

Lime Land Protection Group are objecting to Planning Application 21/00790/AS Land between Woodchurch and Appledore Road Tenterden.

This objection relates to the issue of the location of Gallows Green. The following statement is a response to RPS Historic Landscape Assessment and in particular to the Addendum to their original report associated with Planning Application 19/01788AS. The case put forward by Limes Land Protection Group in response to RPS report still stands and should be considered as part of this objection.

Location of Gallows Green on Limes Land Tenterden

Wates have submitted a revised Planning Application 21/00790/AS for the Land between Woodchurch Road and Appledore Road Tenterden. This land is known by the name of Limes Land.

As part of this application they have submitted a Historic Landscape Assessment by Consultants RPS. In their previous application 19/01788/AS of 2019 they provided information to demonstrate that the Town gallows was located in an area that has previously been developed.

As a leading member of Lime Land Protection Group (LLPG) I profoundly disagree with the information presented and provided documentary evidence to show that Gallows Green, the location of the Gallows is indeed part of the application site. I challenged much of the evidence supplied by RPS and showed that there were a number of errors. The conclusions that were presented by RPS were an opinion, but nevertheless presented as fact and contrary to the Historic Environment Record TQ 83 SE 309 held by Kent County Council.

As part of the revised application RPS have produced an addendum to their Historic Landscape Assessment in order to challenge the information presented by LLPG and confirm their original assertions.

The primary evidence regarding the location of the Gallows is based in the location of Gallows Green. In their addendum RPS state “ It is not disputed that gallows and hangings at Tenterden would have taken place on Gallows Green.”

Numerous old maps show Gallows Green within the application site and are listed below.

The first recorded map is **Andrews Dury and Herbert Map of 1769** which clearly shows Gallows Green within the Application Site.

This map shows evidence of dwellings to the North of Tenterden Place owned by Sir Edward Hales **Plate 1 Extract**

The History and Topographical Survey of the County of Kent: by Edward Hasted 1797 contained maps of the Hundreds of

- (1) Tenterden Blackborne Oxney and Ham (Extract Plate 2)
- (2) Cranbrooke Barkley and Rolvenden (Extract Plate 3)

In these maps the boundary of these Hundreds runs through the Application Site and Gallows Green is shown on Rolvenden Hundred to the east. Note the Tenterden Hundred shows properties to the North of Tenterden Place. These are likely to relate 1680, 1683 and 1684 of the later tithe map.

General Survey of England and Wales. An entirely new and accurate survey of the County of Kent, Done by the Surveying Draftsmen of His Majesty’s Board of Ordnance, on the basis of Trigonometrical Survey carried on by the Orders under the direction of Captn.W.Mudge of the Royal Artillery. Published 1801

This highly detailed map of Kent is now known as the Mudge Map and was the first Ordnance Survey map to be published. **(Extract Plate 4)**

This map again clearly shows Gallows Green on the Application site. It also shows dwellings close to to the west of Gallows Green.

Plan of the Parish of Tenterden in the County of Kent 1822 **John Adams (Extract Plate 5)**

Whilst this map does not show Gallows Green, it has to be considered in the context of the origins of this map.

Tithes were a tax on farming which was to contribute towards the maintenance of the Established Church. Disputes between landowners and the Church relating to Tithes had continued for centuries. Tithe owners were mainly the church although other tithes had been sold to laymen..

It is likely that John Adams map was commissioned by the Church. This is evidenced by the copy which is held in Tenterden Museum.

In script on this map is the following statement which is signed.

“Between John Butler Pomfret and another — — — —-Plaintiffs
The Archbishop of Canterbury. Philip Ward and others — — —
Defendants.”

This was a legal dispute over tithes.

Philip Ward was Vicar of Tenterden from 1832 and was regularly in dispute with farmers. John Adams was a witness on behalf of Philip Ward and his map would have been used as evidence.

Given that this map highlights estates which are numbered, other local features like Gallows Green would not have necessarily been relevant.

A Plan of the Parish of Tenterden in the the County of Kent **1843 Thomas Thurston (Extract Plate 6)**

This map is the most significant map in terms of detail and accuracy. Following the introduction of the Tithe Commutation Act of 1836 the Tithe Commission was set up and Lieutenant Robert Kearsley Dawson from the Royal Engineers was given the

task of organising and superintending the Land Surveys on which the permanent commutation was to be recorded. Because of the importance of these maps in resolving disputes over the tithes, it was essential that these maps were accurate. Thomas Thurston, who produced many of the Tithe maps in Kent was renowned for his maps which were classed as First Class by the Commissioners.

Whilst this map provided the detail of fields for the Tithe apportionments a number of local features were added and highlighted with a particular form of text to show their importance. This included Turnpike, Church, Leigh Green and Gallows Green. Plate 6 and 14 shows examples of how these features are marked. This again will be referred to later in this document in response to RPS statements.

Map of the Parish of Tenterden in the County of Kent c1840 U1772/P54 in the Kent Archive. This was created by Thomas Thurston as a draft tithe map. (Extract Plate 7)

This map is the draft copy of John Adams Map of 1822 with a number of alterations. These will be discussed later in this document.

Ordnance Survey Maps held in Kent County Council covering the period 1871 - 1923 Extract Plate 8, 9 and 10

These all show Gallows Green across the application site to the rear of Rose Cottage, the original property referred to in the will of Stephens Ballard in 1784, and Marne House which was originally in the garden of Rose Cottage. These are Plots 1680 and 1681 of the 1843 Tithe Map.

Gallows Green is an area or place. The cottages were originally on Gallows Green by virtue of their location. The suggestion that Gallows Green comprised a hamlet of cottages is clearly wrong.

All of the old documents I have in my possession or have copies of relating to properties state 'premises situate at Gallows Green' or 'are situate and being at a place called Gallows Green'.

To conclude that Gallows Green is located at a point where the G of Gallows is located is an oversimplification.

All of the listed properties on the Tithe Map are identified in smaller print and there is no convention regarding the identification of properties to the right hand side of the property. This assumption regarding the location of Gallows Green by the letter G is not supported by fact

Marriage Settlement of Thomas Manclark and Elizabeth Hyland Weston 1822

This document contains information which is important in determining the location of Gallows Green, identifies field names and confirms that the cottages are the indeed the farmhouse which is now 13 -15 Appledore Road, Plot 1684 Tithe Map 1843.

Gallows Green

In the text of the Marriage Settlement it states:-

“ Do contain sixty four acres and one perch be the same more or less and abut and bound to the Kings Highway leading from Tenterden aforesaid to Woodchurch in the said County of Kent towards the north to lands heretofore belonging to Mrs Pomfret and now to John Butler Pomfret Esquire towards the east and south to a certain lane now or heretofore called Dovenden Lane And to the said Green called Gallows Green towards the south and west and to the Kings Highway leading from Tenterden to Reading Street in Parish of Eboney in the said County and from the said Gallows Green to Boreisle in the Parish of Tenterden aforesaid towards the west together with — — — —“

The lands belonging to John Butler Pomfret to the east were passed to Richard Curteis Pomfret who was the owner of this land

at the time of the Tithe Map of 1843. Incidentally John Butler Pomfret was the Plaintiff in the legal case against the vicar of Tenterden St Mildred's, Philip Ward, referred to on the John Adams map in the Tenterden Museum. These fields were numbered 1657, 1665 and 1674 in the tithe apportionment. They were referred to as Lodge Field, Gate Field and Flat Field respectively.

Dovenden Lane refers to the drove road to the south. This was encroached over time to be part of Limes Land as it is today.

Gallows Green refers to the land which is in the south and west part of the land. This is also clearly identified in the Tithe Map of 1843. The owner of the Land in the Tithe Map of 1843 is Elizabeth Manclark, who was formerly known as Elizabeth Hyland Weston who inherited the land after her husband Thomas Manclark died c1834.

Elizabeth Hyland Manclark died in 1846. Given the nature of Tithe maps and their importance it is likely that she and her family would have been fully aware that Gallows Green was featured across her land. Obviously this was not challenged and therefore featured on the Tithe Map.

As the daughter of Thomas Weston, who was Mayor of Tenterden in 1785 who presided over the Court Sessions of 10th August 1785 when two young men George Edmett and Joseph Taylor were sentenced to be hanged on Gallows Green, she would have been fully aware of the significance of this location. The sentence was carried out on 27th August 1785 with Thomas Weston and 7 Jurats on horseback in attendance along with 5000 spectators. Elizabeth was born in 1770 and she would have known about this hanging during her life. The land which includes Gallows Green was in her dowry to Thomas Manclark in 1822.

The number of spectators was identified in the Minute Book held in Kent Archive Te/S3. Given the numbers of people involved, it is extremely unlikely that the gallows was in the area by the roadside as postulated by RPS.

Note! In identifying the boundaries of the land there is no reference to the waste land which has been referred to in the RPS addendum or of the land belonging to Place Farm, part of the Hales estate

numbered 141 and 142 on the Tithe map. 141 was referred to as Gallows Field.

Field Names

In the marriage settlement of 1822 the document lists all of the fields by names which used in the Tithe Map of 1843.

The list includes Barn Field, Lodge Field, Imp Gardens Field, House Field, Dial Field, Pound Field, Lodge Field, Calves Field, Ridgy Field, Coney Bank Field, Great Sandhill, Little Sandhill and Dovenden.

In this document Field 1677 Pound Field is referred to Further Gallows Field and Field 1679 Gallows Green Field was referred to as Gallows Meadow, heretofore called hither Gallows Meadow. In my view this ties in with my original assertion that the Gallows would have been located on Northern most point of Plot 1683. The Gallows was not necessarily absolutely fixed. However in 1706 a new gallows was commissioned and erected on the site of the old. This was recorded in the minute book held in Kent Archives.

The Cottages on Gallows Green

I will refer to the tithe map references for the cottages.

The cottages and gardens on Gallows Green were referred to by the numbers 1680, 1681, 1682, 1683 and 1684.

In 1843, the date of the publication of the Tithe Map these were registered to the following as owners.

1680 Elizabeth Hook Cottage and garden

1681 George Morphett Garden

1682 George Morphett Garden

1683 Elizabeth Mancalark Two Cottages and Gardens

1684 Elizabeth Manclark Three Cottages and Gardens

I will deal with the history of these properties in reverse order.

History of 1684

In the marriage Settlement of 1822 these cottages are described as below:-

“ And also all that on small messuage tenement or cottage now in two dwellings and the garden orchard and premises thereto belonging with the appurtenances containing by admeasurement as appears in the said Map One Rood more or less situate lying and being in Tenterden aforesaid at or near a certain place there called Gallows Green formerly in the Tenure of Thomas Mayburn or his assigns and afterwards of Richard Fuggle and George Burkwell or one of them or one of their assigns or undertenants”

When Thomas Manclark died, he willed the land to his son Edward , although his wife Elizabeth was to live there until she died in 1846.

When Edward died in 1849 he placed all of his properties in trust for his family. This included the land in Tenterden.

In 1887 all of the estate was auctioned. Following the auction those parts that did not sell were subject to a Deed of Partition between the descendants of Edward Manclark.

The estate was split into 10 parts. Parts 9 and 10 were held by William Manclark and Arthur Manclark respectively.

This effectively split Limes Land in 2 pieces, north and south.

Plate 11 is a map which was attached to the deed of Partition, showing the various fields and dwellings.

Plate 12 and 13 are tables taken from the deed showing the dwellings and fields numbered.

The important numbers on Plate 11 are 80, 81, 79 and 69
Also note the land owned by Miss Morphett and William Lewis to the east of plot 80.

The text relating to the 9th Part describes the tenements or cottages thus:-

Plot 80

‘ All those 2 tenements or cottages with the gardens thereto thereto adjoining and belonging containing 24 perches. And also all that piece of land or garden ground lying between the said tenements or cottage gardens and the Turnpike Road containing 0a 1r 5p respectively used therewith are situate lying and being at a place called Gallows Green in the Parish of Tenterden in the County of Kent and now in the occupation of Messrs Turner and Weaver.’

Plot 81

‘And also all that one small messuage tenement or cottage (in two dwellings) and the garden orchard backside and premises thereto belonging with the appurtenances containing 1 rood situate and being in Tenterden aforesaid at or near Gallows Green aforesaid formerly in the tenure or occupation of Richard Fuggle and George Buckwell and now of Messrs Beach and Holdstock’

The information about the occupants confirms that **Plot 81** relates to the cottages in the Marriage Settlement of 1822 and referenced as 1684 in the 1843 Tithe map.

The Tithe Map refers to this as three cottages. I believe this a mistake in that there was a likelihood of multiple occupancy and several families were living there as referenced in the tithe apportionments and in the census of 1841.

Plate 7 referred to above is a draft of the 1843 Tithe map based on the John Adams map of 1822. An alteration of the land in question shows item 17 which shows a dwelling at the location of 1684. This demonstrates that these cottages existed c1840. It is likely that they were missed from the John Adams Map. The previously produced information confirms the existence of the cottages in 1822.

Plot 80 refers to Plot 1683 in the 1843 Tithe Map. These cottages are now extant.

Field 69 refers to Old Orchard Piece, Lodge and Yard in the 10th Part of the Deed of Partition 1889. **Plate 11** It is clear that the

structure in this field is a lodge and basically a farm building. There is no indication that these are dwellings and no such reference exists in either the Marriage Settlement or the Partition Deed. There is no sign of this lodge on John Adams map 1822 **Plate 5**

Field 79 is referred to as Gallows Meadow as per the Marriage Settlement and Gallows Green Field in the table

History of Plot 1683

The earliest record of the cottages which were shown on the Tithe map, (now extant) are in a documents appended. (**Documents A1,A2 and A3**)

This is the Ledger of the Parish of Tenterden and has a table of cottages, the Property of the Parish.

The cottages are on Gallows Green.

These were used as Poor Houses and overseen by the Guardians of the Tenterden Union.

In order to better administer the Poor an Act was passed allowing the sale of these Parish Houses and reinvest in Workhouses.

As a result these cottages were sold by the Guardians of the Tenterden Union to Mrs Manclark in October 1836. The map delineated on this conveyance shows that encroachment towards the turnpike road from Tenterden to Reding. These cottages are shown on the draft Tithe map by Thomas Thurston, **Plate 7**, but do not show any encroachment. Note that these cottages are shown as outside the highlighted boundary of the land owned by Elizabeth Manclark. In other words they were still Parish Cottages at the time of the draft. This would date the draft map prior to 1836. By the time the Tithe map was published these cottages and encroachment were included with the rest of the Land, although the boundaries remained on the map because these cottages were in the ownership of Mrs Manclark solely. The remainder of the Manclark Tenterden estate would automatically pass to Edward Manclark, the son of Thomas Manclark, after her death. She willed these cottages to her brother John Tempest Weston.

Eventually after many changes over the years this became part of the same estate under the ownership of Arthur Manclark.

Jesse Millen rented out the land from early in the 20th Century and lived in the cottages which became the Farmhouse.(Plot 1684 of the Tithe map).

Jesse Millen purchased the land and the farmhouse from Arthur Manclark in 1920. This excluded what is currently Stace House, formerly the Limes. Having sold off many peripheral plots over many years, Jesse Millen sold the remaining part of the land to Eastern Bank in 1963 but retained the farmhouse as 13 -15 Appledore Road. This is still owned by the Millen family.

History of 1681 and 1682

In 1905 John Rhodes a Police constable who already owned plot 1680, purchased plots 1681 and 1682 from the trustees of Susanna Morphett. In the Indenture of the sale some history of the plot is documented. In 1833 an Indenture of sale of the plot on which a messuage had stood and burned down. This messuage was in the occupation of Robert Scotchford. It is not clear when this messuage was built, however the Parish records list a William Scotchford next to Stephens Ballard as far back as 1780.

History of 1680

The will of Stephens Ballard of Tenterden dated 1784 refers to “my messuage and premises situate and lying and being at a certain place called Gallows Green in the parish of Tenterden”

A search of the Parish records in Kent Archive reveal that Stephens Ballard was contributing Church Taxes as far back as 1769. This demonstrates the age of this property.

In his will Stephens Ballard willed the property to his son Edward Ballard. In his will dated 1816 Edward Ballard bequeathed the property to his daughter Elizabeth for the term of her natural life, and on her death to her children and heirs.

She married Thomas Croucher in 1788 who died in 1799. She remarried Stephen Hook in 1804 and became Elizabeth Hook. The Tithe apportionments show that Elizabeth Hook was the owner of cottage and garden Plot number 1680. The Tithe Map 1843 shows that Plot 1680 to be quite a small plot as shown on previous

maps. The property was sold to William Lewis in 1860 and the deeds show that the property had encroached towards the turnpike road from Tenterden to Appledore as shown on the delineated map.

The property has changed hands a number of times since 1860 and in particular the sales of 1924 and 1945 include maps which show Gallows Green to the north of the property. In 1924 the property was referred to as cottage and premises situate at Gallows Green Tenterden Kent. At some point in time prior to 1940 it was named Rose Cottage, Gallows Green and for a short time to Silverdale. Prior to 1972 it reverted to Rose Cottage which has been retained to date.

Summary of History

The above provides detailed information about the history about Gallows Green and the Cottages which are situated on it.

The applicants through their supporting documents have attempted to show that Gallows Green does not form any part of the Application Site and concluded that Gallows Green gave its name to a hamlet of cottages. This is entirely historically inaccurate.

Gallows Green has existed as a place on this site for centuries. All references to cottages are that they are situate at a place called Gallows Green.

Significant map evidence is shown and referenced which demonstrates the location of Gallows Green and the information provided by Wates and their consultants is an attempt to airbrush it from their application site and also from the History of Tenterden.

Analysis of RPS Addendum

I now intend to analyse the supplementary information provided by RPS in order to answer and challenge where necessary their assertions.

1843 Tithe map by Thomas Thurston and John Adams Map 1822.

As previously explained it is entirely likely the the John Adams map of 1822 was commissioned by the Church following many disputes

between Tithe owners and payers. It is entirely appropriate that Thomas Thurston would have used it as a basis for the Tithe Map which was commissioned by the Tithe Commissioners following the passing of the Tithe Commutation Act in 1836. However, due to the nature of these maps their accuracy at this time is unprecedented. The importance of the 1843 Tithe Map of the Parish of Tenterden is that it properly recognises features which were ignored in the Adams map. Gallows Green is such a feature which was identified on all significant maps both pre and post John Adams Map. The fact that Gallows Green is not evident on the Adams map should not deny that it exists.

In their addendum RPS state:- “ comparisons between the various historic maps demonstrates the consistency in field boundary form and other features (such as roads and location of ponds) between the published 1822 and 1843 maps, which suggests that the changes between one map and another are noteworthy”

I agree with this in that the inclusion of Gallows Green on the 1843 map is **noteworthy** and should have been properly recognised in the application presented,

The RPS statement “ It is not disputed that gallows and hangings at Tenterden would have taken place on Gallows Green”

I totally concur with this statement. However we disagree about the location of Gallows Green.

RPS document refers to the fields belonging to Place Farm and Eastgate estate being called by the names Little Gallows Field, Great Gallows Field , Gallows Field and Gallows Green Field which are referenced in the Tithe Apportionments. **RPS Plate A1** Obviously the location of the Gallows as a feature in the landscape would have given rise to these nearby field names However to draw the the conclusion that the waste land within these fields must therefore be Gallows Green is **conjecture**. It is probable that the cottages shown on the Adams map relate to 1680 and 1683 of the Tithe map and are described as situate at Gallows Green. Information presented from the Marriage

Settlement of 1822, about the time of the Adams map refers to Gallows Green to the south and west of Eastgate estate. Field 1679 is referred to as Gallows Meadow and Field 1677 as Further Gallows Meadow. I contend that as shown on all old maps described earlier and in particular the Tenterden Tithe Map of 1843 that Gallows Green extends north of the cottages 1680 and 1683.

RPS addendum states:- 'Further analysis of the 'original' 1843 Tithe Map shows the 'G' of 'Gallows Green' as being in the roadside waste (plot 1685) we would assert (based on professional judgement and expertise in the way maps are drawn and annotated) that this does indeed show the area of 'Gallows Green' to be that as postulated in the RPS HLA'

Having studied the 1843 Tithe Map, it is clear that there is no particular convention for identifying property or features and names of properties are identified in all positions North South, East and West of the property. To use a convention that in this instance Gallows Green is identified by the first letter is an opinion not supported by map evidence.

If a comparison is required one should look at **Leigh Green** which is printed **Leigh** over **Green Plate 14**. This is an area in the same way that Gallows Green is an area.

The accuracy of the Adams 1822 map is not being questioned given the date the survey was conducted. It is agreed that some encroachment took place between 1822 and 1843. This is definitely true for plots 1682, 1683 and 1684. Encroachment occurred in relation to plot 1680 between 1843AD and 1860AD. Note! There was no encroachment by the cottage originally owned by Stephens Ballard and later by Elizabeth Hook represented as Plot 1680 on the Tithe Map.

Thomas Thurston sensibly used the Adams Map as a basis, however much of the area was resurveyed and corrected. In this sense the 1843 Tithe Map is indeed more accurate.

The cottages shown on the Adams map are likely to be 1680 which was at that time in the ownership of Elizabeth Hook at that date and 1683 which was owned by the Parish as a Poor House as confirmed in 1826. **Documents A1, A2 and A3**

The cottage at 1681 was confirmed as being burned down before 1833, but it not clear when this occurred. The land became garden and 1682 was added as encroachment obviously prior to 1843. These 2 plots were purchased by John Rhodes, the later owner of Plot 1680.

The information provided by RPS in relation to these cottages 1680, 1683 and 1684 is incorrect and misleading.

Now we turn to the cottages referred to in the Marriage Settlement which are without doubt the cottages at plot 1684. This is confirmed in the section of this document titled 'The Cottages on Gallows Green'. The occupiers of these cottages, confirmed in two Manclark family documents, show that these cottages are the farmhouse, currently known as 13 -15 Appledore Road and formerly Limes Land Farmhouse.

The reason these cottages were not detailed on the John Adams 1822 map are unclear, however all other maps including Andrews Dury and Herbert Map 1769, Hasted's Hundreds of 1797, William Mudge Map of 1801 all show dwellings in the area of Gallows Green.

It should also be noted that the draft Tithe by Thomas Thurston which appears to be a copy of the Adams Map already shows the cottages as number **Plot 17. Plate 7**

The Tithe Apportionments record Plot 1684 as three cottages. This is explained because there are three families of individuals registered at the premises as there was in the census of 1841.

Plot 1689 of the 1843 Tithe Map (Plot 15 on the Adams Map) referred to as Orchard Lodge and Yard shows a farm building divided into 3. Convention on Tithe maps is for dwellings to be coloured red. These bear no colour and if they were dwellings would have been given a number in the tithe apportionment. Incidentally this building does not appear on the the Adams 1822 Map.

Without doubt the current farmhouse (known as 13 - 15 Appledore Road) is the pair of cottages referred to in the Marriage Settlement of 1822. The cottages 1684 on the Tithe Map are not extant as claimed by RPS.

Referring to the location of the Gallows the suggestion that the enclosed area on the corner of Plot 1683 was made because it is an unusual feature that might represent the location of the Gallows and would be fenced off. The lettering of Gallows Green is to demonstrate the extent of the Green from the edge of the turnpike road to the north of Plot 1683, 1681 and 1680 within Gallows Green Field 1679 and into Pound Field 1677.

The last hanging in Tenterden was in 1785 which was the last use of the Gallows. Any more individuals sentenced to hang would have been sent to Maidstone. The Gallows which was a wooden structure would have fallen into disrepair. However, the site of the Gallows would have remained as the practice of public hanging did not cease until c1868. Note that no symbol for the gallows exists in the area identified by RPS. Therefore the relevance of any symbols on the map does not support the RPS assertion.

The site of the Tenterden Gallows was established as far back as the 12th Century when authorised by Henry 11 as punishment for theft. The Gallows was use regularly but many of the parish records were lost in a fire of 1660.

Gallows Green was established centuries before any cottages appeared and therefore the statement that this was a hamlet of cottages is plainly an invention. There were 3 habitable dwellings at the date of the Tithe Map 1843.

1680 was one cottage owned by Elizabeth Hooks and occupied by John Miles.

1683 was in two cottage owned by Elizabeth Manclark and occupied by Benjamin Smith and Valentine Weaver.

1684 was in (three Cottages) occupied by Joseph Gilbert, William Hopper and Walter Koseby. This dwelling was in fact in two cottages with multiple occupancy.

Mrs Manclark was recorded as living at the Mansion House, which became the Limes and now called Stace House.

Conclusion and comment

Based on the evidence and analysis presented here I confirm my assertion that Gallows Green is clearly located as shown on the 1843 Tithe Map. Some of this is within the gardens of properties in Appledore Road. However a significant area of Gallows Green is to

the North of Rose Cottage and Marne House and should be protected from development.

From the outset Wates have formed an opinion that Gallows Green is not located on the Application Site.

This was evident in the presentation to the Public in the Church Hall in May 2019. The presentation boards made no reference to Gallows Green.

A document titled 'Land at Appledore Road Tenterden Key Facts' was available as information to the Wates Representatives present.

Under the heading of Archaeology is the following statement:-

'Historic maps indicate the possibility of a historic gallows site alongside the Appledore Road. There is no evidence that any structural evidence or remains survive. However, it is likely that the historic site lies outside the application site'

Following the Screening Opinion request in July 2019, the KCC Archaeologist in her response referred to the lack of any Archaeological Desk Based Assessment ADBA and Historic Landscape Assessment HLA and referred specifically to Gallows Green.

When the Outline Planning Application was submitted in December 2019, both reports were produced. The HLA produced a detailed statement to confirm that Gallows Green was not on the application site despite the historic map evidence to the contrary. There were a number of errors in this document.

Lime Land Protection Group refuted many of the statements in the RPS document.

The original planning application 19/01788/AS was refused and the revised application 21/00790/AS has been submitted.

The RPS report has been updated with an addendum to specifically respond to LLPG and claimed that their original assessments still stand.

To the contrary I believe much of the evidence provided by RPS is incorrect and should be challenged. Their assessment is far from proven.

In the latest application, with the reduction in dwellings Wates have the opportunity to create a buffer in the area of Rose Cottage and Marne House to protect the area of Gallows Green, but have chosen not to do so. Surely within the site there is room to relocate the planned dwellings. Rose Cottage should be within the conservation area along with Gallows Green.

This issue should be independently verified.

On the basis of the above this application should be refused.