found between 20m and 80m to the north and north-west, at a point centred on TR 4774648 (Bradshaw 1971, 237-238).

TR 04 NW 19 [B] - A field drain revealed Romano-British occupation debris of the mid-fourth century AD. On excavation the hollow was found to contain potsherds, bones, domestic items and coins dating to AD 330-370. An unornamented gate-type bronze buckle and an iron dagger were found associated with the deposit, at TR 04954609 (Bradshaw 1971, 237-238; Bradshaw 1972, 233).

TR 04 NW47 - Several hundred late iron age sherds and Romano-British pottery of first to second century date were discovered whilst examining weathered upcast from dredging of the river Great Stour at TR 04854653, in 1992 (Canterbury Archaeol. Trust 1992-3).

TR 04 NE 22 - Large quantities of Romano-British coarse-ware potsherds dating from the second to fourth centuries AD, with two sherds of Samian ware, two small iron objects and two coins of Antonius Pius and Carausius, were found during excavations at 29 Church Field Way at TR 05144695, in 1952 (Bradshaw 1966, lix).

2.3 Saxon

TR 04 NE 9 - A round barrow on Wye Downs was excavated at TR 06934702 in 1939. A few human bones were the only finds. The barrow measures 12.5m in diameter and up to 1.3m in height. Its small size and proximity to a definite Saxon barrow suggests that it may also be Saxon (Ackroyd *et al.* 1939, 215-217).

TR 04 NE 11 – A Saxon grave was found during repairs to the Wye - Dover Road near Coldharbour, Farm centred at TR 06094652, in *c.* 1885-1886. The grave contained a male skeleton, a shield boss, a sword, a glass drinking cup, etc. (Gentlemen's Magazine 1886, 249).

TR 04 - Several pagan Saxon burials were discovered whilst excavating house foundations in Bridge Street, Wye at c. TR 051467, in 1932 (Village Appraisal 1984, 3).

2.4 Medieval

TR 04 NW 1 - A moated homestead with fishponds to the north is thought to have existed at TR 04714513, although no trace now remains (Kent Archaeol. Rescue Unit, SMR).

TR 04 NE34 - A series of rubbish pits, a tiled hearth, post-holes, a flint wall and shallow linear features of medieval date were located during an evaluation next to a known medieval undercroft in Bridge Street at TR 05704675, in 1988 (Canterbury Archaeol. Trust 1988-9).

TR 04 SE24 - Rubbish pits almost certainly related to medieval or later properties fronting Church Street or The Green were located during an archaeological watching brief at TR 05474675, in 1998 (Canterbury Archaeol. Rep. 1998).

3 HISTORICAL RECORDS

3.1 Early charters

The earliest of the Kentish charters dealing with the Weald (AD 724) mentions a common (*weo-wera-wealde*) devoted to the herdsman of Wye. A charter of AD 762 granting pasture rights in the Weald to the Minster of SS Peter and Paul, Canterbury describes Wye as the 'royal vill which is called Wyth'. A charter of King Ethelwulf was witnessed at *Uuiaie* (Wye) in AD 839, suggesting that the king was at Wye at the time, and a charter issued by William I upon his coronation in 1067, gives the 'royal manor of Wi' as an endowment to his newly founded Abbey of St Martin at Battle.

3.2 Domesday Book

The Domesday Survey records that the abbot of Battle held the manor of Wi (Wye). There were 114 villagers, 22 smallholders, 7 slaves, a church and four mills worth 23 shillings and 8 pence. The value of the settlement was £100.

3.3 Origin of place name

The place name of Wye first appears as *Uuiaie* in the AD 839 charter mentioned above. It may come from the Old English *wig*, *weoh* 'idol', used in the sense of a 'sacred place' and, before the coming of Christianity, Wye may have been a pagan shrine. Glover notes that the *weo-wera-wealde* of the AD 724 charter could mean 'forest of the dwellers by the heathen temple', and *wiwarawic* in a charter of AD 858 could be 'farm of the dwellers by the heathen temple.' The place name can be traced to its present day form thus:

OE <i>wig</i> , <i>weoh</i> ...	762 <i>Wyth</i>
858 <i>Wii</i>	1086 <i>Wit</i>
1226 <i>Wy</i> , <i>Wi</i>	1610 <i>Wye</i>

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Romano-British period

During the Romano-British period a road from Canterbury to Benenden passed to the west of Wye to which it was linked by a short branch road. The settlement appears to have been occupied from the first to the fourth centuries AD, and excavations during the 1960s and 1970s located several extensive areas of Romano-British occupation including a possible villa estate south-west of the town and near the Great Stour. A large area of Romano-British occupation debris and evidence of an extensive iron-smelting industrial site dating from the late first to early third century has been found to the north-west of the present town. In Church Fields, immediately west of Wye church, large quantities of Romano-British pottery and other domestic debris indicate another occupation site.

4.1.2 The Saxon period

About fifteen burials on Wye Down to the west of the town and other burials found during house building in Bridge Street suggest that there was early Saxon occupation in the area. Wye lay within an early Saxon royal estate and a minster church was founded there *c.* AD 762.

4.2 Urban evidence

4.2.1 The medieval period

4.2.1.1 Markets and fairs

Wye's market place developed immediately south of the parish church at the north end of Church Street where the road widens out into a spindle shape. Its position close to the church is typical of undefended medieval towns.

The first record of a market at Wye is in 1225 when a charter of Henry III allowed the abbot of Battle Abbey to hold a weekly Thursday market and also two annual fairs, to be held on the eve, day and morrow of the feast of St Gregory (11th - 13th March) and on All Souls Day (2nd November). The fairs were held on 'The Green', an open space east of the market place.

4.2.1.2 The manor

In 1076 William I granted the royal manor of Wye to his newly founded abbey at Battle. Henry I confirmed the grant and in 1263 Henry III granted further liberties. In 1299 Edward I was in residence at Wye, and in 1307 Edward II spent Christmas at the manor house. The manor of Wye remained in the abbey's hands until 1539 when it was repossessed by the Crown.

The original manor house (Wye Court) stood to the north-west of the church, where present day Wye Court now stands. It was the residence of the abbot's steward, and was used when the abbots or their officials had business in Wye. It was burnt down in 1578, leaving only a dungeon, now visible as irregularities in the ground and some masonry.

4.2.1.3 The church

The parish and minster church of Wye is dedicated to SS Gregory and Martin. The date of its foundation is unknown, but its dedication and minster status argue for a

Saxon origin. The church's early origins are also supported by it having had eight daughter churches, by it having been given to Battle Abbey by William I, and by references in Domesday Book and the Domesday Monachorum.

No trace of the early minster church survives but it is believed to have been of cruciform plan. The earliest surviving remains (the west wall, north aisle, west doorway and the arcades of the nave) date from the thirteenth century when the church was valued at £43. 6s. 8d in the *Taxatio* of Pope Nicholas IV (1291).

When Wye College was founded in 1447 the church became collegiate; the nave was remodelled, new windows were inserted in the aisles, a clerestory was added to the nave, a south porch was built and new roofs installed. The resultant cruciform church had a five-bay nave and a chancel at least 20m longer than the present one.

4.2.1.4 The college

In 1432 Cardinal Archbishop John Kempe, who was born near Wye, obtained a licence from Henry VI to found a college of SS Gregory and Martin for secular priests, and in 1447 building began on land east of the churchyard. The college consisted of a central cloister with a great hall forming the east range. The dormitory, parlour, wine cellar and other rooms occupied the north range; kitchen, buttery and a pantry were in the south. A school building and gatehouse flanked the High Street, and further east there was a large yard containing the washhouse, wood stores and a barn. A large garden lay to the north. The college was well endowed with land and property, and the *Valor Ecclesiasticus* of 1535 recorded its gross income as £125.15s. 4½d.

The college was surrendered to the Crown in 1545 and passed to Walter Bucler, the secretary to Queen Catherine Parr, for £200, on condition that he should provide and maintain the grammar school free of charge.

4.2.1.5 The Latin school

The founding of Wye College in 1447 saw the creation of a school as an integral part of the plan. The school was held in a stone building next to the gatehouse fronting on to the High Street where the small single-storey building known as The Latin School still stands. At the date of its foundation, it was one of only four similar schools in the county, the others being at Canterbury, Higham and Sevenoaks.

4.2.1.6 Industry and trade

Tile manufacturing:

During the fourteenth century the monks of Battle abbey maintained a tile-making factory at Naccolt, c. 2km south of Wye,. It is first mentioned in 1340, and in 1355 the bailiff of Wye manor accounted for the production of 98,500 plain or flat tiles, 500 ridge tiles and 1,000 corners, all from some 10 kilns. By 1374 production had risen to about 190,000 tiles of various types. Although badly damaged by severe weather in 1377, the works continued for at least another 200 years, albeit at a reduced level.

Cider making

One of the centres of cider making in Kent during the medieval period appears to have been at Wye. In 1340 records show that fifteen tuns of cider were produced from

local orchards at Wye, one tun was used at harvest time, and another used to top up the remainder, which were sold for between 12s. and 13s. 4d. per tun.

4.2.2 The post-medieval period

4.2.2.1 Markets and fairs

Wye market continued to be held into the post-medieval period; the market place and market hall are shown on Moon's map of 1746 (Figure 4). The date of construction of the market house is unknown, and it had been demolished by the time the market fell out of use in the second half of the eighteenth century.

The Green was the site of the fairs throughout most of the post-medieval period, and remained an open space until the nineteenth century. Unusually, the fairs continued until 1913, although by then they had been transferred from The Green to Horton's cherry orchard.

4.2.2.2 The manor

In 1551 Edward VI granted the manor, rectory, and the advowson of the vicarage of Wye, two tithe-barns, and the tithes to Edward, Lord Clinton and Saye, but they were returned to the king in the same year and remained with the Crown until 1558 when Elizabeth I granted the manor and other possessions to her kinsman, Henry Carey, Lord Hunsdon. They were held by his family until c. 1628 when the estate was alienated to Sir Thomas Finch of Eastwell, in whose family's hands they remained until 1953. The manor house was rebuilt after a fire in 1578, and again in the eighteenth century when the brick-built Wye Court was constructed.

4.2.2.3 The church

After the Dissolution the church returned to its original role as a parish church, with a perpetual curate. In July 1572, the church steeple, containing five bells, was struck by lightning and burnt down but was soon rebuilt. A second and worse disaster befell the church in 1686 when, during a Sunday morning service, the crossing tower and steeple collapsed and destroyed the transepts and the east end of the church. Between 1701 and 1706 the east end was rebuilt with a small chancel and a large south tower, leaving the church only about half its original size. A new peal of 8 bells and a clock were installed in 1774, and the church was fully restored between 1873 and 1878).

4.2.2.4 Other religious organisations

The Methodist Society was founded in Wye in 1771. The first chapel was built in 1824, being replaced by the present chapel in Bridge Street in 1869. A Catholic church was built in 1954.

4.2.2.5 The college

After the Dissolution the college buildings were turned into private residences and passed into various hands, but the school was retained. By the late sixteenth century, however, the buildings had become neglected and improvements were carried out in 1593. In 1627 the estate returned to the Crown who granted it away, and after passing through several hands, the northern half of the college was used for Lady Joanna Thornhill's charity school with the southern part remaining as the grammar school until 1892. An agricultural college was then founded there, becoming part of the University of London in 1905. Quadrangles were built, 1893 - 1928, to contain the

modern College buildings and the old vicarage at the south-east corner of The Green became a student hostel.

4.2.2.6 The schools

The Latin school

The school suffered many vicissitudes until the end of the seventeenth century when George Wheler, a prebendary of Durham cathedral, acquired it. During his period of ownership the Lady Joanna Thornhill's charity school was held in the northern part of the college complex. In 1724 Wheler bequeathed the college site and buildings to the Latin and charity schools and their successors. The two schools prospered for about 100 years, but by the early nineteenth century the charity school was incorporated into the National School system. In 1889 the Latin school was sold as a private school (Parkin 1985, 223-224).

4.2.2.7 Industry and trade

Agriculture

At the beginning of the post-medieval period, Wye's hinterland contained many small and medium-sized farms and a number of gentlemen's estates. Orchards and hop gardens occupied the fields immediately adjacent to the town's main streets. Further afield, cereals and vegetables were grown on the lower slopes and sheep and cattle were pastured on the river meadows and hillsides.

Mills

Michael Moon's map of 1764 shows a water mill by Wye Bridge, traditionally on the site of one of the Domesday water mills. The present mill, probably dating from the mid-eighteenth century, consists of a timber-framed and weatherboarded mill house, a stone and brick mill race and storehouses/stables. It is now powered by electricity. Wye windmill, once standing in a field south of Bridge Street, was a white smock-and-stage mill on a brick base. Probably built *c.* 1819, it was pulled down *c.* 1920, its brick base being converted into a store.

Inns

There were at least six inns or public houses in Wye in the post-medieval period, with 27 guest beds and stabling for 47 horses in 1686.

The oldest, The Old Flying Horse Inn on the east side of the Green and the south side of the High Street, occupied a fourteenth century house; it had become an inn *c.* 1450 and remained so until 1957 when it was converted into a student hostel. The Old Swan Inn, on the south side of Bridge Street, was probably built in the seventeenth century but closed before 1847, to become a private house and a shop. The eighteenth century George Inn on the north side of Bridge Street had also become a house and shop by 1847. The Victoria Inn on the north side of Bridge Street, now known as the Tickled Trout Public House, has been an inn from the eighteenth century. The Kings Head, on the west side of Church Street, dates from at least the early nineteenth century and has a carriage entrance leading to a rear courtyard. The original building was damaged by fire and rebuilt *c.* 1870.

Coaching services

Wye fell outside the main coaching routes, but by 1836 there was a weekly stage coach to Canterbury. The arrival of the railway in 1846 saw an end to this service although small independent carriers may have continued.

4.2.2.8 The bridge

The present stone bridge over the river Great Stour was built in 1638 to replace an earlier medieval wooden structure which itself superseded a ford. It has five round-headed arches with two V-shaped pointed cutwaters facing upstream and downstream. Already repaired in 1684, it was altered in 1881 when the parapet was removed and a cantilevered iron roadway was laid.

4.2.2.9 Prison and pounds

The town's prison stood on the east side of Church Street, on the northern edge of The Green, occupying the former Bailiff's house and marked as 'The Prison' on Moon's 1746 map. Two pounds for stray animals immediately east of the prison are also shown on the 1746 map.

4.2.2.10 The railway

In 1842 the South Eastern Railway Company inaugurated the first rail line from London Bridge to Dover, via Redhill and Ashford, and in 1846 a branch line connecting Ashford to Canterbury via Wye was opened and a station built to the west of the town, close to the river.

4.2.3 *The modern town*

Set at the base of the scarp of the North Downs and on the edge of the Holmesdale vale, Wye remains relatively small, more a large village than a town, not having experienced the growth of other small market towns such as Ashford and Tonbridge. Its centre still remains a largely unspoilt, typically Kentish village with a range of fine timber-framed houses close to the church, many of them dating from the fifteenth to seventeenth centuries. Where there has been development away from the centre it is mainly of late nineteenth and twentieth century housing estates. The lack of any major development can be seen by comparing early maps (Figures 4-8) with the modern OS map.

The settlement has a railway connection, but is 1.75km east of the A28 Canterbury to Ashford road. Part of the population commutes locally and to London, whilst Wye and its surrounding agricultural hinterland provides employment for about 1,000 people in service and agricultural occupations, i.e. retailing, catering, Wye College and DEFRA offices.

4.2.4 *Population*

In 1086 Domesday Book recorded a population of 143 for the manor of Wye, representing a total of 570-715. This figure is for the whole manor, not for the nucleated settlement alone. By 1578, the parish church had 557 communicants; allowing for those under the age of 14, this suggests a population of *c.* 700-800.

By the first census in 1801 the population had risen to 1,200, and by 1831 it had virtually doubled. Population growth at Wye stagnated during the second half of the

nineteenth and early twentieth centuries. Some of the decline may have resulted from the emigration of agricultural labourers and their families to the Dominions and America but some may also be attributed to the growth of the nearby industrial town of Ashford. Thereafter, there has been a slow and gradual growth in the local population but with no big surge as seen in many other towns, and Wye has remained a largely agrarian community with little or no industry.

After the Second World War there was a steady increase in population, from about 1,700 in 1951 to 1,900 in 1981. By 1991, the population of Wye with Hinxhill, had risen to 1,946; this is only 222 more than in 1851 - a rise of just 11% in 140 years.

5 URBAN CHARACTERISTICS

The following summary of Wye's urban characteristics has been divided into medieval and post-medieval periods (ie. pre- and post-dating *c.* 1540). For the post-medieval period the focus has been on the principal features. The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan and reference has been made to Michael Moon's map of 1746. They have been chosen because they reflect 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 (Figure 10 and 11)

The settlement at Wye appears to have grown from the eighth century onwards after the archbishop sited a minster church on land granted to the Church by the Crown. The site, on the edge of the Holmesdale at the base of the North Downs lay beside a trackway, The Pilgrim's Way, close to a point where it divides to run to Canterbury in the north and the coast in the east, and where the Great Stour river could be forded. A nearby Roman road combined with the Pilgrim's Way and the river to provide a good network for communications and trade. The initial occupation acted as a focal point for further settlement around the minster church (PC1); The Green (PC3) may have been an integral part of this settlement and very much larger than it is today, bounded on the south by the Pilgrim's Way (now Bridge Street and its continuation Cherry Garden Lane, which in its turn now becomes a footpath following the old line of the road). Church Street (PC2) branched off to the church, which stood at the north-west corner of The Green, and also formed the Market Place. Further encroachments (PC8-9) reduced The Green to its present size and the College (PC4) encroached on the east side of the churchyard. The ford was replaced by a bridge (PC5) and further groups of tenement plots (PC10-14) grew up.

The early plan form of Wye may seem relatively simple, comprising the principal elements of church, market, The Green, building plots, roads and the bridge, but its evolution was probably more complex and the chronological framework for its development is unclear.

PC1. The Parish Church of SS Gregory and Martin and its churchyard.

- a) (MUF1) The parish church of SS Gregory and Martin and churchyard (DoE 1989, 113).

PC2. The medieval Market Place.

PC3. The Green. This may originally have comprised the whole area surrounded by High Street, Church Street and Bridge Street and Upper Bridge Street.

- a) (MUF2) The Old Manor House (the residence of the bailiff of the manor), used as the town prison. It originally stood alone opposite the church, market cross and the college. On the map of 1746 the house is marked as The Prison and The Pound (DoE 1989, 96).

PC4. The College, originally occupying a small area adjacent to the churchyard.

- a) MUF3) The College of SS Gregory and Martin (Wye College), established in 1447. Scheduled Monument Kent 24356. (DoE 1989, 116).
- b) (MUF4) The Latin School. A single-storeyed stone and rubble building dating from 1445-7 (Parkin 1985, 218).

PC 5. Site of medieval bridge.

- a) (MUF20) Stone bridge built in 1638 to replace the medieval wooden bridge.

PC6. Bridge Street, following the line of Pilgrim's Way.

PC7. Later road to Canterbury continuing south towards Ashford.

PC8. Group of tenement plots fronting the south side of the High Street and on the east side of The Green. Probably an encroachment on the original area of The Green.

- a) (MUF5) House row and shop built in the sixteenth century or earlier, clad and extended in the late eighteenth century and mid-nineteenth century with red brick mathematical tiling and some rendering (DoE 1989, 108).
- b) (MUF6) Student hostel, once a house and the Old Flying Horse Inn. A timber-framed building of the late fourteenth century, with sixteenth century alterations, clad with painted brick and painted tile (DoE 1989, 103).
- c) (MUF7) A timber-framed house, now a house pair used for student accommodation. Built in the sixteenth century and partly refaced in red brick in the eighteenth century (DoE 1989, 104).

PC9. Group of tenement plots fronting the east side of Church Street. Probably an encroachment on the original area of The Green.

- a) (MUF8) A sixteenth century timber-framed house, altered in the early nineteenth century, and clad with painted brick and decorative tile hanging (DoE 1989, 103).

PC10. Possibly the fourth quadrant of The Green.

PC 11. Group of tenement plots facing Church Street and Bridge Street.

- a) (MUF9) A house pair with a seventeenth century exterior over an older core. Timber-framed and clad with red brick in English bond (DoE 1989, 92).

PC12. Group of tenement plots fronting the north side of Bridge Street.

- a) (MUF10) A timber-framed house, now a house pair, built *c.* 1500 and clad in the seventeenth or eighteenth century. Thought to be a Wealden hall-house in origin (DoE 1989, 92).
- b) (MUF11) A timber-framed house, at some point a house row, built in the fifteenth century with eighteenth century alterations. Partly clad and extended with red and painted brick and some tile hanging (DoE 1989, 91).
- c) (MUF12) A timber-framed hall house, now a house row, built in the sixteenth century or earlier, clad in red brick and tile hung in the seventeenth or eighteenth century (DoE 1989, 90).
- d) (MUF13) A sixteenth century timber-framed house clad with red brick and tile hanging. Much rebuilt brickwork dating to the more recent past (DoE 1989, 89).
- e) (MUF14) A terrace row of timber-framed buildings, dating from the sixteenth or seventeenth century, and clad sometime between the seventeenth and nineteenth centuries. To the rear of the buildings are extensions added between the eighteenth and twentieth centuries. The building to the right of the group appears to have a medieval origin (DoE 1989, 89).

PC13. Group of tenement plots fronting the south side of Bridge Street.

- a) (MUF15) Old Swan House. Fifteenth century in origin. The Swan family lived here from the sixteenth to the eighteenth centuries. Their coat of arms (shown on the fireplace) was granted in 1533, and the main body of the jettied building is unlikely to pre-date this (DoE 1989, 84).
- b) (MUF16) Medieval undercroft. A thirteenth century vaulted chamber. Scheduled Monument SAM 394; DoE 1989, 83.

PC14. Group of tenement plots fronting the south side of Scotton Street.

- a) (MUF17) A fifteenth century timber-framed house, altered in the eighteenth or nineteenth century. It contains the remains of a Wealden hall-house (DoE 1989, 131).
- b) (MUF18) A sixteenth century timber-framed house pair, with eighteenth century exterior clad in painted brick (DoE 1989, 128).
- c) (MUF19) A sixteenth century timber-framed house pair, part of which with exposed brick herringbone nogging, and part rendered (DoE 1989, 127).

Not located in a plan component

(MUF22) A fifteenth century timber-framed house, altered and clad with painted brick in the eighteenth century (DoE 1989, 87).

(MUF23) A sixteenth century timber-framed house clad with painted brick in the early nineteenth century (DoE 1989, 95).

5.2 Post-medieval plan components and urban features (Figure 12)

During the seventeenth to nineteenth centuries, the essential plan form of Wye as indicated on Figure 10 was retained and so no post-medieval plan components map has been produced. A number of new buildings were constructed along the line of Church Street, The Green, Bridge Street and Scotton Street, replacing earlier structures and infilling some gaps. In the twentieth century housing development took place to the south and north of Bridge Street and to the west of the town.

PC1. The Parish Church of SS Gregory and Martin and its churchyard.

- a) (PMUF1) The Parish Church of SS Gregory and Martin and its churchyard (DoE 1989, 113-114).

PC2. The Market Place.

PC3. The area of The Green today.

- a) (PMUF2) House and shop built in the eighteenth century and extended in the late nineteenth century (DoE 1989, 109).

PC4. The College.

- a) (PMUF3) Wye College. From 1708 the northern half of the College was used for the Lady Joanna Thornhill's Charity School, and the southern part remained the Latin School. In 1892 the buildings became Wye Agricultural College and the modern quadrangles were built between 1893 and 1928 to contain the modern College buildings (Scheduled Monument 24356; DoE 1989, 114-117).

PC5. The bridge.

- a) (PMUF31) The present stone bridge was built in 1638, repaired in 1684 and altered in 1881. A stone recording the 1684 repairs is now in the Parish Church (DoE 1989, 88).

PC6. Bridge Street.

PC7. Road to Canterbury continuing south towards Ashford.

PC8. Group of tenement plots fronting the south side of the High Street and the east side of The Green.

- a) (PMUF4) House built *c.* 1700 of red brick and occasional blue headers in Flemish bond (DoE 1989, 108).
- b) (PMUF5) House and shop built in the eighteenth century, altered between the nineteenth and twentieth centuries, painted brick exterior (DoE 1989, 109).
- c) (PMUF6) House row, eighteenth century fronts to an earlier core, timber-framed and extended, clad with red brick and weather-boarding on right return (DoE 1989, 105).
- d) (PMUF7) House, now hall of residence, built in the early seventeenth century, altered in the mid-nineteenth century. Timber-framed and clad with red brick, fish tile hanging and rendering (DoE 1989, 104).

PC9. Group of tenement plots fronting the east side of Church Street.

- a) (PMUF8) House pair, built in the eighteenth century of red brick (DoE 1989, 97).
- b) (PMUF9) House and shop, built in the early eighteenth century and altered in the early nineteenth century, of painted brick in irregular bond (DoE 1989, 97).
- c) (PMUF10) House and shop pair, eighteenth century exterior to a seventeenth century or earlier building. Timber-framed and clad with red brick and tile hanging, ornamented front elevation (DoE 1989, 98).
- d) (PMUF11) House and shop, built in the eighteenth century, of painted brick (DoE 1989, 98).
- e) (PMUF12) House, built in the later eighteenth century, of red brick (DoE 1989, 99).

- f) (PMUF13) House, eighteenth century exterior to a seventeenth century core. Timber-framed and clad with painted brick and tile hanging (DoE 1989, 99).

PC10. Group of tenement plots fronting the west side of Church Street.

- a) (PMUF14) House, built in the early eighteenth century, red brick with blue brick dressings (DoE 1989, 102).
- b) (PMUF15) The King's Head Public House, built *c.* 1870 to replace an earlier building (DoE 1989, 102).
- c) (PMUF16) House and shop row, built in the seventeenth century or earlier and clad in the nineteenth century. Timber-framed and clad with red brick and roughcast (DoE 1989, 101).
- d) (PMUF17) Two houses, built in the eighteenth century, of red brick (DoE 1989, 101).
- e) (PMUF18) House and shop row, built in the seventeenth century or earlier, clad in the nineteenth century. Timber-framed and clad with painted brick and ornamental tile hanging (DoE 1989, 100).

PC11. Group of tenement plots fronting the north side of Bridge Street.

- a) (PMUF19) House with an eighteenth century exterior in painted brick (DoE 1989, 92).
- b) (PMUF20) House and shop, formerly the George Inn. Eighteenth century exterior rendered with brick, tile hanging on rear wings (DoE 1989, 91).
- c) (PMUF21) Site of Work House (Moon's map of Wye 1746).

PC12. Group of tenement plots fronting the south side of Bridge Street.

- a) (PMUF22) House pair, with an early eighteenth century exterior on an earlier core. Timber-framed and clad with red and blue brick and tile hung to first floor (DoE 1989, 86).
- b) (PMUF23) House, built in the eighteenth century, roughcast on red brick base (DoE 1989, 86).
- c) (PMUF24) House built in the seventeenth and eighteenth centuries, of red brick in English bond and painted brick (DoE 1989, 85).
- d) (PMUF25) House, dated 1732 with an earlier core. Timber-framed and clad with painted brick, with rendered return elevation (DoE 1989, 85).

- e) (PMUF26) Shop and house row, with an eighteenth century exterior to an earlier core. Timber-framed and clad with painted brick and painted tile hanging (DoE 1989, 85).
- f) (PMUF27) House and shop, formerly the Old Swan Inn, eighteenth century cladding to an earlier core. Rendered and exposed red brick to rear (DoE 1989, 84).
- g) (PMUF28) Wesleyan Chapel. Built 1869 with Church Hall to right (DoE 1989, 83).
- h) (PMUF29) Site of Smithy (OS 25 inch, 1871).

PC13. Group of tenement plots fronting the south side of Scotton Street.

- a) (PMUF30) Site of Smithy (OS 25 inch, 1871).

(PMUF32) Wye Court, house built in the early eighteenth century of red brick and darker brick dressings. The residence of a cadet branch of the Finche family (Earls of Winchelsea at nearby Eastwell Park). Traditional site of the Manor House of Wye since the early medieval period. (DoE 1989, 122).

Not in a plan component

(PMUF32) Wye Court, house built in the early eighteenth century of red brick and darker brick dressings. The residence of a cadet branch of the Finche family (Earls of Winchelsea at nearby Eastwell Park). Traditional site of the Manor House of Wye since the early medieval period. (DoE 1989, 122). Beyond the boundary of the map.

(PMUF33) Water Mill, mill house and mill race, built in the mid-eighteenth century (DoE 1989, 87).

(PMUF34) Storage buildings, part of the mill complex, also built in the eighteenth century (DoE 1989, 87).

(PMUF35) The Tickled Trout Public House, built in the eighteenth century, it was formerly called the Victoria Inn (DoE 1989, 88; OS 25 inch, 1871).

(PMUF36) House pair and shop built in the seventeenth century, and extended c. 1800. Timber-framed and tile hung, underbuilt with red brick.

(PMUF37) Almshouses, built in the seventeenth century or earlier, and much altered in the nineteenth century. Thought to have been founded by Sir Thomas Kempe (DoE 1989, 83).

PMUF38) Site of the windmill (OS 25 inch, 1871).

(PMUF39) House, formerly the vicarage now a library. Eighteenth century appearance, but with an earlier core (DoE 1989, 129).

(PMUF40) Site of Poor House (Moon's Plan of Wye, 1746).

(PMUF41) House, now Wye High School, built in the mid-nineteenth century (DoE 1989, 125).

(PMUF42) The New Flying Horse. Public House, eighteenth century exterior, timber-framed core, clad and rendered, with painted brick (DoE 1989, 130).

6 THE POTENTIAL OF WYE

6.1 Archaeological resource overview

Only a few limited archaeological investigations have been undertaken within the town and its surroundings. There is a good possibility that some sub-surface archaeological deposits may have survived in those areas that have not been cellared, although the medieval stratigraphy may be comparatively thin and not far below the present ground surface. If surviving areas of intact medieval and earlier stratigraphy can be located they could help to establish the evolution and development of the market town.

6.2 Research questions

The purpose of this document is to develop policy for Wye's urban archaeological deposits, particularly the historic core. Very few of the medieval and post-medieval components of the town have been archaeologically investigated and there is virtually no archaeological evidence for the economic base of the medieval town.

6.3 Key areas for research

6.3.1 The origins of Wye

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Wye
- The origins and development of the trackways and the crossing point of the Great Stour
- The relationship of Roman occupation sites to the development of the town
- The earliest remains which can be classed as urban or proto-urban
- The origins, location and development of early Saxon settlement
- The origins, location and development of a Saxon minster church
- The origins, location and development of the market
- The origins, location and development of the manor

6.3.2 Wye in the medieval period

The following need to be investigated

- The development of the church and churchyard
- The origins and development of St Gregory's and St Martin's College
- The origins, development and function of Wye Court
- The nature, extent and chronology of occupation within the urban core
- The development of the market and fairs

The development of the street pattern and associated building plots within the settlement framework.

The economic base of the town and its industry

The form and character of individual properties

6.3.3 Wye in the post-medieval period

The following need to be investigated

The location and development of the markets and fairs

The development of the church and churchyard

The development, character and function of St Gregory's and St Martin's College

The pattern of settlement and the relationship of individual plots to the settlement framework

The nature, extent and chronology of occupation within the urban core

The form and character of individual properties

The economic base of the town and its industry

6.3.4 General questions

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

The palaeo-environmental history of the town

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

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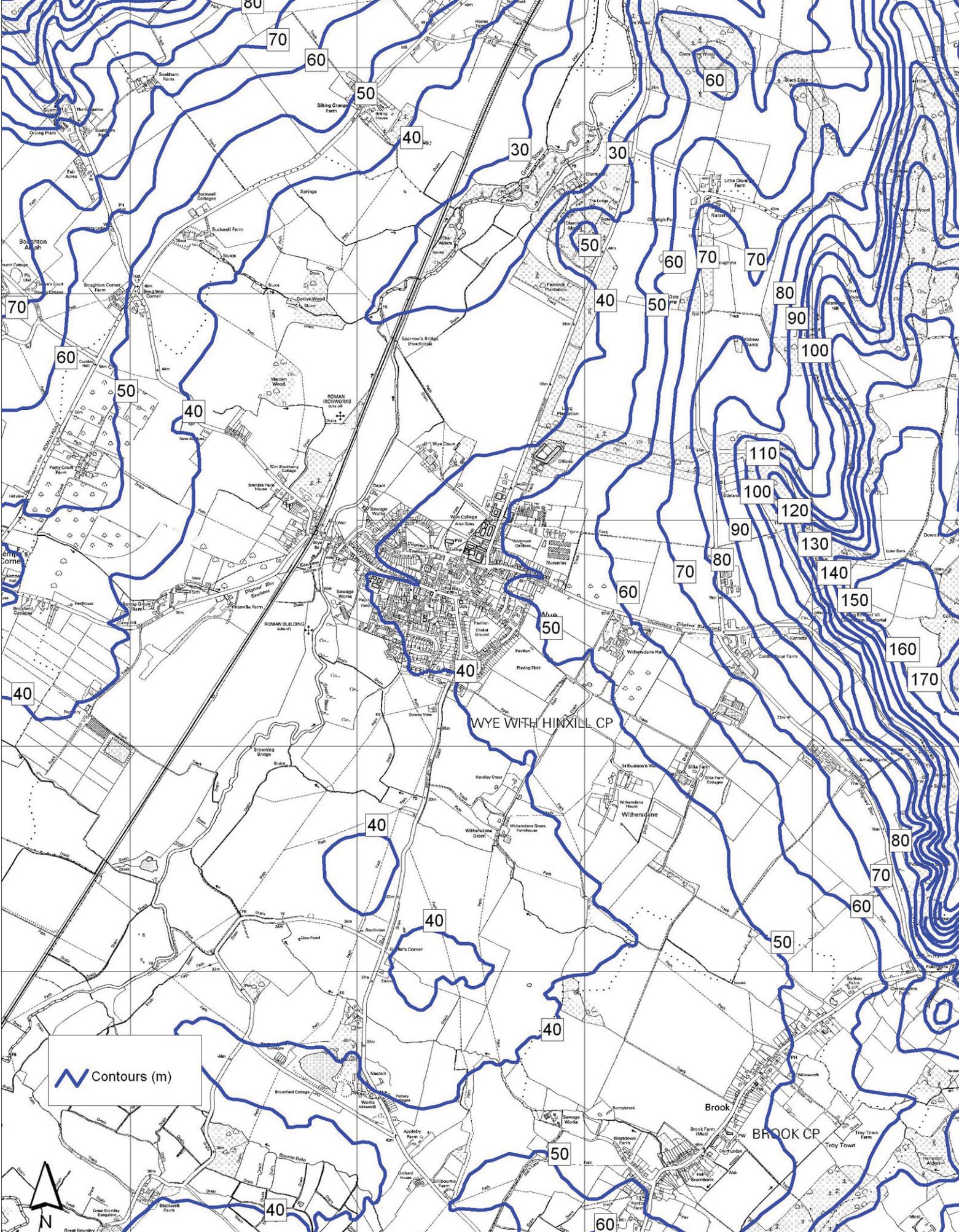
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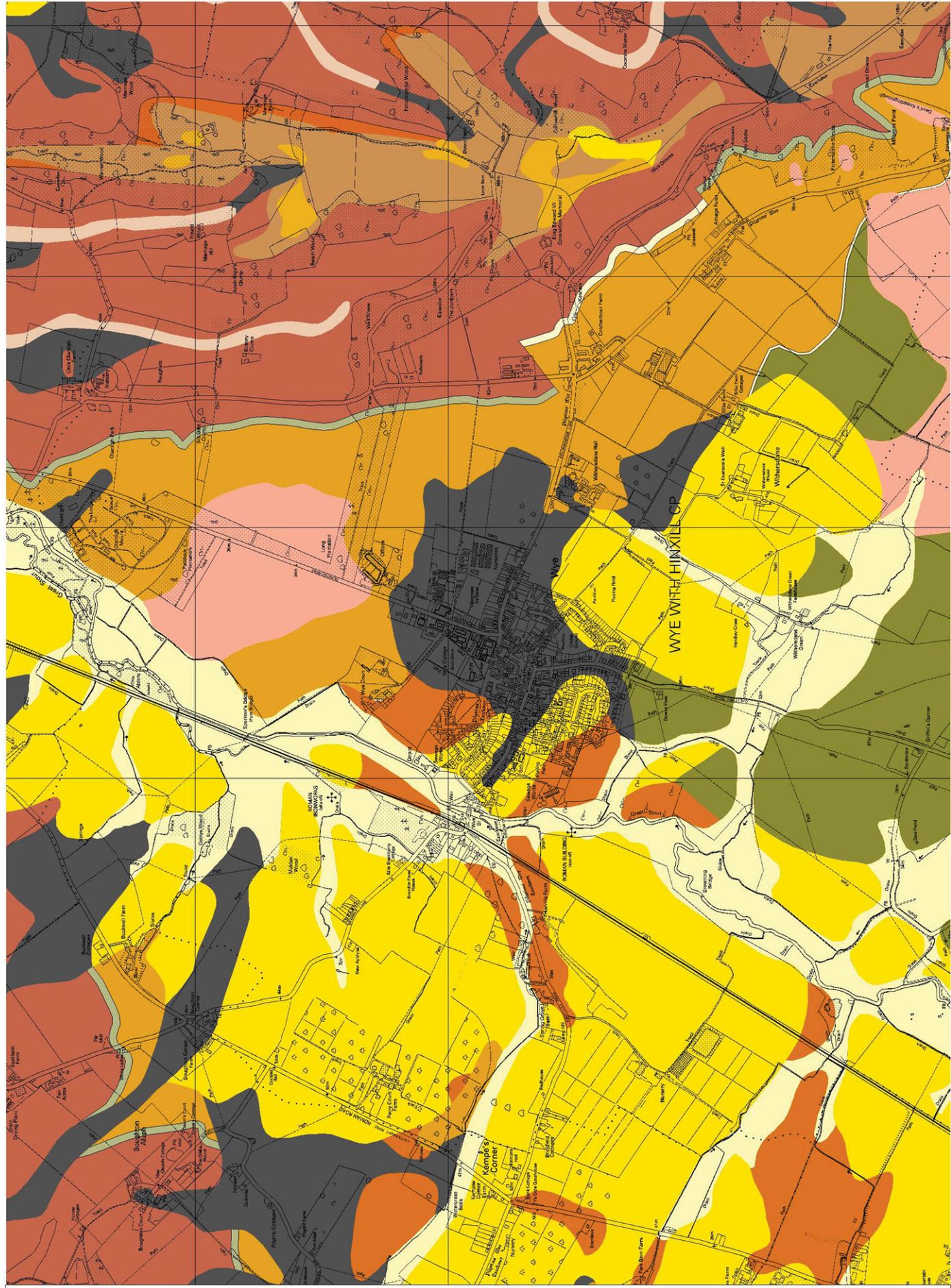


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Figure 1. Map of Wye showing contours

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Legend

Drift Geology	Solid Geology
Landfill	Cyrene Iron Weald Clay
No Drift	Andrigh Sandstone
No Drift or Solid	Adnawa Beds
Brown Sand	Abberfeld Clay
Marine Beach / Tidal Flats	Baginbun Beds
Stem Gravel Beach Deposits	Blackheath beds
Marine (E Estuarine) Alluvium	Blackheath Beds
Clay (Sand, Silt & Gravel)	Clay & Limestone Weald Clay
Calcareous Tufa	Clay in Tun Wells Sand
Alumina	Chyntonore Weald Clay
Dry Valley & Nubbome Deposits	Chyntonore Weald Clay
Peat	Chyntonore Weald Clay
Blackheath	Chyntonore Weald Clay
Unroofed / Hood River Gravel	Chyntonore Weald Clay
1st Terrace River Gravel	Chyntonore Weald Clay
2nd Terrace River Gravel	Chyntonore Weald Clay
3rd Terrace River Gravel	Chyntonore Weald Clay
4th Terrace River Gravel	Chyntonore Weald Clay
5th Terrace River Gravel	Chyntonore Weald Clay
1st/2nd Terrace River Gravel	Chyntonore Weald Clay
2nd/3rd Terrace River Gravel	Chyntonore Weald Clay
4th/5th Terrace River Gravel	Chyntonore Weald Clay
Tallow Gravel	Chyntonore Weald Clay
Ripon Hill Gravel	Chyntonore Weald Clay
Head	Chyntonore Weald Clay
Coarse Deposits	Chyntonore Weald Clay
Head Blackheath	Chyntonore Weald Clay
Head Blackheath (Older)	Chyntonore Weald Clay
Head Blackheath 1st Terrace	Chyntonore Weald Clay
Head Gravel	Chyntonore Weald Clay
Pileso Gravel	Chyntonore Weald Clay
Clay-with-Fints	Chyntonore Weald Clay
Sand in Chyntonore/Fints	Chyntonore Weald Clay
Disturbed Blackheath Beds	Chyntonore Weald Clay
London Clay	Chyntonore Weald Clay
Lower Chalk (Oolitic) m.s.l	Chyntonore Weald Clay
Lower Gintstead Clay	Chyntonore Weald Clay
Lower Tun Wells Sand	Chyntonore Weald Clay
Melbourn rock	Chyntonore Weald Clay
Middle Chalk	Chyntonore Weald Clay
No dirt or solid	Chyntonore Weald Clay
Sand in Weald Clay	Chyntonore Weald Clay
Sand in head clay	Chyntonore Weald Clay
Singapore beds	Chyntonore Weald Clay
Small Pale Weald clay	Chyntonore Weald Clay
Thicket Bedded Bunter beds	Chyntonore Weald Clay
Tunbridge Wells Sand	Chyntonore Weald Clay
Upper Chalk	Chyntonore Weald Clay
Upper Greensand	Chyntonore Weald Clay
Upper Gintstead Clay	Chyntonore Weald Clay
Upper Tun Wells Sand	Chyntonore Weald Clay
Weald Clay	Chyntonore Weald Clay
Woodhead beds	Chyntonore Weald Clay

Scale 1:1500 Figure 2 Map of Wye showing geology

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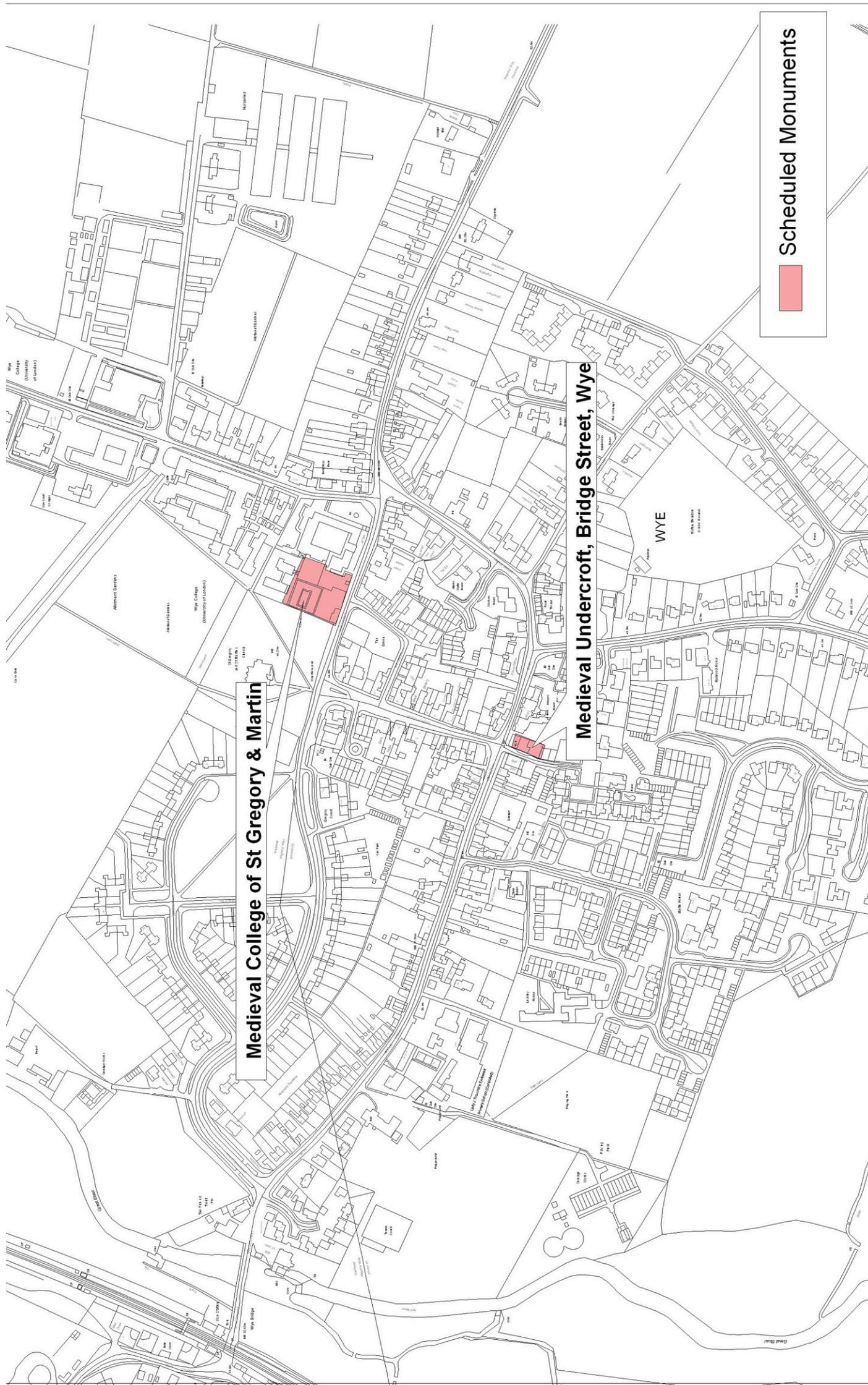


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Figure 3. Map of Wye showing archaeological remains

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1:3398

Figure 3a. Map of Wye showing Scheduled Monuments

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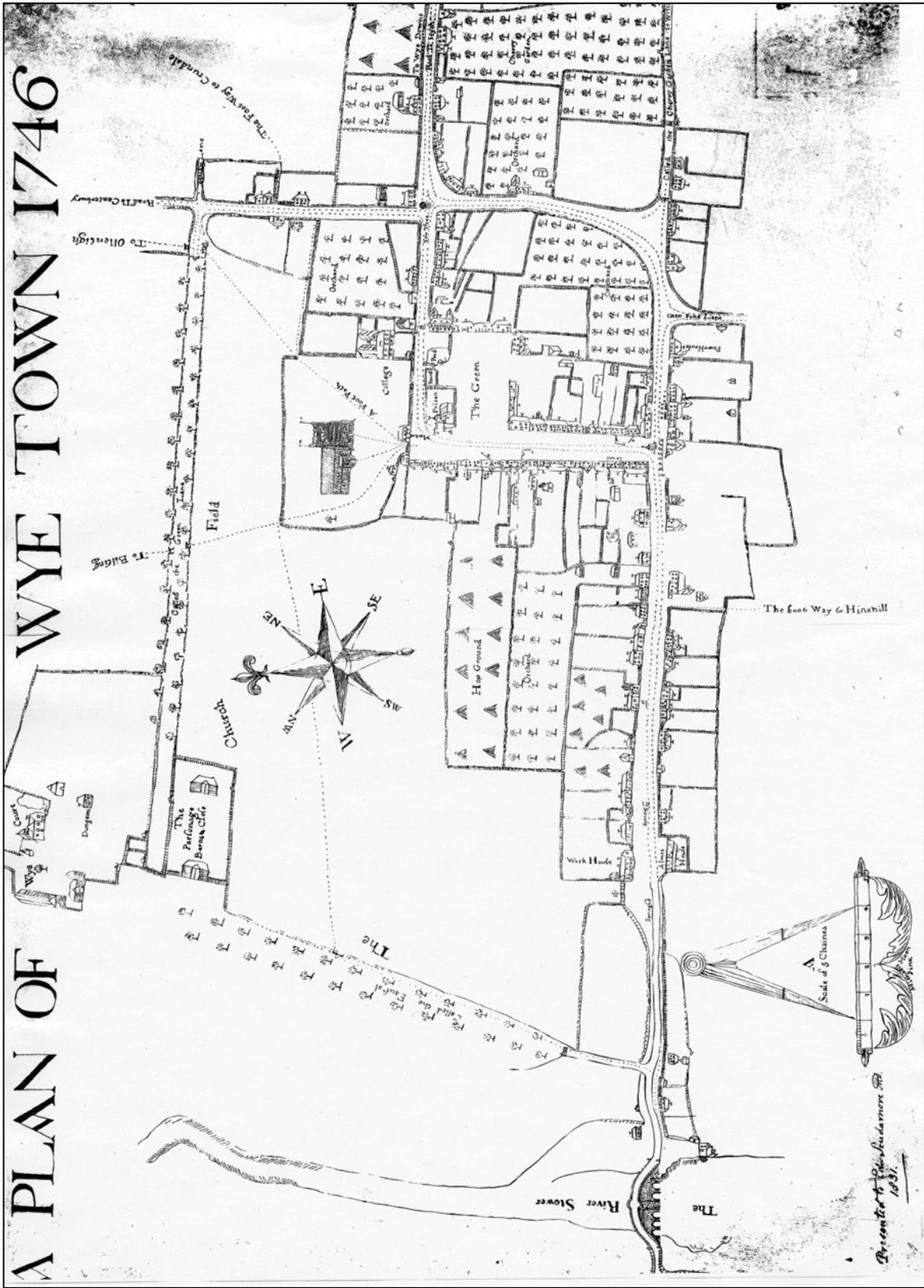


Figure 4. Michael Moon's map of Wye, 1746



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

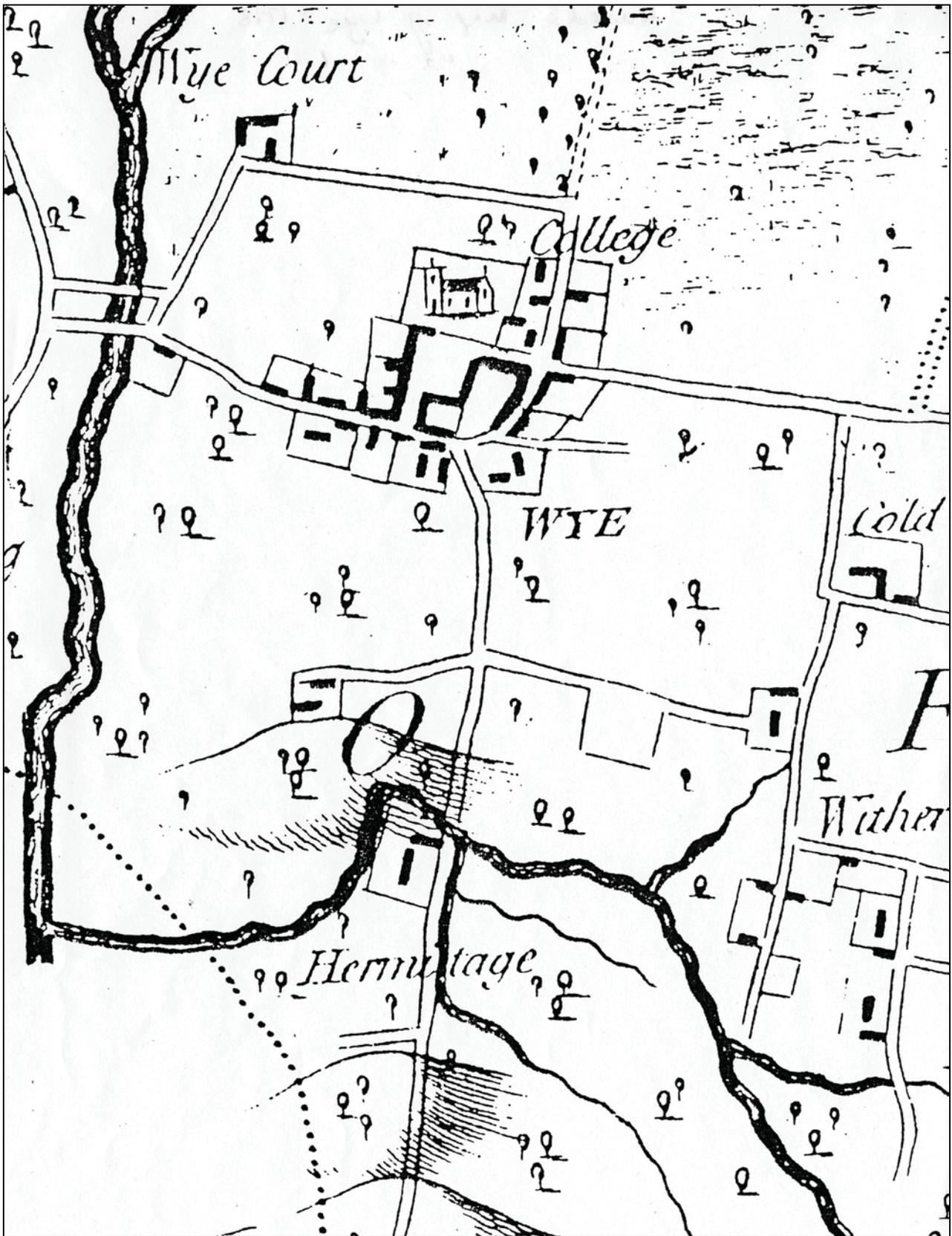
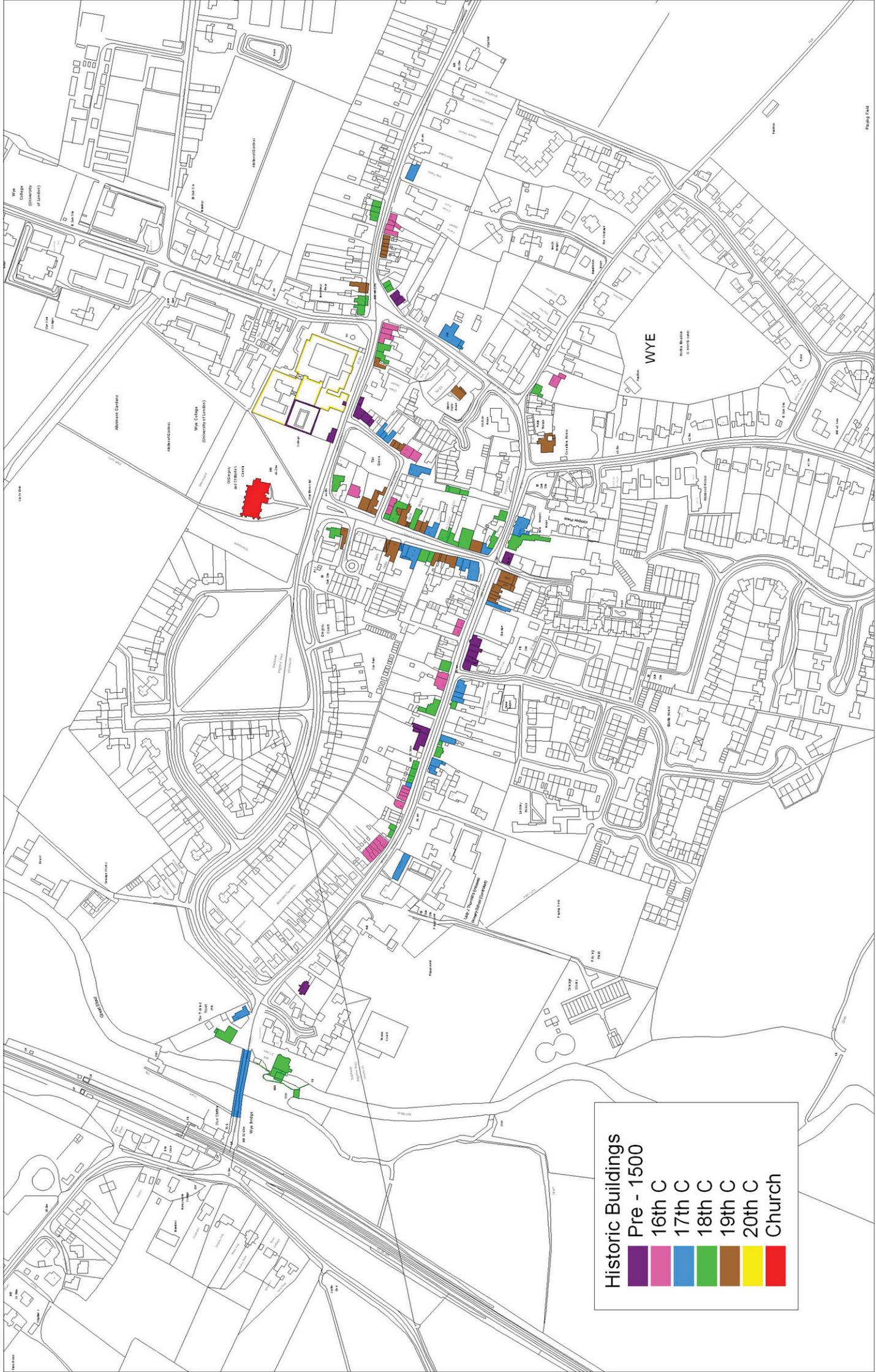


Figure 6. Hasted's map of Wye, c.1798



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

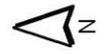


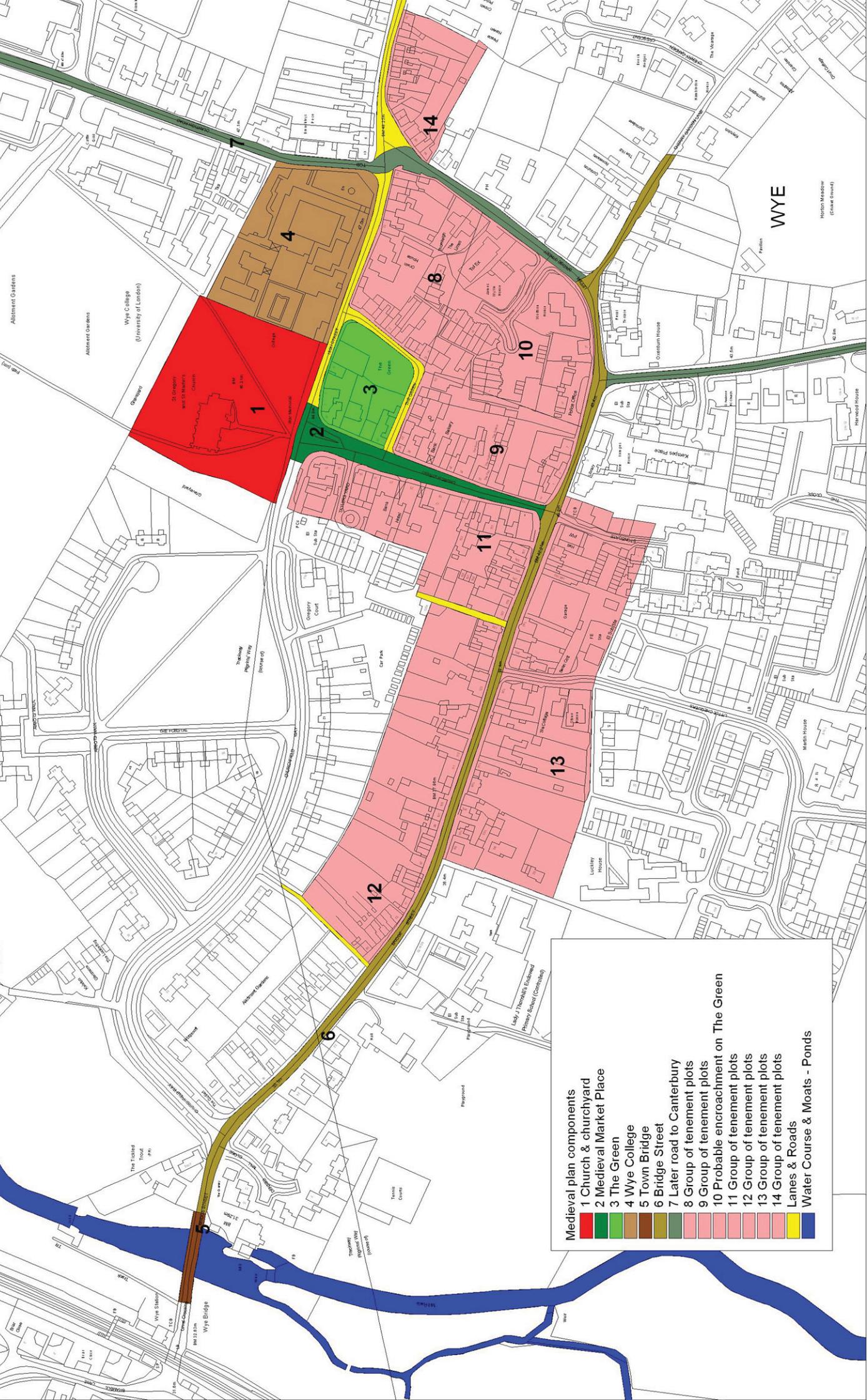
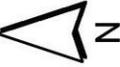
Historic Buildings

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

Figure 9. Map of Wye showing historic buildings

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Medieval plan components

- 1 Church & churchyard
- 2 Medieval Market Place
- 3 The Green
- 4 Wye College
- 5 Town Bridge
- 6 Bridge Street
- 7 Later road to Canterbury
- 8 Group of tenement plots
- 9 Group of tenement plots
- 10 Probable encroachment on The Green
- 11 Group of tenement plots
- 12 Group of tenement plots
- 13 Group of tenement plots
- 14 Group of tenement plots
- Lanes & Roads
- Water Course & Moats - Ponds

Figure 10. Map of Wye showing medieval plan components

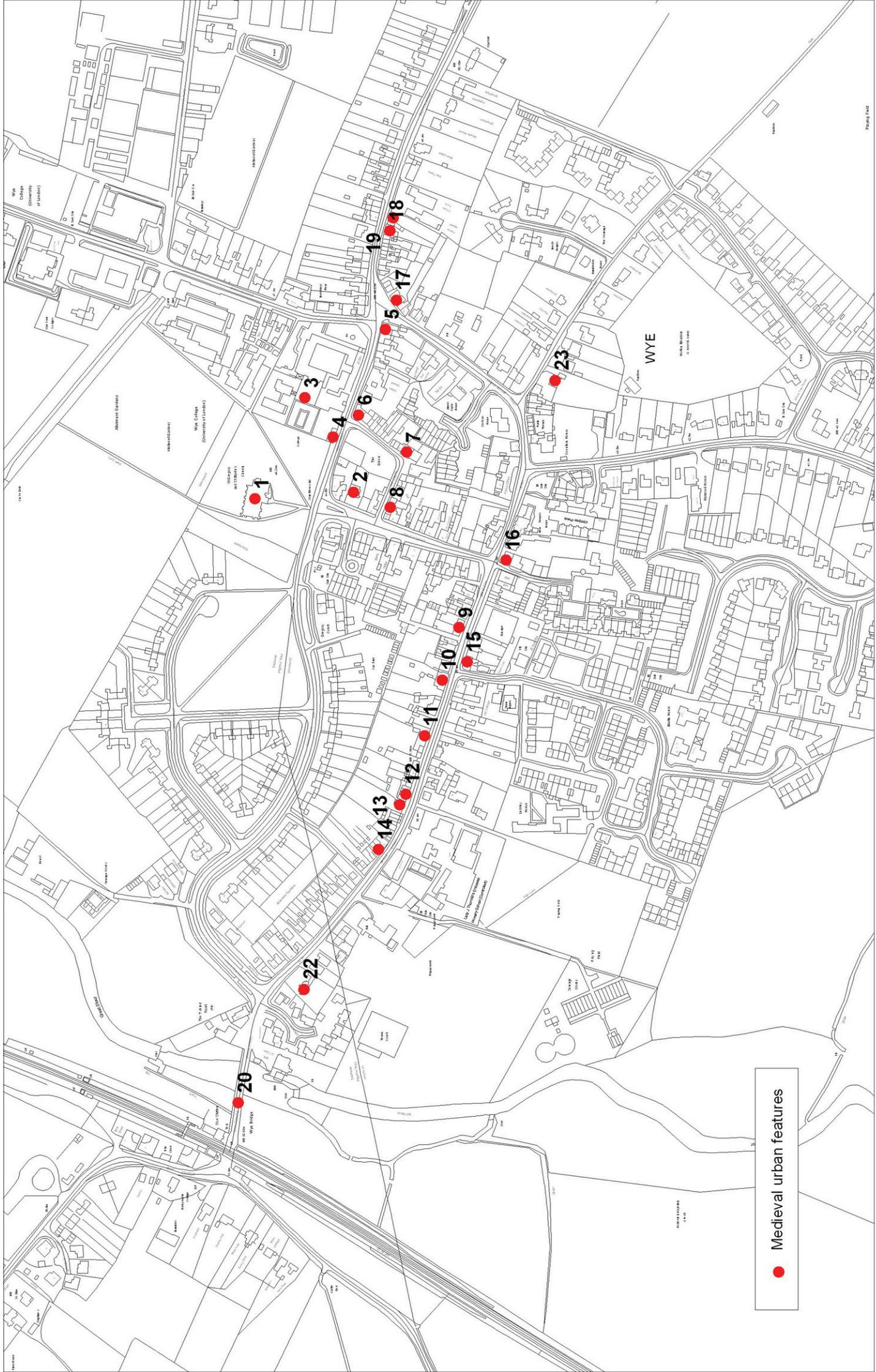


Figure 11. Map of Wye showing medieval urban features

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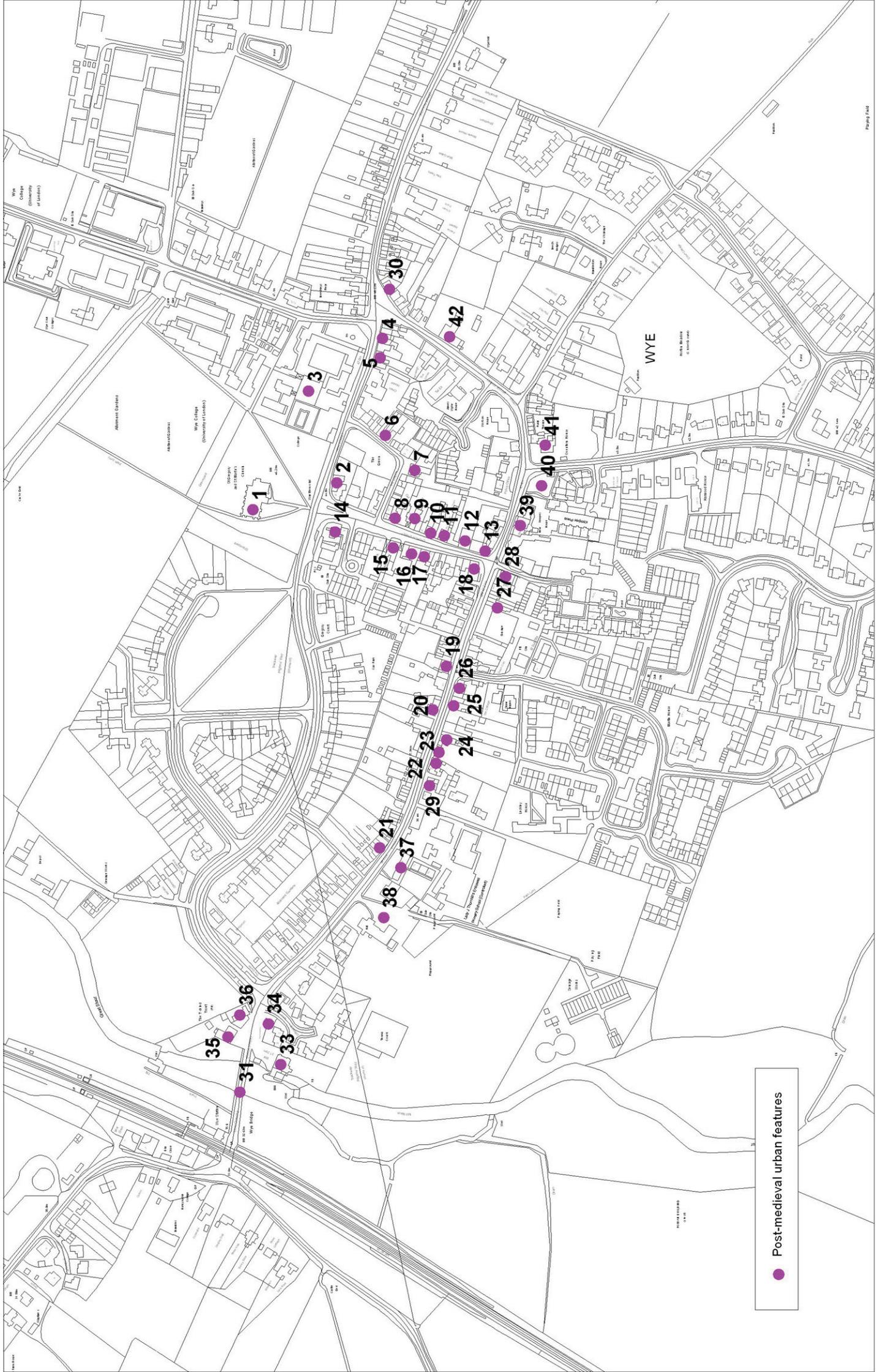


Figure 12. Map of Wye showing post-medieval urban features

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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

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

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.’

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 Wye here Figure 13) 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

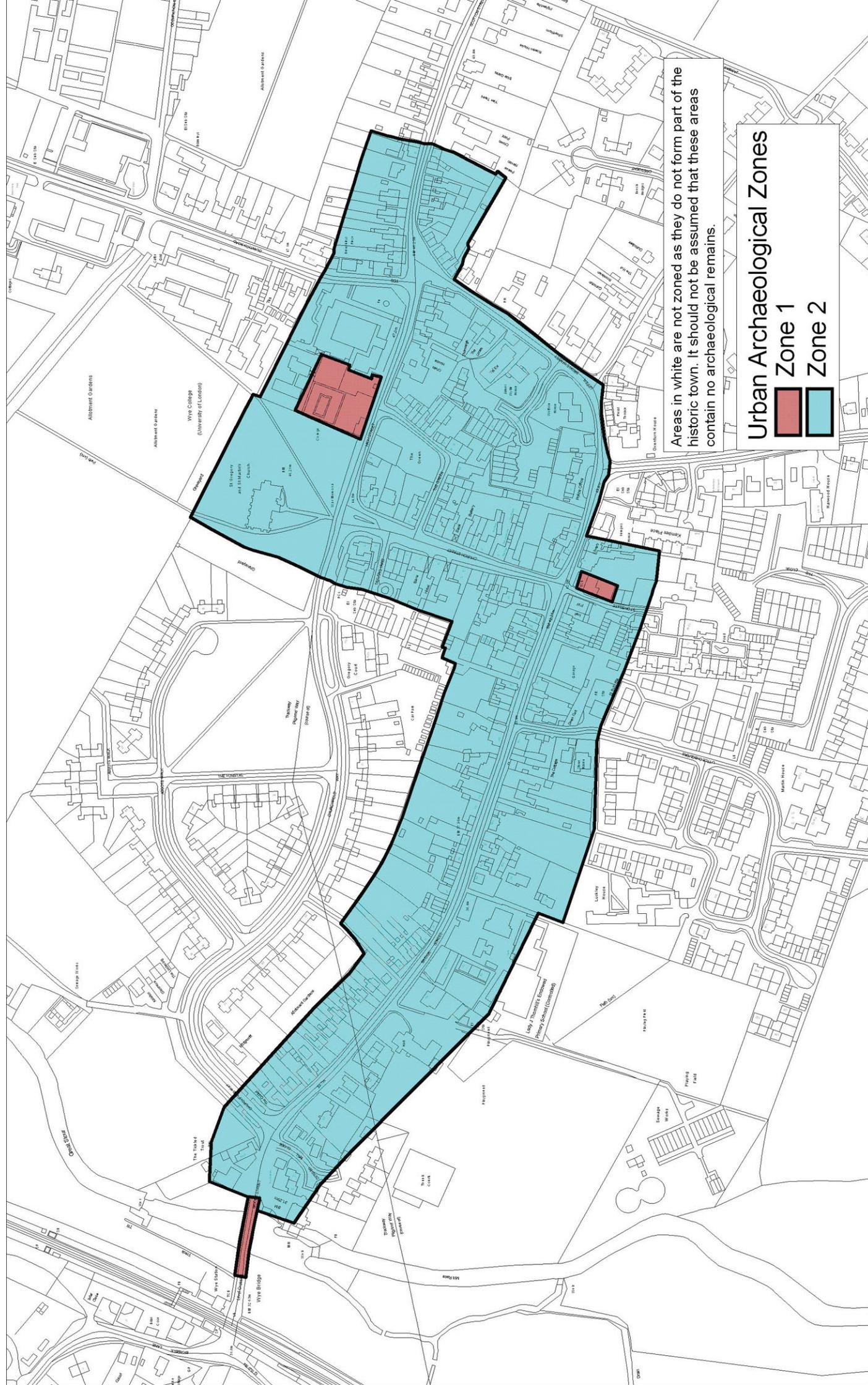


Figure 13. Map of Wye showing Urban Archaeological Zones

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