

Conservation Area Analysis

| | Conservation Area Name: | Area | Comment |
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| 1 | Addington | 10.60 | Sits within Green Belt and special landscape area, most of the CA is outside the village envelope. Adjacent to Scheduled Ancient Monument. Further development in the general area very unlikely. Prepare CAA in due course. |
| 2 | Aldon, Offham | 4.45 | Reasonably isolated location in the Green Belt, unaware of any development pressure. No changes to surrounding areas since last review. Prepare CAA in due course. |
| 3 | Aylesford | 25.41 | There have been many changes in and around Aylesford CA including redevelopment of employment sites to residential. Priority need for review of CA and Management Plan. |
| 4 | Birling | 1.98 | Sits within Green Belt and North Kent Down AONB. Most of village covered by CA. Further development in the general area very unlikely. Prepare Conservation Area Appraisal in due course. |
| 5 | Birling Place | 3.80 | Sits within Green Belt and Kent Downs AONB. No change likely in and around the area. Prepare CAA in due course. |
| 6 | Bradbourne, East Malling | 18.94 | Located in Strategic Gap. High boundary wall around the CA. Prepare CAA in due course. |
| 7 | Budds Green, Shipbourne | 2.38 | Sits within Green Belt and Kent Downs AONB. No change likely in and around the area. Prepare CAA in due course. |
| 8 | Bullen Corner, East Peckham | 1.54 | Located on edge of village boundary extending into the Green Belt. No change likely in and around the area. Prepare CAA in due course. |

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| 9 | Butchers Lane, Mereworth | 1.72 | In Green Belt. No change likely in and around the CA. Prepare Conservation Area Appraisal in due course. |
| 10 | Butts Hill, Wrotham | 0.85 | Within confines of village boundary, AONB. M20 motorway to north and Important Green Space to west. No change likely. Prepare Conservation Area Appraisal in due course. |
| 11 | Clare Park & Blacklands | 18.62 | Sits in Strategic Gap and is designated Recreation Area. No change likely in and around the CA. Prepare Conservation Area Appraisal in due course. |
| 12 | Claygate Cross, Plaxtol | 2.33 | Green Belt, Special Landscape Area, very rural nature. No change likely. Prepare CAA in due course. |
| 13 | Cobdown Farm, Ditton | 0.74 | Rural character in urban surroundings. Refurbishment of listed buildings has been completed since last review. Prepare Conservation Area Appraisal in due course. |
| 14 | Coldharbour, Hildenborough | 12.14 | Green Belt, Special Landscape Area. No change likely or since the last review. Prepare CAA in due course. |
| 15 | <i>Ditton*</i> | 4.45 | Thorough and up to date Conservation Area Appraisal published in May 2004. There have been no changes since this time that would require a full review. Suggest Appraisal is re-adopted |
| 16 | <i>East Malling Village*</i> | 8.94 | Thorough and up to date Conservation Area Appraisal published in May 2004. There have been no changes since this time that would require a full review. Suggest appraisal is re-adopted. |

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| 17 | Fairlawne | 161.92 | Green Belt, Historic Parks & Gardens, Kent Downs AONB. Prepare Conservation Area Appraisal in due course. |
| 18 | Fairseat | 6.92 | Green Belt, Special Landscape Area. No changes since last review, no changes likely in the future. Prepare Conservation Area Appraisal in due course. |
| 19 | Hadlow | 8.62 | Covers the southern part of the village including the village centre. Prepare Conservation Area Appraisal in due course. |
| 20 | Haysden | 2.95 | Green Belt, development in the general area unlikely. Prepare Conservation Area Appraisal in due course. |
| 21 | Hildenborough | 4.53 | Covers part of the village. Change is unlikely. Prepare Conservation Area Appraisal in due course. |
| 22 | Holborough Mill | 3.14 | In Green Belt on edge of Snodland separated from the town by a road. Recreational Area to north and Site of Nature Conservation Interest to west., there are a number of derelict buildings on the site. In partnership with the landowners, further investigation should be carried out with a view to preparing a Conservation Area Appraisal and Management Plan. |
| 23 | Holtwood, Aylesford | 7.37 | Within urban area, no change anticipated. Prepare Conservation Area Appraisal in due course. |

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| 24 | Ightham | 27.84 | Partly in village and covers land outside the village boundary. Partly AONB, partly Special Landscape Area, Green Belt. No changes. Prepare Conservation Area Appraisal in due course. |
| 25 | Ightham Mote | 7.37 | Green Belt, AONB, Historic Parks & Gardens. No changes. Prepare Conservation Area Appraisal in due course. |
| 26 | <i>Ivy Hatch*</i> | 2.79 | Green Belt, Kent Downs AONB, Area of Special Character. Rural character. Development unlikely, no changes since last review. Conservation Area Appraisal published in April 2001, suggest re-adoption. |
| 27 | Larkfield Church | 0.86 | In urban area, no changes. Prepare Conservation Area Appraisal in due course. |
| 28 | Little Mill, East Peckham | 4.82 | Rural location in Green Belt. No changes likely. Prepare Conservation Area Appraisal in due course. |
| 29 | Mereworth Castle | 102.59 | Large manor house and gardens set in Green Belt and part covered by Special Landscape Area and identified as Historic Park & Gardens. Prepare Conservation Area Appraisal in due course. |
| 30 | <i>Mill Street, East Malling*</i> | 2.55 | Thorough Conservation Area Appraisal published in 2001. However, since this time there have been a number of new developments within the vicinity. These developments may impact on the conservation area and a review is recommended subject to further investigation with local partners. |

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| 31 | New Barns & Broadwater Farm | 4.78 | Set in open countryside in Green Wedge. No changes. Prepare Conservation Area Appraisal in due course. |
| 32 | North Frith, Hadlow | 34.18 | Green Belt, rural in character, Special Landscape Area and Historic Parks & Gardens status. No change likely. Prepare Conservation Area Appraisal in due course. |
| 33 | Offham | 9.02 | Covers part of the village including the village Green. Green Belt, Special Landscape Area to south. No changes. Prepare Conservation Area Appraisal in due course. |
| 34 | Offham Church | 8.98 | Rural location away from settlement of Offham, Green Belt. No change. Prepare Conservation Area Appraisal in due course. |
| 35 | Old Soar & Allens, Plaxtol | 7.49 | Remote rural location, in Green Belt. Special Landscape Area. No change. Prepare Conservation Area Appraisal in due course. |
| 36 | Oldbury | 20.40 | Green Belt, AONB, part of CA is also Site of Special Scientific Interest. No change. Prepare Conservation Area Appraisal in due course. |
| 37 | Oxonhoath & Hamptons | 67.89 | Rural location, Green Belt, Special Landscape Area, Historic Parks & Garden. Part of site, Site of Nature Conservation Interest. No change likely. Prepare Conservation Area Appraisal in due course. |

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| 38 | Paddlesworth, Snodland | 1.67 | Sits within Green Belt and North Kent Down AONB. Further development in the general area very unlikely. No need to review CA as up to date and thorough Conservation Area Appraisal was produced in April 2001. Suggest Appraisal is re-adopted. |
| 39 | Pizien Well, Wateringbury | 3.93 | Sits within Green Belt next to Mereworth Castle Conservation Area. No changes to the surrounding area are likely. Prepare CAA in due course. |
| 40 | Platt | 9.47 | Within confines of village surrounded by Green Belt. Change unlikely. Prepare CAA in due course. |
| 41 | Plaxtol | 20.32 | Green Belt, AONB, rural location, no change likely. Prepare CAA in due course. |
| 42 | Quarry Hill, Tonbridge | 6.23 | Urban area. There may be some scope to review the CA boundary in the light of general development in the town centre. Recommend review in due course. |
| 43 | Roughway, Plaxtol | 5.54 | Remote rural location, in Green Belt. Special Landscape Area. No change. Prepare CAAI in due course. |
| 44 | Roydon, East Peckham | 17.20 | Green Belt, Special Landscape Area. Change unlikely. Prepare Conservation Area Appraisal in due course. |
| 45 | Ryarsh Village | 4.39 | Sits within Green Belt and North Kent Down AONB. Most of village covered by CA. No change. Prepare Conservation Area Appraisal in due course. |
| 46 | Shipbourne | 24.30 | Green Belt, rural location, AONB, part of CA is also Site of Nature Conservation Interest. No change. Prepare Conservation Area Appraisal in due course. |

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| 47 | Snodland | 9.75 | Thorough and up to date Appraisal published in May 2001. The CA covers the central part of the town. Prepare Conservation Area Appraisal in due course. |
| 48 | Snoll Hatch, East Peckham | 3.18 | Green Belt, rural location. Development in the general area is unlikely. Prepare CAA in due course. |
| 49 | Stansted | 17.68 | Thorough and up to date Appraisal published in September 2002. No changes. Re-adopt Appraisal. |
| 50 | The Street, Mereworth | 4.22 | Green Belt village location, Special Landscape Area, no changes. Prepare CAA in due course. |
| 51 | Tonbridge | 71.63 | Complex area that requires a full and up to date Conservation Area Appraisal and Management Plan as a matter of priority. |
| 52 | Trottiscliffe | 14.29 | Green Belt, AONB, rural location, most of village within Conservation Area. No change likely. Prepare Conservation Area Appraisal in due course. |
| 53 | Wateringbury | 60.32 | Covers part of Wateringbury village as well as Wateringbury Place Historic Park and Gardens. Wateringbury is surrounded by Green Belt and Areas of Local Landscape Importance. Development in the general area is very unlikely. Prepare Conservation Area Appraisal in due course. |
| 54 | Wateringbury Station | 2.68 | Part in Maidstone Borough Council area, surrounded by Green Belt. No changes. Prepare Conservation Area Appraisal in due course. |
| 55 | West Malling | 81.90 | Thorough and up to date Conservation Area Appraisal published in November 2002. There have been no changes since this time that would require a full review. Suggest Appraisal is re-adopted. |

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| 56 | West Peckham | 8.78 | Rural location, Green Belt, no change. Prepare Conservation Area Appraisal in due course. |
| 57 | Wrotham | 21.85 | Green Belt village, AON, covers village core and Area of Local Landscape Importance. No change. Prepare Conservation Area Appraisal in due course. |
| 58 | Wrotham Water | 2.75 | Green Belt, AONB, rural location, change unlikely. Prepare Conservation Area Appraisal in due course. |
| 59 | Yotes Court, Mereworth | 9.75 | Green Belt, Special Landscape Area, rural location and no changes. Prepare Conservation Area Appraisal in due course. |

* Denotes those Conservation Areas with Appraisals adopted since 2000.