

Kent Historic Towns Survey

TENTERDEN

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

**TENTERDEN - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

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1 INTRODUCTION

1.1 Background

Tenterden is a small market town based on a settlement of late Saxon origin, situated in the Ashford district of Kent. The town is located close to the south-east edge of the Weald, above the Rother Levels and north of the Isle of Oxney. It is *c.* 15km south-west of Ashford, 25km south-east of Maidstone and 14km north of Rye in East Sussex.

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), providing 44 entries. Of these, 42 relate to standing buildings, one relates to a medieval find spot and one is a post-medieval beacon site. Tenterden is fairly typical of many small towns in England in that there has, as yet, been no significant archaeological research within the town or its surroundings so its history has been compiled from documentary evidence and published secondary sources. Most of its surviving historical features date from the seventeenth and eighteenth centuries, although there are structures of both earlier and later dates.

1.2 Situation

Tenterden lies at the south-eastern edge of the Weald of Kent, NGR TQ 8830 3330, on the neck of a peninsular of high ground between 45 and 60m OD, with Shirley Moor to the east, the upper levels of the Rother and the Newmill channel to the west, and Romney Marsh to the south-east (Figure 1). Geologically, tongues of marine alluvium indicate former access to the Rother by watercourses. The town stands on a plateau of rising ground composed of Tunbridge Wells sands, with outcrops of Wadhurst clay to either side, where the sands and sandstones of the Hastings Series emerge from beneath the Wealden clay (Figure 2).

1.3 Study area

It lies between TQ 870315 and TQ 900340 and encompasses the known extent of archaeological features on the edge of the urban area. The in-depth study focuses on the historic core of the town between TQ 875330 and TQ 890340, in which the evolution, development, historical components and later urban growth will be examined.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Tenterden town or its vicinity. Likewise, virtually no archaeological work has been undertaken in either the town or the surrounding area so there is very little in the way of archaeological information. The Sites and Monuments Record (SMR) includes the following (see also Figure 3).

2.1 Medieval

TQ 83 SE 20 - Medieval jug dated by decoration to *c.* 1250-1300. Found in 1893 in a pond under *c.*3.5m of mud *c.* TQ 88 33 (Varley 1974, 78-81).

2.2 Post-medieval

TQ 83 SE 7 - Site of Beacon. A beacon at the north end of Tenterden at Beacon Oaks Fields, is shown on Lambarde's 'Carde' of *c.* 1570 at TQ 8873 3405. Beacons fell out of use after 1640 (White 1934, 85-86 and p.77).

3 HISTORICAL RECORDS

3.1 Early charters

The earliest undisputed reference to Tenterden is in the Heronden charter of 968, witnessed by Eadgar, King of England. Tenterden is mentioned as part of an area of land granted to Christ Church Priory's manors of Brook and Appledore. The land is bounded on the west by Newmill channel (*Aescburne*) with its bridge (*Aescbrygge* - the earliest recorded bridge in Kent) carrying the track towards Rolvenden, and on the east by a stream (*Hyringburne*) flowing south towards the Rother past where the present church now stands. A charter dated 724 granting pastures at *Brentingsleag* to the abbey of Minster-in-Thanel may refer to Tenterden, but some authorities believe that *Brentingsleag* refers to Brenchley in the Weald (Sawyer 1968, charter nos 1180 and 1215).

3.2 Domesday Book

There is no mention of Tenterden in Domesday Book of 1086, but since 1027 it had formed part of the holdings of St Augustine's abbey, Canterbury.

3.3 Origin of place name

The place-name *Tenet wara denn* has been translated as 'the pasture belonging to the men of (the Isle of) Thanet'. The place-name can be traced to its present form thus :

OE <i>Tenetwara-denn</i>	1178 <i>Tentwardene</i>
1240 <i>Tentwardenne</i>	1255 <i>Tentyrden</i>
1610 Tenterden	

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 *The Romano-British period*

Whilst no evidence of Romano-British settlement has been found so far, the Roman road from Hemsted to Canterbury, via Tenterden and Ashford ran west-east about 1km to the north of Tenterden town, passing adjacent to St Michael's church. At Brown's Corner a small branch road running south has been postulated, leading to a now silted estuary of the Rother south-west of Tenterden.

4.1.2 *The Saxon period*

The original settlement at Tenterden appears to have evolved at the crossing point of two early tracks and close to the Saxon bridge over Newmill channel but the date of the earliest occupation is uncertain. Although it is not recorded in Domesday Book, it appears as *Tentwardenne* in the White Book of St Augustine c. 1200-1240, and it has been argued that the church may have been founded as early as AD 750-850. So, the settlement may have grown up around the church sometime during those hundred years, but there is no convincing evidence for this.

4.2 Urban evidence

4.2.1 *The medieval period*

It is possible that by the beginning of the medieval period Tenterden was a small roadside settlement with a church as its centre. By the thirteenth century it had become one of the seven hundreds of the Weald, first mentioned in 1241.

4.2.2.1 Markets and fairs

Shops existed at Tenterden before 1272 when three shops (temporary stalls) had illicitly encroached on the High Street. The encroachment of another seven shops is recorded later in the thirteenth century. This suggests that there was an informal market, probably to the south of the church, between the footpath skirting the southern edge of the churchyard (which is still officially part of the original highway) and the High Street. The market is first mentioned by name in 1296 when William Multone was absolved from excommunication, but sentenced to do public penance at ‘the church of Rolvenden and the markets of Newenden and Tenterden’.

By the fifteenth century the market place had been extended along the axis of the High Street, probably from the road junction in the east to The Greens in the west, to form a large spindle-shape. There were also three annual fairs; on the eve and day of the feast of St Mildred (12th and 13th July); on 25th April (a sheep and cattle market); and on the first Friday in September. They were held in the Greens.

In 1449 Tenterden received a Charter of Incorporation from Henry VI in which the privileges of a formal Friday weekly market were granted to the archbishop of Canterbury. Sometime later, a timber market hall was built on the south side of the High Street where the old and new market places met. It was an octagonal structure built of timber on a stone base and supported on wooden columns forming an open arcade at ground level

4.2.1.2 The manor

In 1313, Edward II confirmed five charters to the abbot and monks of St Augustine’s abbey including reference to ‘their manor of Tent Wardenne’. In 1466 Henry VI confirmed certain ‘liberties granted to the abbot and convent of St Augustine's Canterbury by charters of the King's ancestors ... in their manors of Menstre, Tentwarden’.

Through the Charter of Incorporation of 1449 Tenterden became both a borough and a corporate limb of Rye (one of the Cinque Ports), whereby the citizens acquired the right to their own court, presided over by an elected chief magistrate, called portreeve or bailiff. The abbot and monks of St Augustine's, however, remained lords of the manor until the Dissolution when their possessions were seized by the Crown.

4.2.1.3 The church

The date of foundation of the parish church is not known, but its dedication to St Mildred (abbess of Minster-in-Thamet Abbey *c.* 700-725) and Tenterden’s association with the abbey’s manor, suggest a date sometime between her death and the destruction of the abbey by the Danes in 840. The first written reference is in *c.* 1240, and the church was appropriated to St Augustine’s in 1254. In 1291 it was valued at £20 (*Taxatio* of Pope Nicholas IV).

The earliest surviving parts of the present church are the chancel, parts of the south chapel and the south arcade of the nave, all of thirteenth century date. The north arcade appears to have been recased in the fourteenth century and the south aisle was extended to the east as a rebuilt chancel chapel. The great west tower, *c.* 33m high, was built of Bethersden marble between 1449 and 1495. Of four stages, it is topped by four octagonal corner turrets with bold crocketed pinnacles and has an unusual double west doorway at its base.

At the Dissolution the church passed into the hands of the Crown, and in 1542 Henry VIII settled it on his newly founded dean and chapter of Canterbury.

4.2.1.4 The grammar school

The old grammar school was founded by Heyman and William Marshall *c.* 1521, the latter bequeathing £10 to buy a house, probably the present 18-20 High Street.

4.2.1.5 Industry and trade

Wool and cloth

By the mid-twelfth century, sheep-breeding was well established in the Tenterden area particularly in the rich pasture lands to the south of the town and on Romney Marsh. Tenterden and the surrounding district found a ready market on the Continent for their wool, facilitated by the good transport along the navigable Rother (or river Limen). In 1305, Edward I visited Tenterden in connection with the draining of Romney Marsh, which provided extensive and rich pastures for the sheep and which has always played an important role in the history of the town.

When he prohibited the export of English wool in 1332, Edward III invited continental weavers, fullers and dyers, particularly Flemings, to come to England and teach their crafts to the English. Kent, and the Weald in particular, were selected as manufacturing centres for broadcloth. In Tenterden the industry flourished for more than 350 years.

Late fifteenth and sixteenth century wills of weavers, clothiers and fullers contain references to premises, equipment and material relating to the cloth-industry, and home spinners and carders are represented throughout the sixteenth and seventeenth centuries. The cloth trade is also commemorated by a field still known as Tenterfield, and there also were extensive tenterfields near East Cross, south of the High Street (tenters were frames on which cloths were stretched before finishing).

The Cinque Ports connection

The Charter of Incorporation of 1449 granted the liberties of the Confederation of the Cinque Ports to Tenterden, allowing exemption from a variety of taxes, and freedom from the jurisdiction of the Shire and Hundred Courts. It entailed certain obligations, including an annual subsidy to Rye, its head port, and ship service when needed. By then, shipbuilding was flourishing at harbours along the river Rother near Tenterden, particularly at Smallhythe and Reading Street. Immediately after the town's incorporation, the court hall was built in the High Street by the corner of Coombs Lane, opposite the market hall. A cage or town lock-up was added later.

Inns

There were at least four inns at Tenterden during the medieval period, all situated along the High Street. The Angel Inn (now the Eight Bells Inn) was built as an inn by St Augustine's abbey in the fifteenth century. The Woolsack Inn (now The Woolpack Hotel) probably dates from the fifteenth century and was mentioned as an inn in 1545. The Ship Inn is mentioned in a rent roll of 1475-77, and The Whyte Lyon Inn (now The White Lion Hotel) is believed to have been an inn from at least the sixteenth century.

4.2.2 The post-medieval period

4.2.2.1 Markets and fairs

Tenterden's medieval market flourished in the post-medieval period, and it continued to be held weekly on Fridays. During the Commonwealth, the market cross was used for the publication of civil marriages, and vagabonds and rogues were chastised at the market hall. The Market Cross was repaired in 1710

The market declined at the end of the eighteenth century, probably because of increasing number of shops. The market place then probably decreased in size, with the eastern end reverting to a High Street flanked by shops. The market hall fell into disrepair and it was demolished in 1823. Although a new stone-faced market house on the north side of High Street replaced it, trading did not recover, and the market had ceased within a few years. A livestock market continued to be held on the High Street Greens to the end of the nineteenth century. In 1896 the market house was converted into the fire station and was finally demolished in 1971.

Fairs continued during the post-medieval period, but after the Reformation the fair formerly held on the feast of St Mildred appears to have ceased. In 1657 only one annual fair is mentioned: the stock fair held on 25th April. By the end of the eighteenth century the date of the fair had been changed to the first Monday in May and there seems by then to have been a second fair, held annually on the first Friday in September. Both fairs were held on the High Street Greens until the twentieth century.

After World War I, the annual livestock fairs were held on the recreation ground at East Cross and later on Glebe Field, south of the recreation ground. They were abandoned in 1977.

4.2.2.2. The manor and borough

After the Dissolution the manor remained in the hands of the dean and chapter of Canterbury but the general control and administration of the borough was carried out by the corporation, which had an elected bailiff and twelve jurats and freemen. After Elizabeth I's ratification of the charter in 1600 the constitution was changed with the bailiff being replaced by an elected mayor. A serious fire in 1661 destroyed all the earlier charters, and in 1700 William III awarded Tenterden an Exemplification of the Charter of Queen Elizabeth I.

During the seventeenth and eighteenth centuries the affairs of the town were tightly controlled and decided upon by a small group of influential gentry, not always to the benefit of the residents. The Parliamentary Reform Act of 1832 and the Municipal Reform Act of 1835 replaced the medieval corporation, elected by a small body of freemen, with a borough council elected by ratepayers. In 1974 Tenterden became part of the new borough of Ashford.

4.2.2.3 The church

Throughout the post-medieval period the patronage of the church remained with the dean and chapter of Canterbury. In 1640 the church was valued at £120 per annum, with 600 communicants, and in 1798 it was double that value.

In 1588 a beacon was suspended at the top of the tower as part of the Armada warning system. In the 1660s the church was re-roofed and in 1667 new bells were cast and the great bell re-cast to give a peal of six. A new clock was installed in the tower in 1654, and in 1695

the chancel floor was raised. In 1769 two more bells were added. In 1864-66 the church was completely restored by G M Hills, and to commemorate Queen Victoria's Golden Jubilee a new clock was installed in the tower.

4.2.2.4 Other religious organisations

Non-conformity was an eighteen-century development in Tenterden. The Anabaptists founded a congregation in 1704, with the Baptists following in 1726. A 300-strong congregation of Presbyterians built its Meeting House in 1746, the Calvinistic Baptists erected a chapel in 1776, and the Wesleyan Methodists' chapel opened in 1797 to be replaced by a more substantial church in 1885. The first Baptist church was built in the High Street in 1835, and was enlarged into the Zion chapel in 1887.

4.2.2.5 The schools

The old grammar school continued until 1812, when it had only six pupils. They and the school's endowments were transferred to the National Society for Educating the Children of the Poor, which then set up a National School for up to 100 boys and 50 girls. The British School was founded by the British and Foreign School Society in 1845.

4.2.2.6 Borough institutions

The court hall/town hall

By the mid-seventeenth century the old court hall was in constant need of repair. It was totally refurbished in 1661 but soon afterwards a prisoner in the adjoining town cage set fire to the building, and the cage and the hall were completely destroyed.

In 1792 the court hall was replaced by the new town hall, which included an Assembly Room and a Mayor's Parlour, and also served for the court. A balcony was added in 1912 and a stage inserted in the 1930s.

The bridewell

The bridewell, a sixteenth century house of correction, was situated in the lane next to the market hall just off the north side of High Street. It is first mentioned in the Chamberlain's Accounts for 1637, which record combing and spinning work for the cloth trade as part of the prisoners' corrective punishment. The building was extended in 1651 to accommodate more prisoners. It was finally closed and demolished in 1849.

The gaol

Immediately after the fire of 1661 a new town gaol was built at the west end of the Shambles, by Church Lane. It was a two-storey building with two rooms on each floor and a small gaoler's yard. In 1835 a report on municipal corporations described it as being 'in every respect unfit for its purposes', but it was not demolished until 1884.

4.2.2.7 Industry and trade

Cloth making:

Tenterden's cloth-making industry was at its height during the sixteenth and early seventeenth centuries. Spinning, carding and weaving continued to be domestic operations, with one or more looms in each weaver's house. Children and servants usually did the picking and carding, spinning was generally undertaken by the mother and older daughters, whilst the men did the weaving. Certain aspects of the work, such as dyeing and fulling, required specialised

buildings and differently skilled workers, and a few entrepreneurs in the town provided capital for dye houses, fulling mills, and even transport to various market centres.

From 20 to 30 clothiers employing labourers lived and worked in Tenterden between 1610 and 1700. By the late seventeenth century the cloth-industry of the Weald was declining through competition from the 'New Draperies' developed in East Anglia by Dutch refugees, and was virtually extinct by the 1720s.

Mills

In addition to the numerous fulling mills in the vicinity of Tenterden, there were at least seven grain mills two of which were powered by water and five were windmills.

Brattle Water Mill is first mentioned in 1642 although the earliest record for milling is in 1763 when there were two grist mills. It appears on the 1817 tithe map and was described as a corn mill in 1876, but by 1992 much of the mill building had been demolished and the adjacent tail-race pond filled in. Although Tenterden Mill (Town Mill) is mentioned in 1628, in 1674 and in 1686, its site is uncertain although it may stand where The George Inn once stood. The other mills, all of them outside the town, have also been demolished.

The Cinque ports connection

In 1587 the Cinque Ports were asked to provide fully furnished ships of war as part of the defences against the Spanish Armada. One ship of about 60 tons was provided by Rye with financial help from Tenterden. From 1647 onwards Tenterden's contribution to the Cinque Ports was set at two-thirds of the sum required from Rye and was paid independently. Tenterden's part in the Confederation was largely uneventful, and the town had lost its maritime associations when the marshes were inuned and the harbours became silted. In 1794 a company of Cinque Port Volunteers was formed, but the town's privileges of membership of the Cinque Ports Confederation had virtually lapsed by then, and were almost non-existent by the time of the Municipal Reform Act of 1835.

Inns

There were numerous inns, beer-houses and public houses in the town, with 16 guest beds and stabling for 35 horses in 1686. The record of licensing sessions of 1705 lists five licensed victuallers: The Woolpack, The Queens Arms, The White Lion, The George and The Angel. The Ship Inn, known in the Middle Ages, is not recorded and was probably closed down before the licensing sessions.

Of the medieval establishments, The Woolpack Inn, The White Lion and The Eight Bells Inn still survive. The Queens Arms in the High Street is mentioned for the first time in 1694, and The George Inn is mentioned in 1714.

During the eighteenth and nineteenth centuries several other inns were opened. Several of them, such as The Black Horse Inn on the corner of the High Street and Smallhythe Road (now The William Caxton) and The New Inn, recently renamed The Ancient Boro', survive as public houses.

Stage coach and carrier services

During the seventeenth century a weekly carrier service ran from Tenterden to Maidstone and London, and c. 1700 supplies for Tenterden shops were brought directly from London, or

collected from London barges at Maidstone. In 1793 the Tenterden carrier ran a Monday wagon service to the Talbot and the George Inns in Southwark, adjacent to Borough Market, and by 1839 there were two carriers' wagons making return journeys to London each week. In 1793 there was also a stagecoach each Thursday and by 1823 there were three stage coaches a week to Maidstone. By the late 1830s a daily stagecoach service ran to London via Headcorn and Maidstone. Both carriers' wagons and stagecoaches had ceased to operate by the end of 1842.

4.2.2.8 The railway

Tenterden had to wait for its own line until the end of the nineteenth century despite earlier attempts to connect the town with the main line at Headcorn. In 1900, the Rother Valley Light Railway opened a line from Robertsbridge to Rolvenden, and in 1903 a single-track line was extended to Tenterden. The line was closed in 1954.

4.2.3 *The modern town*

Tenterden has not experienced the growth of some other small towns such as Ashford and Sevenoaks. Its centre still remains largely unspoilt, with many buildings dating from the fifteenth to the nineteenth centuries. The town's core around the High Street has changed very little during the twentieth century. From the turn of the century until World War II expansion took the form of ribbon developments to the west, east, and north. Since then small housing estates have been built around the town, but only two are close to the historic core. Most post-1960s housing development has been away from the town centre.

The lack of any really major development in the historic core can be seen by comparing early maps with the modern OS map. Figures 4 to 8 depict Tenterden from 1769 to 1898; Whilst there has clearly been some urban growth during the twentieth century, it has not swamped the historic town centre, nor destroyed its character. The main economy of the town stems from agriculture - especially sheep, hops and fruit - and light industry such as light engineering, motor component manufacture, electronics and chemicals.

4.2.4 *Population*

In 1557 the population of Tenterden was roughly 1,000 but by 1640 it had fallen to *c.* 900 inhabitants. There were *c.* 1500 inhabitants in 1750 and by 1801 the population had increased to 2,370. Emigration to America and the Dominions by agricultural labourers and their families led to a population decline between 1851 and 1911 but after 1911 the population stabilised and remained just under 3,500. The parish of Tenterden had a population of 6,983 at the time of the 1991 census.

5 URBAN CHARACTERISTICS

The following summary of the principal urban features in Tenterden has been divided into those of the medieval and post-medieval periods (ie. pre- and post-dating *c.* 1540). The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan. This has been chosen because it reflects the town in its pre-industrial phase, that is, the period before nineteenth and twentieth century development changed or obliterated the medieval or post-medieval urban layout.

5.1 Medieval plan components and medieval urban features (Figures 10 and 11)

The settlement at Tenterden appears to have developed sometime during the late Saxon period. The site chosen was the meeting point of two ancient tracks (PC1 and PC2) from

Thanet to dens and pastures in the Weald and marsh around Tenterden, Rolvenden and Oxney. The church and churchyard (PC3) formed the stimulus for settlement, with the early market place (PC4) encroaching on the southern edge of the churchyard and five groups of tenement plots (PC5-PC9) growing up close by. By the thirteenth century the Thanet to Rolvenden road (PC1) was expanded to the west of the church to make room for a new market in a large spindle-shaped area (PC10) with the High Street running through it. Seven groups of tenement plots (PC11-PC16) subsequently developed, flanking the new market place.

The plan of early Tenterden was made up of the church, the old market, and adjacent tenement plots. When the new market grew up more tenement plots were established to its north and south, and the route of the trackway was perpetuated as the High Street. This resulted in the axial plan which remains today. The chronology of the development is, however, still not clear.

PC1. Line of early track from Woodchurch to Rolvenden.

PC2. Line of early track from Biddenden.

PC3. The Parish Church of St Mildred and its Churchyard.

- a) (MUF 1) The parish church of St Mildred and the surrounding churchyard.

PC4. Site of early Market Place.

- a) (MUF 2) The early market place in the High Street which had encroached on the churchyard by the thirteenth century or earlier. Known as The Shambles.

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

- a) (MUF 3) A fifteenth to sixteenth century timber-framed building, now with white-painted tile hanging and weatherboarding (DoE 1972, 36).

PC6. Group of tenement plots fronting the north side of the High Street.

- a) (MUF 4) The Woolpack Hotel. The building dates to the sixteenth or seventeenth century (DoE 1972, 32).
- b) (MUF 5) The Old Grammar School. A sixteenth century timber-framed building with two-storeys and attic, now tile hung to first floor and shop front inserted at ground level (Cullen and MacManus 1967, 30).
- c) (MUF 6) A sixteenth century timber-framed building refaced in the eighteenth century, now a restaurant (DoE 1972, 14).

PC7. Group of tenement plots fronting south side of the High Street.

- a) (MUF 7) Part of a fifteenth or sixteenth century timber-framed building, altered in more recent times (DoE 1972, 24).

PC8. Group of tenement plots fronting south side of the Market/High Street.

- a) (MUF 8) A fifteenth or sixteenth century timber-framed house (DoE 1972, 24).
- b) (MUF 9) The Eight Bells Inn, a fifteenth century timber-framed building (DoE 1972, 22).

PC9. Group of tenement plots fronting south side of the Market/ High Street.

- a) (MUF 10) A fifteenth to sixteenth century timber-framed house, originally with a recessed centre (DoE 1972, 22).
- b) (MUF 11) A fifteenth century timber-framed house (DoE 1972, 20).

PC10. Site of later medieval Market Place.

- a) (MUF 12) Including The Greens in the west and the eastern end of the High Street.

PC11. Tenement plot at junction of trackways (PC 1 and 2).

PC12. Group of tenement plots fronting the north side of the Market Place and the High Street.

PC13. Group of tenement plots fronting the north side of the Market Place and the High Street.

PC14. Group of tenement plots fronting the north side of the High Street and the Market Place.

PC15. Group of tenement plots fronting the south side of the Market Place and the High Street.

- a) (MUF 13) Pittlesden Gatehouse. This building is thought to be the only remaining gatehouse out of three belonging to a demolished fourteenth century mansion (DoE 1972, 27).

PC16. Group of tenement plots fronting the south side of the Market Place and the High Street.

PC17. The king's highway to Rye via Smallhythe.

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

During the seventeenth to nineteenth centuries the essential plan form of Tenterden 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 High Street on either side of the Market Place and along the north side of Ashford Road. These tended either to replace

earlier structures or infill gaps that were left between properties. During the Victorian and later periods, expansion of housing development, some light industry etc., took place largely to the north, and particularly to the east of the historic core, with some limited development to the south.

PC1. Line of early track from Woodchurch to Rolvenden.

PC2. Line of early track from Biddenden.

PC3. The Parish Church of St Mildred and its Churchyard.

a) (PMUF 1) The parish church of St Mildred and the surrounding churchyard.

PC4. Site of early Market Place. By the post-medieval period permanent shops and houses had been erected on it.

b) (PMUF 2) Site of tollhouse. An eighteenth century turnpike tollhouse. A timber-framed and weather-boarded building with road gates. Demolished during the late-nineteenth century and replaced by the police station.

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

b) (PMUF 3) Seventeenth century timber-framed house, with two storeys and an attic, now tile-hung, much altered and divided into two shops (Cullen and MacManus 1967, 28).

PC6. Group of tenement plots fronting the north side of the High Street.

b) (PMUF 4) Town Hall dated 1792 (DoE 1972, 32).

b) (PMUF 5) Supposed site of the town windmill behind timber-framed mill cottage.

PC7. Group of tenement plots fronting south side of the High Street.

b) (PMUF 6) The White Lion Hotel. Eighteenth century, two-storey and attic building of white-painted brick, once a coaching inn (Cullen and MacManus 1967, 21).

b) (PMUF 7) Milestone opposite 53 High Street. Eighteenth century, approx. 2 feet 6 inches high. West face inscribed Romney 14 : Rye 10; East face inscribed Cranbrook 8: Rolvenden 3; North face inscribed London 53: Maidstone 18 (DoE 1972, 25).

PC8. Group of tenement plots fronting the south side of the Market/High Street.

PC9. Group of tenement plots fronting the south side of the Market/High Street.

- a) (PMUF 8) Eighteenth century building, originally built as the house and shop of a wine merchant. Now a wine bar (DoE 1972, 20).

PC10. Site of main Market Place, smaller than its medieval predecessor.

- a) (PMUF 9) The Greens.

PC11. Tenement plots at road junction at east end of High Street.

PC12. Group of tenement plots fronting the north side of the Market Place and the High Street.

- a) (PMUF 10) Site of the market house, later the fire station (OS 1st edition, 1863).

PC13. Group of tenement plots fronting the north side of the Market Place and the High Street.

PC14. Group of tenement plots fronting the north side of the High Street and the Market Place.

PC15. Group of tenement plots fronting the south side of the High Street and Market Place.

- a) (PMUF 11) Wesleyan Methodist church (OS 1st edition, 1863).

PC16. Group of tenement plots fronting the south side of the Market Place and the High Street.

- a) (PMUF 12) Zion chapel - Particular Baptists (OS 1st edition, 1863).

PC17. The road to Rye via Smallhythe

Not located in a plan component

(PMUF 13) Town graveyard (OS 1st edition, 1863).

(PMUF 14) Site of Tenterden Brewery (OS 1st edition, 1863).

(PMUF 15) Site of the National School (OS 1st edition, 1863).

(PMUF 16) Site of Tenterden Gas Works (1838). (OS 1st edition, 1863).

6 THE POTENTIAL OF TENTERDEN

6.1 Archaeological resource overview

No 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. 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 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 Tenterden's urban archaeological deposits, particularly the historic urban core. None of the medieval and post-medieval components of the town have been archaeologically investigated and there is virtually no archaeological evidence for the economic base of the medieval town.

6.3 Key areas for research

6.3.1 The origins of Tenterden

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Tenterden
- The earliest remains which can be classed as urban or proto-urban
- The origins, development and influence of the early trackways
- The origins, location and development of the market
- The origins and development of the church

6.3.2 Tenterden in the medieval period

The following need to be investigated

- The development of the markets and fairs
- The origin, location and development of the manor
- The development of the church and churchyard
- The form and character of individual properties
- The origins, character and development of the High Street
- The economic base of the town and its industry

6.3.3 Tenterden in the post-medieval period

The following need to be investigated

- The location and development of the markets and fairs
- The development of the Corporation and its impact on the development of the town
- The decline of the manor
- 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 trading routes and industry

6.3.4 General questions

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

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VCH III	1932	<i>The Victoria History of the County of Kent.</i>
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Wallenburg, J. K.	1934	<i>The Place-Names of Kent.</i>
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Zell, M.	1984	Population and family structure in the Weald, <i>Archaeol. Cantiana</i> C, 231-257.
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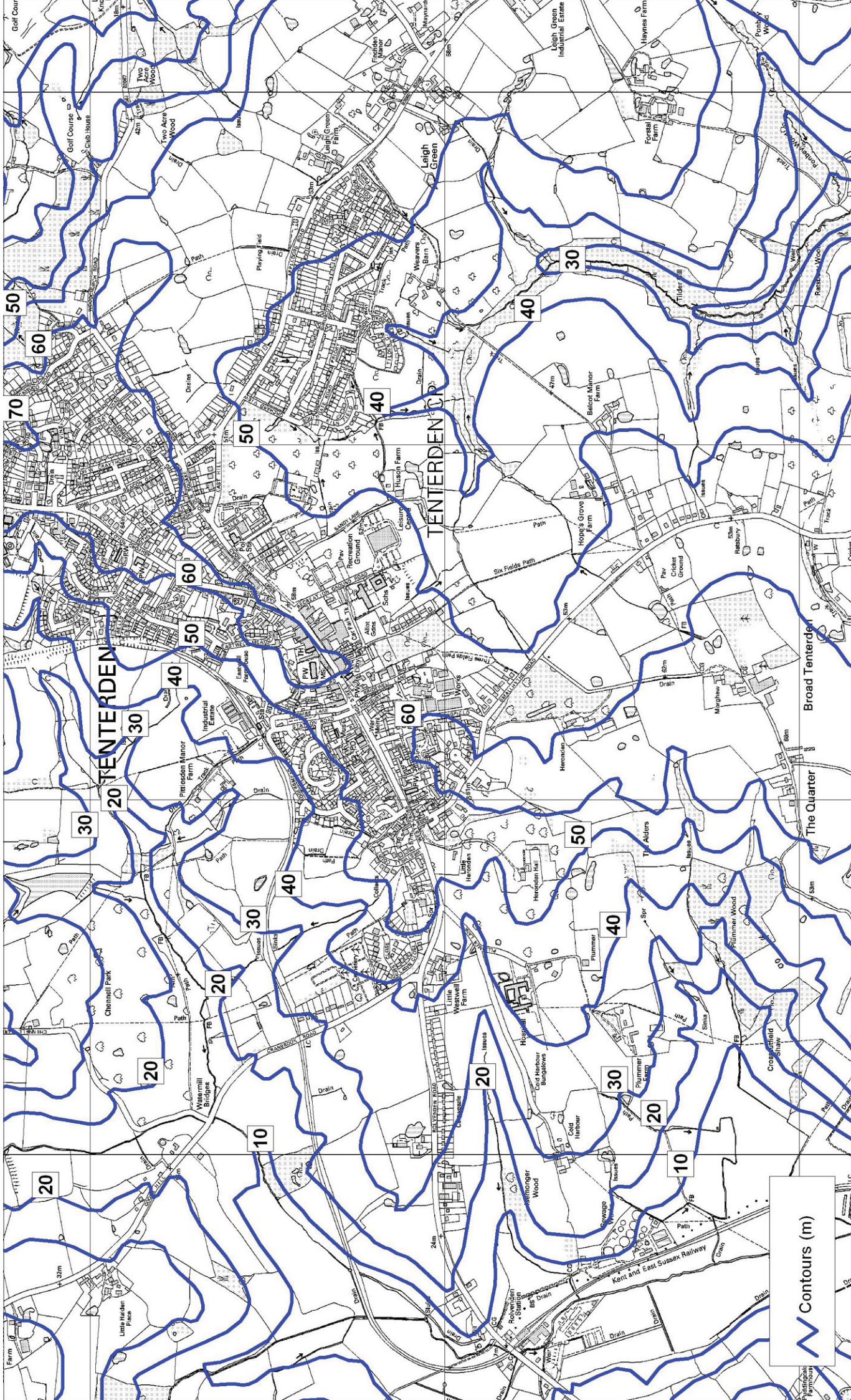
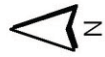


Figure 1. Map of Tenterden showing contours

1:13797

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Legend

	Drift Geology
	Landfill
	No dirt
	No dirt or solid
	Blown sand
	Marine Beach / Tidal Flats
	Stem Gravel Beach Deposits
	Manganese (Ee) clastic / Alluvium
	Clay (Sand, Silt & Gravel)
	Calcareous Tufa
	Alluvium
	Dry Valley & Neighbouring Deposits
	Peat
	Blacksand
	Unsorted / Poor River Gravel
	1st Terrace River Gravel
	2nd Terrace River Gravel
	3rd Terrace River Gravel
	4th Terrace River Gravel
	5th Terrace River Gravel
	1st/2nd Terrace River Gravel
	2nd/3rd Terrace River Gravel
	4th/5th Terrace River Gravel
	Tallow Gravel
	Rough Hill Gravel
	Heald
	Coarse Deposits
	Heald Blacksoil
	Heald Blacksoil (Older)
	Heald Blacksoil 1st Terrace
	Heald Gravel
	Pilesoil Gravel
	Clay-with-Fints
	Sand in Clay-with-Fints
	Disturbed Blacksoil Beds
	Solid Geology
	Chene lews Weald Clay
	Ardingly Sandstone
	Ashdown Beds
	Aberfeld Clay
	Bagnoll Beds
	Blackheath Beds
	Dulwich Beds
	Clay & Lint in Weald Clay
	Clay in front of Weald Clay
	Clay in Tun Wells Sand
	Chertlike Bees
	Cuckfield Stone
	Folkestone Beds
	Gwart
	Gristled Clay
	Halling Beds
	Hope Beds
	Incorstone / Weald of Clay
	Large Full Lin Weald clay
	Loman Beds
	London Clay
	Lower Chalk (Oolitic) m.s.l.
	Lower Gristled Clay
	Lower Tun Wells Sand
	Mebroom rock
	Middle Chalk
	No dirt or solid
	Sand in Weald Clay
	Sand in Weald clay
	Singapore Beds
	Small Full Lin Weald clay
	Thicket Beds / Burnham beds
	Tunbridge Wells Sand
	Upper Chalk
	Upper Greensand
	Upper Gristled Clay
	Upper Tun Wells Sand
	Weald Clay
	Wooden beds



Scale 1:1500 Figure 2 Map of Tenterden showing geology

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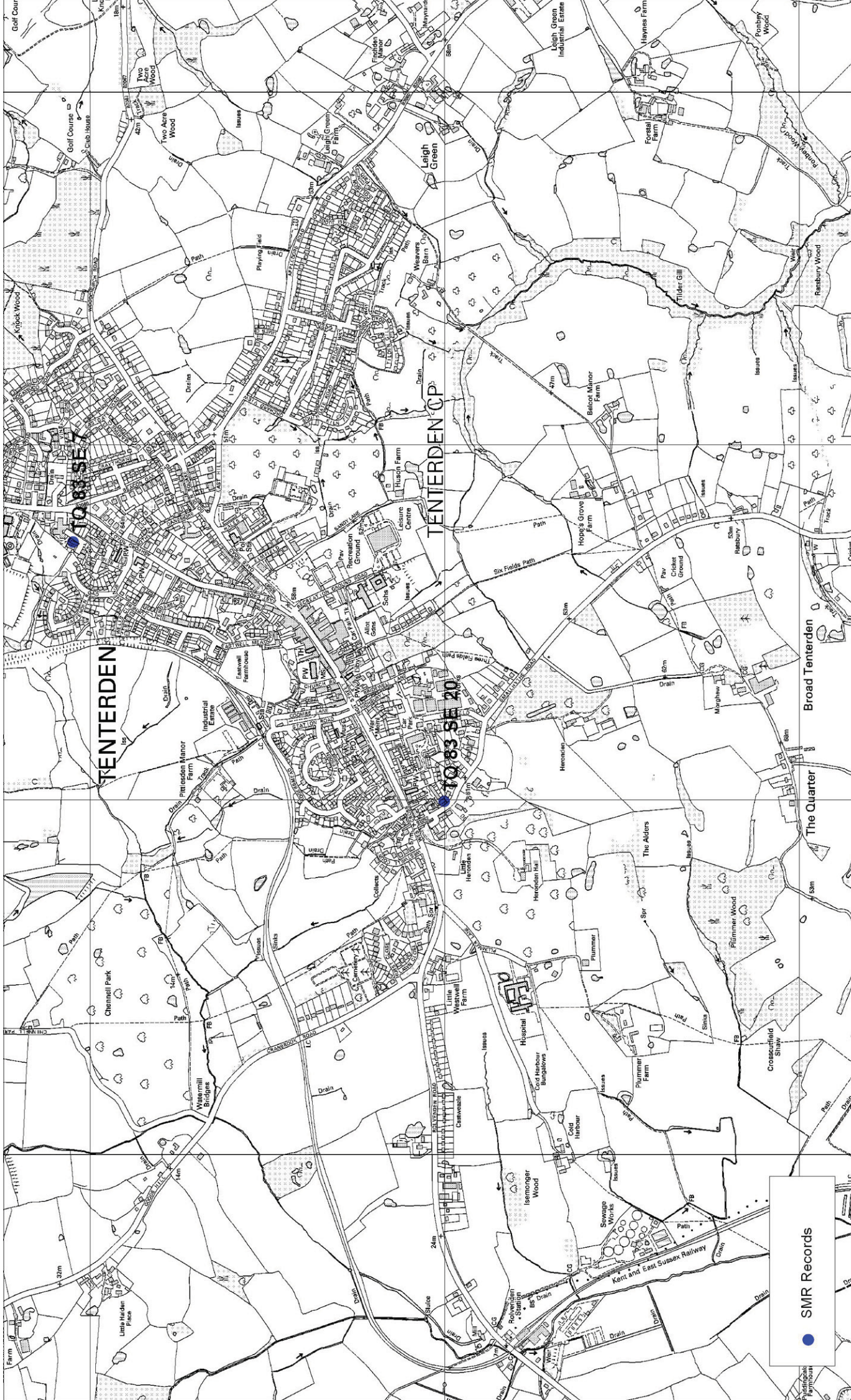
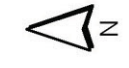


Figure 3. Map of Tenterden showing archaeological remains

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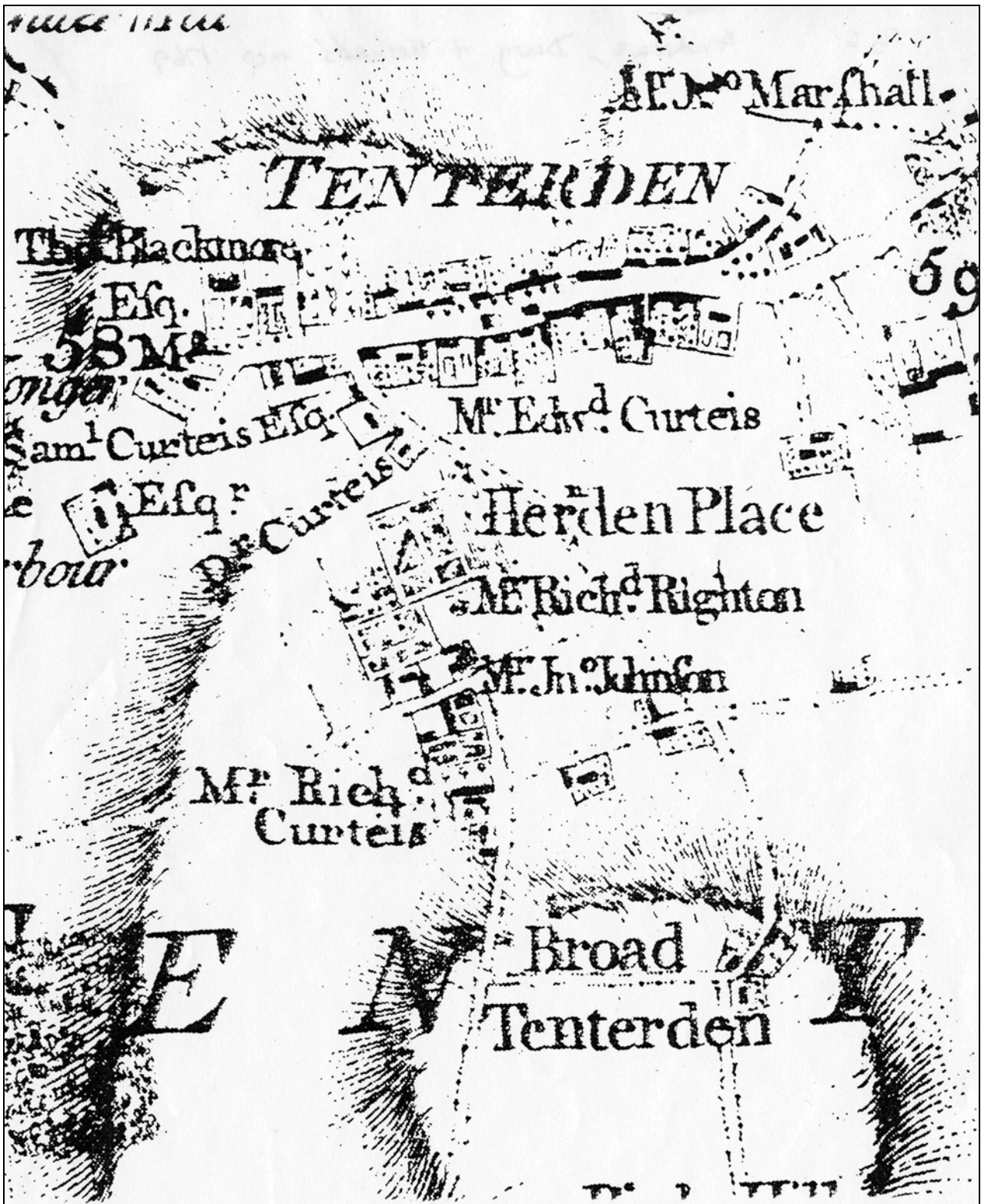


Figure 4. Andrews, Dury and Herbert's map of Tenterden, 1769

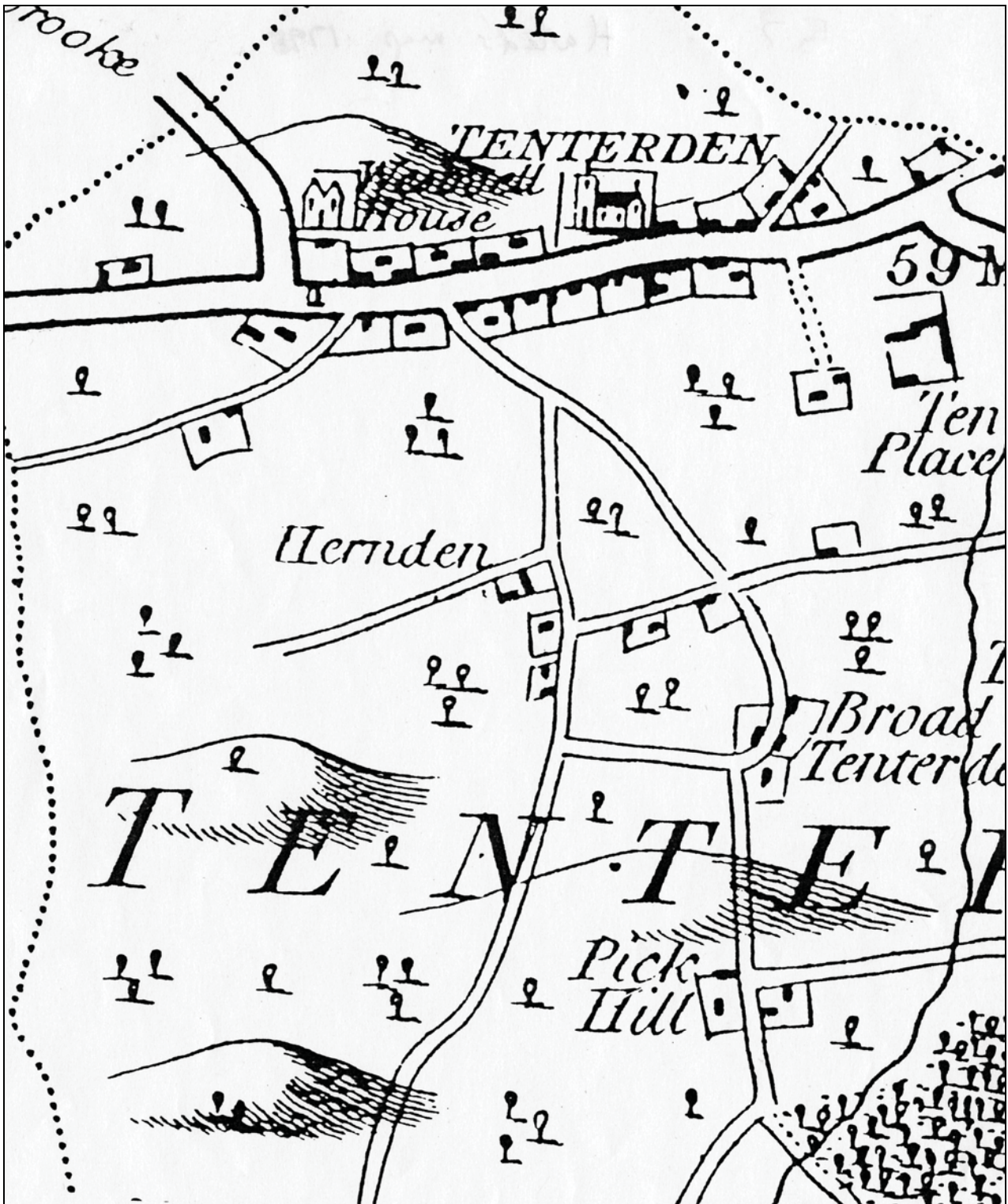


Figure 5. Hasted's map of Tenterden, c.1798



Figure 6. Ordnance Surveyor's field drawing for 1st Edition OS map, c.1800



Figure 7. John Adam's map of Tenterden, 1822

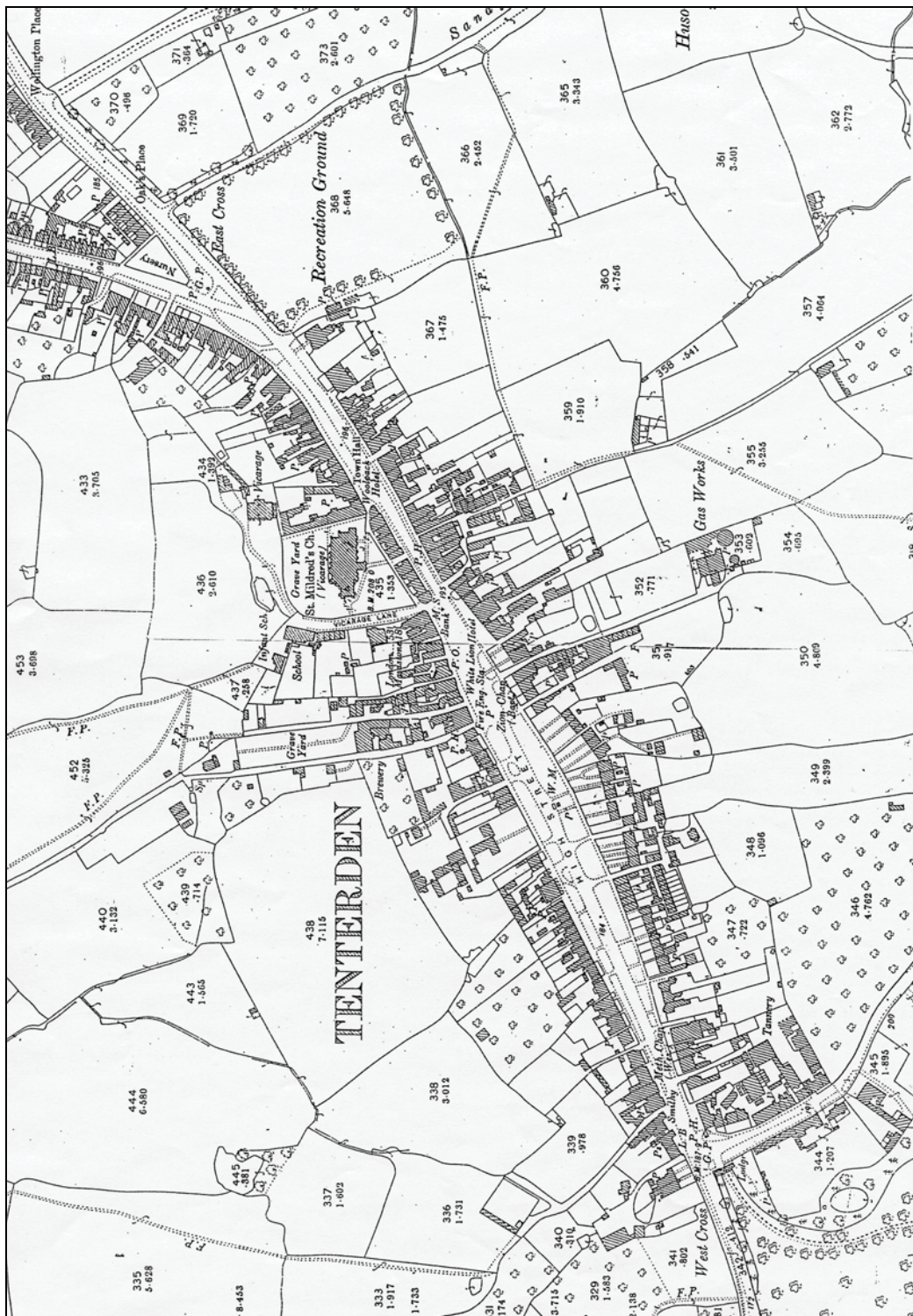


Figure 8. The 2nd Edition OS map of Tenterden, 1898



1:4063

Figure 9. Map of Tenterden showing historic buildings

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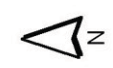
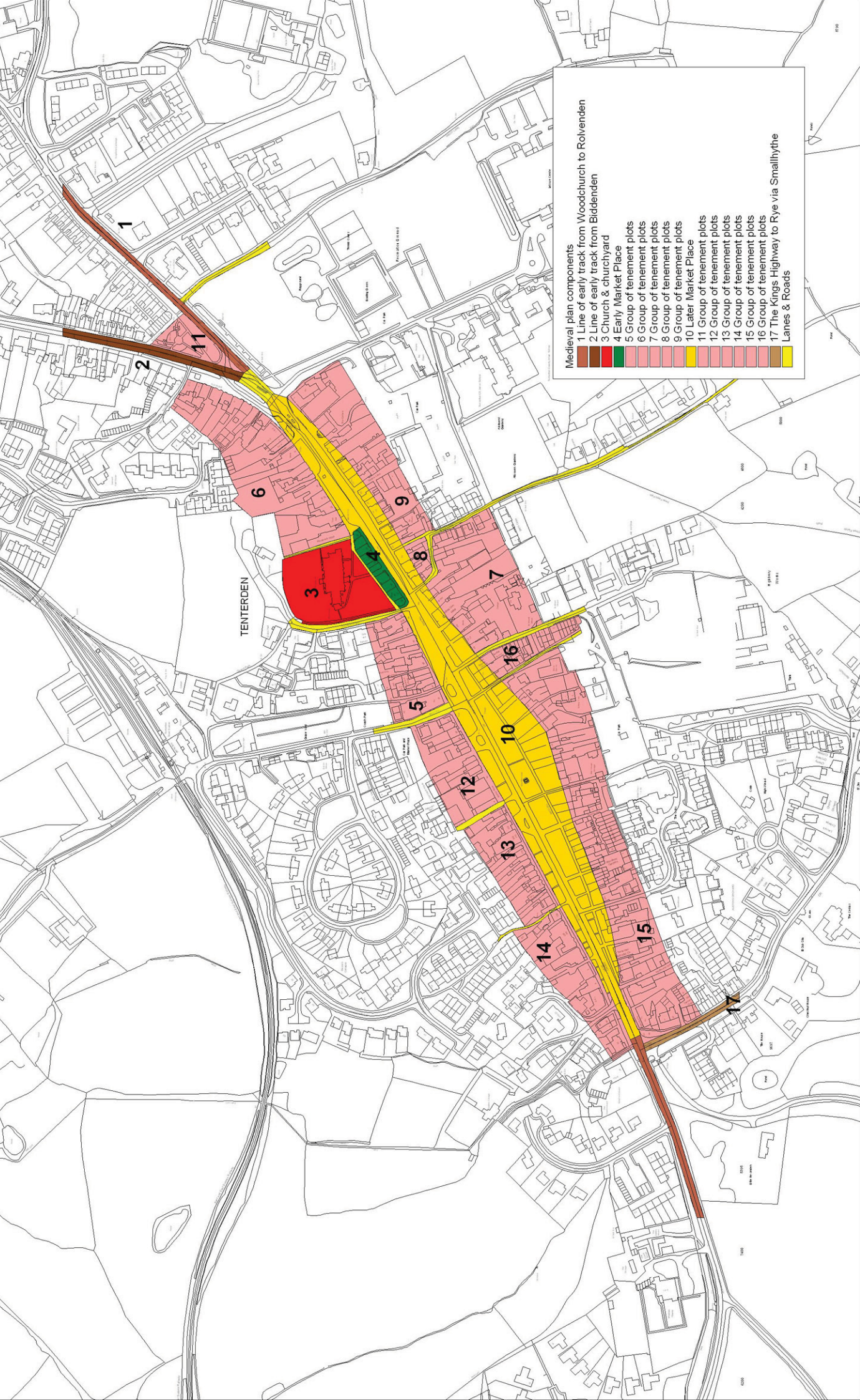
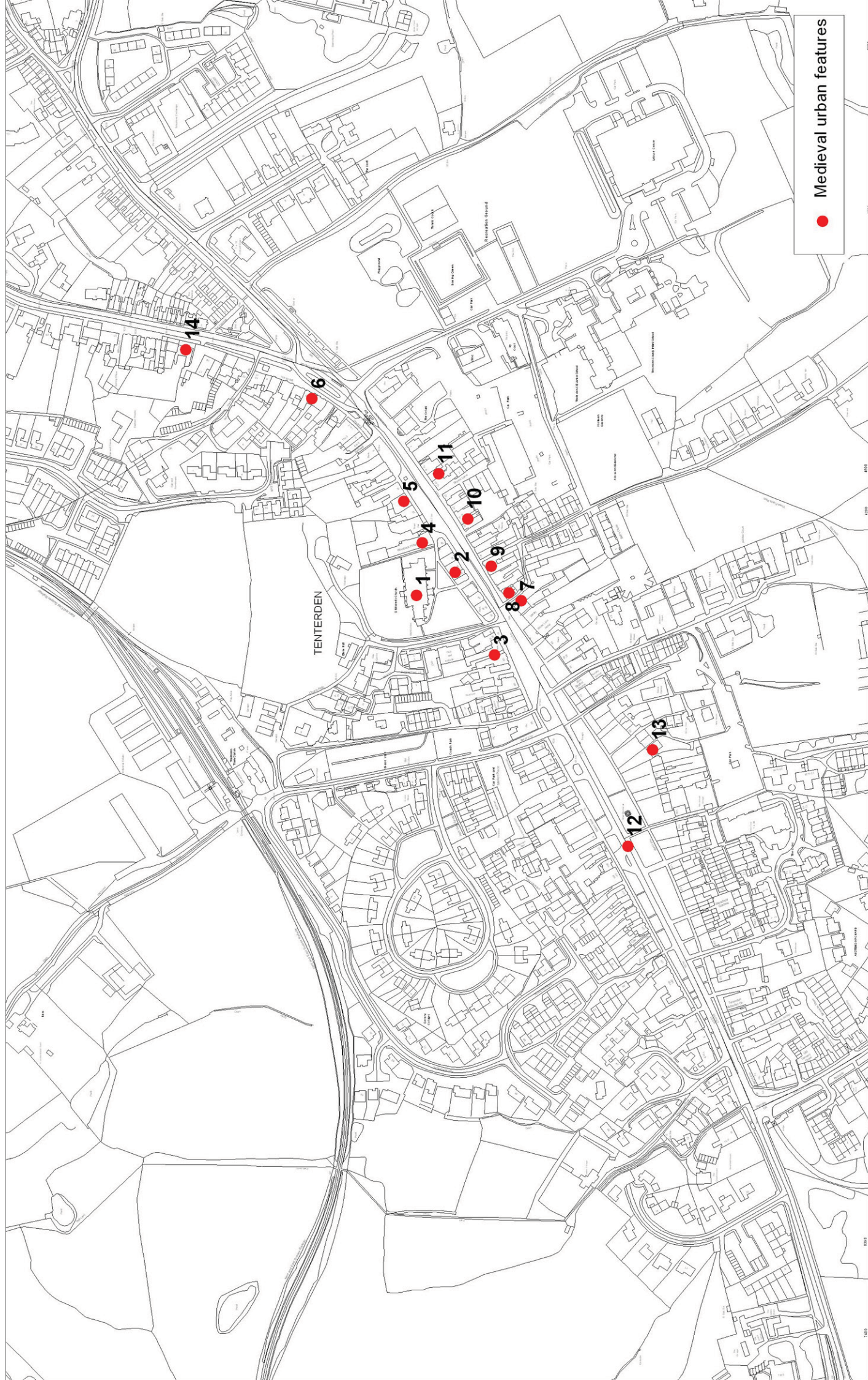


Figure 10. Map of Tenterden showing medieval plan components





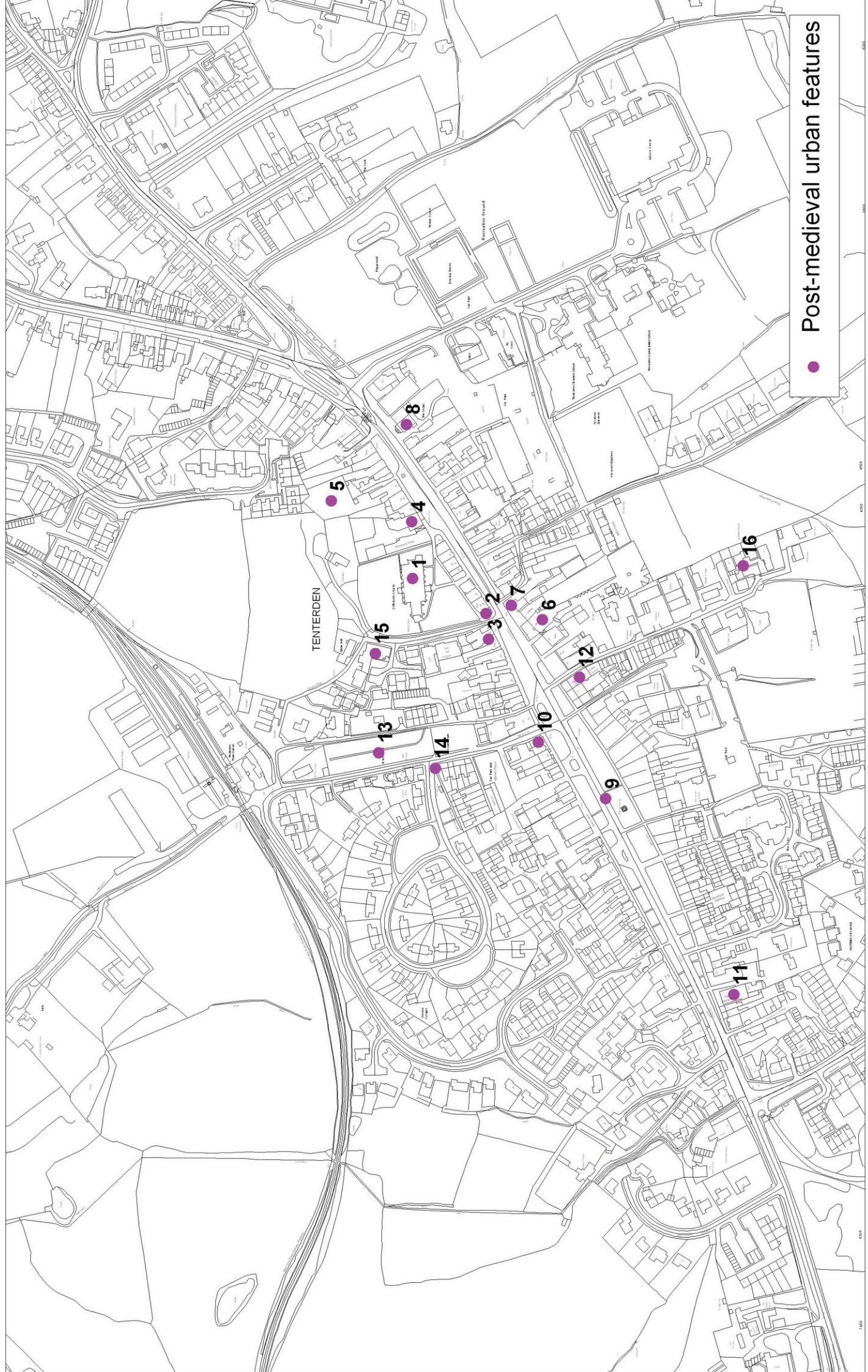
● Medieval urban features

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Figure 11. Map of Tenterden showing medieval urban features

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Figure 12. Map of Tenterden 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,

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

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 Tenterden 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

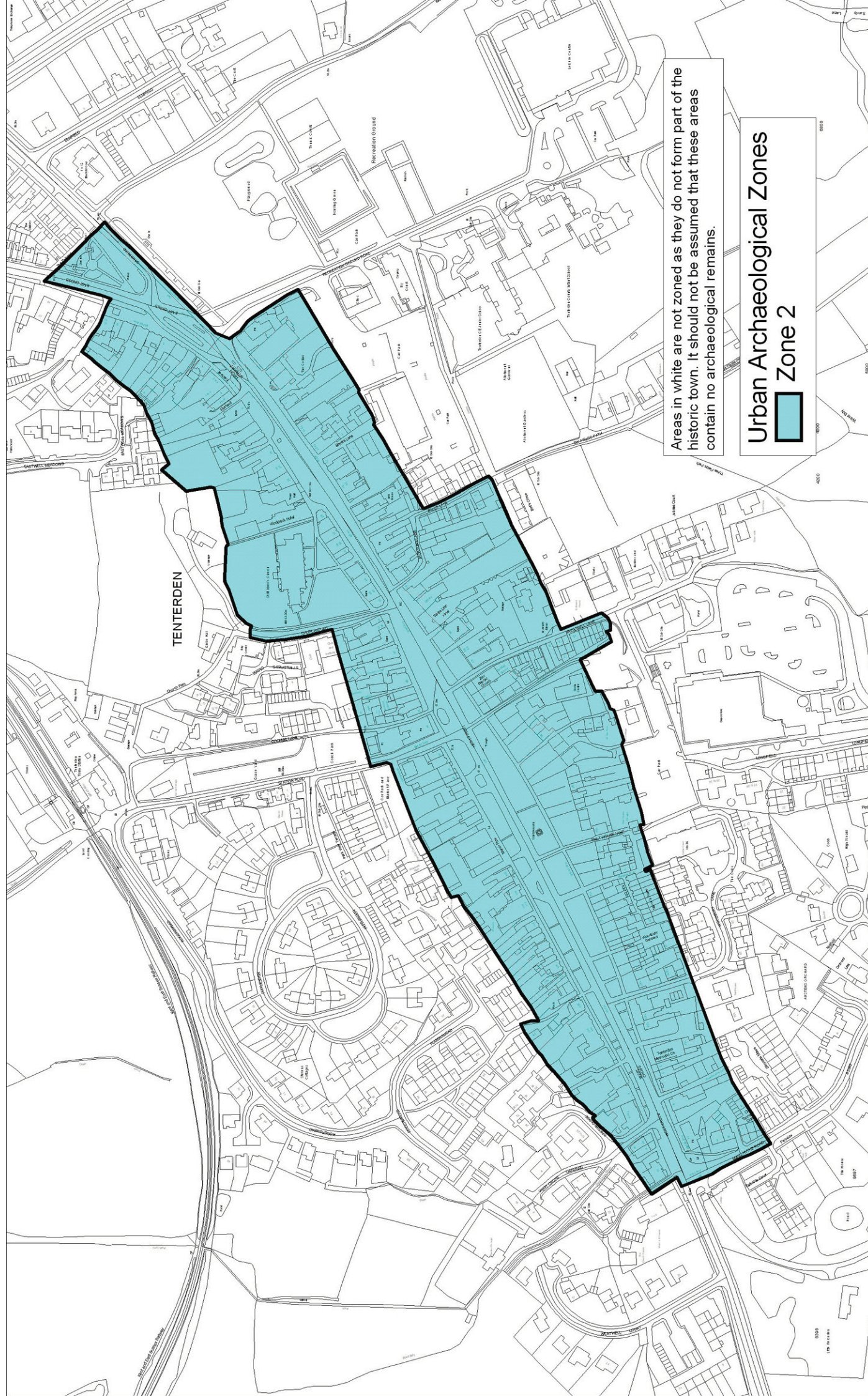
English Heritage
Eastgate Court
195-205 High Street

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



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 13. Map of Tenterden showing Urban Archaeological Zones

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