

Heritage Issues for the Design and Access Statement And Pre Application Report by Vistry.

Gallows Green

I have carried out extensive research with regards to Limes Land and all of my evidence demonstrates that Gallows Green extends into the site of the proposed development.

Wates and their consultants spent considerable time to persuade the Appeal Inspector that Gallows Green is an area close to Appledore Road. He accepted the advice of their consultants.

I challenged their experts at the Inquiry and they admitted that they had used a parochial map of John Adams dated 1822 which bore no references to Gallows Green. They overlaid information from the Tenterden Tithe Map Apportionment Schedules which showed field names to claim that Gallows Green was within these fields.

I have attached an extract of Tenterden Tithe Map 1843 which clearly shows Gallows Green, an extract of John Adams Map used by RPS , and an extract of the plan created by RPS showing their opinion of the location of Gallows Green.

The Tithe Map identifies different dwellings and land identified by plot numbers. 1680, 1681,1682, 1683,1684

Plot 1680 is the our property, now known as Rose Cottage. Our Deeds of 1860 refer to our property being on Gallows Green. A previous owner was Stephens Ballard and a copy of his will dated 1784 is attached which clearly shows that our property is on Gallows Green. In 1843 the property was owned by Elizabeth Hook, previously Elizabeth Ballard who was a descendent of Stephens Ballard.

All subsequent conveyances in the years 1889 and 1892 refer to a cottage and premises at Gallows Green. The conveyance of 1892 was to Police Constable John Rhodes.

Plots 1981 and 1982 were garden land, owned at the time of the Tithe Map by George Morphett. In 1905 John Rhodes purchased these pieces of land from the estate of Susanna Morphett a descendent of George Morphett. Thus these were incorporated into the land of Rose Cottage.

Further conveyances of Rose Cottage in 1924, 1940, 1941, 1945 and 1972 all refer to Gallows Green. The Conveyances of 1924 and 1945 include Plans indicating that Gallows Green covers an area to the North West of Rose Cottage. Plans attached.

Plot 1983 including the cottages were recorded in the ownership of Elizabeth Manclark in the Tithe Apportionment Schedules. These cottages were originally owned by the Parish of Tenterden as Poor Houses. This has been traced back to 1826. In 1836 these were sold by the Guardians of the Tenterden Union to Mrs Manclark. Extracts of the Conveyance show that this property was situate at Gallows Green. See attached documents. I hold other documents confirming the location. These were demolished in the early part of 20th century.

Plot 1984 is Limes Land Farmhouse, now known as 13 and 15 Appledore Road. The Tithe Map records this as Three Cottages, but this is an error presumably caused by multiple occupancy at the time. The current owners confirm that it is 2 cottages. There is evidence that these cottages date back to 1750, despite Wates consultants attempting to refer to them as Victorian. One of the earliest references to these cottages is in the Marriage Settlement of Elizabeth Hyland Weston to Thomas Manclark in 1822 recorded as EK/U844/T131 in the Kent Archive. This refers to 'that one small messuage and tenement or cottage now in two dwellings — — situate lying and being in Tenterden at or near a certain place called Gallows Green. In 1963, the remaining part of Limes land was sold by Jesse Millen, a local farmer, who had owned the land from 1920. At this point in time Limes Land was registered as K195289 and the filed plan, extract attached, clearly shows Gallows Green covering an area from Limes Land farmhouse to the North of Rose Cottage. The original documents supplied in 1963 were shredded by the owners' solicitor in 1983 and the land was re-registered as K565298.

The census records dating back to 1841 list our property 1680, 1683 until it was demolished in circa 1900 and Limes Land Farmhouse, 1684 all on Gallows Green.

At this time properties were listed relating to their location. Wates consultants claimed that this was a hamlet of cottages. In my opinion this completely misrepresents these properties

Gallows Green had existed for centuries and is shown on all old maps. These cottages were not related and in different ownership. The inference is that the cottages gave rise to the name Gallows Green which is plainly a misinterpretation of the facts. This information was provided the Planning Appeal Inquiry as well as objections to the Planning Applications on Limes Land. I have now added further evidence.

Unfortunately, the Inspector accepted the opinion of Wates Consultants. I challenged the map information provided and stated that I disagreed with it.

The reason I am raising this now is that Vistry are a new organisation who may have a different view of heritage and may wish to review the conclusions of the inspector based on new evidence provided.

My evidence is factual and supported with historical documents. Wates consultants presented opinion and their map evidence clearly took information from 1843 Tithe Apportionment Records and overlaid this over John Adams Parochial Map which had no reference to Gallows Green. Wates Consultants at the Inquiry accepted that this had been done, however I was unable to pursue this at the inquiry.

The YouTube recordings show this exchange of views. Sadly the key to the John Adams map has not been located.

I am of the view that Gallows Green extends into Limes Land to the north of our property and should therefore be protected. The site of the Gallows itself is unknown, although I continue to research the topic. I believe it is at the northern end of Plot 1683, whereas Wates consultants have placed it by the roadside of Appledore Road. These are opinions. The evidence I have provided shows that Gallows Green includes the site of Rose Cottage and the site of Poor Houses well beyond the area suggested by consultants.

Gallows Green is recorded on the Kent Historic Environment Record as TQ 83 SE 309. Given that this was the site of many

hangings it should be respected as part of Tenterden Social History. The last hanging took place in 1785 of 2 young men without a fair trial in my opinion. Clearly Wates had decided from the outset that it was not part of the remainder of Limes Land and subsequently employed consultants to find evidence to prove this. Obviously I have never accepted their postulation which I made clear to the Inspector and in my closing statement.

I am requesting that this issue is revisited by the developer.

Ridge and Furrow in South West Corner

It is not clear where the term Ridge and Furrow was coined for the Cultivation Ridges in the western edge of the site.

The design and access statement by Rummey Design stated:-

‘The preservation of a small area of cultivation ridges associated with lost post-medieval cottages in the western corner of the application site, in combination with the need to preserve the settings of the conservation area and associated listed buildings suggests that the use of a green space allocation in this area of the application site may be appropriate.’

I wish to challenge this statement for a number of reasons.

1. The lost post medieval cottages referred to in the Built Heritage Assessment were in fact cow sheds.
2. The cultivation ridges are not shown on any old maps and were in fact an orchard as confirmed by the great grandson of Jesse Millen.
3. The Conservation Area identified is Stace Close.

The statutory definition of conservation area is:-

‘an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance’

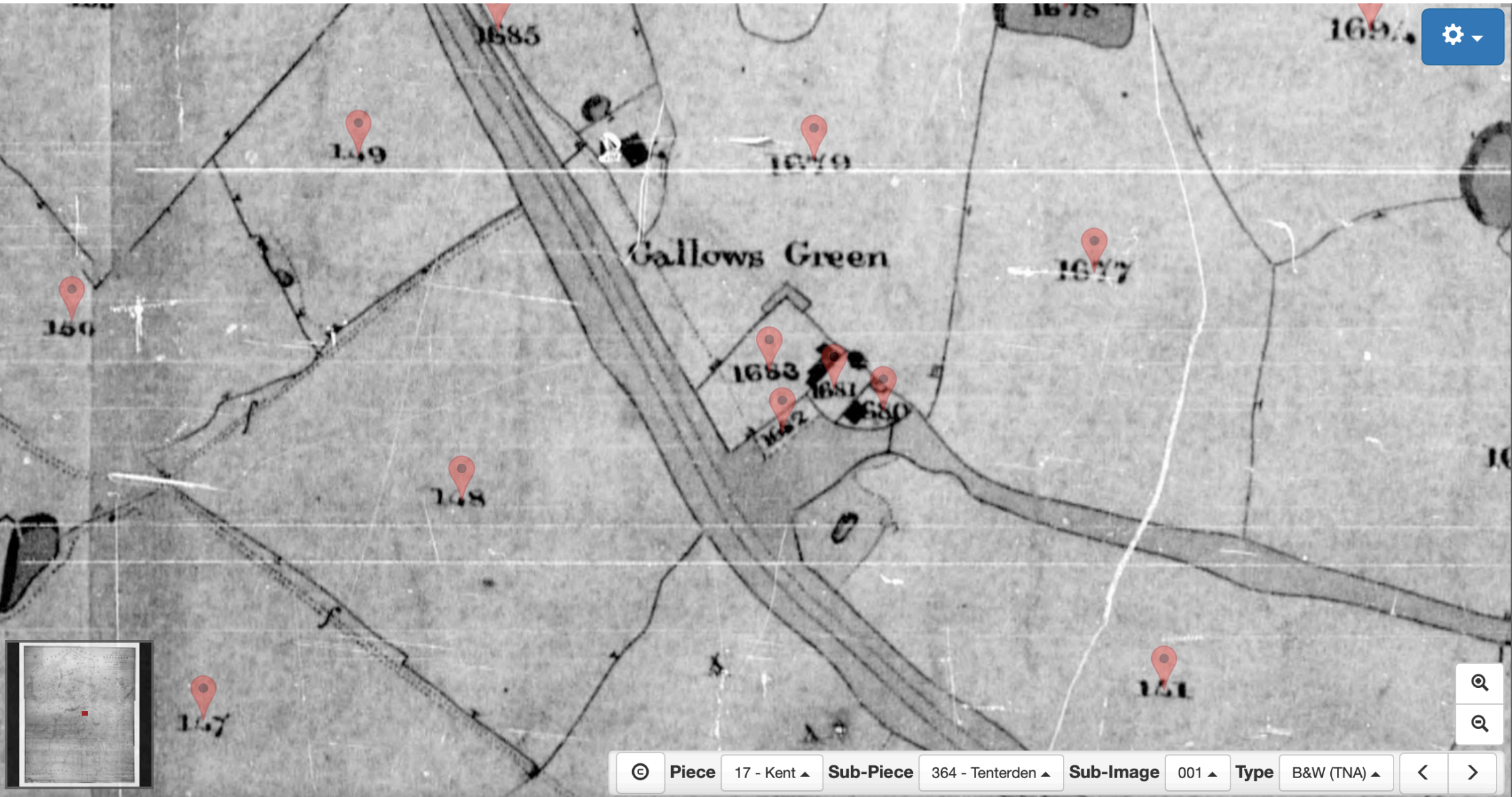
The Properties in Stace Close are some of the most recent buildings adjoining the site and they carry no special architectural or historic interest.

The nearest Listed Building is Stace House which would have been more affected by Stace Close than the current proposed development.

I struggle to understand why Gallows Green, which is of Historic Significance has no protection and the cultivation ridges are given prominence in the design.

For Councillors on the Town Council who are interested in Heritage Issues I hope you will be able to comment and advise the Councillors attending the Pre Application meeting.

Albert Poole



Piece

17 - Kent ▾

Sub-Piece

364 - Tenterden ▾

Sub-Image

001 ▾

Type

B&W (TNA) ▾



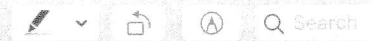


PLATE 5

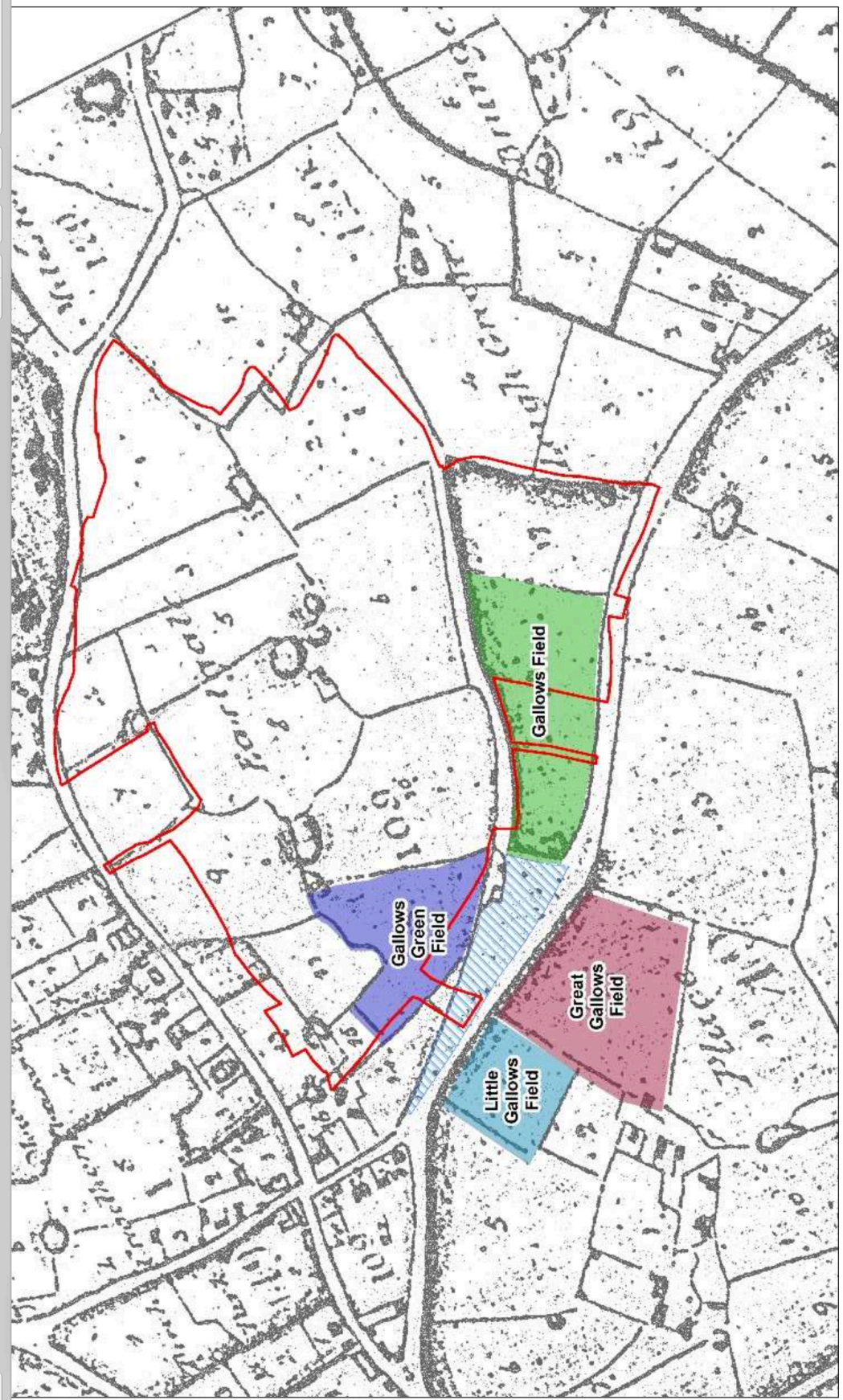


Plate 11 Field names and plots on the 1822 Adams Map, with area of roadside waste (hatched in blue)

Repository Name
Repository Reference
Probate Court

The Centre for Kentish Studies
PRC 16/463
Consistory Court of Canterbury

Stephens Ballard
Tenterden, Kent

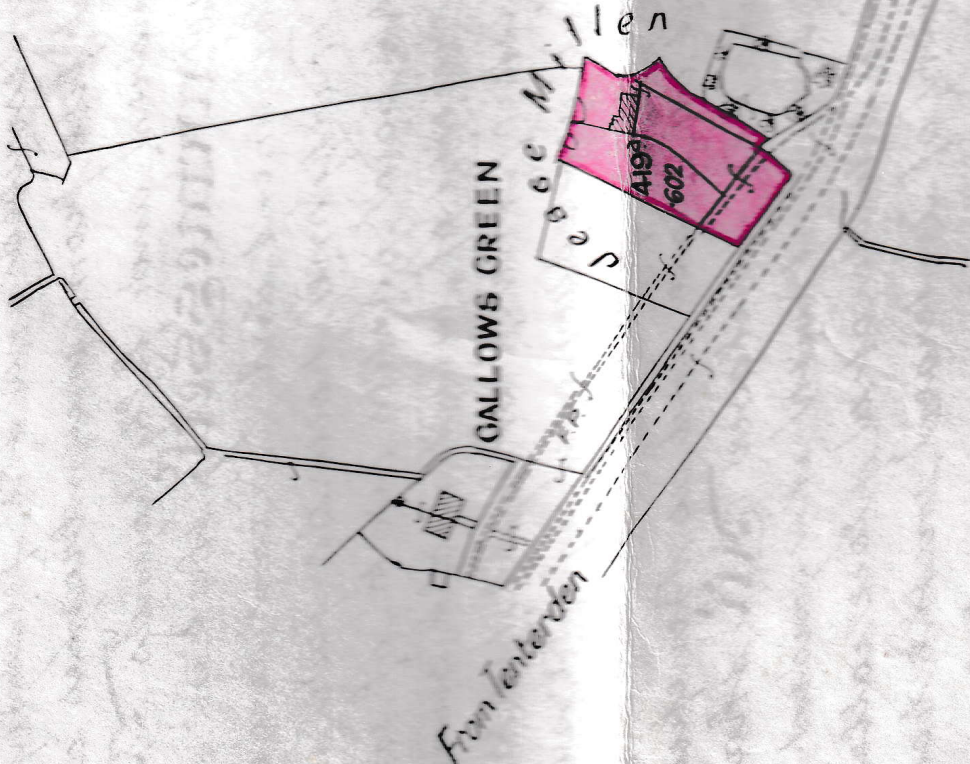
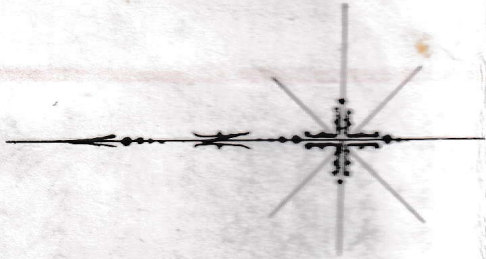
Will dated 13 January 1784
Will probated 15 October 1788

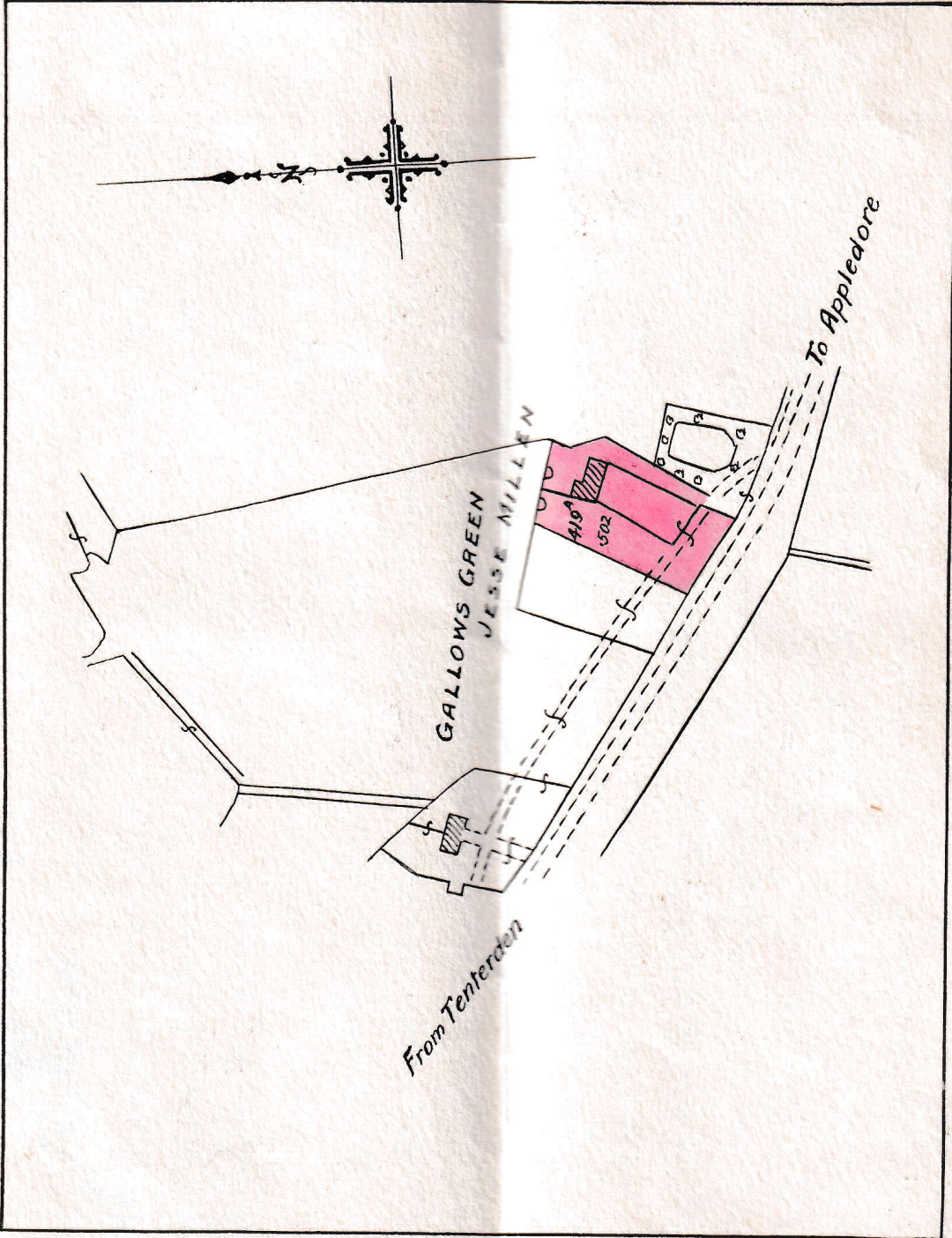
This is the last will and testament in writing of me Stephens Ballard of Tenterden in the County of Kent Yeoman made this Thirteenth day of January in the year of our Lord One Thousand Seven hundred and Eighty eight. First I give and bequeath unto my son Stephens Ballard the sum of Twenty pounds of lawfull money of Great Britain to be paid to him in six months next after my decease out my messuage and premises situate and lying and being at a certain place called Gallows Green in the parish of Tenterden aforesaid and now in the occupation of Cork or his assigns and hereinafter given and devised unto my son Edward Ballard and his heirs and I do hereby charge the said premises with the payment thereof accordingly And subject thereto I give and devise the said messuage lands and premises their and every of their appurtenances unto my said son Edward Ballard his heirs and assigns forever Also I give and bequeath unto my said son Edward Ballard all and every my personal Estate of what nature or kind soever as his own proper goods and chattels for ever He paying my just debts Funeral Expenses Probate of this my will and all other charges heretofore made and declare this only to be my last will and testament in Witness whereof I the said Stephens Ballard the Testator have to this my last will and testament contained in this one sheet of paper set my hand and seal the day and year first above written.

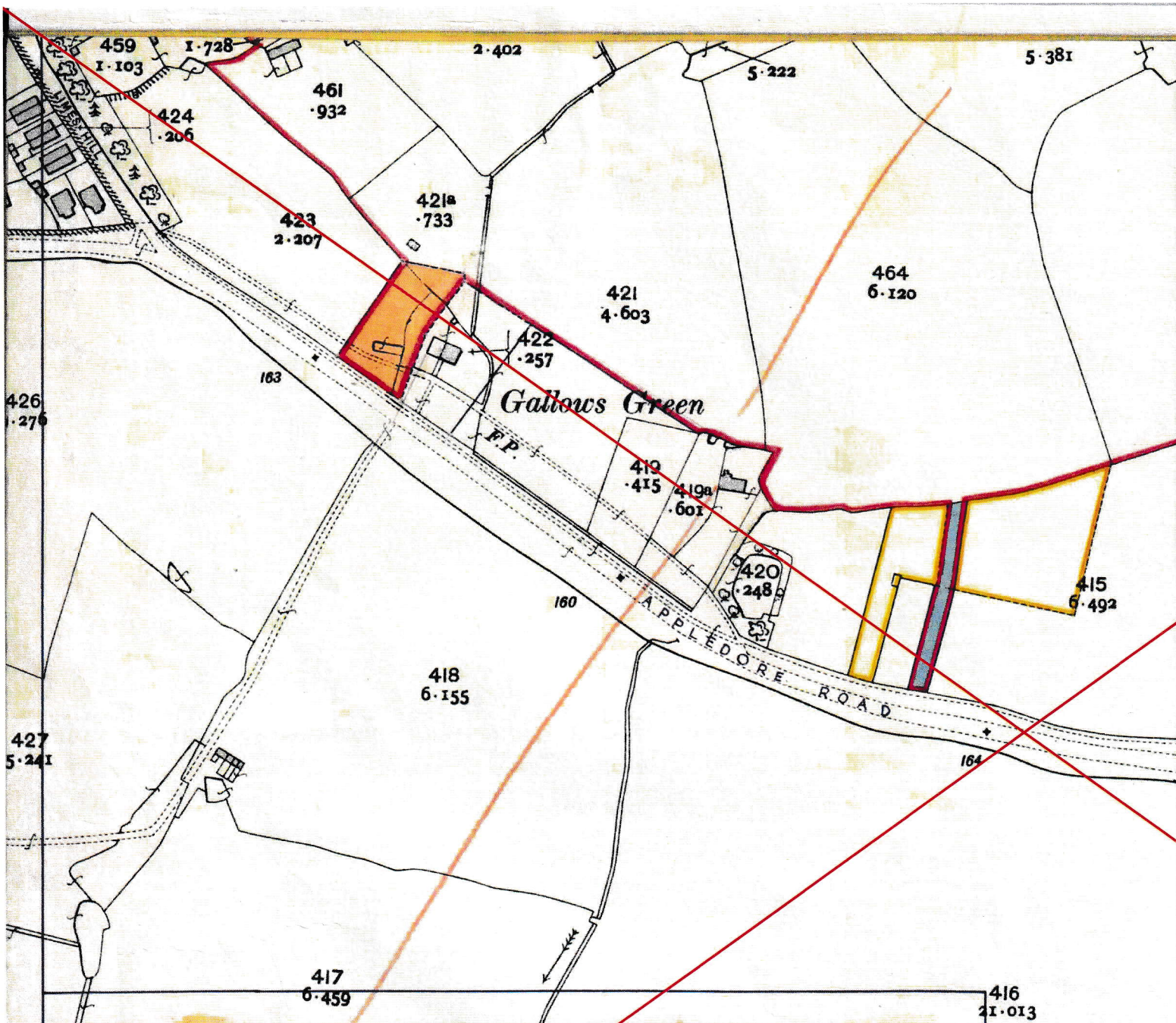
Stephens Ballard X his mark.

Probate 15 October 1788









M.B. 25

H.M. LAND REGISTRY

Filed Plan of Title No. K195289

Scale 1/2500

County— KENT

O.S. Sheet LXXI.12 & 16

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