

Kent Historic Towns Survey

YALDING

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

**YALDING - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

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1 INTRODUCTION

1.1 Background

Yalding is a small market town based on a settlement of pre-Norman Conquest date situated in the Maidstone district of Kent. The town is situated at a crossing point of the river Beult, just east of the confluence of the rivers Beult and Teise with the Medway. It is *c.* 10km south-west of Maidstone, 12.5km north-east of Tonbridge and 17.5km east-south-east of Sevenoaks.

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 19 entries: 17 relating to standing buildings and two relating to bridges. Yalding is fairly typical of many small towns in England in that there has, as yet, been no significant archaeological research within the town, nor in the area of study. Thus most of the history has been compiled from documentary evidence and secondary published sources. Most of the currently visible upstanding features date from the sixteenth and seventeenth centuries, although there are structures of both earlier and later dates.

1.2 Situation

Yalding is situated south of the Greensand ridge, which runs east-west across the county, and within the clay vale of the Weald at TQ 69885018. It straddles the river Beult which is crossed by a bridge and causeway. To the north the land slopes quite steeply away from the river, so that the town rises from *c.* 12m OD to 30m OD; to the south of the river the land is relatively level at *c.* 11m OD (Figure 1). The north of the settlement lies on Weald clay, with beds of head brickearth and alluvium closer to the river. South of the Beult the settlement lies on alluvial deposits and head brickearth (Figure 2). Its position on such low-lying land means that it is frequently flooded, and many of the older dwellings in the lower part of the town have built-up ground floors with the front doors reached by steps.

1.3 Study area

The general area for study lies between TQ 685495 and TQ 710520. The area for in-depth study focuses on the historic core of the town between TQ 69605000 and TQ 70105050, in order to study the evolution, development and historical components of the town, and its subsequent urban growth.

2 ARCHAEOLOGICAL DATA

No archaeological data exist for Yalding town or its surroundings other than those from a small-scale excavation at Yalding Bridge in 1969. The Sites and Monuments Record (SMR) for the area of study records the following evidence:

2.1 Medieval

TQ 65 SE 3 - The Town Bridge. Excavations at TQ 69785080 in 1969 revealed that there may have been a thirteenth century wooden bridge on the site before the present (fifteenth century) stone bridge (Parsons 1973, 21-28).

3 HISTORICAL RECORDS

3.1 Domesday Book

In 1086 Richard of Tonbridge held the manor of *Hallinges* (Yalding). It comprised arable land, pasture and woodland, two churches (Yalding and Brenchley), two mills and four eel fisheries. There were 16 villagers, 12 smallholders and 15 slaves. The value of the manor before 1066 is given as £30, but in 1086 it was valued at only £20, because the land has been despoiled of stock.

3.2 Origin of place name

The place name *Ealdingas* may mean ‘the old men, the chieftains or the chieftain's men’, from OE *ealda* ‘old man, chieftain’, or possibly just ‘Ealda's people’. The place name can be traced to its present form thus:

OE <i>Ealdingas</i> ...	1086 <i>Hallinges</i>
1087 <i>Eldynge</i>	c. 1100 <i>Ealdinga</i>
1191 <i>Ealdynges</i>	1226 <i>Aldinges</i>
1451 <i>Yaldyng</i>	1610 Yalding

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Saxon period

In the Middle Saxon period Yalding and its surroundings was a den (woodland pasture) of the bishop of Rochester, but by 1086 Yalding itself had become a manor in its own right.

4.2 Urban evidence

4.2.1. The medieval period

By the time of the Domesday Survey Yalding was a substantial manor, and there may have been a settlement around the river crossing, perhaps with an informal market.

4.2.1.1 Markets and fairs

There may have been an unofficial market at Yalding in the twelfth century, but the first evidence for a market and fair is not until 1318 when Edward II granted the lord of the manor the right to hold a weekly market on Wednesdays and an annual fair on the vigil, the day and the day after the feast of SS Peter and St Paul (28th to 30th June).

The market was held in the spindle-shaped swelling in the High Street, immediately west of the church. The fair probably took place on Yalding Lees, a meadow south of the river Beult.

4.2.1.2 The manor

After the Norman Conquest, Yalding was part of the possessions of the FitzGilbert (or Clare) family, the lords of Tonbridge. It remained with the FitzGilberts until 1314, then was held briefly by Hugh de Spencer, Earl of Gloucester, and by Hugh de Audley until 1347. From the mid-fourteenth century until the early sixteenth century the manor was in the hands of the Staffords and Buckingham. In 1522 all their lands were confiscated and returned to the Crown, whereupon Henry VIII granted it to Charles Somerset, Earl of Worcester.

A survey of 1263 indicates that Court Lodge (the manor house) stood on the west side of the High Street opposite the market place and north of the parish church, and had gardens, pasture for horses, oxen, cows and sheep, three watermills and a fishery.

4.2.1.3 The church

Domesday Book records two churches at Yalding but one is the chapel at Brenchley, which was dependent on Yalding parish church. The church is also listed in the late eleventh century *Textus Roffensis*, and in 1291 it was valued at £6.13s. 4d (*Taxatio* of Pope Nicholas IV). In the last quarter of the twelfth century Richard de Clare (FitzGilbert), lord of Yalding manor gave the advowson of the church, the vicarage and the chapel at Brenchley to his new foundation, Tonbridge priory. The church remained a possession of Tonbridge priory until it was suppressed by Henry VIII in 1526. The King then granted the church and advowson to Cardinal Wolsey for his college at Oxford; in 1529 the church reverted to the Crown.

There are no remains of the first church, the earliest structural evidence being the thirteenth century chancel and west tower. About 1300 the nave, aisles, porches and transepts were built and during the fifteenth century new windows were inserted into the walls of the aisles, chancel and porch, and a rood-loft turret was added on the north side of the chancel.

4.2.1.4 Industry and trade

Throughout the medieval period, Yalding's economy was based on agriculture. Manorial records for 1336 show that agricultural labourers were by far the most numerous inhabitants, but that there were also tradesmen including a blacksmith, a miller, two bakers and two brewers. Mixed farming was practised under the supervision of the manorial bailiff and reeve.

4.2.1.5 Bridges and fords

The town bridge at Yalding and Twyford bridge nearby survive from the Middle Ages.

Town bridge across the river Beult is the longest medieval stone bridge in Kent, crossing the river Beult immediately south of the town. Before the bridge was built the river was crossed by a ford, which was approached from the High Street via the Tatt where there was also a small wharf. In 1207 Archbishop Stephen Langton complained about the absence of bridges across the Medway and Beult at Yalding and elsewhere. Remains of a wooden bridge revealed through excavations in 1969 may have been part of the bridge built in response to these complaints.

The surviving stone bridge, dating from the fifteenth century or earlier, is constructed of ragstone slabs, and has seven arches (Scheduled Monument, SAM Kent 31). It differs from all the other early bridges of the Medway valley in that it incorporates a causeway, c. 150m long and c. 6.5m (originally c. 4.5m) wide. Several people bequeathed money towards its repair and upkeep in the Middle Ages; for example, in 1474 Thomas Brodyngbury left a sum of money for its upkeep, and in 1475 John Church left 3s. 4d. for repairing the bridges at Yalding and Twyford.

The late thirteenth century stone-built Twyford Bridge crosses the river Medway c. 0.75km south-west of Yalding. It has four irregular pointed arches and massive cutwaters with recesses for pedestrians at road level. The bridge is c. 4m wide and c. 40m long across the

river with an adjoining causeway the same length as and just a little wider than the bridge. The bridge is mentioned in 1325, 1475 and 1488.

4.2.2 The post-medieval period

4.2.2.1 Markets and fairs

Yalding's market appears to have failed sometime before the mid-seventeenth century. Sometime after the Reformation, and certainly by the eighteenth century, two annual fairs were held at Yalding, on Whit Monday and 15th October. During the mid-nineteenth century there were two annual fairs for cattle and hops, on Easter Tuesday and October 15th, but they had ceased by the end of the nineteenth century.

4.2.2.2 The manor

After the Reformation the manor passed through several different ownerships, the Court Lodge of the manor being separated from the manor of Yalding sometime in the eighteenth century. During the late seventeenth century, the old timber-framed Court Lodge manor house was demolished, and replaced by a brick-built Court Lodge, forming the main residence of Court Lodge Farm on the west side of the High Street.

4.2.2.3 The church

Except for a few years during the reign of James I, the advowson of the church was in the hands of the Warde family from 1568 to the second half of the nineteenth century. In the eighteenth century it was valued at £20.18s. 9d.

The church bells, which had been repaired through a bequest in 1474, were replaced in 1696 by a new peal of six bells. A fire in 1693 necessitated the substantial rebuilding of the tower, with a clock, cupola, onion-dome and weather vane being added. The church was restored by M. Bulmer in 1859-62.

4.2.2.4 Schools

Cleave's grammar school

In 1663 or 1665 William Cleeve, a citizen and haberdasher of London with property and land in Yalding, founded and endowed a free school to teach reading, writing and arithmetic to the parishioners. The school and schoolmaster's house, situated in the High Street overlooking the village green, was in constant use for over 250 years; it closed in 1921 after being declared bankrupt. The buildings are now used as a community hall and a private house.

Alchorne charity school

In 1713, Mrs Elizabeth Alchorne of Crowborough gave her lands in Benover in Yalding parish and a house near the bridge to found a school for 20 poor children of the parish.

4.2.2.5 The town cage and stocks

Yalding parish church records show that in 1786 £13. 5s. 0d. was paid for the building of a town cage or lock-up on the village green. The cage is a small red-brick building in Flemish bond, of single storey, with a pyramidal roof, a studded and boarded central door, but no windows. The church records also contain information about the village stocks: '1846. The Vestry agreed that the stocks be erected on the village green near the cage, and to be paid out of the Highway rate'.

4.2.2.6 Industry and trade

Agriculture

During the post-medieval period agriculture dominated Yalding's economy and the parish was described as 'a district of meadows, cornfields, hop-gardens and orchards of apples, pears, cherries and filberts' (Cobbett 1853, 252).

In the nineteenth century cattle-breeding and hop growing were predominant, and Yalding's fairs were particularly important for the sale of both cattle and hops. Numerous oast houses were built, some still surviving behind Court Lodge. The early twentieth century saw the number of hop gardens diminish, and modern machinery has now replaced the annual influx of casual hop-pickers from London. Apple orchards replaced many of the former hop gardens, and a large apple-processing plant was situated behind The Square, south of the river.

Mills

Downs Farm Mill, off Yalding Hill, was an early type of post-mill with a roundhouse base. It was demolished c. 1870. Rugmore Hill Mill, some 2km south-east of the church was a smock-mill built c. 1820-1840. It was five storeys high, on brick foundations, with the sweeps c. 6m above the ground. It was still working in the 1870s, but it has since been demolished without record and only the mill-house survives. A third mill just outside the parish boundary but only 1km to the east of the town may well have ground grain for Yalding. This mill, known as the Institute at Cheveney, was a watermill and milled flour until 1888, after which date the top floor was removed.

Inns

There have been numerous inns and beer-houses in Yalding over the last three centuries. They included The George Inn, an inn from the early 1700s until the early nineteenth century when it was demolished and replaced by a shop and a house; The Old Swan Inn, on the west side of the High Street next to the Town Bridge, an inn by the late seventeenth or early eighteenth century, closing in 1814; and The Bull Inn which was an inn from the early eighteenth century but is now a restaurant. The Walnut Tree at the bottom of Yalding Hill is of recent origin, although it occupies a sixteenth century building.

4.2.2.7 The railway

The railway came to Yalding in 1844 when South Eastern Railway opened a branch line from Paddock Wood, on the London to Dover line, with the station c. 1.4km east of the town. The line was linked with the North Kent Railway at Strood in 1856, thus providing access to main-line routes and the county town of Maidstone.

4.2.3 The modern town

Yalding is still relatively small, more of a village than a town, not having experienced the growth of some other small towns such as Ashford and Sevenoaks. Its centre contains some fine buildings, many of them dating from the seventeenth century and some even earlier. From the c. 1890 to the late 1920s houses were built along the south side of Vicarage Lane, but most recent development has been since World War II, with two housing estates being built north and south of the river and an estate behind the almshouses in Vicarage Lane.

The lack of any real major development can be seen by comparing early maps (Figures 3-5) with the modern OS map. Whilst there has been a certain amount of urban growth during the

twentieth century, it has not swamped the village nor destroyed its character. The main economy of the surrounding area remains largely agrarian, with the landscape being generally composed of farms. The main economy of the present town, however, is one based on commuters who work in places such as Ashford, Maidstone and London.

4.2.4 Population

In 1086 the population of the manor of Yalding was 43, probably 170-210 in real terms. The manor records of 1336 show a population of 149, not counting children, perhaps 450-500 in all. By the 1560s the population had increased to *c.* 725 but by the mid-eighteenth century there were *c.* 1,000 inhabitants. By the first census of 1801 the population reached 1,968, and by 1831 it had more than doubled that of the 1700s, to 2,460. After 1831 the population stagnated, fluctuating up and down slightly (for instance, some 70 people from Yalding emigrated to the Dominions or America between 1825 and 1849), and by 1921 the population was 2,555. By 1991 the population of the parish as a whole had risen to 2,815 virtually what it was in 1861. For census returns 1801-1921 see VCH III 1974, 362 and Kremer 1975, 42.

5 URBAN CHARACTERISTICS

The following summary of the principal urban characteristics in Yalding has been divided into those of the medieval and post-medieval periods (pre- and post-dating *c.* 1540). The summary is not comprehensive, most nineteenth century maps giving details of additional features. The Ordnance Surveyors' field drawing of 1800 and the 1st edition OS map have been taken as the basis for the historic town plan. They have been chosen because they reflect the town in its pre-railway phase, that is, the period before nineteenth and twentieth century development, although very slight in the case of Yalding, changed the medieval urban layout.

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

The settlement at Yalding appears to have grown up sometime during the late Anglo-Saxon period, perhaps just before the Norman Conquest, at a crossing of the river Beult (PC15 and 16). This formed the basis for the early, pre-1100 plan, around which the church and churchyard (PC1), the Market Place (PC2), the High Street (PC3), the manor house (PC4), four groups of tenement plots (PC5-8), two medieval building plots (PC9 and 10), two medieval farms (PC11 and 12), and the village green (13) developed.

The early plan form of Yalding seems relatively simple, comprising the principal elements of the church, manor house, High Street, market, tenement plots, medieval building plots, the Green, and the bridge. The chronological evolution of the plan form, however, is less clear.

PC1. The Parish Church and its churchyard.

a) (MUF1) The parish church of St Peter and St Paul (DoE 1987, 81).

PC2. The medieval Market Place.

PC3. The High Street.

PC4. The Manor House, now Court Lodge.

PC5. Possible group of tenement plots fronting the south-west side of the High Street.

- PC6.** Possible group of tenement plots fronting the west side of the High Street and the Market Place and the north side of The Tatt.
- a) (MUF2) The Tatt. An early sixteenth century or earlier timber-framed building with eighteenth and nineteenth century alterations (DoE 1978, 97).
- PC7.** Possible group of tenement plots fronting the west side of the High Street and the south side of Kenward Road.
- PC8.** Possible group of tenement plots fronting the east side of the High Street and Market Place.
- a) (MUF3) A sixteenth century or earlier timber-framed building, now a house row; weatherboarded and thatched (DoE 1987, 77).
- PC9.** Building plot fronting the west side of Yalding Hill.
- a) (MUF4) The Walnut Tree Public House. A timber-framed building of the sixteenth century (DoE 1987, 135).
- PC10.** Building plot fronting the east side of Yalding Hill.
- a) (MUF5) A fifteenth or early sixteenth century timber-framed structure incorporated into a seventeenth century building (See Cleaves Hall and House below) (DoE 1987, 129).
- PC11.** Farm plot fronting the west side of Yalding Hill.
- a) (MUF6) Downs Farm, a fourteenth or early fifteenth century farmhouse, now a house, with sixteenth or early seventeenth century alterations. The house was restored in the 1930s (DoE 1987, 136).
- PC12.** Farm plot fronting The Village Green.
- a) (MUF7) A fourteenth or early fifteenth century timber-framed farmhouse, now converted into a house pair. The building has a nineteenth century weatherboarded front (DoE 1987, 131).
- PC13.** The Village Green.
- PC14.** Line of the trackway from the north.
- PC15.** The river Beult.
- PC16.** The town bridge.

- a) (MUF8) Yalding Bridge or Town Bridge. The longest ancient stone bridge in Kent at c. 150m. Built in the fifteenth century of ragstone with seven arches. Scheduled Monument (SAM Kent 31).

PC17. An encroachment on the churchyard during the sixteenth or seventeenth century.

PC18. A group of post-medieval building plots south of the river.

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

During the seventeenth to nineteenth centuries, the essential plan form of Yalding as indicated on Figure 7 was retained and so no post-medieval plan components map has been produced. A number of new buildings were constructed along the line of the High Street replacing some earlier structures and infilling some gaps. Parts of the north and western areas of the churchyard were encroached (PC17) upon for prime building positions, and some development took place south of the river at Yalding Lees (PC18). In the nineteenth century ribbon development extended along the south side of Vicarage Road, but it was not until the twentieth century that large estates of houses were developed to the north-west and north-east of the town either side of Yalding Hill, and south of the river in the Lees.

PC1. The Parish Church of SS Peter and Paul and its churchyard.

- a) (PMUF1) The parish church of SS Peter and Paul and the surrounding churchyard. The church was restored in the nineteenth century. The churchyard contains a variety of funerary monuments of the seventeenth, eighteenth and nineteenth centuries (DoE 1987, 81-87).

PC2. The Market Place.

PC3. The High Street.

PC4. The Manor House, now Court Lodge.

- a) (PMUF2) Court Lodge and the Dairy House. Built in the seventeenth century replacing an earlier Court Lodge, now in use as a house (DoE 1987, 92).
- b) (PMUF3) Former barn and byres, part of Court Lodge Farm, partially converted into an oast-house in seventeenth or early eighteenth century, now domestic (DoE 1987, 93).

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

- a) (PMUF4) The Old Swan Inn, now flats. Late seventeenth or early eighteenth century brick building in Flemish bond, with later alterations (DoE 1987, 97).

PC6. Group of tenement plots fronting the west side of the High Street and the north side of The Tatt.

- a) (PMUF5) A barn or granary and stables, converted into a house pair *c.* 1980. The right-hand section dates from the mid-seventeenth century, while the section to the left is probably eighteenth century (DoE 1987, 94).
 - b) (PMUF6) A house and office with a working forge to the rear. The main range is a seventeenth century timber-framed structure, with a nineteenth century facade. The forge is a somewhat later addition (DoE 1987, 94).
 - c) (PMUF7) The former Bull Public House. An early eighteenth century brick building with an early twentieth century facade (DoE 1987, 96).
 - d) (PMUF8) House, now split into two. Seventeenth century timber-framed building with nineteenth century alterations (DoE 1987, 96).
- PC7.** Group of tenement plots fronting the west side of High Street and south side of Kenward Road.
- PC8.** Group of tenement plots fronting the east side of the High Street and Market Place.
- PC9.** Medieval building plot fronting the west side of Yalding Hill.
- PC10.** Medieval building plot fronting the east side of Yalding Hill.
- a) (PMUF9) Cleaves Hall and House. Originally the free school and schoolmaster's house, now parish hall and house. A seventeenth century building added to a fifteenth or early sixteenth century structure, with a late seventeenth or eighteenth century rear bay and with late nineteenth century additions. Main range and cross-wing timber-framed, additions a mixture of timber-framed bays. Tall hexagonal louvered wooden bell cupola with leaded onion dome towards left end of main range. Late nineteenth century addition in brick (DoE 1987, 129).
- PC11.** Medieval farm plot fronting west side of Yalding Hill.
- PC12.** Medieval farm plot fronting the Green, north of Vicarage Road.
- a) (PMUF10) A seventeenth century timber-framed barn (DoE 1987, 130).
- PC13.** The Village Green.
- a) (PMUF11) The lock-up. A late eighteenth or nineteenth century building in red brick and Flemish bond. Single storey, no windows, central door to the front (DoE 1987, 130).
- PC14.** Yalding Hill and High Street.
- PC15.** The river Beult.
- PC16.** The bridge.

- a) (PMUF12) Bridge House. Early (?) eighteenth century brick and rendered building, built on the west side of the causeway section after it was widened (DoE 1987, 98).

PC17. An encroachment on the churchyard during the sixteenth or seventeenth century.

- a) (PMUF13) A row of five cottages. Timber-framed probably of seventeenth century date, with eighteenth century alterations; the southern end of the main range was used as a milliners towards the end of the eighteenth century (DoE 1987, 78).
- b) (PMUF14) Vicarage, now in use as a house. A seventeenth century timber-framed building with the main range added in the eighteenth century. It is thought that this range may have completely replaced a pre-seventeenth century structure (DoE 1987, 79).

PC18. A group of tenement plots south of the river.

6 THE POTENTIAL OF YALDING

6.1 Archaeological resource overview

No archaeological investigations have been undertaken within the town to date except for a very small trench at the north-west corner of Yalding Bridge and even then the medieval deposits were not investigated due to flooding by the river. Thus little is known about the extent of surviving archaeological sub-surface deposits. There is a good possibility that some sub-surface archaeological deposits may have survived in those areas that have not been cellared, although the medieval stratigraphy may be comparatively thin and not far below the present ground surface. Many historic buildings are still standing in the centre of the town and there has been relatively little modern development, so if surviving areas of intact medieval and earlier stratigraphy can be located they would have great potential for establishing the evolution and development of the market town.

6.2 Research questions

The purpose of this document is to develop policy for Yalding's urban archaeological deposits, particularly the historic urban core. Apart from the bridge, none of the medieval and post-medieval components of the town has been archaeologically investigated and there is virtually no archaeological evidence for the medieval economic base of the town.

6.3 Key areas for research

6.3.1 The origins of Yalding

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Yalding
- The earliest remains which can be classed as urban or proto-urban
- The site and origins of the church
- The site and origins of the manor
- The site and origins of the market

6.3.2 Yalding in the medieval period

The following need to be investigated

- The site and development of the markets and fairs
- The development of the church and churchyard
- The site and development 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 basis of the town and its industries

6.3.3 Yalding in the post-medieval period

The following need to be investigated

- The decline of the market and the later decline of the fairs
- The sites and nature of the manors of Yalding and their influence on the development of the town
- 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 basis of the town and its industries

6.3.4 General questions

- The evidence of artefactual remains in interpreting Yalding'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 Yalding 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 desktop assessment and field evaluation demonstrate the case. The position and importance of Yalding in the hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical documentation.

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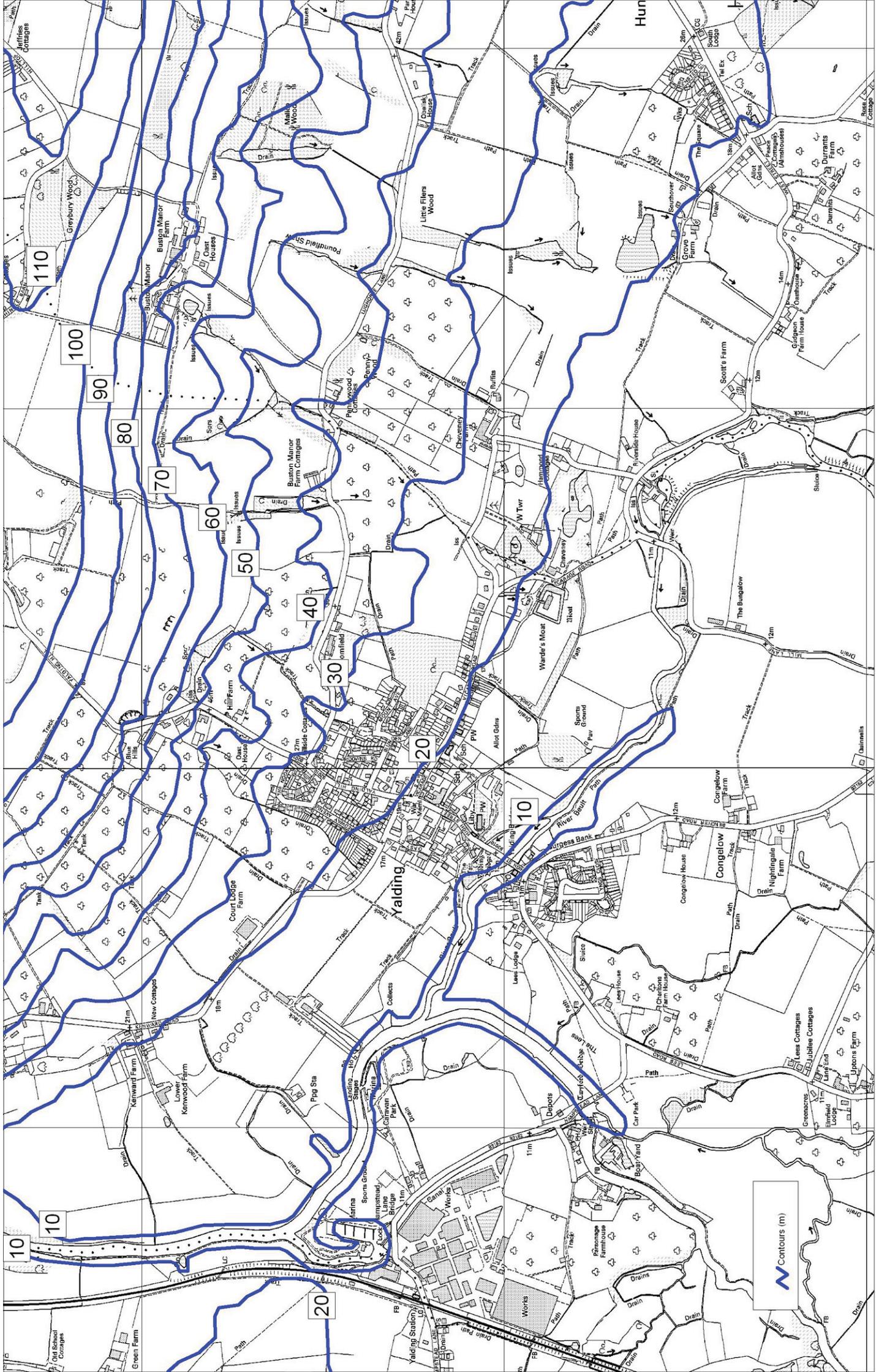
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| Ward, G. | 1932 | The list of Saxon Churches in the Textus Roffensis, <i>Archaeol. Cantiana</i> XLIV, 39-59. |
| Witney, K.P. | 1976 | <i>The Jutish Forest, a Study of the Weald of Kent from 450-1380 AD.</i> |
| Zell, M. | 1984 | Population and family structure in the Weald, <i>Archaeol. Cant C</i> , 231-257. |

7.2 References for SMR and urban features

- | | | |
|-----|------|--|
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|-----|------|--|

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Kent Archaeol. Rev. 31, 21-28.

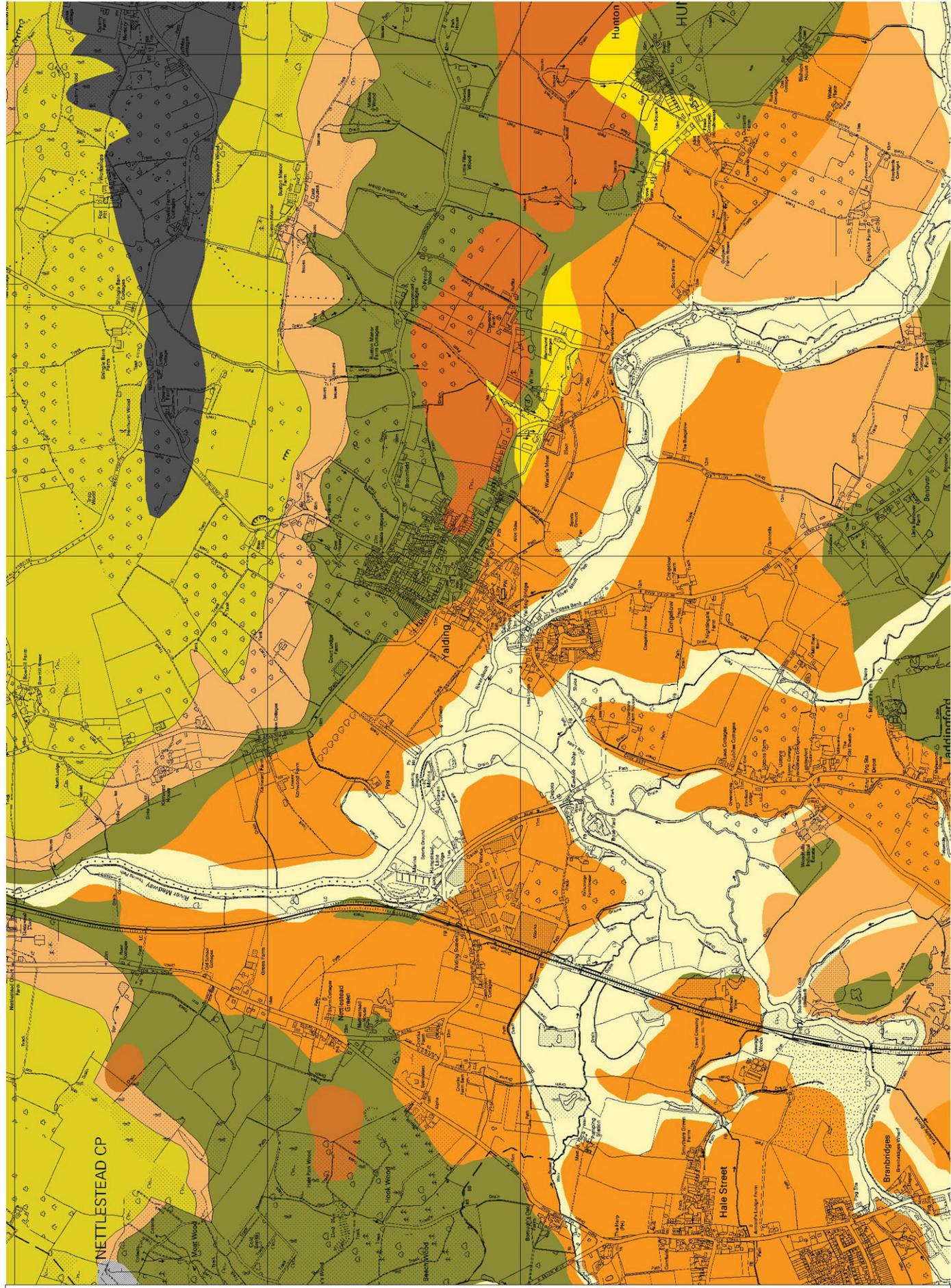


1:13322

Figure 1. Map of Yalding showing contours

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Scale 1:1500 Figure 2 Map of Yalding showing geology

Legend	
	Drift Geology
	Landfill
	No dirt
	No dirt or solid
	Blown sand
	Marine Beach / Tidal Flats
	Stem Gravel Beach Deposits
	Marine (E Blaines) Alluvium
	Clay (Sand, Silt & Gravel)
	Calcareous Tufa
	Alluvium
	Dry Valley & Nubbin Deposits
	Peat
	Blockwash
	Unfinished Hoop Pine 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
	Ripon Hill Gravel
	Head
	Coarse Deposits
	Head Blockwash
	Head Blockwash (Older)
	Head Blockwash 1st Terrace
	Head Gravel
	Pileas Gravel
	Clay-with-Finls
	Sand in Clay-with-Finls
	Disturbed Blockwash Beds
	Creme de Weald Clay
	Ardingly Sandstone
	Ashdown Beds
	Atherfield Clay
	Bagnold Beds
	Blackwash beds
	Dulwich Beds
	Clay & Lint in Weald Clay
	Clay in front of Weald Clay
	Clay in Tun Wells Sand
	Chertstone
	Cuckfield Stone
	Folkestone Beds
	Gault
	Gonistead Clay
	Holling Beds
	Hole Beds
	Inchbourne Head of Clay
	Large Full Lin Weald clay
	Lombard Beds
	London Clay
	Lower Chalk (Osteonic) m.s.l
	Lower Gonistead Clay
	Lower Tun Wells Sand
	Melbourn rock
	Middle Chalk
	No dirt or solid
	Sand in Weald Clay
	Sand in head clay
	Singapore Beds
	Small Full Lin Weald clay
	Thorn Bed Blockwash beds
	Turbridge Wells Sand
	Upper Chalk
	Upper Greensand
	Upper Gonistead Clay
	Upper Tun Wells Sand
	Weald Clay
	Woodcock beds

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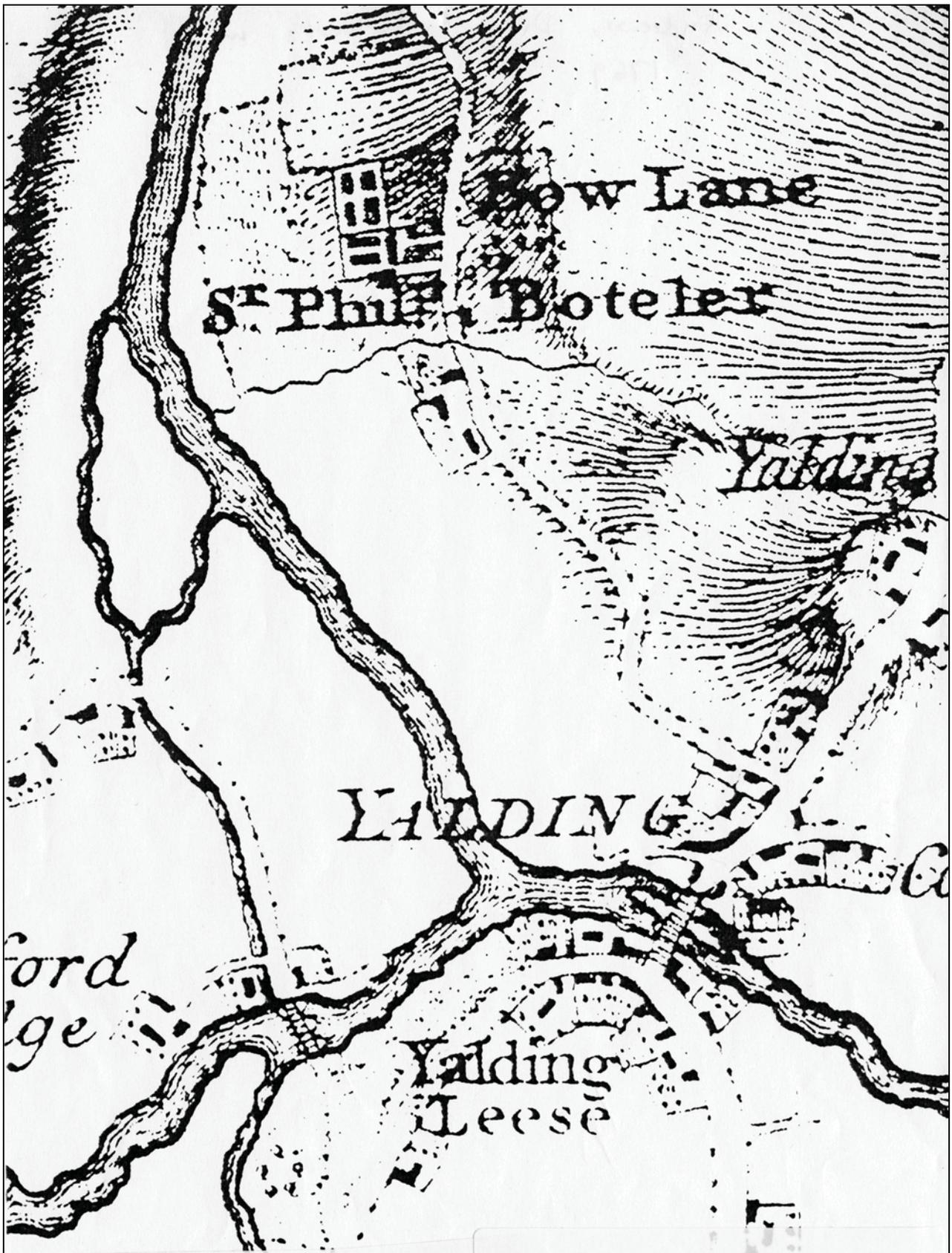


Figure 3. Andrews, Dury and Herbert's map of Yalding, 1769



Figure 4. Hasted's map of Yalding, c.1798

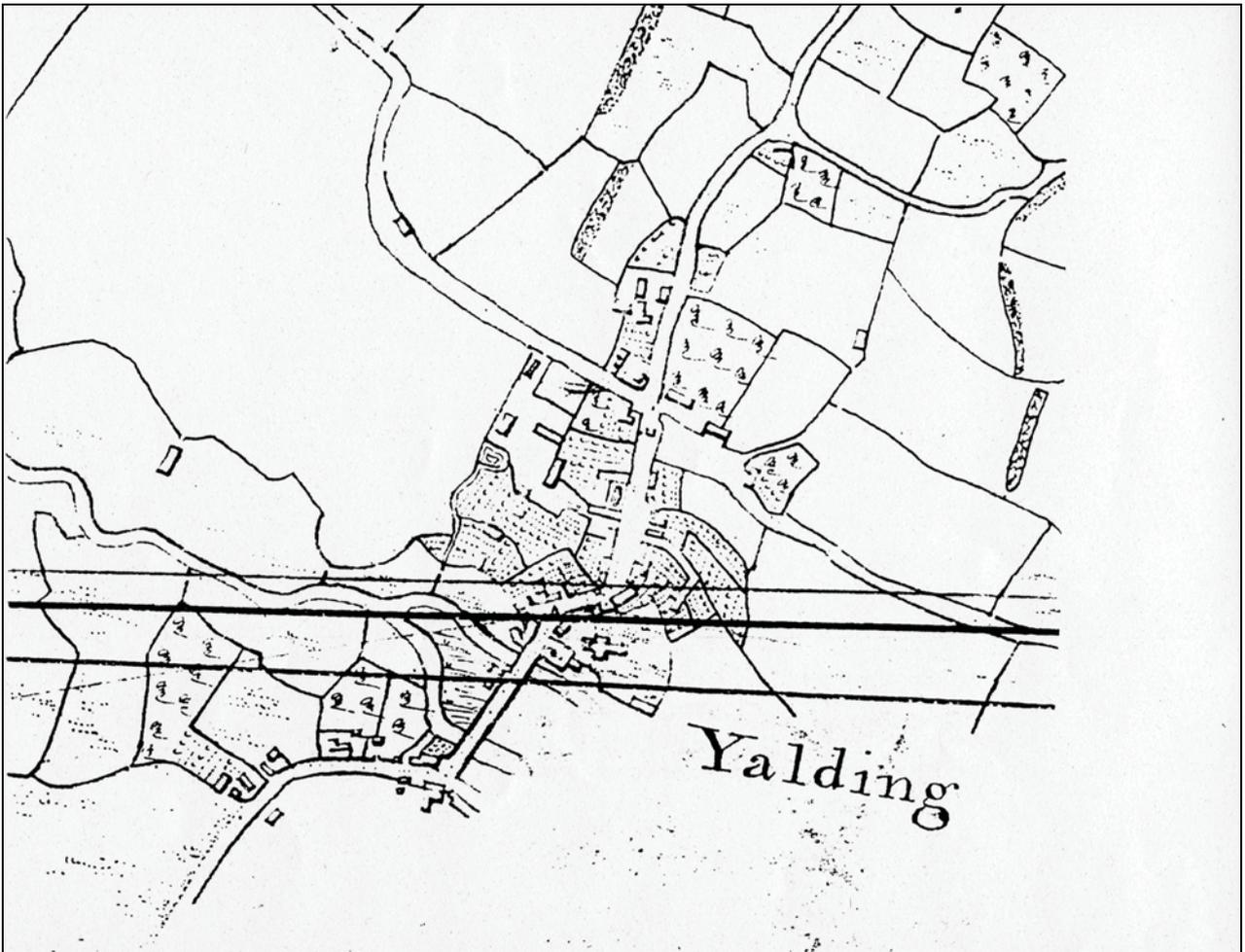
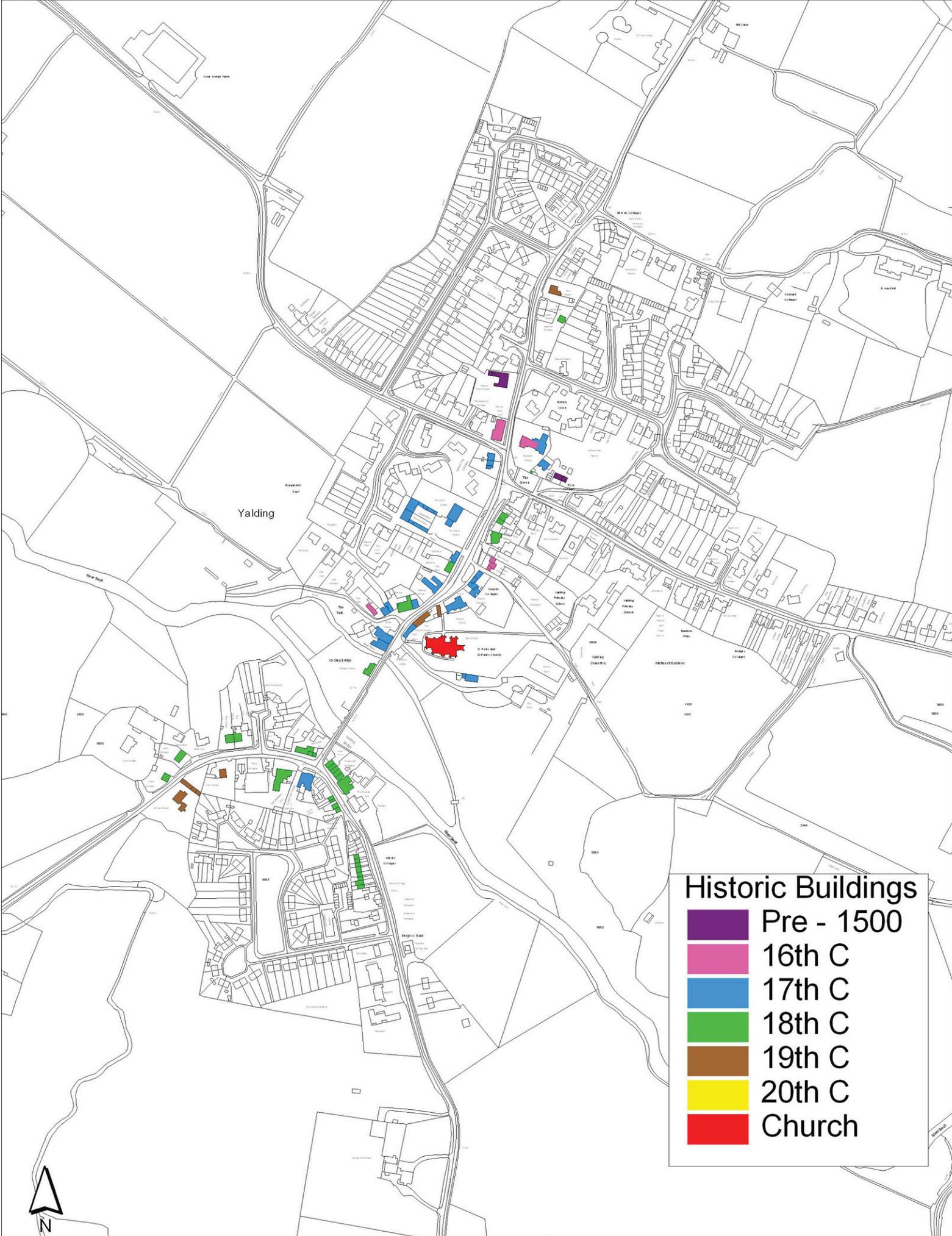


Figure 5. Ordnance Surveyor's field drawing for 1st Edition OS map, c.1800

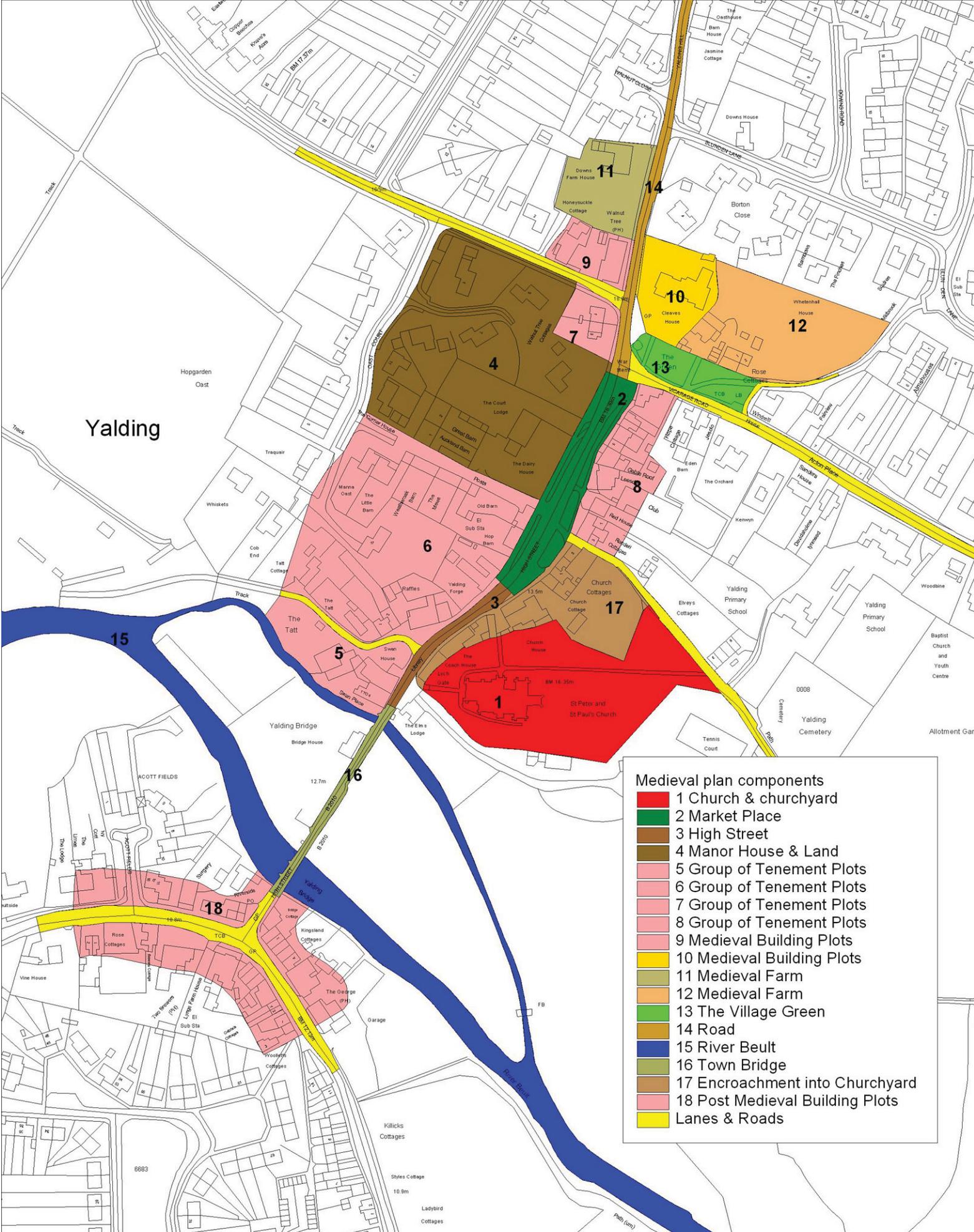


1:5200

Figure 6. Map of Yalding showing historic buildings

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1:2631

Figure 7 Map of Yalding showing medieval plan components





1:5200

Figure 8. Map of Yalding showing medieval urban features

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1:5200

Figure 9. Map of Yalding showing post-medieval urban features

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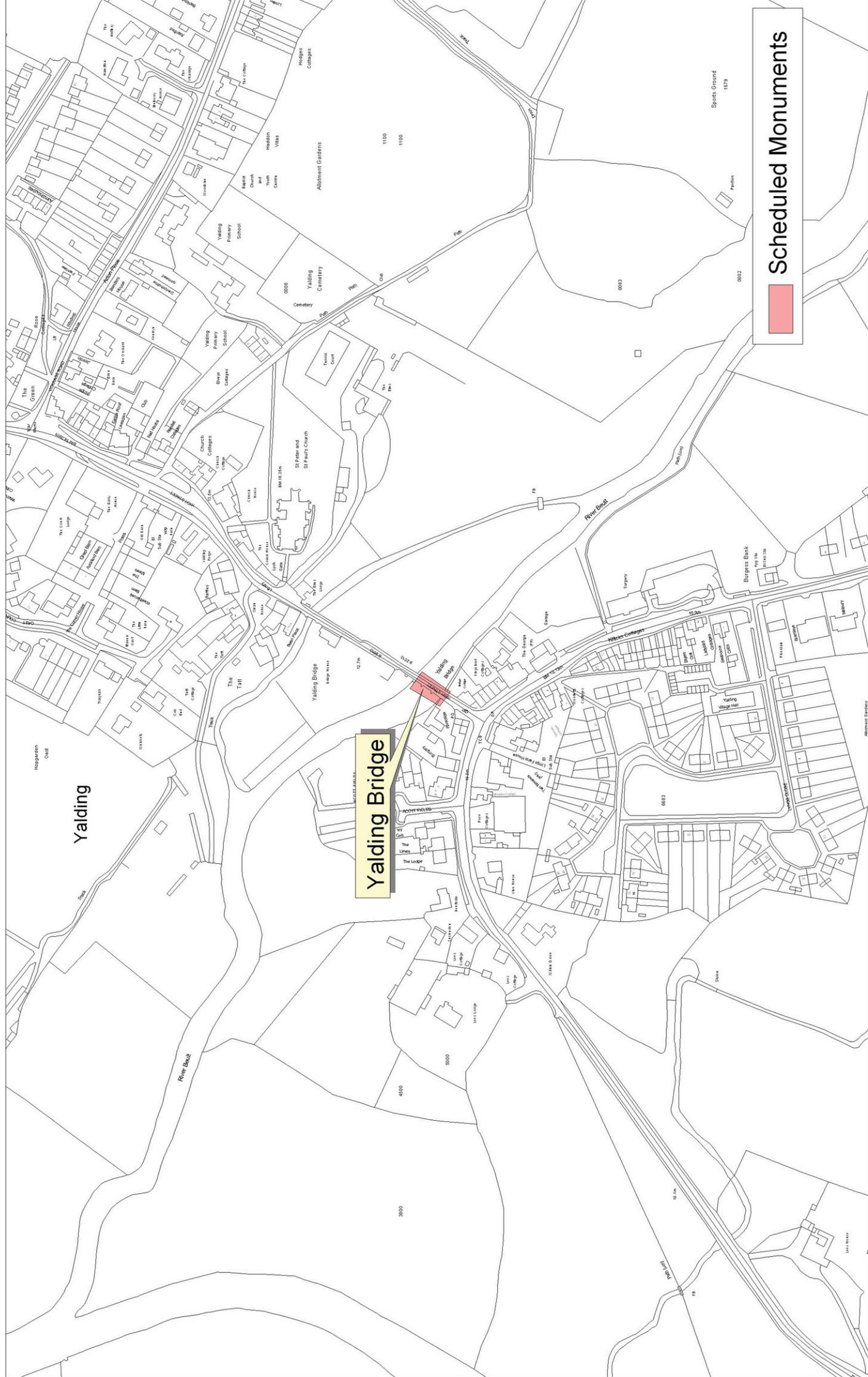


Figure 10. Map of Yalding showing Scheduled Monuments

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

1. Introduction

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

Policy QL8: Archaeological Sites

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

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

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

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

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

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

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

2. SPG Background

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

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

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

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

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

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

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

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

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

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

3. Urban Archaeological Zones and Guidance

3.1 The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Yalding here Figure 11) providing archaeological response zones based on the known importance of archaeological deposits in that town, which again derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries. Key documents in assessing the archaeological potential of Kent’s towns are the Ordnance Surveyors’ Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 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

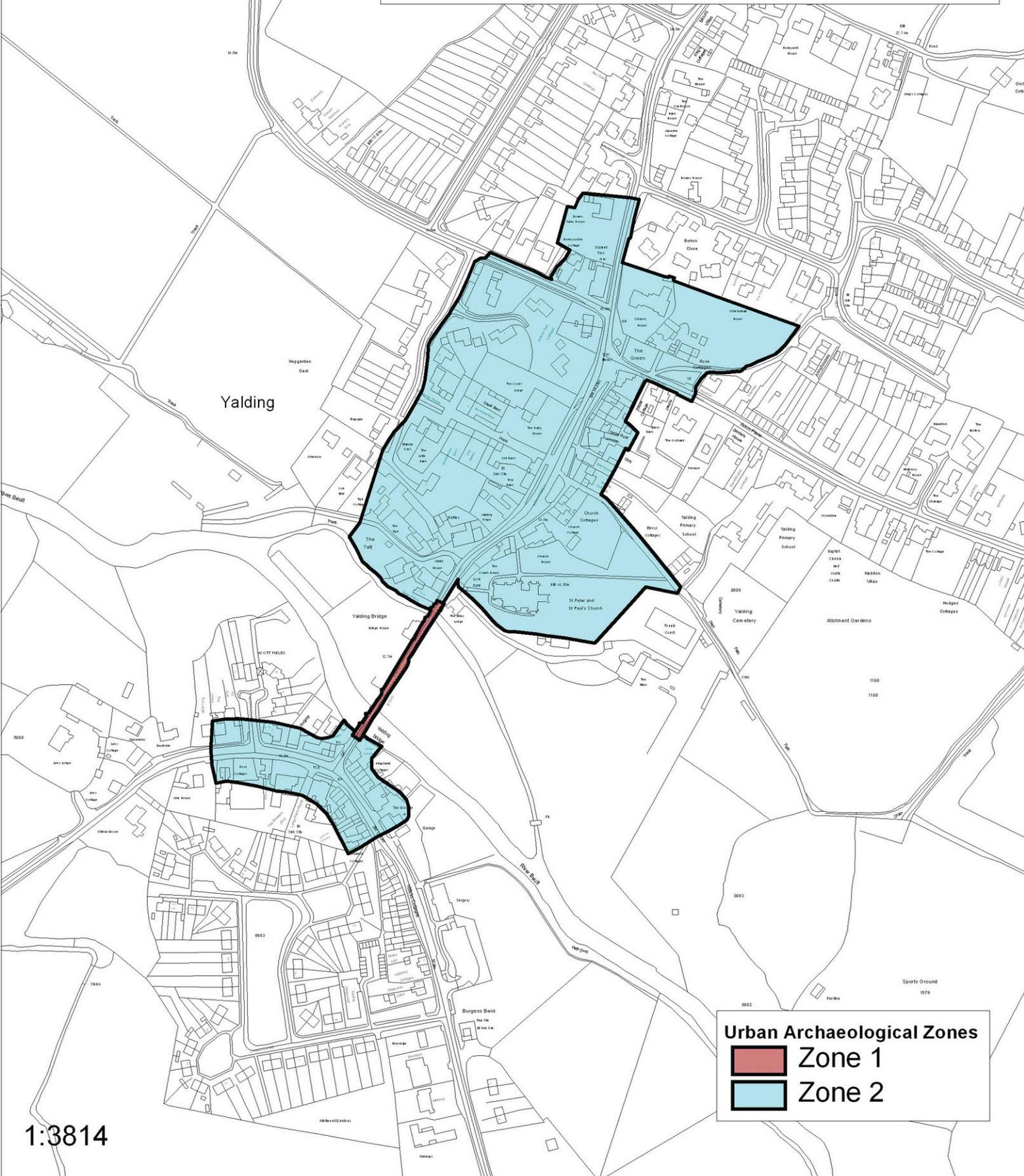
Guildford
GU1 3EH
Tel: 01483 252038

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 1
 Zone 2

Figure 11. Map of Yalding showing Urban Archaeological Zones

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