

# ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at High Street, Tonbridge, Kent TN9 1EE

26806  
High Street,  
Tonbridge, Kent  
TN9 1EE  
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## EXECUTIVE SUMMARY

- Land at High Street, Tonbridge, Kent TN9 1EE has been reviewed for its below ground archaeological potential.
- In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area.
- In terms of relevant nationally designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites are recorded on the study site.
- This assessment has identified that development on the site would have a negligible indirect impact upon the significance of the Scheduled Tonbridge Castle and would not diminish the ability to appreciate or experience the designated archaeological remains.
- The study site is considered to have a moderate archaeological potential for Medieval and Post Medieval remains, and a low potential for Prehistoric, Roman and Saxon/Early Medieval remains. The potential for Modern activity is generally invested in any surviving remnants of the former structures and watercourse management activity depicted on historic mapping.
- In view of the study site's archaeological potential and previous post-depositional development impacts, the proposals are considered unlikely to have a significant or widespread negative archaeological impact.
- In the event that the Local Planning Authority requires further archaeological mitigation, it is recommended that any such mitigation could follow the granting of planning consent secured by an appropriately worded archaeological planning condition.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by RPS on behalf of McCarthy and Stone. The site, also referred to as the study site, comprises land at High Street, Tonbridge, Kent TN9 1EE.
- 1.2 The study site currently comprises a commercial premises and car park of approximately 0.24 hectares in area, centred at TQ 5894 4640 within the Tonbridge and Malling Borough Council (Fig. 1).
- 1.3 In terms of relevant nationally designated heritage assets, as defined below in Section 2 and as shown on Figure 2, no World Heritage sites, Scheduled Monuments, Historic Wrecks or Historic Battlefield sites are located on the study site.
- 1.4 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, January 2017) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Kent Historic Environmental Record (GLHER) and other sources, including the results of a comprehensive map regression exercise.
- 1.6 Built heritage issues are not a subject of this report and therefore the impact of the proposed development on built heritage assets is not considered here.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 23 July 2019 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Local Planning Policy

- 2.14 The relevant Development Plan framework is provided by the 'Managing Development and the Environment – Development Plan Document' adopted in April 2010, which forms part of the Tonbridge and Malling Local Plan:

### POLICY SQ1

1. **Proposals for development will be required to reflect the local distinctiveness, condition and sensitivity to change of the local character areas as defined in the Character Area Appraisals SPD.**
2. **All new development should protect, conserve and, where possible, enhance:**

**(a) the character and local distinctiveness of the area including its historical and architectural interest and the prevailing level of tranquillity;**

**(b) the distinctive setting of, and relationship between, the pattern of**

settlement, roads and the landscape, urban form and important views; and  
(c) the biodiversity value of the area, including patterns of vegetation, property boundaries and water bodies.

### **POLICY SQ2**

**Buildings included within the Local List of Buildings of Architectural or Historic Interest adopted by the Council will be retained wherever possible and protected from development that would harm their setting or local historic or architectural interest.**

### **POLICY SQ3**

**Development will not be permitted where it would harm the overall character, integrity or setting of the Historic Parks and Gardens identified on the Proposals Map and listed in Annex SQ3, or which might prejudice their future restoration.**

- 2.15 A new Local Plan for the period up to 2031 is in preparation. While there are no direct policies relating to archaeology some elements are a consideration in the following draft policy:
- LP11: For the following listed designations, as illustrated or defined on the proposals map, the Council will apply the relevant policy in the National Planning Policy Framework or whatever represents the relevant national planning policy at the time the planning application is determined. • Special Areas of Conservation (SAC) • Sites of Special Scientific Interest (SSSIs) • Green Belt • Historic Parks & Gardens • Scheduled Ancient Monuments • Conservation Areas • Areas at risk of flooding 2. For listed buildings and ancient woodland the Council will apply the policy in the National Planning Policy Framework or whatever represents the relevant national planning policy at the time the planning application is determined.**
- 2.16 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 2.17 Three Scheduled Monuments are located within the 650m study area. Tonbridge Castle (SM 1013359) lies c.200m north of the study site, the remains of the town banks (SM 1003599) lie c.500m north and northeast of the study site, and a Medieval hall at No 186 High Street (SM 1003603) lies c.500m north of the study site.
- 2.18 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential, and the significance and value of any potential archaeological remains, together with the need or otherwise for additional mitigation measures.

## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The British Geology Survey (BGS Online 2020) records the underlying geology of the study site as Tunbridge Wells Sand Formation – sandstone and siltstone. Alluvium comprising clay, silt, sand and gravel is recorded as a superficial deposit.
- 3.2 No site-specific borehole data is currently available. Historic boreholes located in the vicinity have confirmed the above, with Made Ground of c.1m depth overlying clay, overlying sand and gravel (BGS Online 2020).

### Topography

- 3.3 The study site comprises part of a commercial premises with associated tarmac car park on generally level ground at approximately 23m Above Ordnance Datum (AOD). The natural topography of the site has been lost as a result of previous development.
- 3.4 The River Medway lies c.45m west of the study site and historic mapping shows a number of associated streams previously crossed the site and its immediate vicinity.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

#### Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

### Introduction

- 4.1 What follows in this section of the report comprises a review of archaeological findspots within a 650m radius of the study site, also referred to as the study area search radius, held on the Kent Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.2 As stated above, in terms of nationally significant designated heritage assets, as defined above in paragraph 2.8 above, and as shown on Figure 2, no World Heritage Study sites, Scheduled Monuments, Historic Battlefield or Historic Wreck study sites lie within the study site.
- 4.3 Three Scheduled Monuments are located within the 650m study area. Tonbridge Castle (SM 1013359) lies c.200m north of the study site, the remains of the town banks (SM 1003599) lie c.500m north and northeast of the study site, and a Medieval hall at No 186 High Street (SM 1003603) lies c.500m north of the study site.
- 4.4 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

### Prehistoric – Mesolithic, Neolithic, Bronze Age and Iron Age

- 4.5 Few findspots dated to the Prehistoric period have been recorded on the HER within the study area.
- 4.6 A number of residual Mesolithic microliths are recorded from Martin's Field, 400m south of the study site (TQ 54 NE 15) and three residual Mesolithic flints were retrieved during excavations at East Street 400m northeast of the site (TQ 54 NE 81/ EKE9695).

- 4.7 The route of the High Street, to the east of the site, is believed to have possible Prehistoric origins as a trackway (TQ 55 SE 100)
- 4.8 Two Prehistoric gullies and a Bronze Age scraper were found in 2005 at Tonbridge cattle market c.400m north of the study site (TQ 54 NE 76; TQ 54 NE 339). The notched side scraper of probable Bronze Age date was found as a residual object in a Medieval feature.
- 4.9 A findspot of an Iron Age gold coin is recorded c. 400m south of the study site on the HER; however the stated grid reference is only accurate to 1km (MKE75862).
- 4.10 The paucity of Prehistoric evidence within the study area indicates the archaeological potential at the study site itself for Prehistoric remains can be considered low.

### Roman

- 4.11 Evidence associated with the Roman period within the study area is limited to two residual findspots of a Roman coin c.200m north of the study site (TQ 54 NE 7) and five sherds of Roman pottery retrieved from the excavation at East Street, 400m northeast of the site (TQ 54 NE 81/ EKE9695).
- 4.12 Roman material often appears in HERs because of the volume of cultural material relative to most other periods and because much of that material is readily identifiable. The lack of findspots in the vicinity of the study site suggests that the absence of evidence may be genuine.
- 4.13 Accordingly, the archaeological potential for Roman settlement remains is considered to be low on the study site. Evidence of agricultural activity may conceivably be present.

### Saxon/Early Medieval & Medieval

- 4.14 The only evidence on the HER attributed to the Saxon period within the study area is a pit, ditch and gully recorded during archaeological evaluations of the former Cattle Market c. 400m north of the study site (TQ 54 NE 84; TQ 54 NE 86).
- 4.15 Tonbridge is recorded in the 1086 Domesday Survey as *Tonebridge* and the name suggests a bridge belonging to the estate or manor (Mills 2011, Open Domesday 2020). Tonbridge castle was built in the 11<sup>th</sup> century on the north bank of the Medway c.200m north of the study site (TQ 54 NE 2) and a Medieval settlement developed within the Tonbridge town defences formed in the 13<sup>th</sup> century (TQ 54 NE 3). Both the castle site and remains of the town defences are Scheduled Monuments (SM 1013359 & SM 1003599).
- 4.16 Rich archaeological evidence dating to the Medieval period within the study area is enclosed within the Medieval town and comprises a variety of Medieval deposits, features and findspots (TQ 54 NE 350; TQ 54 NE 66; TQ 54 NE 83; TQ 54 NE 85; TQ 54 NE 86; TQ 54 NE 77; TQ 54 NE 21; TQ 54 NE 81; TQ 54 NE 78).
- 4.17 The nearest extra-mural Medieval activity to the study site has been identified to the east at 67-71 High Street. A sequence of 13<sup>th</sup>-16<sup>th</sup> century floor and dump deposits relating to land stabilisation and industrial activity was recorded (TQ 54 NE 73/EKE8839).
- 4.18 St Mary Magdalen's Priory, founded before 1192 and dissolved in 1525, was located c.400m south of the study site (TQ 54 NE 4).
- 4.19 There is sparse evidence for Saxon/Early Medieval activity in the study area, with a small number of features recorded at a distance north of the study site and the River Medway. As such, a low potential can be ascribed for to the site for this period.
- 4.20 The focus of Medieval settlement in the area would have continued to be north of the River Medway at Tonbridge, and also to the south of the study site around the priory. However, the HER evidence

indicates associated peripheral industrial activity may have taken place in the vicinity of the study site and as such a moderate potential for Medieval remains can be ascribed to the site.

## Post Medieval & Modern (including map regression exercise)

- 4.21 The sole entry from these periods on the study site is a now-demolished Baptist Chapel first shown on the 1897 Ordnance Survey Map (TQ 54 NE 374; Fig. 7).

### Map Regression

- 4.22 Tonbridge is considered to have originally been called ‘*Town of Bridges*’ from the stone bridges crossing the five streams into which the river Medway branches (Lewis 1848). The 1769 Andrews & Dury Map (Fig. 3) shows the approximate location of the study site on land crossed by the streams, to the south of the Tonbridge town core. The High Street immediately east of the site appears to be depicted with buildings fronting onto either side of it.
- 4.23 The 1799 Ordnance Survey Map (Fig. 4) depicts the study site in similar form; comprising open ground to the rear (west) of buildings fronting onto the High Street, and crossed by streams.
- 4.24 The study site can be more accurately located on the 1838 Tonbridge Tithe Map (Fig. 5). The site is shown to incorporate a number of enclosed land parcels which are also separated by two stream channels in the eastern portion of the site that align north/south and east/west. Two small square structures are also shown at the northeast and southeast corners of the site. The associated apportionment provides additional detail on land ownership and use:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1404	James Thompson	James Thompson	New Wharf	-
1405	George Osborne	George Osborne	Meadow	Meadow
1406	James Thompson	James Thompson	Pasture	-
1409	George Osborne	George Osborne	Stable yard +c.	-
1410	John Mitchell	George Daniel	Two houses and yards	-
1411	Mary Barber	Batley and others	Two houses and yards	-
1412	Sally Barton	John Hunt	House	-
1413	James Thompson	James Bennett	House and Garden	-

- 4.25 By 1867 (Fig. 6), a number of additional buildings are shown at the northeast and southeast corners of the site where development has expanded in the yard areas west of High Street. Elsewhere there is little change and the site remains predominantly undeveloped.
- 4.26 The 1897 Ordnance Survey Map (Fig. 7) shows that by this time the Baptist Chapel had been established and its building footprint takes up the southeast quadrant of the site. The section of stream previously crossing this area appears to have been culverted, as has a section at the northeast corner to accommodate further buildings along the site’s northern boundary. The western half of the site remains undeveloped with an open stream still present. The 1908 Ordnance Survey Map (Fig. 8) shows no notable changes to this layout.
- 4.27 By 1959 (Fig. 9) the western half of the site has been developed with a large building, ‘Dowgate Hall’, and the adjacent stream is no longer shown (presumed culverted). A new, straight water

channel also appears to have been established crossing the centre of the site on an approximately north/south alignment. In the northeast portion of the site there has been some loss/reconfiguration of earlier structures. The 1967 Ordnance Survey Map (Fig. 10) shows no notable changes to this layout.

- 4.28 The 1972-74 Ordnance Survey Map (Fig. 11) indicates that widespread demolition of the buildings previously mapped on the site had taken place by this time; replaced by a large building in the eastern half of the site. The remainder of the site is labelled as a car park, with the previous water channel no longer shown (presumed culverted). There are no further changes up to the present day (Figs. 12-14).
- 4.29 The available evidence indicates a moderate potential for Post Medieval remains on the study site. The potential for Modern activity is generally invested in any remains of the former structures and watercourse management depicted on historic mapping.

## Historic Landscape Characterisation

- 4.30 The Kent HLC data characterises the study site as 'Town and city 1810 extent' (Fig. 2b).

## Negative Evidence

- 4.31 An archaeological evaluation in 2012 to the immediate west of the study site at 7 River Walk recorded no archaeological finds or features (EKE12539).
- 4.32 An evaluation in 2014 at Sovereign Way, 600m east of the site, identified no archaeological finds or features (EKE13685).

## Assessment of Significance

- 4.33 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.34 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site.
- 4.35 This assessment has identified that the study site has a moderate archaeological potential for Medieval and Post Medieval remains, and a low potential for Prehistoric, Roman and Saxon/Early Medieval remains. The potential for Modern activity is generally invested in any surviving remnants of the former structures and watercourse management activity depicted on historic mapping.
- 4.36 On balance, it would appear that any archaeological remains present within the study site boundary would, in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS2013), most likely be of overall local significance.
- 4.37 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential. Low (Local) to Moderate (Regional) Significance;
Neolithic	Low potential. Low (Local) Significance;

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Bronze Age & Iron Age	Low potential. Low (Local) Significance;
Roman	Low potential. Low (Local) Significance;
Saxon/Early Medieval	Low potential. Low (Local) to Moderate (Regional) Significance;
Medieval	Moderate potential. Low (Local) Significance;
Post Medieval & Modern	Moderate Post Medieval potential, Low (Local) Significance; Identified Modern potential; Low (Local) Significance.

## 5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

### Site Conditions

- 5.1 The study site incorporates large commercial premises in its southeast quadrant, surrounded by hardstanding utilised as a loading bay and car park. New Wharf Road forms the northern boundary and River Walk the western boundary of the site. Beyond the immediate boundary, blocks of 3-4 storey buildings generally enclose the site.
- 5.2 Construction of the extant commercial premises would have had a severe negative impact on any underlying archaeological remains, through the cutting of foundations, services and site levelling; as well as diversions/interventions to the water courses crossing the site.
- 5.3 Construction and demolition of the preceding buildings on the site would have had a further cumulative negative impact through the cutting of foundations and services, and their subsequent grubbing out.
- 5.4 Earlier phases of diversions/interventions to the water courses crossing the site can also be considered to have had a severe, localised archaeological impact.

### Proposed Development

- 5.5 The study site is proposed for residential redevelopment (Fig. 15).

### Review of Potential Development Impacts on Designated Archaeological Assets

- 5.6 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study site and there would therefore be no direct development impacts.
- 5.7 To assess any indirect impacts, in accordance with the '5-step process' in Historic England's GPA3: The Setting of Heritage Assets', the following section initially assesses the significance of relevant designated heritage assets, with consideration given to how their settings, including the study site, contributes to this significance. Subsequently, consideration will be made of how, and to what extent, the proposed development may affect this significance.
- 5.8 The following Scheduled Monuments have been identified in the wider landscape around the study site:
  - Tonbridge Castle (SM 1013359), located c.200m north of the study site;
  - Town Banks (SM 1003599), located c.500m north and northeast of the study site;
  - Medieval Hall at No 186 High Street (SM 1003603), located c.500m north of the study site.
- 5.9 A review of the above has identified that the study site is not considered to form part of the setting of Town Banks and the Medieval Hall, due to the combination of their character and form, as well as the intervening distance, topography and built mass of Modern Tonbridge. Tonbridge Castle has the potential to be indirectly impacted by development on the site and is considered further.

- 5.10 The monument includes a motte and bailey castle dating from the years soon after the Norman Conquest, as well as the later remains of the curtain wall and the 13th century gatehouse. The principle feature of the earliest castle on the site is the earthen motte, circular in plan and 20m high. At its summit the motte measures 24m by 20m. Around the flattened top a wall was built to form a shell keep. The foundations of a number of buildings which backed onto the shell keep wall and a well were located during excavations in 1912.
- 5.11 The motte was originally encircled by a moat of some 14m width but this was infilled on the eastern side in the 12th century to ease access to and from the motte. Below the motte and to the east was a bailey, the line of which was consolidated by a tall stone curtain wall added in the 12th century which was in turn strengthened by a now-infilled outer moat on the east and northeast sides and to the south by the river. The castle at Tonbridge survives well despite the partial excavation of the motte top in the early 20th century and the adaptation of parts of the castle for Georgian residences.
- 5.12 The significance of the Monument is primarily derived from the surviving archaeological remains within the Scheduled area and any research that could be gained relating to its construction, development, political and strategic significance, as well as agricultural and domestic practices. An appreciation of the Monument's elevated position in the landscape is also a key contributor to its significance, as is the adjacent River Medway and its tributaries which would have provided a stimulus for its establishment at the location. The visible relationship of these elements forms an important part of the Monument's setting; maintaining a key aspect of an historic landscape which has otherwise been substantially altered.
- 5.13 The broader landscape, including the study site, can be considered as part of the Monument's extended setting as strategic views along the river valley and a general visibility in the locale would have been fundamental. However, that landscape has now been widely developed with the Modern expansion of Tonbridge and its contribution to the significance of the Monument has been eroded. Long views and an understanding of the Monument in its contemporary environment are generally limited to the western aspect, where the land remains predominantly rural and there is limited encroachment of built development.
- 5.14 The proposed development would alter the views south from the Monument, however that viewshed is dominated by the built mass of Tonbridge with the study site currently a tarmac car park enclosed by 3-4 storey buildings. As noted above, the Modern settlement has therefore already introduced a substantial urban intrusion and diminished the contribution these views make to the significance of the Monument. The proposed development would be in keeping with the established urban grain and be absorbed visually into the surrounding built mass. For these reasons, there would be a minor impact on views to and from the Monument.
- 5.15 It can therefore be considered that as the proposed development is assessed as resulting in a minor impact to an already diminished element of its extended setting, the proposals would have a negligible effect upon the significance of Tonbridge Castle.

### **Review of Potential Development Impacts on Non-Designated Archaeological Assets**

- 5.16 Overall, the study site is considered to have a moderate archaeological potential for Medieval and Post Medieval remains, and a low potential for Prehistoric, Roman and Saxon/Early Medieval remains. The potential for Modern activity is generally invested in any surviving remnants of the former structures and watercourse management activity depicted on historic mapping.
- 5.17 On balance, it would appear that any archaeological remains present within the study site boundary would most likely be of overall local/low significance.

- 5.18 In view of the study site's archaeological potential and past post-depositional development impacts, the redevelopment proposals are considered unlikely to have a significant or widespread negative archaeological impact.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 Land at High Street, Tonbridge, Kent TN9 1EE has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant nationally designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites are recorded on the study site.
- 6.4 This assessment has identified that development on the site would have a negligible indirect impact upon the significance of the Scheduled Tonbridge Castle and would not diminish the ability to appreciate or experience the designated archaeological remains.
- 6.5 The study site is considered to have a moderate archaeological potential for Medieval and Post Medieval remains, and a low potential for Prehistoric, Roman and Saxon/Early Medieval remains. The potential for Modern activity is generally invested in any surviving remnants of the former structures and watercourse management activity depicted on historic mapping.
- 6.6 In view of the study site's archaeological potential and previous post-depositional development impacts, the proposals are considered unlikely to have a significant or widespread negative archaeological impact.
- 6.7 In the event that the Local Planning Authority requires further archaeological mitigation, it is recommended that any such mitigation could follow the granting of planning consent secured by an appropriately worded archaeological planning condition.

## Sources Consulted

### General

British Library

Kent Historic Environment Record

### Internet

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British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

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Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, revised 2017.

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DCMS Scheduled Monuments and Nationally Important Non-Scheduled Monuments 2013

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

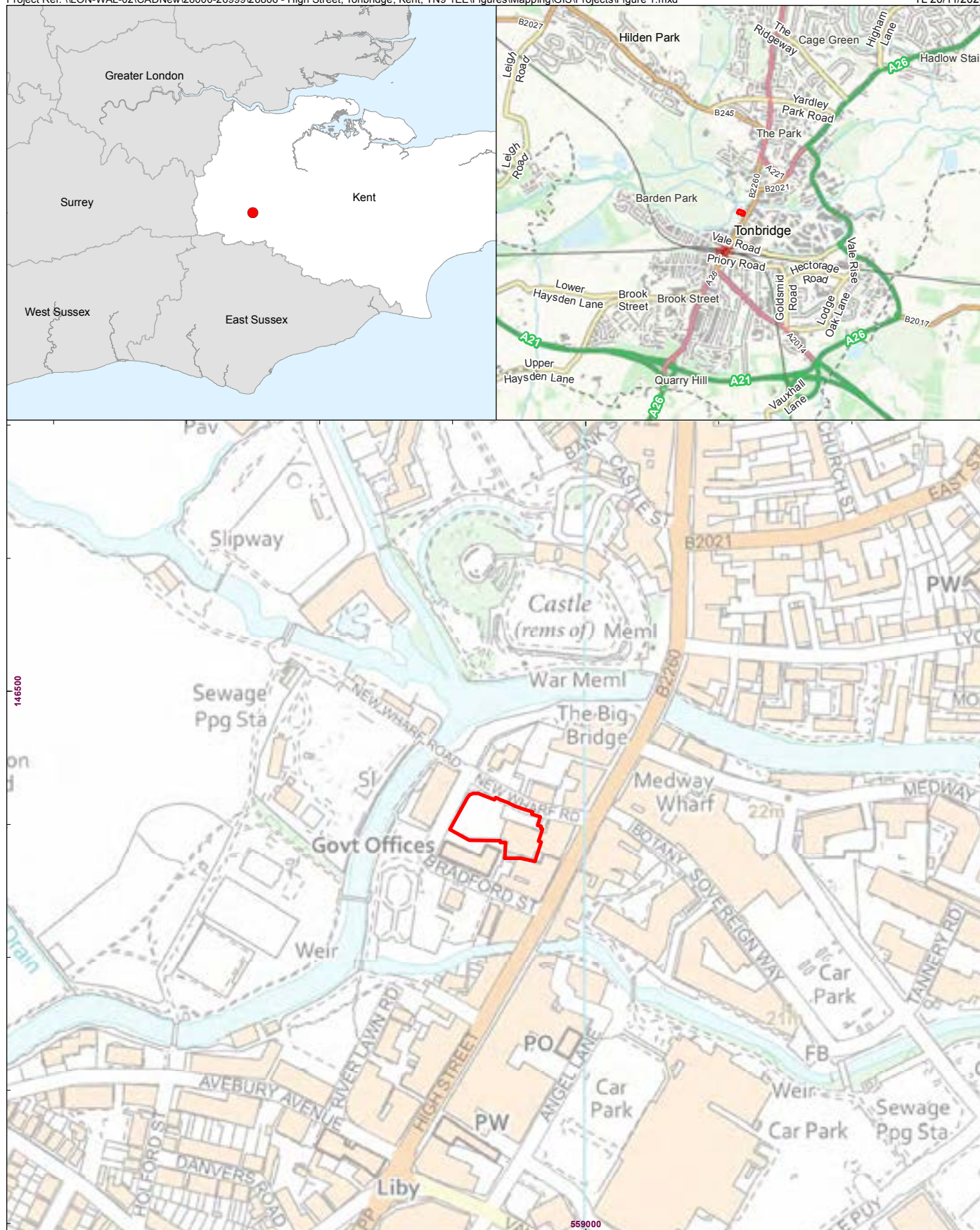
Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Lewis Samuel (ed.). 1848. Tonbridge-Topsham; in a Topographical Dictionary of England.

## Cartographic & Imagery

1769 Andrews Dury Map  
1799 Ordnance Survey Drawing  
1838 Tonbridge Tithe Map  
1867 Ordnance Survey  
1897 Ordnance Survey  
1908 Ordnance Survey  
1936 Ordnance Survey  
1959 Ordnance Survey  
1967 Ordnance Survey  
1972-74 Ordnance Survey  
1989-90 Ordnance Survey  
1993 Ordnance Survey  
2003-2020 Aerial Photographs



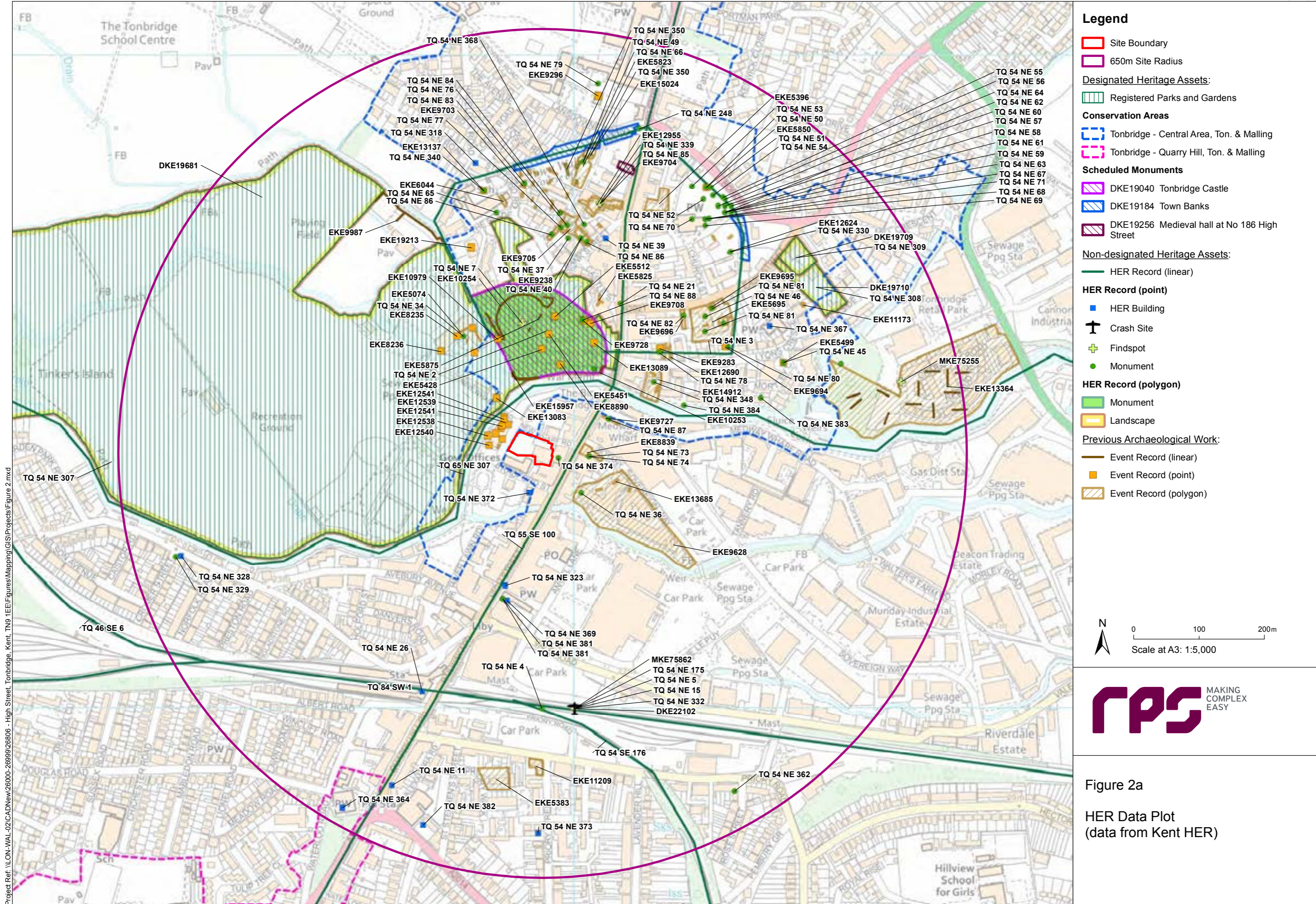
Site Boundary

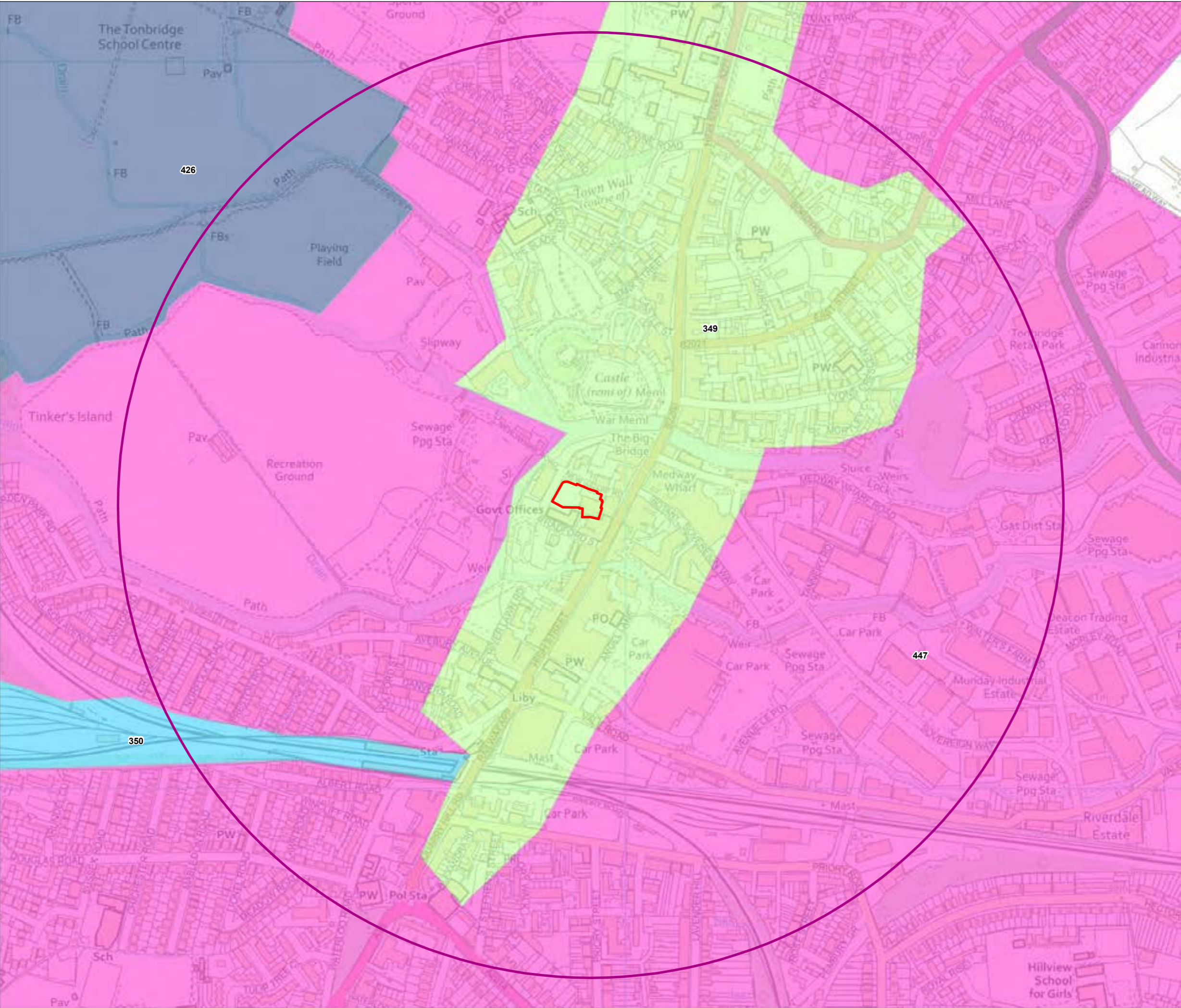


0 50 100m  
Scale at A4: 1:4,000

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Figure 1  
Site Location





**Legend**

- Site Boundary
- 650m Site Radius

Historic Landscape Characterisation:

- Miscellaneous valley bottom paddocks and pastures
- Post 1810 settlement (general)
- Station and sidings complexes
- Town & city 1810 extent



0 100 200m  
Scale at A3: 1:5,000



Figure 2b

HLC Data Plot  
(data from Kent HER)



Site Boundary (approximate)



Not to Scale:  
Illustrative Only



Figure 3

1769 Andrews and Dury Map



Site Boundary (approximate)



Not to Scale:  
Illustrative Only

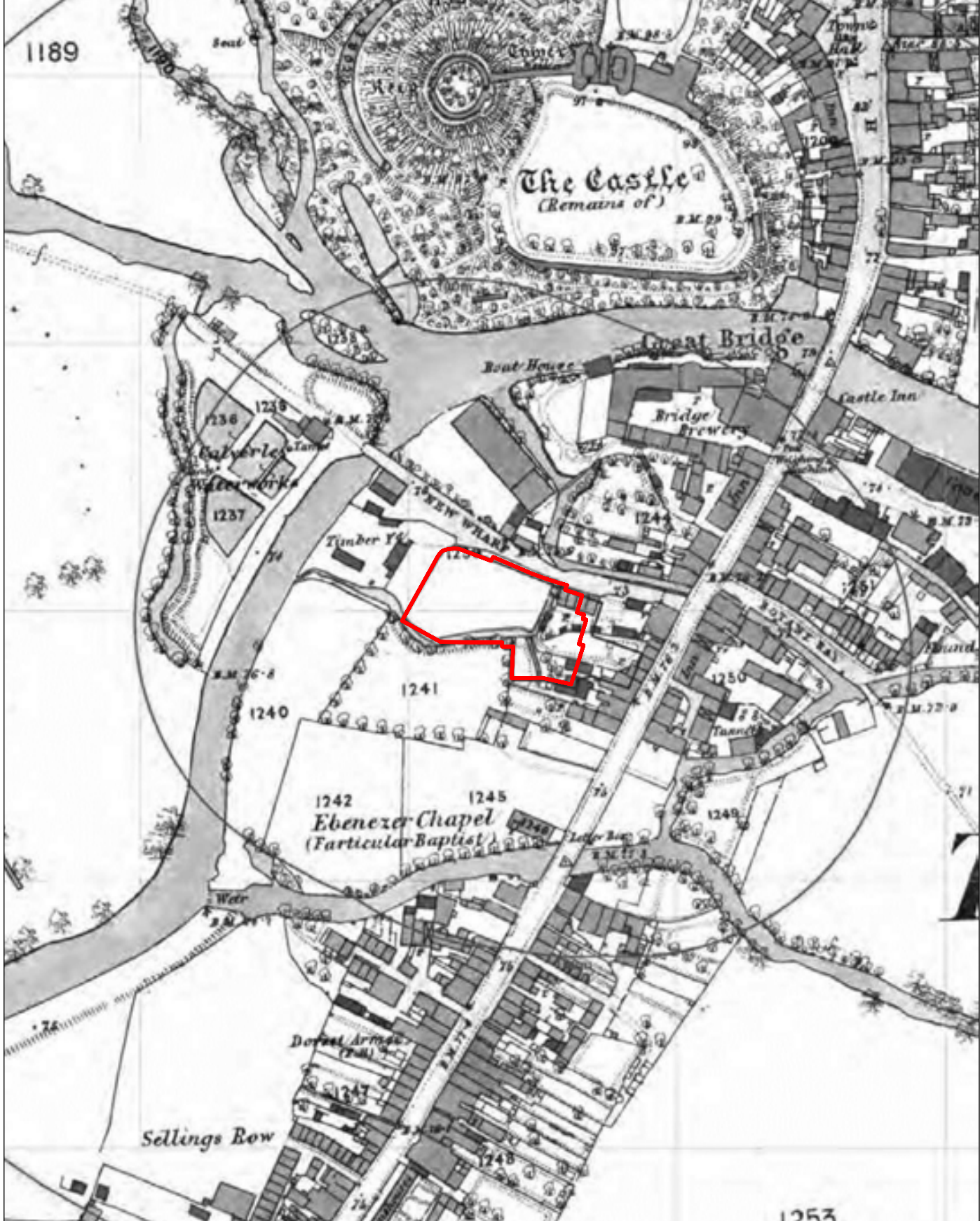


Figure 4

1799 Ordnance Survey Drawing



1838 Tithe Map Tonbirdge



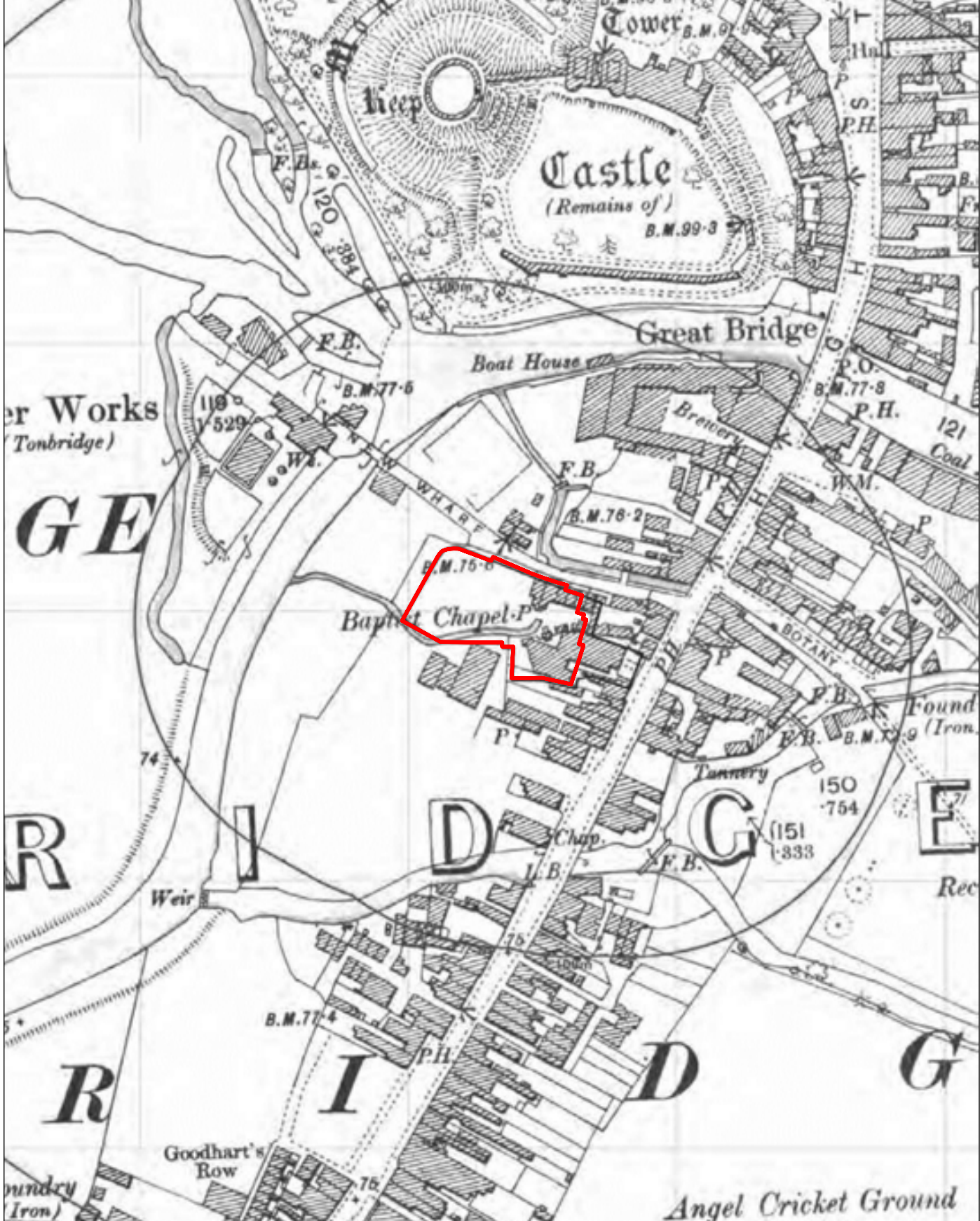
 Site Boundary



0 10 20 30 40 50m  
Scale at A4: 1:2,000



Figure 6  
1867 Ordnance Survey Map



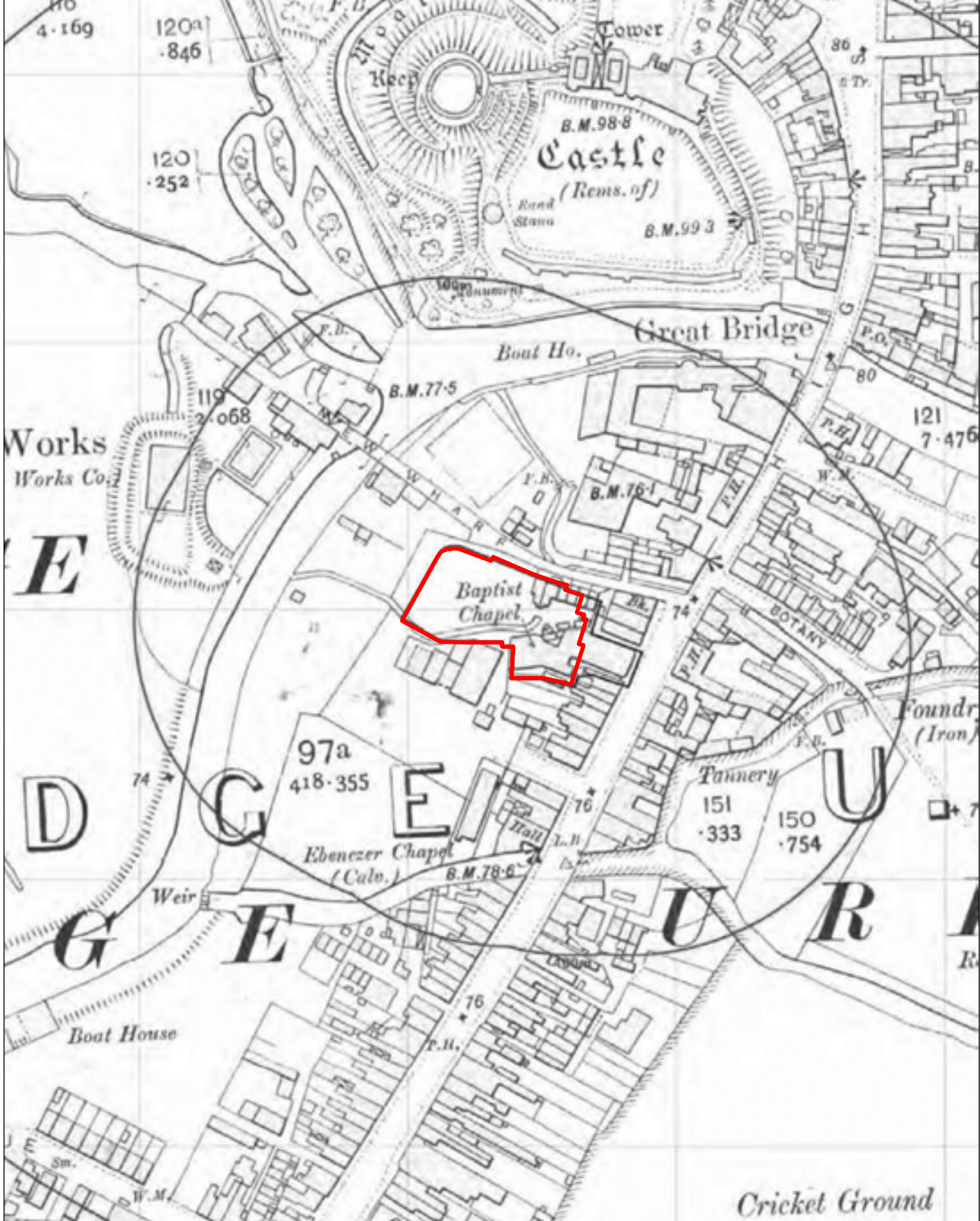
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Scale at A4: 1:2,000



Figure 7  
1897 Ordnance Survey Map



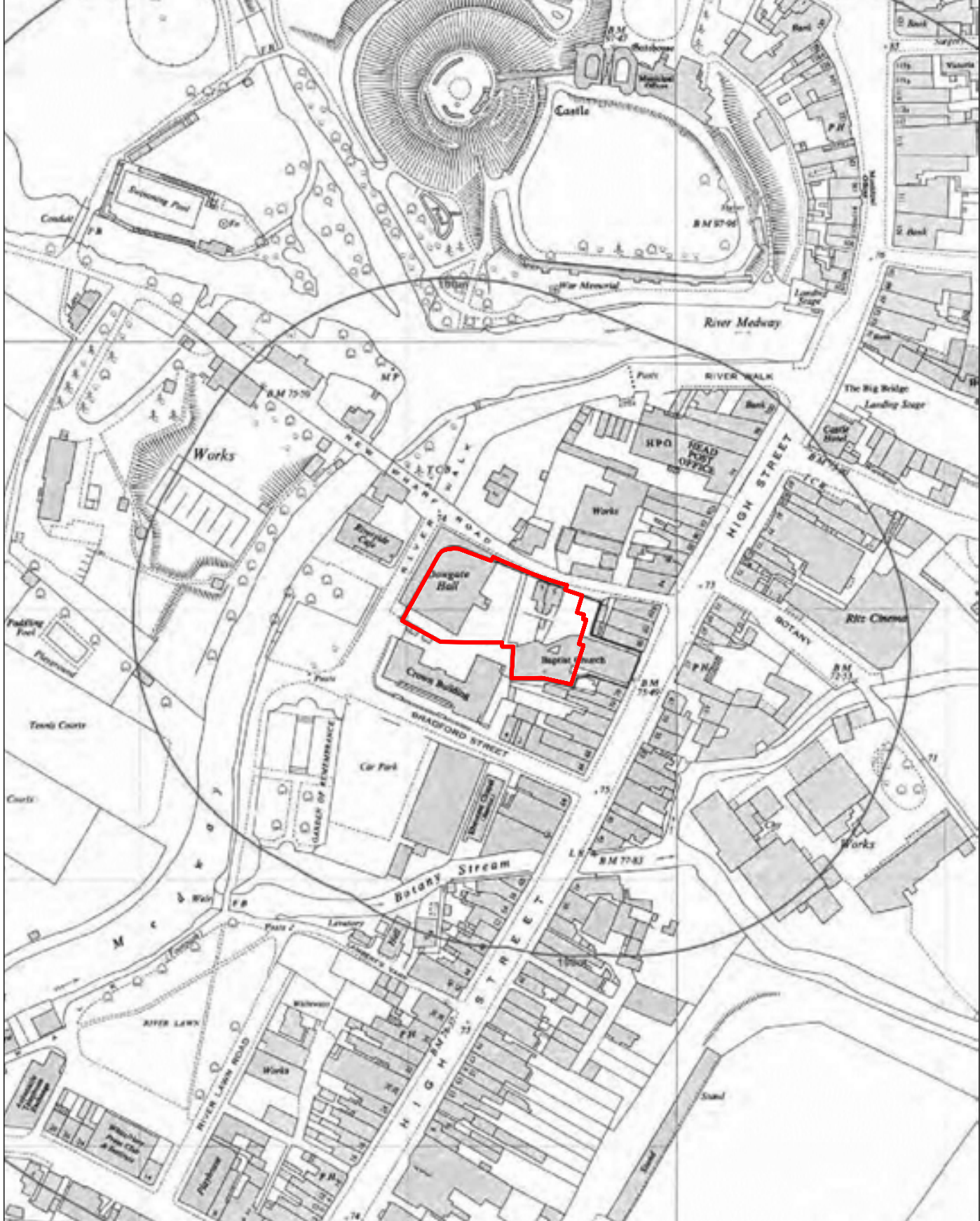
 Site Boundary



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Scale at A4: 1:2,000



Figure 8  
1908 Ordnance Survey Map



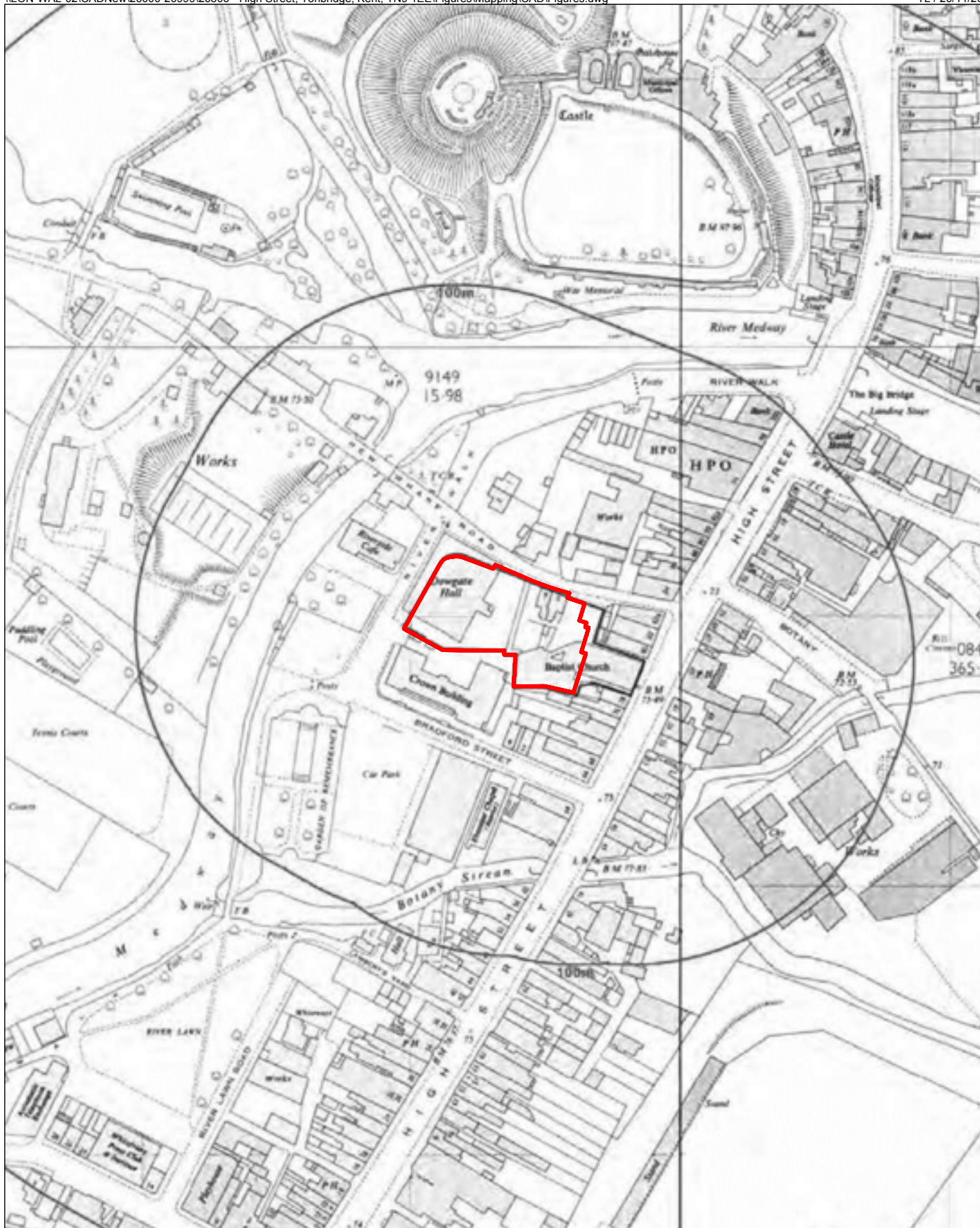
 Site Boundary



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Scale at A4: 1:2,000



Figure 9  
1959 Ordnance Survey Map



 Site Boundary

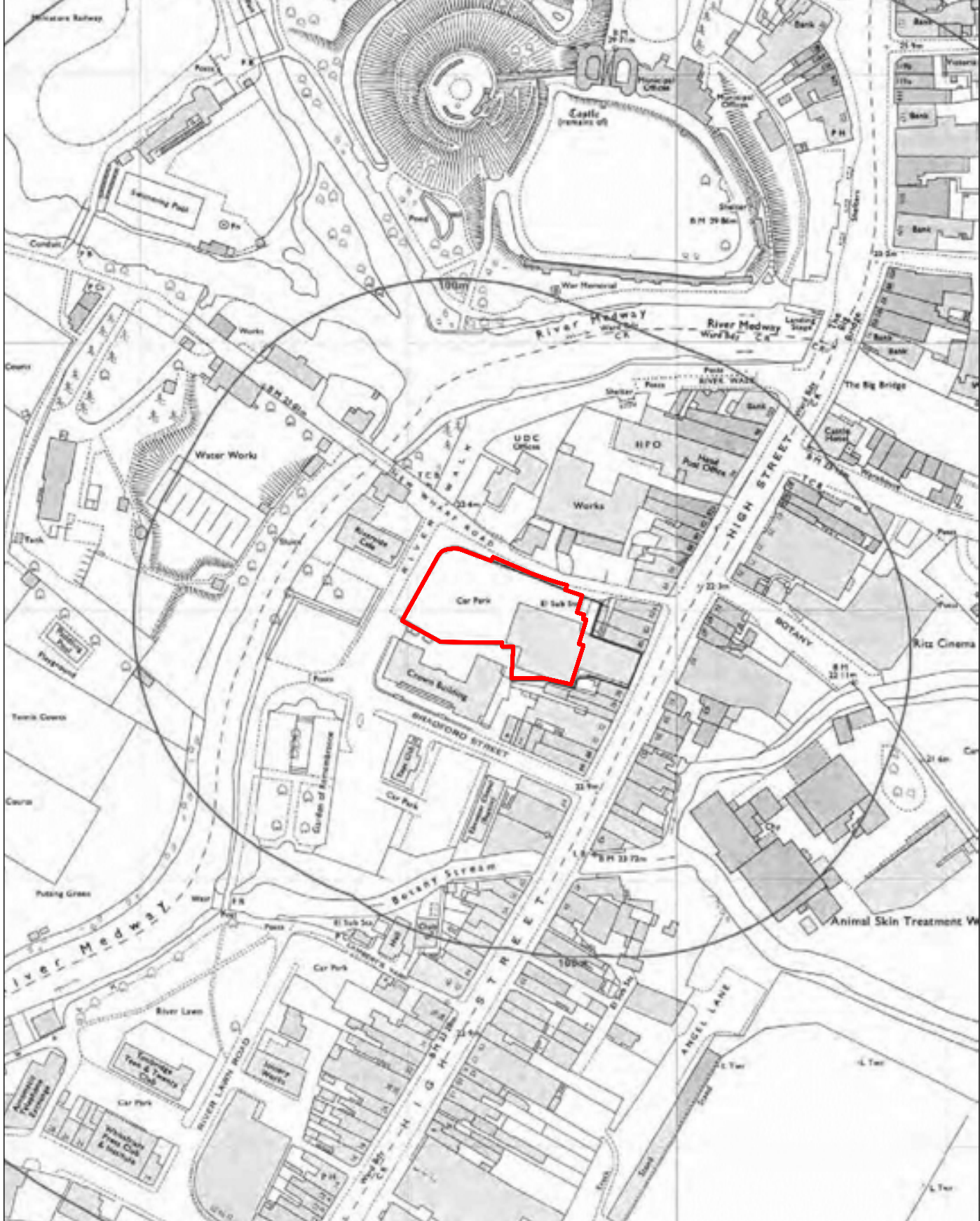


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Scale at A4: 1:2,000

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Figure 10

1967 Ordnance Survey Map



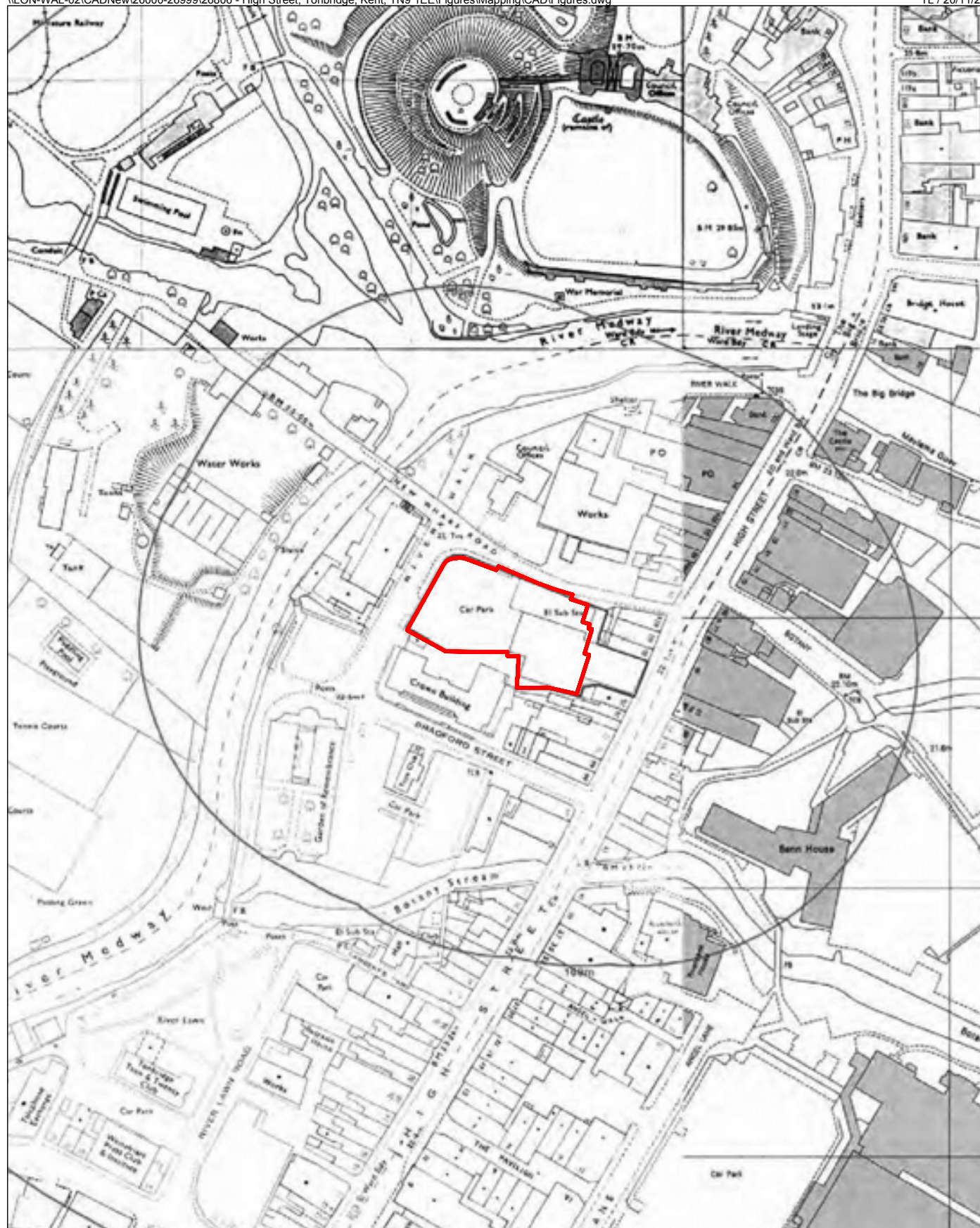
 Site Boundary



0 10 20 30 40 50m  
Scale at A4: 1:2,000



Figure 11  
1972-74 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m  
Scale at A4: 1:2,000

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Figure 12

1989-90 Ordnance Survey Map



 Site Boundary



Not to Scale:  
Illustrative Only



Figure 13

2003 Ordnance Survey Map



 Site Boundary

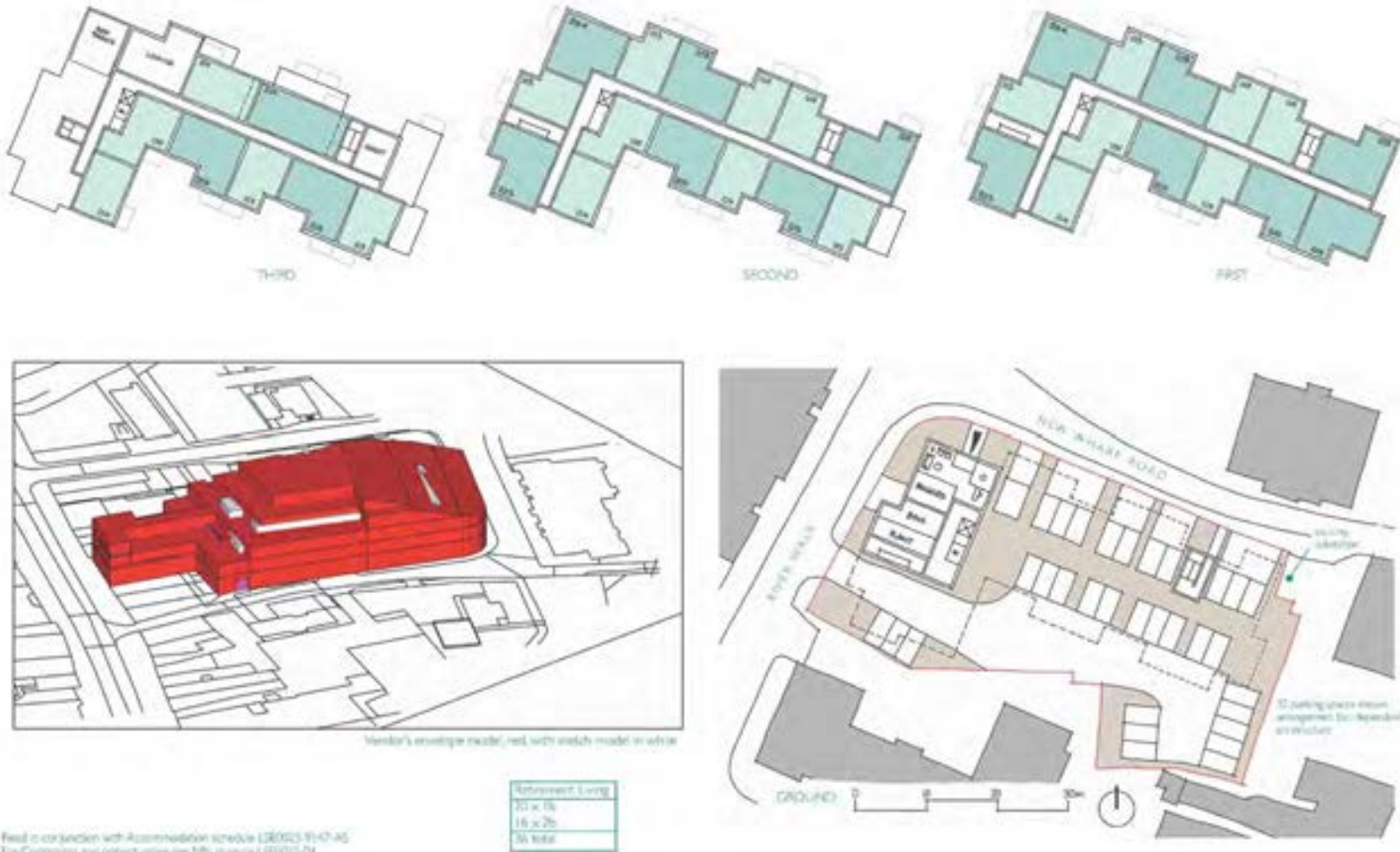


Not to Scale:  
Illustrative Only



Figure 14

2020 Aerial Photograph



Not to Scale:  
Illustrative Only



Figure 15  
Proposed Development Plans



[rpsgroup.com](http://rpsgroup.com)