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**Heritage
Environment, Planning and
Enforcement**

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SENT BY EMAIL

Re: 19/01788/AS - Land between Woodchurch Road and, Appledore Road/Woodchurch Road Tenterden

Thank you for consulting me on the above outline application for up to 250 dwellings and associated works.

The site does not contain any designated heritage assets but it may contain as yet unknown archaeology and remnants of historic landscape of post medieval or earlier origin. The site lies beyond the eastern side of the historic core of Tenterden, a medieval market town. It is likely to have been part of the farming hinterland serving the Tenterden community, with some farms, such as The Limes and Limes Land Farmhouse. There are no indications of prehistoric, Roman or Early Medieval archaeology but this may reflect the limited nature of formal investigations rather than a lack of archaeological remains

The site does appear to contain some surviving archaeological landscape features which may be considered to form components of an important historic landscape. The 1st Ed OS map indicates an area known as *Gallows Green* with a few small-holdings and enclosures. An 1822 map from the Historic Towns Survey report for Tenterden, shows an open space and road leading off the Woodchurch Road to the north east. This roadway is still defined on the site as a field boundary or even still a trackway. The open space and routeway noted at a place named "gallows" is of heritage interest. Woodchurch Road seems to be the main southerly entrance into Tenterden and may originate from the Medieval or Post Medieval periods, or perhaps earlier.

The HER also records some ridge and furrow in the north west part of the site, which are now rare survivals because Kent has been so heavily utilised. Ridges are clearly discernible although their exact function is not confirmed and they could be watercress beds or multi-functioning horticultural. They are of local heritage interest. Field boundaries and ponds are also identifiable on the 1st Ed OS map which seem to survive on the site.

This outline application is supported by a fairly comprehensive assessment of heritage issues, including an archaeological deskbased assessment and a historic landscape assessment by RPS and a built heritage assessment by Malcolm A Cooper. I welcome these reports, especially the historic landscape assessment. I consider the DBA and the HLA are very good and provide detail and sound interpretation.

I am also delighted that the currently proposed masterplan seems to reflect key elements of the historic landscape and the overall historic landscape pattern. Not only are some field boundaries and the earthwork in the NW corner respected but the historic lane from Gallows Green seems to be reflected as a green boundary/footpath. This apparent use and consideration of the historic landscape pattern is very positive for the understanding and appreciation of local historic landscape distinctiveness.

There is potential for buried archaeological remains to survive on site and a suitable phased, programme of archaeological works will be needed. This can be covered through condition.

In summary, this site has potential to contain as yet unknown archaeological remains and important archaeological landscape features. I welcome the heritage assessment which in my view has been thorough and comprehensive. I particularly welcome the historic landscape assessment and that it seems to have been used, to a certain degree, to guide the masterplan layout and is positive mitigation for heritage. Based on the current masterplan, no further archaeological or historic landscape assessment is needed prior to determination of this application and outstanding archaeological issues can be addressed through the following conditions:

- 1 *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of*
 - i *archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and*
 - ii *following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority*

Reason: To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains.

And

- 2 *Prior to first occupation, the applicant, or their agents or successors in title, will secure the implementation of a programme of archaeological and historic landscape interpretation work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.*

Reason: To ensure that information of archaeological and archaeological landscape interest are properly accessible in accordance with NPPF

I hope these comments are helpful.

Yours sincerely

Wendy Rogers
Senior Archaeological Officer
Heritage Conservation