



Tonbridge and Malling Heritage Strategy

Tonbridge and Malling Borough Council



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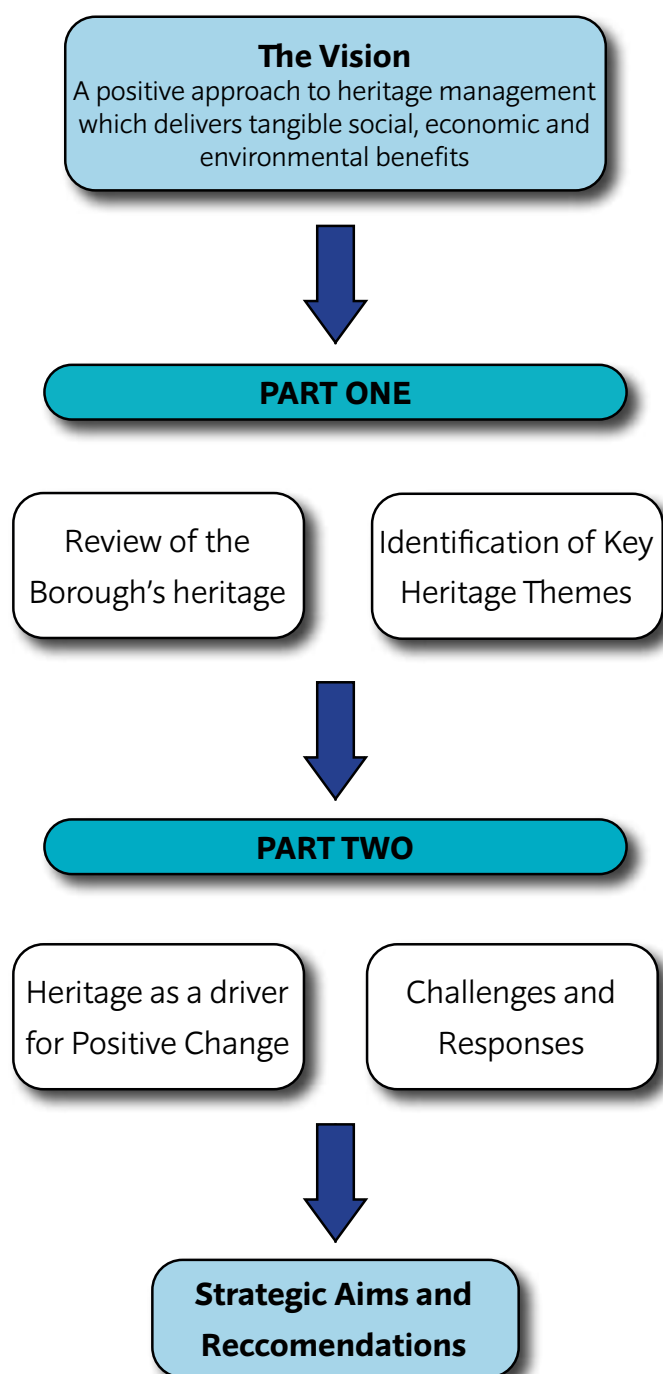
INTRODUCTION

The aim of the Tonbridge and Malling Heritage Strategy is to provide an evidence-based **Vision** for the Borough's historic environment to inform and support the Local Plan. Part One will identify and assess heritage within the Borough, and outline a set of key heritage '**Themes**', which characterise the Borough's unique heritage. This is followed in Part Two by a plan for a **Positive Strategy**, which includes examination of how heritage can be a driver for **Positive Change** within the borough, followed by a list of the **Challenges** facing the borough's heritage and potential **Responses** to address these. The Strategy's findings will feed into the **Strategic Aims** which will set out the Council's next steps.

The aim of this Heritage Strategy is to provide an evidence-based vision for the Borough's heritage and to inform and support the Local Plan. Production of the Strategy has incorporated input from officers at Tonbridge and Malling Borough Council. The Strategy has been prepared in line with the requirements set out in the National Planning Policy Framework (NPPF), in particular paragraph 190 which states that

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats".

Further information about the national and local planning policy context is set out in Appendix 1. Historic England's Good Practice Advice Note: The Historic Environment in Local Plans (GPA1) has also guided production of the strategy.



INTRODUCTION



Tonbridge and Malling is a non-metropolitan district in Kent with borough status, formed in 1974. The Borough's heritage stretches significantly further back and is legible within the existing historic environment, invoking a rich and diverse history that is unique to the Borough and its sense of place. Prehistory in the Borough is represented by numerous monuments and archaeological sites, many of which have been nationally designated. The Medway Megaliths are remains of a monument building culture specific to the region and not seen across other areas of Kent. The Roman invasion of 43AD brought the region into the broader Roman world, remnants of which can still be found in the Borough's archaeological record. Following Roman occupation, the area's defining medieval identity began to take shape, with the borough still attributing much of its character to the survival of medieval settlements, townscapes, manor houses, farmsteads, and religious institutions. The Industrial Revolution introduced new industries to the previously rural agricultural landscape, which precipitated a large increase in population and settlement. The Borough played key strategic roles during the World Wars, with RAF West Malling serving as a base for historically significant operations. These factors have helped shape the existing character of Tonbridge and Malling today.


Strategy Content

Part One begins by exploring the Borough's unique heritage, including an overview of designated and non-designated heritage assets within the Borough (with further detail provided in Appendix B). Part One goes on to set out a series of heritage 'Themes' which characterise the Borough's distinct historic environment. Part One then goes on to assess heritage at-risk in the Borough. In addition to the Borough's known heritage, Part One also highlights areas where knowledge and understanding of heritage requires further understanding and data collection. This is particularly the case with non-designated heritage and at-risk heritage. The Strategy explores several ways that this knowledge can be supplemented.

Part Two aims to conceptualise a positive approach to managing Tonbridge and Malling's heritage, by looking at the social, economic and environmental benefits that the historic environment bring to the Borough. Part Two lays out the main challenges facing the Borough's heritage and suggests potential strategic responses to address these challenges. Part Two concludes with a series of Strategic Aims which are based on the positive approach set out before and are intended to empower the Council to achieve its vision for the historic environment. This is the first Heritage Strategy to be embraced by Tonbridge and Malling Borough Council. The Strategy works on the principle that heritage contributes to the Borough's distinct sense of place, enriches the lives of locals and enhances the experience of visitors to the area. At the heart of this Strategy is a vision for a positive approach to heritage management which delivers tangible social, economic and environmental benefits. In this sense, the Strategy views heritage as having intrinsic value but also a means to achieve the Council's other strategic aims.

This strategy hopes to achieve this vision by:

- **Building a stronger understanding of the Borough's heritage** through compiling information on areas of heritage currently less well understood and identifying key pressures impacting the Borough's heritage.
- **Recognise the benefits that heritage brings** to the Borough for communities, personal well-being, the economy and the environment.
- **Improve recognition of heritage** in local planning and among the public, through implementation of robust heritage policy in the Local Plan and public promotion of the Borough's unique heritage.
- **Propose a series of Strategic Aims based on a positive approach**, providing a response to challenges facing the Borough's heritage, targeting improvement opportunities and seeking to deliver positive heritage outcomes that align with the Council's other strategic aims.



PART ONE: THE HERITAGE OF TONBRIDGE AND MALLING

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The Borough of Tonbridge and Malling

Tonbridge and Malling is a non-metropolitan district with Borough status located in the west of the county of Kent. The Medway River runs south to north through the Borough. The main settlement located on the river is Tonbridge, located in the south of the Borough. Most of the Borough comprises rural agricultural fields populated with numerous small rural settlements, interspersed by larger historic parks. The north of the Borough falls within the Kent Downs Area of Outstanding Natural Beauty (AONB) and a small section of the south edge of the Borough falls within the High Weald AONB.

The Borough has a significant location within the County of Kent, located north of the Weald whilst also falling south of the coastal plain and the major historic east-west routes across Kent, including Roman Watling Street and Medieval Pilgrims Way. These have influenced the area throughout history.

Types of Heritage Assets

Heritage assets are defined by the NPPF Glossary as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest. Heritage asset includes designated heritage and assets identified by the local planning authority (including local listing)".¹

¹ Pg 67. MHCLG, 2021, National Planning Policy Framework

Designated heritage assets

Designation, according to Historic England is:

"The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values".²

A number of the heritage assets in Tonbridge and Malling have had their heritage value recognised through their inclusion of the National Heritage List for England (NHLE). Types of designation in the Borough include:

- Listed Buildings
- Conservation Areas
- Scheduled Monuments
- Registered Parks and Gardens



Lightham Mote © Brian Toward

² Historic England website, Heritage Definitions, accessed via <https://historicengland.org.uk/advice/hpg/hpr-definitions/>

PART ONE: THE HERITAGE OF TONBRIDGE AND MALLING

Listed Buildings

Historic England maintains a national list of buildings and structures considered to be of special architectural or historic interest, affording them statutory protection³ and consideration in the planning process. List entries are graded as Grade I, II* or II depending on their significance, with Grade I and II* being of the highest significance. In Tonbridge and Malling there are 1318 Listed Buildings, over 90% of which are Grade II, 5% are Grade II* and 3% are Grade I.

Conservation Areas

Conservation Areas are designated and maintained by the local authority to cover areas of special historic or architectural interest. The designation provides recognition in the planning process of the special character of an area and ensures that preservation or enhancement of this character is a priority in decision making. There are 60 Conservation Areas in the Borough, with the majority of these covering historic village cores, hamlets, parkland, and areas of historic townscape. Sixteen of the Borough's Conservation Areas have published appraisals that detail the aspects of their character which make them significant, many of which were published over 15 years ago. The remaining 44 do not have published appraisals, although some of these have had informal write-ups prepared by local groups.

Registered Parks and Gardens

Historic England maintains a register of parks and gardens of special historic interest, with the emphasis being on gardens, grounds and open designed spaces. Registered Parks and Gardens are graded as Grade I, II* or II depending on their significance, with Grade I and II* being of the highest significance. In Tonbridge and Malling there are five Registered Parks and Gardens. Two of these are Grade II* and include Mereworth Castle and Oxen Hoath, both of which are also designated as Conservation Areas. The other three are Grade II and include Somerhill, Mabledon and Ightham Court. Somerhill and Mabledon straddle both the Borough and the Tunbridge Wells authority to the south.

Scheduled Monuments

Archaeological sites and monuments of national significance can be designated as Scheduled Monuments, providing them legal protection by regulating activities or operations which may affect their survival and preservation.⁴ There are 25 Scheduled Monuments in the Borough, the majority of these being medieval or prehistoric in date. Scheduled Monuments are not given grades but are considered to be of the highest significance alongside Grade I and II* Listed Buildings / Registered Parks. Remains can be visible above ground, entirely below ground, or a combination of both. Just some of the Scheduled Monuments in the Borough include Eccles Roman Villa, Tonbridge Castle, the White Horse Stone, Oldbury Hill, Ightham Mote and St Mary's Abbey. A full list is provided in Appendix 2.

³ Planning (Listed Buildings and Conservation Areas) Act 1990

⁴ Ancient Monuments and Archaeological Areas Act 1979

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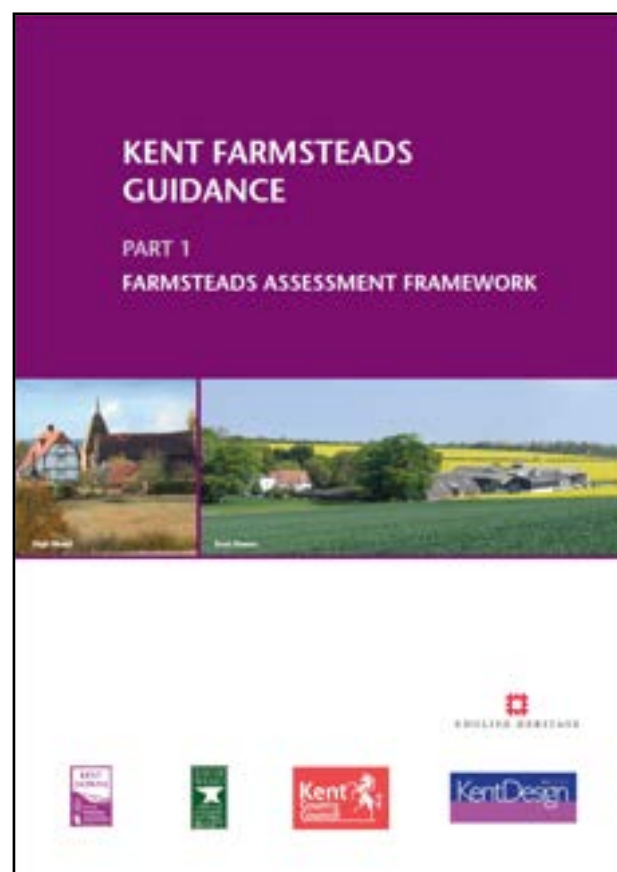
Non-designated heritage assets

Non-designated heritage assets are defined by Planning Practice Guidance as:

“Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’”.⁵

Not all heritage assets in the Borough have been designated, either because their significance has only recently been highlighted, not yet explored, or does not currently meet the threshold for designation. These assets make up a large portion of Borough’s heritage and still require consideration in the planning process. Non-designated heritage assets make a significant contribution to the historic environment and character of the Borough, enhancing its distinctiveness and sense of place.

Types of non-designated heritage assets are wide ranging. Unlike designated heritage assets, information on the Borough’s non-designated heritage assets is not readily accessible via unified open database or a simple list. Some information is help by disparate organisations and groups and some is known about through more official datasets. The potential sources of information regarding non-designated heritage assets is set out below.



⁵ Planning Practice Guidance, Historic environment, 2019

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Non-designated heritage assets continued

Below is an exploration of common types of non-designated heritage asset in the Borough and established sources which hold information on them.

A local authority can opt to maintain a 'local list' to recognise and monitor non-designated buildings and structures of heritage significance. Tonbridge and Malling does not keep a local list. However, it is likely that certain groups and parish councils within the Borough currently keep their own unofficial 'neighbourhood' lists. In addition to this, Conservation Area Appraisals frequently identify local landmark buildings or buildings of local historical or architectural significance which contribute to an area's character. Existing resources such as these can be used to easily supplement the local authority's information.

Kent County Council maintains a comprehensive database of the county's historic environment called the Kent Historic Environment Record (KHER). This documents all known archaeological remains and a variety of other features which make up the historic environment. Archaeological remains make up the largest proportion of the Borough's non-designated heritage assets. This includes remains identified through aerial photography, desk-based assessment, archaeological survey, past reports and other historical records.

Examples of entries in the KHER within the Borough include:

- Archaeological events
- Archaeological features
- Archaeological sources of information
- Find spots
- Monuments
- Historic buildings
- Historic parks/gardens
- Historic landscape features

Kent County Council, in partnership with the Kent Gardens Trust, created a county wide register of parks and gardens considered to be of horticultural and historic importance, intended to inform local planning policy and decision making. The *Kent Gardens Compendium* has identified 40 such sites within the Borough (some of these are already identified as parks and gardens surrounding designated heritage assets). This resource, like the others described here, can be used to supplement knowledge of the Borough's local heritage and could potentially contribute to the creation of a local list.

Farmsteads are ubiquitous in Kent and contribute to the historic environment. These assets are covered by management guidance as laid out in the *Kent Farmsteads Guidance* document, published in 2014 by English Heritage (now Historic England) in partnership with Kent County Council and the High Weald and Kent Downs AONB partnerships. The document is intended to provide guidance on the conservation management of historic farms across Kent given the functional and material changes that have been occurring to them over recent years. This resource is available to the Council to aid in understanding this defining aspect of the Borough's heritage and guide management of these farm sites. This is explored further in the following section.

Information on the heritage of the Medway Gap was compiled by the *Valley of Visions*⁶ landscape partnership scheme. The aim of the scheme was to conserve the landscape, wildlife and heritage of the Medway Gap through partnership working with numerous stakeholders. The scheme is no longer active but its research provides a strong base for understanding the heritage, particularly industrial heritage, of the Medway Gap in the north of the Borough.

⁶ Valley of Visions Landscape Partnership Scheme

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Non-designated heritage assets continued

Provisions for archaeology should be incorporated into the local plan. In most instances, archaeological remains are managed through conditional measures such as avoiding development in archaeologically sensitive areas or recording of remains prior to their removal. In rare circumstances, the significance of archaeological remains could require protective measures, including avoidance of development or statutory designation.

The varied and often disparate ways in which non-designated heritage assets are recorded makes monitoring them significantly harder, thus putting them at increased risk. In particular, a lack of knowledge or understanding of the Borough's non-designated heritage means that it is a higher risk of loss, either through inappropriate development or neglect. Supplementing this knowledge can begin to combat this risk, with a good starting point being to identify existing sources of information on the Borough's heritage such as the KHER, Kent Gardens Compendium, and unofficial local heritage lists. Heritage at risk is discussed in more depth on pg. 18.



PART ONE: THE HERITAGE OF TONBRIDGE AND MALLING

Key Heritage Themes

The many components which make up Tonbridge and Malling's historic environment have been grouped into six heritage 'Themes'. A thematic approach is helpful in highlighting the aspects of the Borough's heritage which contribute most to the Borough's sense of place and unique character.

The following Themes are not exhaustive and have been produced based on their distinctiveness, significance and contribution to the Borough's unique character. There is some overlap between some of these themes.

Heritage Themes

- Prehistoric Landscape**
- Medieval Origins**
- Modern Military History**
- 'Garden of England' Country Houses**
- Agriculture and Farmsteads**
- Industries of the Medway Gap**



Theme 1: Prehistoric Landscape

Tonbridge and Malling has a significant prehistory spanning millennia, as evidenced by a wealth of prehistoric sites and remains which survive across the district. Some of these assets have been formally designated as scheduled monuments, while many others have been recorded in the KHER.

One of the rarest and oldest sites is the designated Palaeolithic rock shelters at Oldbury Hill, which document some of the earliest pre-homo-sapiens activity in Britain. After centuries of broken periods of occupation, humans returned to Britain at the onset of the Holocene c. 12000 years ago. Evidence for these early hunter gatherers tends to be ephemeral – one such rare example in Tonbridge and Malling being the remains of a tool-making industry excavated at Addington.

For millennia, prior to the present day, the Medway River carved a valley through the chalkland, creating a wide fertile plain that was ideal for agriculture, which arrived in Britain around 6000 years ago. The early farming communities that settled the area were responsible for a number of nationally significant monuments, including the iconic 'Medway Megaliths'. These Neolithic monuments comprise six scheduled burial monuments, including Chestnuts Long Barrow, Kit's Coty House Long Barrow, Little Kit's Coty House Megalithic Tomb, Addington Long Barrow, Coldrum Megalithic Tomb, and the White Horse Stone. These monuments form part of a regionally distinct group of megaliths that are unique within Kent and share similarities with contemporary monument building traditions of south-west Britain.

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The Medway Megaliths represent a particular monument building tradition that is unique within Kent, making many of the Borough's megalithic assets and associated archaeological remains of significant evidential importance. These monuments likely related to funerary rites and other ritual processes. It is likely that such monuments played a key role in configuring the unique regional ideologies and belief systems from this period.

The Bronze Age (2500–800 BC) and Iron Age (c. 800 BC–43 AD) saw an increase in competition over natural resources, signified by an increased focus on defensive sites. There was a move away from the large communal monuments of the Neolithic and an increased focus on defensive sites. Within the Borough, this building tradition is represented by two scheduled sites - the Iron Age hillfort at Oldbury Hill and an enclosed Iron Age farmstead at East Malling. Burial traditions continued to evolve over time, as represented by the scheduled Bronze Age Bowl Barrow at Mount Mead. Further evidence of this period is recorded in archaeological investigations across the Borough.

The Borough's prehistory slowly evolved and developed throughout the metal ages, reflecting broader trends across the rest of the UK. The Borough would also have been at the forefront of the abrupt end of prehistory, with the Roman invasion landing in Kent in 43 AD.

Visible prehistoric sites, such as those described above, are defining features within the landscape, providing a tangible connection to the region's prehistoric origins. The Borough contains a relatively high number of regionally and nationally significant sites, reflected in its high concentration of scheduled monuments.

Non-visible remains, generally recorded through archaeological investigation and held by the KHER, are an invaluable research tool and provide context to above ground remnants of the prehistoric landscape. Tonbridge and Malling's prehistory contributes to its unique sense of place and is an integral component of the historic rural landscape.



Coldrum Long Barrow © John KThorne

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Theme 2: Medieval Origins

Tonbridge and Malling's medieval heritage contributes to its unique sense of place. The foundations for much of the Borough's landscape and built environment were established during this period, driven by agriculture in the fertile Medway Valley which led to the growth of agrarian villages, hamlets and isolated farmsteads. Although the Borough saw some significant changes during the industrial revolution, medieval settlement has maintained its integrity with many villages characterised by surviving medieval street patterns, nucleal churches, and other medieval buildings many of which have been included on the NHLE. Villages such as Aylesford and Ightham still contain these defining features despite more recent expansion, including an iconic medieval stone bridge crossing the Medway.

The Borough was a key seat of power during the medieval period, as evidenced by the large number of high status and strategic medieval buildings. Tonbridge Castle is among the most eye-catching and iconic of these monuments, originally granted to Richard Fitz Gilbert to guard the Medway crossing following the Norman Conquest. The keep includes a 13th Century stone structure pre-dating an earlier Norman motte and bailey, with the remains of the town defences to the north. The medieval core of Tonbridge is still laid out in relation to the castle and contains further surviving medieval buildings. Other grand fortified structures in the Borough include Ightham Mote, Leybourne Castle and St Leonard's Tower.

More evidence of the Borough's status as a medieval seat of power is the booming ecclesiastical presence in the area. Besides the large number of churches which continue to form the spatial and communal nucleus of many of the main settlements, there is also a surviving monastic presence in the Borough. Such institutions include St Mary's Abbey, an abbey of Benedictine nuns established in West Malling by Bishop Gundulf of Rochester in 1090. Another leading religious institution is Aylesford Priory, a community of Carmelite Friars established in Aylesford in 1242. These institutions accept visitors who are drawn to the surviving religious orders as well as the historic architecture that houses them. Tonbridge Priory was established in the 10th century, but was dissolved in the 16th century and the above ground ruins were demolished in 1842 with the building of the South Eastern Railway.

Tonbridge and Malling has an interesting and unique medieval history which is appreciable in many aspects of the built environment. Protecting and conserving these assets and promoting their significance will enhance their contribution to the Borough's unique sense of place.



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Theme 3: Modern Military History

Post-19th century military activity has made a significant contribution to the unique character of Tonbridge and Malling. Today, the Borough is home to an MOD military training area in Mereworth Woods, a restricted area covering a sizeable portion of land in the centre of the Borough. However, military activity in Tonbridge and Malling has roots going back to the First and Second World Wars.

The First World War mobilised most of British society and had a lasting impact on the men of the borough and their families. They are currently memorialised in the Memorial Garden of Tonbridge, which records the 400 Tonbridge men who perished during the First World War.

RAF West Malling was an RAF aviation base located just south of the town. The extensive site was established as a private airfield in the 1930s before being requisitioned by the RAF in 1940. The airfield was not considered ready to receive a squadron until the end of 1940 due to sustaining heavy bomb damage during the Battle of Britain. In April 1941, No. 29 Squadron and Bristol Beaufighters came to West Malling along with commander and later squadron leader Guy Gibson – who gives his name to the council owned Gibson Building. The Beaufighter was a night fighter and Gibson piloted several patrols from West Malling to intercept Luftwaffe aircraft, Gibson said of West Malling,

"Of all the airfields in Great Britain, here, many say, including myself, we have the most pleasant".

Gibson went on to lead Operation Chastise – the Dambusters Raid – for which he was awarded the Victoria Cross. The airfield continued to be of strategic importance throughout the war. The de Havilland Mosquito replaced Beaufighters as night fighters and proved effective at disrupting infrastructure in mainland Europe. West Malling also played a vital role in defending the capital during Operation Diver, with Spitfire aircraft based at the airfield intercepting many V-1 Flying Bombs targeting London.

After fulfilling a range of different functions, redevelopment of the airfield began in 1989 with the construction of the new village of Kings Hill. The design has aimed to retain and reflect aspects of West Malling's historic military character. The air traffic control tower, Grade II Listed, has been renovated and re-imagined as the Control Tower Cultural Centre. Businesses occupy the Barracks and Airmen's Institute, also both Grade II Listed, and the Council's offices are based in the Grade II former Officers Mess (Gibson Building). A number of surviving defensive installations have also been scheduled. A memorial to Group Captain Peter Townsend, who was appointed Commanding Officer of West Malling in 1943 and later served as equerry to George VI, has been erected in Townsend Square of the residential area.

The vital work carried out from West Malling can be a source of both local and national pride. The Kings Hill development has aimed to preserve and promote facets of West Malling's aviation infrastructure within the modern fabric, demonstrating that the Borough's military heritage has a legible place in current and future development. There are no doubt further opportunities to promote the Borough's proud military heritage.

Further to the RAF base, the Borough contains around 60 pillboxes along the Medway, the surviving remnants of the Borough's stretch of the General Headquarters Line. The GHQ Line, constructed in 1940, was a strategic defensive barrier running from Somerset to Kent that was designed to contain an expected German invasion. Kent in particular was a likely landing point for invasion, making this stretch of the Line particularly significant. These pillboxes survive to a high degree and are a significant group of assets representing another aspect of the Borough's proud military heritage.

Other key strategic Second World War sites located within the Borough, as mentioned in the KHER, include Royal Observer Corps posts at Borough Green, Snodland and Watlingtonbury, anti-aircraft installations at Holborough and Burham Court, an engineering and POW camp at Wouldham, as well as various anti vehicle obstacles dotted across the Borough.

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Theme 4: 'Garden of England' Country Houses

Tonbridge and Malling contains many historic country houses set within formal gardens and rural parkland. Moving through the landscape, such houses are frequent occurrences, serving as focus points within the landscape. While many of these sites are private and inaccessible to the public, they make a considerable contribution to the Borough's distinct sense of place.

The architecture of the Borough's country houses generally date to the post-medieval period, although several were built on the foundations of earlier manors, with some estates such as at Ightham Mote and Leybourne Castle retaining their original medieval features. The grounds attached to these houses are of equal significance, not only providing the country houses with an immediate context, but themselves existing as key historic features of the rural landscape. One of the district's most noteworthy examples, Mereworth Castle, includes 130 ha of designated formal garden and wooded parkland surrounding the domed Neo-Palladian house. To the west of this, Oxen Hoath manor house is surrounded by 110 ha of designated formal garden and parkland. Fairlawne is one of the district's largest estates, comprising over 160 ha of formal garden and parkland.

Tonbridge and Malling's country house tradition must be understood within the context of the district's rural setting, particularly in terms of the backdrop of the Kent Downs and High Weald AONBs. In addition to this, the Borough's proximity to London was also a key reason for the siting of such estates. These sites help to define the dynamic experience that comes from moving through the Borough's landscape and they contribute to Kent's status as the 'Garden of England'.



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Theme 5: Agriculture and Farmsteads

Historic farms and farm buildings are a common feature of the Kent countryside and this is also the case in Tonbridge and Malling. Agriculture formed the basis of the medieval rural economy and this is reflected in the Borough's predominantly rural settlement pattern, which is dominated by small historic villages, hamlets and isolated farmsteads. Although the area saw significant growth during the industrial revolution, historic farms remain a defining feature of the local landscape. The approximately 600 farmsteads in the Borough are covered by management guidance as laid out in the *Kent Farmsteads Guidance* document, published in 2014 by English Heritage (now Historic England) in partnership with Kent County Council and the High Weald and Kent Downs AONB partnerships.

Farmsteads are buildings which serve as the main hub of a farmland division. Their varied forms reflect local traditions and agricultural practices, although typical components often include a main farmhouse, barns, granaries, cart sheds, stables, cattle yards, shelters and out-farms. The Borough has a high concentration of dispersed plan farmsteads in comparison to the rest of Kent, although the majority in the Borough are courtyard plan. Traditional farmsteads generally pre-date the 20th century and most in Kent date to the 19th century. However, Tonbridge and Malling is considered to have a high concentration of lesser altered older farmsteads in comparison to Kent and the rest of the country. Around 32% of farmsteads recorded in the Borough contain a 17th Century or earlier listed farmhouse, and 7% have at least one 17th Century or earlier listed working building. Around 52% of farmsteads recorded in the Borough retain over half of their historic form and are therefore considered to have a high heritage potential.

Farmsteads have a physical and functional relationship to the agricultural landscape, which in the Borough traditionally covers arable farming, livestock pasture, market gardening and hop production. This relationship to historical form and function has been eroded over recent years. As early as 2006, Tonbridge and Malling reportedly had above average rates of conversion of listed farm buildings. Further, with the decline of hop production, archetypal oast houses which were used in the hop drying process have been converted to other uses, mainly housing. The 2014 Kent Farmsteads Guidance, published by Kent County Council, English Heritage (now Historic England) and the High Weald and Kent Downs AONB partnerships, aims to manage change to historic farms given the functional and material changes that have been occurring to them over recent years.

Farmsteads are a distinct feature of the Tonbridge and Malling rural landscape and a legacy of the area's strong farming traditions. These places are not relics and continue to serve purposes, either still in agriculture or new domestic functions. Whatever their use, steps should be taken to ensure that continued use of these sites preserves and enhances their historic character.



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Theme 6: Industries of the Medway Gap

The River Medway runs south to north through the Borough in a prehistoric chalk valley. The surrounding fertile plain, an area long used for agriculture, became the focus of various thriving industries during the Industrial Revolution, which have shaped the natural landscape, existing settlements and communities in the area. Although many of these industries have now left, their imprint on the region remains.

The increasing use of cement in construction required its production on a large-scale. This fuelled the region's cement industry, which made use of the valley's large resources of chalk and clay. Quarrying was carried out on a large scale in the valley, carving dramatic features into the landscape. The remains of these quarries have in many cases created new lakes in the north of the Borough, in the vicinity of the settlements of Aylesford, Snodland, Eccles and New Hythe.

Paper making arrived in the Borough in the 17th Century and utilised the power of the river to drive milling machinery. The paper industry, focused primarily in Snodland and New Hythe, experienced a boom in the mid-19th century with the introduction of the railway and new manufacturing techniques. The print industry was developed in Tonbridge alongside the area's paper making industry. Brick manufacture and gravel extraction was another booming industry in the Medway Gap and Tonbridge specifically, as the area contained both the clay and sand used in brick making. In fact, Haysden Country Park was formed within the area of an old gravel works to the west of Tonbridge. Many of the bricks produced were used in the building of homes for the new workers these various industries brought in.

The largely agrarian pre-industrial population underwent dramatic changes with the introduction of industry to the area. New settlements were established and existing ones expanded to accommodate the many workers that settled in the region during this period. In particular, settlements such as Snodland, New Hythe and Aylesford were expanded during the 19th and 20th centuries to accommodate the new workers and their families. During this same period, Snodland's population increased nearly seven-fold and many of the terraced homes constructed for these workers still survive. The river became increasingly populated with boats as it was used for the transport of both workers and goods.

Much of the industry has left and aspects of the area's former rural character have returned, including biodiversity associated with the river valley. Remnants of this industry still exist with a paper mill in Snodland. The legacy of industry has helped to shape the character and identity of this unique place and the people who live in it today.



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Heritage at Risk

Heritage at Risk are heritage assets that are at risk of being lost (or partially lost) as a result of neglect, decay and inappropriate development. This can be down to total destruction or degradation of the asset itself, but could also be threats to other aspects of significance, such as setting, functionality or group value. Factors that threaten heritage assets can include unsympathetic development, poor heritage management regimes, historic buildings underused or unused, agricultural practices harming below ground archaeological remains and above ground monuments, environmental factors (particularly those associated with climate change: e.g. flooding and subsidence) and lack of understanding of an area's heritage.



The Register

Historic England maintains a Heritage at Risk Register that covers designated heritage assets that have been assessed as being at risk. Designated assets considered for the register include:

- Grade I and II* Listed Buildings;
- Grade I, II* and II places of worship Listed Buildings;
- Registered Parks;
- Conservation Areas;
- Scheduled Monuments;
- Registered Battlefields;
- Protected Wreck Sites.

Four designated heritage assets in Tonbridge and Malling are on the 2022 Heritage at Risk Register. These include:

- Tonbridge medieval town banks (Scheduled Monument)
- Chapel of St Blaise, Offham (Scheduled Monument)
- Church of All Saints, Snodland (Grade I Listed Building)
- Roman villa and Saxon cemetery, Eccles (Scheduled Monument)

The Register does not consider most Grade II Listed Buildings or any non-designated heritage assets, meaning the true number of at risk heritage assets in the Borough is unknown and likely to be significantly greater.

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Other heritage at risk

As outlined above, heritage at risk extends beyond the official Register and can include any designated and non-designated heritage assets where their significance is threatened. Identifying such assets can be as simple as members of the public reporting such sites to the council, with risk status verified through aerial survey or a site visit. Local councils sometimes maintain records of the area's heritage at risk, in much the same way that locally listed buildings and other non-designated heritage assets can be registered at the local level (see pg. 9). Such records could identify individual heritage assets or highlight more general areas which are particularly sensitive to harmful change. At risk records are sometimes maintained by other organisations and local groups, such as parish councils, historical societies and neighbourhood groups. Conservation Area Appraisals can also hold information of heritage at risk not covered in historic England's official register.

There is much information on the Borough's non-designated heritage assets which has yet to be recognised and incorporated into decision making. There are two key areas this could be positively addressed:

1. The council does not currently maintain a local list or a local heritage at risk register to keep track of these assets; and
2. 44 of the Borough's 60 Conservation Areas have not had appraisals prepared that lay out their character and pressures affecting them.

There are opportunities to greatly improve the monitoring and management of the Borough's at risk heritage by supplementing this current gap in understanding.



PART ONE: THE HERITAGE OF TONBRIDGE AND MALLING

Other heritage at risk continued

Some further instances of heritage being at risk have already been identified, both through ground truthing and review of old Conservation Area appraisals. This does not provide a complete list of the Borough's at risk heritage and should not be treated as such. However, it provides examples of the types of heritage risks in the Borough and how these can be identified through types of survey. Further heritage at risk may be identified through development management, neighbourhood planning and partnership work with other local groups.

The Snodland Conservation Area was identified as being at risk due to unsympathetic development and neglect. The following factors affecting heritage were noted:

- The A228 bypass has truncated the historic town, creating a physical and visual division between the two parts of the Conservation Area. This causes the High Street to end abruptly at the bypass, impacting the setting of nearby Listed Buildings – in particular, the Grade II* Mulberry Cottage located adjacent to the bypass.
- A Grade II mock ruin located south of High Street has been largely engulfed by the surrounding South East Water buildings.
- A non-designated building likely involved in the local paper industry was identified in Holborough Mill Snodland Conservation Area. Windows were boarded over and the building appeared to be in a state of disuse and deterioration. The Conservation Area has not been appraised.
- The Tower Clock on Holborough Road is a non-

designated monument to Charles Townsend Hook of the paper industry. Its setting has been almost entirely eroded by adjacent housing and the monument now falls within the front drive of a property.

- The Snodland Conservation Area appraisal was published in May 2001 and requires updating. However, the appraisal lists features which detract from the special character of Conservation Area.

Equally, Tonbridge Conservation Area is at risk, in particular those assets around the central part of the High Street to the north of Tonbridge Castle. This includes sub-character areas A2 and A3 as identified in the Conservation Area Appraisal. The following factors affecting heritage were noted:

- The decline of High Street businesses, a trend observed nationally, has led to several shops standing derelict. This leads to the neglect and deterioration of historic shop fronts, lower footfall in this area of the town, and affects the special character of the Conservation Area. High Street decline was not laid out in the 2009 appraisal which is in need of updating.
- Tonbridge medieval town banks have been visually and physically engulfed by development. This has implications for the wider historic townscape, as the banks play a key role in the historic layout of the town.
- Use of unsympathetic street furniture is often inconsistent with the area's historic character.
- Modern development in the Conservation Area and vicinity can be unsympathetic to the historic townscape and erodes its special character.
- Traditional shop-fronts which characterise the historic High Street have not always been maintained by owners and have sometimes been replaced or altered in ways unsympathetic to historic Tonbridge's character.

PART ONE: THE HERITAGE OF TONBRIDGE AND MALLING

Summary and key areas of interest

Tonbridge and Malling is blessed with a rich and varied historic environment which creates a unique sense of place and a legible connection to the area's recent and ancient history. The Heritage Strategy has identified a number of key themes which characterise the unique historic environment, from the ancient prehistoric landscape to the industrial legacy of the Medway Gap. Although much of the Borough's heritage is included in the NHLE, there is also a significant quantity of non-designated heritage assets which are less well documented and understood, despite being equally important to local place-making. As a result, there is also an incomplete understanding of heritage at risk in the Borough. Going forward, it is important that resources and knowledge are brought together to gain a more complete picture of the Borough's heritage and its unique challenges.

The council's commitment to the production of the Heritage Strategy, alongside the development of the Local Plan and suitable policies to recognise, conserve and enhance heritage assets and protect the character and distinctiveness of the Borough, is an important first step in building a robust and supported vision for the Borough's heritage. Once a strong factual base has been achieved, this can act as a lens to focus local level strategic goals to deliver positive change to heritage assets, appreciate the tangible benefits of the historic environment, whilst allowing positive change and growth within Tonbridge and Malling Borough.





PART TWO: A POSITIVE STRATEGY

PART TWO: A POSITIVE STRATEGY

Heritage as a driver for positive change

The heritage of Tonbridge and Malling is a prime resource in enabling the Council to realise its broader strategic goals and enhance the quality of life within the Borough. Heritage, under the management of a robust plan, can benefit a number of areas, including social cohesion, individual well-being, the natural environment and economic regeneration. This section explores ways in which heritage can benefit the Borough and communities. This is supported by evidence cited in the Heritage Counts (2020) reports by Historic England on behalf of the Historic Environment Forum. These reports set out the various ways in which heritage and the historic environment can benefit other areas of society including social cohesion, economy and the environment.

Heritage as a tool to promote sustainability and the natural environment

Heritage has an important role to play in promoting sustainable development policy, benefiting biodiversity and responding to new pressures brought about by climate change. A recent report from Historic England has found a '*closely interrelated and interwoven*' relationship between the historic and natural environment.⁷ Therefore, a planning policy which places heritage front and centre will be significantly better equipped to tackle the council's other environmental and climate change goals – a key goal being for the council to be carbon neutral by 2030.⁸

Historic buildings and built areas have an important role to play in reducing carbon emissions, a key aim of Tonbridge and Malling's Climate Change Strategy 2020-2030. Materials used for construction make up a large portion of the whole-life carbon footprint of buildings. Therefore, planning policy that focuses on protecting and adapting historic buildings for continued use will reduce the need for new development and the district's overall carbon footprint.⁹ Furthermore, the historic environment

provides significant benefits to biodiversity, providing long established faunal and floral habitats, particularly in historic green spaces which provide mature long-established habitats. Such green spaces are also being recognised for the role they play in the capture and offsetting of carbon emissions.¹⁰

The historic environment as a catalyst for economic recovery

The council has set out its aims for the Borough's economic development in the Corporate Strategy and the Borough Economic Recovery Strategy. A robust and comprehensive heritage vision for the Borough will in turn benefit the local economy, enabling the council to achieve its economic development goals.

Research conducted by Historic England shows that in 2019 the heritage sector had a direct value of £14.7 billion and directly provides 206 000 jobs. This rises to £36.6 billion and 563 509 jobs when including indirect and induced impacts.¹¹ Heritage also plays an important role in national tourism, with history and heritage being strong product drivers for both domestic and international tourism to the UK. Studies have also shown both national and local economic benefits from heritage tourism.

The Borough benefits from a wealth of heritage tourist sites, including historic settlements, country houses, archaeological sites / monuments, which provide employment and generate revenue. A strong vision for the Borough's heritage will help the council and heritage sites to capitalise on rebounding tourism, fulfilling a key aim of the economic recovery strategy.¹²

10 Historic England (White J) 2022, Public Parks and Greenspaces Matter. [https://historicengland.org.uk/whats-new/research/back-issues/public-](https://historicengland.org.uk/whats-new/research/back-issues/public-parks-and-greenspaces-matter/)

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11 Historic England, 2020, Heritage and the Economy

12 TMBC, Economic Recovery Strategy 2021-2023

7 Pg. 15, Historic England, Heritage and the Environment 2020

8 TMBC, Climate Change Strategy 2020-2030

9 Historic England, Heritage and the Environment 2020

PART TWO: A POSITIVE STRATEGY



The historic environment's role in defining local distinctiveness plays a significant role in promoting high street economic vitality, providing a draw to consumers as a key reason to visit local high streets. This in turn attracts new businesses to an area, which have been found to favour business locations in historic places, particularly the creative industries which have been found to benefit from being located amongst heritage assets.¹³ This aligns closely with a key aim of the economic recovery plan, which seeks to make the Borough's town centres provide an 'experience' by making them 'attractive places to visit'.¹⁴

Heritage benefits individuals, community groups and society

The historic environment can be harnessed to benefit communities and social cohesion. A survey of people across National Heritage Lottery Fund investment locations found that 80% agree that local heritage makes their area a better place to live.¹⁵ A further survey found that the age of the built environment affects the way people perceive their surroundings, with a perceived higher quality and value attached to older buildings.¹⁶

The historic environment can benefit communities in a number of ways, which in turn will create positive outcomes for individual members of those communities. It has been found that historic town centres are anchoring points for communal

life, supporting social networks and economic exchanges.¹⁷ Furthermore, it has been found that local heritage improves the sense of attachment people have to their locality.¹⁸ A variety of studies have shown that historic parks and gardens also play a key role in the fabric of society, facilitating social mixing in diverse communities, enabling collective activities which construct a sense of communal belonging, and discouraging anti-social behaviour.¹⁹

Communal heritage projects can engage local people and bring them together, cementing a sense of community and place. Here, heritage could be a conduit for the Borough's aim to embrace effective partnership by engaging '*a wide range of local partners from the private, public, voluntary and community sectors*'.²⁰ Voluntary heritage posts or community archaeological projects have been shown to support skills and social connection between participants, so could be used by the council to engage communities.²¹

¹³ Historic England, 2020, Heritage and the Economy

¹⁴ TMBC, Economic Recovery Strategy 2021-2023

¹⁵ Britain thinks and NLHF 2015. 20 Years in 12 Places: BritainThinks research for Heritage Lottery Fund. www.heritagefund.org.uk/sites/default/files/media/attachments/20_years_in_12_places_main_report_0.pdf [Accessed June 2018]

¹⁶ YouGov, 2018b. Quality of Places Survey Results. historicengland.org.uk/content/docs/research/qualityof-places-pdf/ [Accessed July 2020]

¹⁷ Izenberg, J. M., Mujahid, M. S., & Yen, I. H. (2018). Health in changing neighborhoods: A study of the relationship between gentrification and self-rated health in the state of California. *Health & place*, 52, 188.

¹⁸ Curtis, S., Congdon, P. and Atkinson, S. and Corcoran, R., MaGuire, R. and Peasgood, T. (2019) 'Individual and local area factors associated with self-reported wellbeing, perceived social cohesion and sense of attachment to one's community : analysis of the Understanding Society Survey', Project Report. What Works Centre for Wellbeing.

¹⁹ Pg. 22, Historic England 2020, Heritage and Society

²⁰ TMBC, Corporate Strategy 2020-2030

²¹ CAER Heritage Hidden Hillfort, 2017. Unearthing Utopia (reference to Middlefield Dig).

PART TWO: A POSITIVE STRATEGY

Heritage positively impacts wellbeing and life satisfaction

Engagement with heritage has been found to have a positive impact on wellbeing and improve mental health. Statistics highlight that mental ill health is an increasingly major public health issue in the UK, which the Covid-19 pandemic and related social restrictions exacerbated and further highlighted.²² Heritage has a role to play in addressing these issues and alleviate pressure on local health and social services.

Research shows that spending time in 'Green and Blue' historic urban places, such as canals, rivers and historic parks, is associated with increased happiness levels and overall life satisfaction.²³ It has also been found that people who live close to historic places and heritage assets self-report better physical and mental health.²⁴ Tonbridge and Malling is blessed with a wealth of historic places which provide a strong basis for good quality of life within the Borough. A robust strategy which focuses on the protection and promotion of the historic environment could unlock its full wellbeing potential.

Research has demonstrated the important therapeutic role that heritage has to play in improving mental wellbeing. A study on the social prescribing of arts and heritage shows a high return on public investment in such programs – this describes connecting patients with non-medical resources to treat relevant health issues.²⁵ In turn, this reduces the pressure on other public services

and enhances wellbeing amongst individuals within the community. The therapeutic potential of the Borough's heritage could be harnessed to help the Borough achieve its broader efficiency goals as set out in the Corporate Strategy.

Opportunities for positive change

There are numerous ways heritage can improve life for people living within the Borough, many of which align with the council's existing strategic aims and could help these aims to be realised. Below is a list of key opportunities for heritage that could come about from this strategy.

- Recognition of the role that heritage has to play in positive change for the Borough
- Robust recognition of the Borough's heritage in development management process
- Increased public awareness of the Borough's heritage and the role it plays in improving quality of life
- Heritage as a resource for meeting environmental goals as set out in the council's Climate Change Strategy 2020-2030
- Heritage as a resource for meeting the economic and public service goals as set out in the council's Economic Recovery Strategy 2021-2023 and the Corporate Strategy 2020-2023
- Increased cooperation between private and public bodies and partnership working
- Improved management regimes for heritage assets

²² Pg. 32, ref. to IFS 2020, Historic England 2020, Heritage and Society

²³ Simetrica, 2018. Assessing the wellbeing impacts of waterways usage in England and Wales.

²⁴ Fujiwara, D. 2013. Museums and Happiness: The value of participating in museums and the arts. The Happy Museum Project publication.

²⁵ Health Education England (2016) Social prescribing at a glance. North West England Report.

PART TWO: A POSITIVE STRATEGY

Challenges facing the heritage of Tonbridge and Malling Borough

The heritage of Tonbridge and Malling Borough faces a number of challenges, some of which are unique to the Borough and others which apply more broadly across the country. These challenges are outlined below and accompanied by suggested responses which channel opportunities for positive change.

The suggested responses are an exploration of possible answers to the challenges heritage faces – the responses do not carry the same weight as the Strategic Aims (see pg. 29).



Challenge 1: There are gaps in understanding of the historic environment of Tonbridge and Malling.

The Borough currently lacks a local list of non-designated heritage assets and heritage at risk. There is also no recognised Borough wide heritage group. Consequently, there is not a full picture of the Borough's heritage and its significance, which hampers informed decision making and management regimes for the historic environment.

Response: Commitment to the Heritage Strategy and implementation of the Strategic Aims will provide a springboard to address gaps in understanding. The strategy emphasises the importance of documenting and monitoring heritage across the Borough, whilst recognising the key aspects of the Borough's heritage which are considered distinct.

Challenge 2: Pressure on local authority resources can make it harder to direct resources towards management of the historic environment.

This is evidenced in the majority of the Borough's Conservation Areas not having appraisals and the limited time allowance for the Conservation and Urban Design Officer

Response: The council can consider options to apply for funding from external bodies to fund additional investment in heritage management regimes. Normalising the use and adoption of existing resources, such as the KHER and the Kent Farmsteads Guidance, can also ease pressure of local authority.

PART TWO: A POSITIVE STRATEGY

Challenge 3: Climate change has potential to affect the care and management of the historic environment. The Borough's heritage assets are at risk from events linked to climate change such as flooding, extreme heat and drought. This can damage historic landscapes and the fabric of historic buildings, particularly those adjacent to the Borough's water sources.

Response: Continuing to pursue the adopted Climate Change Strategy 2020-2030 will help address the root causes of climate change. Certain heritage management regimes can aid in climate change goals, such as protection of historic green spaces and reuse of historic buildings. Measures such as flood defence and sensitively improving existing buildings can limit extreme weather damage and prolong desirable use of historic buildings.

Challenge 4: The need for further development, particularly housing, could impact on the historic character of the Borough. Development that is unsympathetic to the surrounding environment can harm the setting of heritage assets, the traditional character of settlements and the broader historic landscape.

Response: Understanding the Borough's heritage is an important first step to ensuring development is sympathetic to local heritage. A key route to this would be preparing or updating appraisals for the Borough's Conservation Areas, to clearly define their special character and ensure development accounts for this. The Council could also undertake a high level heritage impact assessment of allocated sites to assess risk and formulate mitigation to limit harm. Review and adoption of the Historic Environment Policy submitted to the Council will provide the basis for a robust development management response. Also, development can go beyond limiting harm to heritage and actually bring benefits, such as through appropriate use of s106 legal agreements to secure funding for heritage regeneration.



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Challenge 5: Historic farmsteads in Tonbridge and Malling are sensitive to loss of significance as a result of their changing use and forms.

Traditional farm buildings have been superseded by modern facilities, changing the form and character of many of these sites. Others have become attractive targets for residential conversion and have largely or entirely lost their agricultural function. Just under half of the Borough's farmsteads have lost the majority of their historic form. As of 2006, 63% of the Borough's Listed farm buildings had been converted to non-agricultural uses.

Response: The Kent Farmsteads Guidance was published to address the challenges facing Kent's historic farms. Promoting use of the guidance in farm building applications would ensure that decision taking is informed. Further, a local list of historic farmsteads could be compiled from existing data available from the KHER and the National Heritage List for England, to monitor the Borough's farmsteads.

Challenge 6: Reductions in funding for local heritage groups prevent them from investing resources into in heritage projects. Competition between different local groups for funding exacerbates pressure on these groups and hinders their ability to fulfil their purpose – describing, promoting and protecting the historic environment.

Response: The council could consider engaging local interest groups, in line with the council's Corporate Strategy 2021-2023, to enable all stakeholders to coordinate their efforts and be more effective in achieving their common goals. Coordination of local groups would allow funding to be effectively allocated to meet local requirements. Public awareness campaigns of the Borough's heritage could also lead to increased funding, donations, volunteering and other forms of active engagement.

Challenge 7: Harmful agricultural processes can lead to loss of some types of heritage asset.

Ground disturbance associated with agriculture can truncate or entirely remove archaeological remains. It can also lead to loss of historic landscape features such as earthworks, historic boundaries and woodland.

Response: Local Plan Heritage Policy, being prepared in tandem with the Strategy, should include provisions for archaeological assessment to establish the impact of development, in line with National Policy (NPPF). The council could work to establish dialogue channels with landowners to make them aware of heritage risks. National designation could be used to protect significant sites.

Challenge 8: Heritage can be vulnerable to acts of criminal damage, vandalism or other anti-social behaviour. This challenge is not unique to the Borough and affects heritage across the country. The historic environment is more susceptible to criminal damage when assets fall into disuse, suffer neglect, or are not sufficiently monitored by the local authority.

Response: Criminal damage to the historic environment is within the remit of Kent Police. The council can take a number of preventative measures to decrease the risks and respond to cases of vandalism effectively. This could include increasing public awareness of the historic environment, promoting reuse of historic buildings to discourage neglect, and ensuring protection and conservation of historic townscapes to discourage anti-social behaviour. The maintaining of a local list and local heritage at risk register could help to monitor cases of vandalism and respond quickly. Where the Council identifies criminal damage, the advice of Historic England's heritage crime and policing advisor can be sought.

PART TWO: A POSITIVE STRATEGY

Strategic Aims and Recommendations

The Heritage Strategy has identified a number of opportunities and challenges facing heritage assets in Tonbridge and Malling. This has informed the Strategic Aims set out below which have been put forward by the Council and agreed with wider stakeholders. These Strategic Aims are high level and have been designed to provide a flexible framework to address the challenges facing the borough's heritage and promote its unique significance whilst complying with the National Planning Policy Framework (NPPF).

Each Aim is supplemented by a series of secondary Recommendations which provide viable routes to achieving the Aims. Each Recommendation is followed by a Rationale to explain and justify the reason for the Recommendation. Each recommendation sets out a series of suggested next steps on how the recommendations could be achieved. Timeframes are described as short, medium and long term meaning within the first year, 2 – 3 years and 3+ years.

It is important to note that because this Heritage Strategy is the first of its kind for the Borough, the Strategic Aims and Recommendations are a starting point on the pathway towards creating and delivering a positive strategy. Therefore, this first Strategy is intended to be high level, positive and crucially realistic in terms of its deliverability. It is intended that this initial Strategy will be revisited, reviewed, updated and built upon to continue to progress the Strategy by furthering the recommendations and developing supplementary aims and recommendations as necessary for conserving and enjoying heritage assets within the Borough.

See below the list of the three high level Strategic Aims. These encompass various goals, such as: gaining a deeper comprehension of Tonbridge and Malling's unique heritage, taking proactive measures to conserve heritage at risk while preserving its significance, and utilising planning policies to appropriately manage the historic environment and development.

Aim 1 – Further develop an understanding and appreciation of Tonbridge and Malling's heritage.

Aim 2 – Develop positive strategies to enable the conservation and enhancement of the significance of Tonbridge and Malling's at-risk heritage.

Aim 3 – Ensure the historic environment is appropriately addressed in Local Plan policy and that this reflects the NPPF and NPPG.

PART TWO: A POSITIVE STRATEGY

Strategic Aim 1 – Improve understanding and appreciation of Tonbridge and Malling’s heritage

Justification - As set out in the Heritage Strategy and NPPF, understanding heritage assets are key to ensuring they are properly addressed in local plan writing and decision making.

Recommendation 1A - Develop a plan to ensure Conservation Areas Appraisals are created and updated.

Rationale - The Borough contains 60 Conservation Areas, 43 of which do not currently have formal appraisals. Working towards preparing appraisals, or other means of supplementing information on these places, their significance and role of contributing towards local distinctiveness and character of a place will enable greater appreciation of the borough’s unique heritage and allow for more informed development management.

Next Steps:

- Identify priority Conservation Areas which are under greatest development pressure
- Enquire with Historic England as to potential funding for resourcing or training regarding the production of Appraisals
- Identify appropriate resource and timetable for producing short character statements or appraisals for the priority Conservation Areas
- Produce short character statements for priority Conservation Areas
- Decide whether to roll out character statements for remaining Conservation Areas OR convert short character statements for priority Conservation Areas into full Appraisals

Timeframe - **Short Term**

Recommendation 1B - Develop a plan to identify and recognise non-designated heritage assets for possible inclusion on a local list.

Rationale - The majority of heritage assets in Tonbridge and Malling are undesignated and a local list has yet to be established, but non-designated heritage assets contribute to the uniqueness of the borough’s heritage and can be a material consideration during planning. Proposals to identify and recognise these assets will help to further characterise the borough’s unique heritage and inform planning policy and decision making.

Next Steps:

- Define criteria for locally listed heritage assets through review of Heritage Strategy themes, discussion with Historic England and review of similar criteria for neighbouring Boroughs and Districts
- Identify appropriate resource and timetable for creation of local list
- Begin drafting local list by using existing sources of information such as Conservation Area Appraisals, Kent Gardens Compendium and other lists held by local civic or historic groups
- Add as a locally listed heritage assets GIS layer to Tonbridge and Malling BC’s GIS database which can be reviewed when making planning decisions and updated as needed following planning decisions

Timeframe - **Medium Term**

PART TWO: A POSITIVE STRATEGY

Strategic Aim 2 – Develop positive strategies to enable the conservation and enhancement of the significance of Tonbridge and Malling’s at-risk heritage

Justification - Heritage assets contribute positively to the character and distinctiveness of places where people live, work and play. The NPPF sets out the need for a positive strategy for the conservation of heritage assets most at risk through neglect, decay or other threats.

Recommendation 2A: Address Heritage at Risk which is identified on Historic England’s national register.

Rationale - Priority should be given to tackle those assets of highest significance which have been identified by Historic England as being at risk. The latest Heritage at Risk Register contains information on those assets identified within Tonbridge and Malling.

Next Steps:

- Use the latest Heritage at Risk Register including the regional register report and the Heritage at Risk map to identify heritage assets at risk and specifically their register entries, to understand more about the type of asset, condition, ownership type, vulnerability and trend in condition (i.e. improving, stable or declining)
- Ensure these assets are added as a ‘National Heritage at Risk’ GIS layer on Tonbridge and Malling BC’s GIS database to inform local planning and decision making
- Enquire with Historic England and Natural England whether there are any suitable funding available to tackle these assets such as Countryside Stewardship
- Review Council grant funding for ways that can enhance culture and heritage, specifically the nationally identified heritage assets at risk.
- Develop informal partnerships with Historic England, Natural England and other Council departments to identify ways of improving condition and reducing vulnerability
- The Borough Council has also been allocated £445k of capital funding through the Rural England Prosperity Fund and submitted an addendum to the UKSPF Investment Plan to DEFRA in November 2022. With this funding, the Borough Council is looking to work with Sevenoaks District Council and Tunbridge Wells Borough Council to run a grants programme to support rural businesses and communities. One of the interventions in this programme specifically looks at enhancing heritage.

Timeframe - **Short to Medium Term**

Recommendation 2B: Address locally identified heritage assets which are at risk.

Rationale - Following the prioritisation of heritage assets which are on the national register, locally identified heritage assets should be identified and addressed. This could include designated heritage assets outside of the national list’s remit (i.e. grade II listed buildings which are not places of worship) and non-designated heritage assets.

Next Steps:

- Identify local heritage assets at risk using existing information such as conservation area appraisals, Kent Garden Compendium list, neighbourhood plans, local knowledge, assets which have been identified in the local plan making process, and assets which have been identified during the development management process
- Use the key themes within the Heritage Strategy to raise awareness of areas that could be susceptible to risk
- Ensure these assets are added as a ‘Local Heritage Assets at Risk’ GIS layer on Tonbridge and Malling BC’s GIS database to inform local planning and decision making
- Review Council grant funding for ways that can enhance culture and heritage, specifically the nationally identified heritage assets at risk. Funding sources could include DEFRA’s Rural England Prosperity Fund and the UK Shared Prosperity Fund to find ways of conserving and enhancing heritage assets. The latter targets shop fronts and could be relevant to retail areas within Conservation Areas which are potentially at risk.
- Heritage investigations shall continue to receive priority and shall be carried out in accordance with the timescales set out in the Council’s enforcement protocol.

Timeframe - **Medium to Long Term**

PART TWO: A POSITIVE STRATEGY

Strategic Aim 3 – Ensure the historic environment is appropriately addressed in Local Plan policy and that this reflects the NPPF and NPPG

Justification - The planning system contributes to the achievement of sustainable development. The NPPF sets out planning policies which must be applied to achieve sustainable development whilst ensuring the historic environment is conserved and enhanced.

Recommendation 3A - Ensure Local Plan policy regarding the Historic Environment is reflective of NPPF to enable sustainable development whilst ensuring the conservation and enhancement of heritage assets.

Rationale - The council should develop new policy within the new Local Plan which considers the Historic Environment to ensure that local planning and development management is based on an up to date and informed understanding of the borough's heritage and is compliant with NPPF.

Next Steps:

- Draft NPPF compliant policy which sets out Tonbridge and Malling BC's approach to the Historic Environment in the Local Plan
- Draft a justification which explains the rationale and detail within the policy
- Provisions for archaeological remains should be incorporated into the Local Plan, including requirement for archaeological assessments of impact where appropriate and mitigation strategies
- Review other sections of the Local Plan for a holistic way of incorporating the historic environment into wider topics such as place-making, landscape, design, sustainability, natural environment, character and distinctiveness

Timeframe - **Short Term**

Recommendation 3B - Ensure the historic environment is appropriately addressed in Local Plan site allocations.

Rationale - The site selection process should take account of heritage assets prior to their allocation through identifying, at a high level, risks of harming heritage assets and ways that heritage assets can be conserved and enhanced whilst enabling sustainable development.

Next Steps:

- Identify strategic site allocations
- Undertake heritage appraisals to inform capacity and spatial arrangement of strategic site allocations. These heritage appraisals should identify potential harm to heritage assets, ways that sustainable development could be achieved which minimises the risk of harm and opportunities to conserve and enhance heritage assets
- Consider the need for high level appraisals of smaller potential site allocations where there may be a significant risk of harming heritage assets

Timeframe - **Short to Medium Term**

PART TWO: A POSITIVE STRATEGY

Final Summary

The Tonbridge and Malling Heritage Strategy has sought to provide a Vision for the borough's historic environment, to serve as an evidence base within the local planning framework. The Vision has been to develop a positive approach to heritage management which delivers tangible social, economic and environmental benefits.

Part One of the Heritage Strategy has provided a picture of the Borough's historic environment. To achieve this, six heritage Themes have been identified which characterise the Borough's unique heritage and contribute to its sense of place. Areas of the historic environment which are less well understood have been identified and a list of resources put forward to begin to address this gap in understanding. Heritage at risk of loss has also been discussed, with a plan to address this put forward in the Strategic Aims.

Part Two of the Heritage Strategy sets out the benefits that positive management of the historic environment can bring to society, and highlights areas of alignment with the Council's other strategic goals. The historic environment faces particular challenges in Tonbridge and Malling Borough, which are set out along with possible responses.

The Strategic Aims and Recommendations serve as guidance for management of the historic environment going forward and provide a starting point for realising the strategy's Vision. These initiatives aim to improve understanding and appreciation of the Borough's heritage, develop positive strategies for conserving and enhancing the historic environment, and ensure the historic environment is appropriately addressed in Local Plan policy in compliance with national guidance.

ENDNOTES

MHCLG, 2021, National Planning Policy Framework
Planning (Listed Buildings and Conservation Areas)
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Historic England, Heritage and the Environment
2020

TMBC, Climate Change Strategy 2020-2030

Historic England (White J) 2022, Public Parks and
Greenspaces Matter. [https://historicengland.org.uk/
whats-new/research/back-issues/public-parks-and-
green-spaces-matter/](https://historicengland.org.uk/whats-new/research/back-issues/public-parks-and-green-spaces-matter/) [accessed 16/12/2022]

The image shows the exterior of the Friars Aylesford Priory. The central feature is a large, octagonal stone structure with a red-tiled roof and a central arched entrance. Above the arch is a small cross. To the left is a tall, cylindrical bell tower with a green roof. The foreground shows a paved area with wooden benches and a green horizontal bar. The sky is blue with white clouds.

APPENDICES

APPENDIX 1: POLICY CONTEXT

National policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policy. One of the key aims of NPPF is to promote development that is sustainable and makes a positive contribution in people's lives. In practice, the aspects of sustainable development include economic, social, and environmental.

As part of its aim to promote sustainability, the NPPF sets out the important role that the historic environment plays in planning policy. Section 16 of the policy document sets out the Government's approach to conserving and enhancing the historic environment. In particular, it specifies that the following should be considered:

- 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.'

The NPPF states the importance of having a strong evidence base to inform local plan policies and decision making in relation to the historic environment. This heritage strategy forms a part of that evidence base, describing the district's heritage, identifying key themes and formulating strategic approaches going forward.

Planning Practice Guidance

Planning Practice Guidance (PPG) sets out the importance of having a positive strategy in local plans for the conservation and enjoyment of the historic environment. This should be done through preservation but also enhancement of heritage assets. PPG states:

'In line with the National Planning Policy Framework (paragraph 185), plans should set out a positive strategy for the conservation and enjoyment

of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.'

PPG lays out the role that policy including non-heritage policy has in the implementation of an area's heritage strategy:

'The delivery of the strategy may require the development of specific policies, for example, in relation to use of buildings and design of new development and infrastructure. Plan-making bodies will need to consider the relationship and impact of other policies on the delivery of the strategy for conservation.'

Local policy

The NPPF requires that local authorities produce their own Local Plans for managing development in their jurisdiction. The Local Plan must deliver the policy goals of the NPPF (see above) to the local area, including those goals concerned with conserving and enhancing the historic environment.

The heritage strategy aims to present the uniqueness and significance of Tonbridge and Malling's heritage and use this to formulate a positive strategy going forward. This document is intended to support the Council in achieving its goals for heritage within the Local Plan and assist with the development of policies to conserve and enhance the significance of heritage assets. It is also intended to ensure that the Council's policies for heritage are evidence based and consistent with NPPF.

APPENDIX 1: POLICY CONTEXT

Existing heritage policy of Tonbridge and Malling LDF is outlined below:

- Tonbridge and Malling Borough Council, Local Development Framework: Core Strategy (25 September 2007) – Policy CP24, Achieving a High Quality Environment.
- Tonbridge and Malling Borough Council, Local Development Framework: Compendium of Saved Policies (April 2010) – Policy PA4/12 Residential Extensions; Policy PA4/13 Shopfront Design.
- Managing Development and the Environment, Development Plan Document (April 2010) – Policy SQ1 Landscape and townscape protection and enhancement; Policy SQ2 Locally Listed Buildings; Policy SQ3 Historic Parks and Gardens.

As the new local plan is adopted by the council, the above policies will be replaced by a new Historic Environment policy that is NPPF compliant and directly informed by the Heritage Strategy.

Neighbourhood plans

Neighbourhood Plans provide local communities with an opportunity to shape planning policy within their areas and have a say on the types of development being delivered. In essence, Neighbourhood Plans are intended to make planning policy and development better reflect the values and concerns of the local people directly impacted by policy, whilst still being in conformity with higher tier plans. It is hoped that this document can help to empower local communities to formulate local plans which can respond to particular local heritage concerns and broader social needs.

Sources of Information

The following sources of data have contributed to the assessment of Tonbridge and Malling's heritage assets:

- National Heritage List for England (NHLE), Historic England, accessed June 2022
- Kent Historic Environment Record (HER), Kent County Council, accessed June 2022
- The Kent Gardens Compendium, Kent Gardens trust and Kent County Council, 1996 and Supplementary Reports 2009/2010
- Kent Farmsteads Guidance, English Heritage, Kent County Council and Kent Downs AONB, 2014
- Valley of Visions Landscape Partnership Scheme, Kent Downs AONB, 2007-2013
- Landscape & Visual Appraisal Report for Tonbridge and Malling Borough Council, March 2019
- Websites for local history societies and civic groups, trusts and heritage organisations
- Conservation Area Appraisals (16), Tonbridge and Malling Borough Council

This has been supplemented by consultation with key officers at TMBC and a site visit carried out in July 2022.

The following strategic documents have also been consulted to inform and deliver the heritage strategy:

- TMBC Climate Change Strategy 2020-2030
- TMBC Corporate Strategy 2020-2023
- TMBC Borough Economic Recovery Strategy 2021-2023

The following legislation, policy and guidance has also been consulted:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979
- National Planning Policy Framework – MHCLG
- National Planning Practice Guidance – MHCLG
- The Historic Environment in Local Plans, Historic Environment Good practice Advice in Planning: 1 – Historic England

APPENDIX 2: DESIGNATED HERITAGE ASSETS

Heritage Asset type	Quantity in Tonbridge and Malling Borough (as of 2022)
Grade I Listed Buildings	38
Grade II* Listed Buildings	76
Grade II Listed Buildings	1204
Conservation Areas	60
Registered Parks and Gardens	5
Scheduled Monuments	25
Heritage at Risk Register	4

Conservation Areas

Conservation Areas are designated and maintained by the local authority to cover areas of special historic or architectural interest. The designation provides recognition in the planning process of the special character of an area and ensures that preservation or enhancement of this character is a priority in decision making. Sixteen of the Borough's Conservation Areas have published appraisals that detail the aspects of their character which make them significant, many of which were published over 15 years ago. The remaining 44 do not have published appraisals, although some of these have had informal write-ups prepared by local groups – these do not have the same status as an official published appraisal.

The Conservation Areas are spread relatively evenly across the Borough. There is an absence of Conservation Areas in the centre of the Borough in the area of Mereworth Woods, due largely to the absence of developed land and the presence of an operational military training facility. There is also an absence of Conservation Areas in the far north of the Borough above the River Medway. This rural region has been subjected to extensive extraction and comprises small, recently established settlements closely linked to this industry.

Of the 60 Conservation Areas, 46 can be characterised as small rural settlement and include villages, hamlets and farmsteads, accounting for approx. 75% of the Borough's Conservation Areas. Eleven contain manor houses and estates which can be ancillary to a broader settlement included in the designation, such as at Wateringbury Place (Grade II*) in Wateringbury Conservation Area.

Manors can also be standalone Conservation Areas in themselves, such as the National Trust owned Ightham Moat. Mereworth Castle and Oxenhoath and Hamptons are also designated as Grade II* Registered Parks and Gardens (NHL 1000938; NHL 1001355)

Only eight Conservation Areas in Tonbridge and Malling are in larger urban areas, likely reflecting the Borough's predominantly rural character. Five of these are historic settlement cores and include West Malling, Snodland, Tonbridge and Quarry Hill Tonbridge. The other five urban sited CAs cover a range of areas including: undeveloped greenfield land on the edge of settlement (Holborough Mill, Snodland), a 20th Century residential development (Hollywood, Aylesford) an historic farm (Cobdown Farm, Ditton) and suburban manors and gardens/parks (Clare Park and Blacklands).

Listed Buildings

There are 1318 statutory Listed Buildings (LBs) in Tonbridge and Malling Borough. The vast majority of these – 1204 (over 90%) – are Grade II listed, the lowest grade of listing. Just 76 (approx. 5%) are Grade II* listed and 38 (approx. 3%) are the highest grade of listing at Grade I.

Most of the Borough's LBs fall within Conservation Areas, with 861 (approx. 65%) located within a Conservation Area. Broken down by grade, this includes 771 (approx. 64%) of Grade II LBs in a Conservation Area, 56 (approx. 74%) of Grade II* LBs in a Conservation Area, and 34 (approx. 89%) of Grade I LBs in a Conservation Area. The Conservation Areas with the greatest number of LBs are West Malling (167) and Tonbridge (88).

APPENDIX 2: DESIGNATED HERITAGE ASSETS

The geographic spread of LBs across the Borough is largely even. This is due to the rural character of the Borough which includes numerous hamlets and villages. As such, LBs are not solely confined to the densest urban areas. Several of these hamlets and villages have been designated as Conservation Areas and it is in these that the densest clusters of LBs are found. There is an absence of LBs in the area of Mereworth Woods near the centre of the Borough, reflecting it being a wooded area partially in use by the MOD. There is also a low density of LBs in the area to the north of Tonbridge, the area east of East Malling, and to the north-east of the Medway.

Of the 38 Grade I LBs in TMBC, 13 are churches, 12 are country houses/manors, five are part of an Anglican convent (St Mary's Abbey in West Malling) and two are part of a medieval friary (The Friars Aylesford Priory in Aylesford). Three of the Grade I LBs are medieval ruins – St Leonard's Tower, Old Soar and Tonbridge Castle. The other Grade I LBs include: Dukes Place – a medieval Hospitaller house and later labourers cottages; The Ancient House, and 65 and 67 High Street – a medieval monastic building, later inn / jail, now shops; and Aylesford bridge – a medieval bridge. Some GI LBs in the Borough form key groups with each other. For example, five separate listings cover the buildings of St Mary's Abbey in West Malling, three listings cover the main building and two pavilions of Mereworth Castle, and two listings cover the buildings of The Friars Aylesford Priory.

Of the 38 Grade I LBs in the Borough, all but 4 fall within Conservation Areas. West Malling Conservation Area, covering the town's historic urban core, has the greatest number of Grade I LBs with seven, all of which are medieval era structures. Mereworth CA, covering the house and gardens of Mereworth Castle, has three Grade I LBs all relating to the manor house. The same three Grade I LBs of Mereworth Castle also fall within the Grade II* Registered Park and Garden of Mereworth Castle. However, none of the Borough's other Grade I LBs fall within a Registered Park.

Of the 76 Grade II* LBs in the Borough, the vast majority are late medieval to post-medieval dwellings, particularly hall houses, farmsteads,

townhouses and large country houses (manors). Most of these were constructed in the 14th to 18th centuries and have undergone subsequent moderations. There are 12 Grade II* listed churches, 11 of which have medieval origins and one which was built in the 17th century (Plaxtol Church in Plaxtol - NHL1072684).

Of the 76 Grade II* LBs in TMBC, 56 (approx. 74%) fall within Conservation Areas. West Malling Conservation Area, covering West Malling's historic urban core, has the greatest number of Grade II* LBs with 11, including the Parish Church of St Mary the Virgin (NHL1292816), six late medieval to early post-medieval buildings, three 18th century buildings and a 20th century abbey convent church. Aylesford Conservation Area has five Grade II* LBs, including four 16th century buildings and a 20th century Catholic shrine. Only two Grade II* LBs fall within one of the Borough's Registered Parks and Gardens both of which are manor houses within their associated park/garden. This includes Ightham Court (NHL1071968) in Ightham Court Registered Park (NHL1000405) and Oxon Hoath (NHL1363044) in Oxen Hoath Registered Park (NHL1001355).

Of the 1204 Grade II LBs, the majority are post-medieval buildings. The greatest concentrations of Grade II LBs are in the historic centres of West Malling and Tonbridge, however, there is a considerable representation of Grade II LBs in most other parts of the Borough, including the more rural villages and hamlets. There are 771 Grade II LBs which fall within Conservation Areas (approx. 64%). Only 12 Grade II LBs fall within one of the Borough's five Registered Parks, with 8 in Grade II* Oxen Hoath and four in Grade II* Mereworth Castle. These buildings/structures relate to the broader manor grounds which form the designated Parks.

Registered Parks and Gardens

There are five Registered Parks and Gardens in Tonbridge and Malling Borough, including three Grade II Parks and two Grade II* Parks. Grade II Parks include Somerhill, Mabledon and Ightham Court. The Grade II* Parks are Mereworth Castle and Oxen Hoath. These assets are spread across the centre and southern half of the Borough, with none in the northern half in the area of the Medway Gap.

APPENDIX 2: DESIGNATED HERITAGE ASSETS

Mereworth Castle (Grade II*, NHL 1000938) is located in the east of the Borough near the village of Mereworth and designates the area of the formal gardens and park of the 18th century manor house (Grade I, NHL 1070675). Oxen Hoath (Grade II*, NHL 1001355) is located approx. 2.5km west of Mereworth Castle, just south of Mereworth Woods, and designates the area of the formal gardens and park of the historic manor house (Grade II*, NHL 1363044).

Ightham Court (Grade II, NHL 1000405) is located in the west of the Borough near the village of Ightham and designates the area of the formal gardens and surrounding woodland of the 16th century manor house (Grade II*, NHL 1071968).

Somerhill (Grade II, NHL 1000381) is located on the southern edge of the Borough immediately east of Tonbridge. Most of the designated area falls outside of the Borough in neighbouring Tunbridge Wells. The designation covers the formal gardens and parkland of Somerhill House, which itself is located outside the Borough.

Mabledon (Grade II, NHL 1001296) is located on the southern edge of the Borough immediately south of Tonbridge. Half of the designated area falls outside of the Borough in neighbouring Tunbridge Wells. The designation covers the formal gardens and parkland of the Mabledon country house, which is located outside the Borough.

Scheduled Monuments

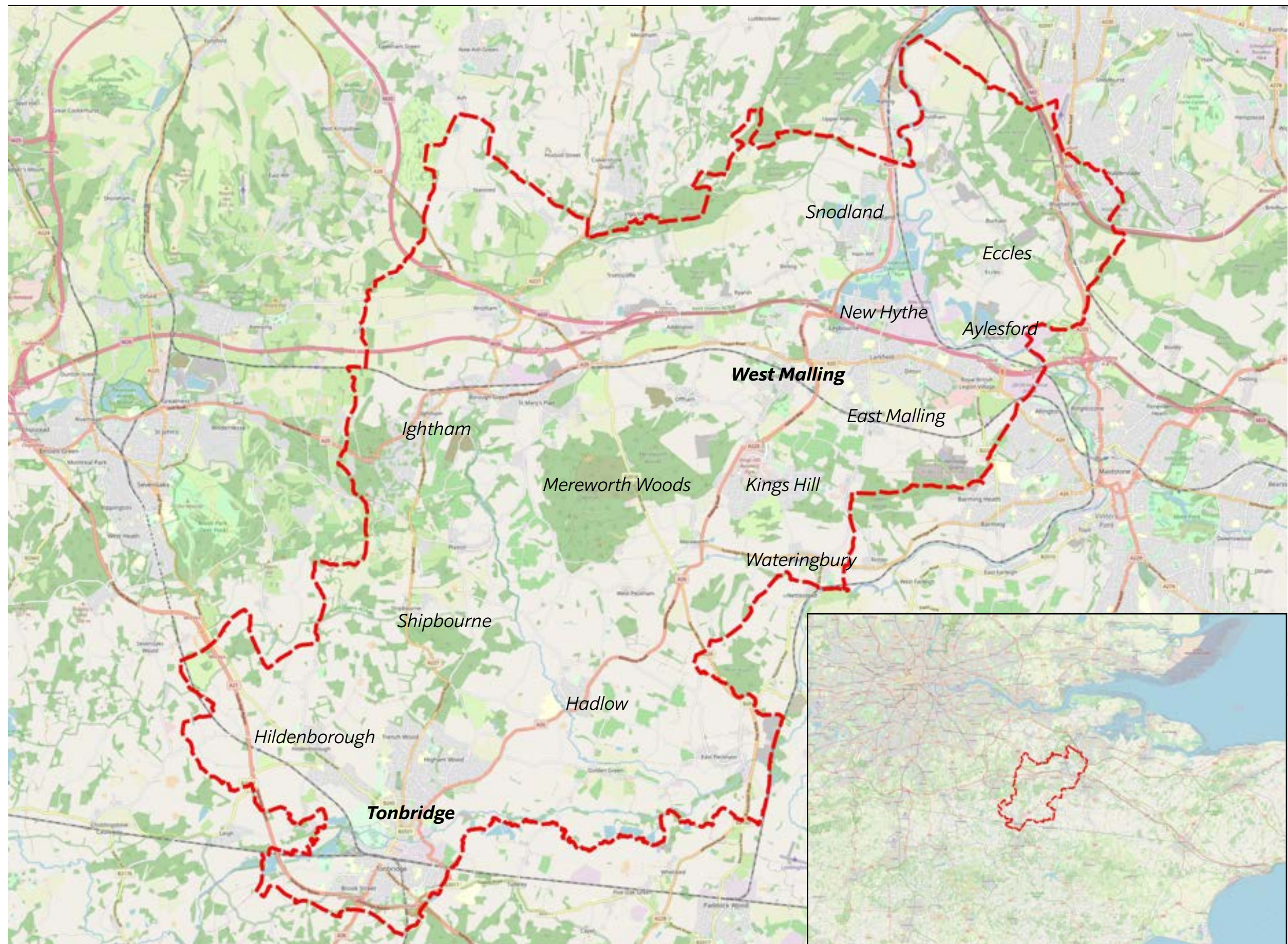
There are 25 Scheduled Monuments in Tonbridge and Malling Borough. The majority of these are spread across the centre and north of the Borough, with significantly fewer located in the south of the Borough. Nine are sites of prehistoric date and include: a hillfort and Palaeolithic rock shelters at Oldbury Hill (1007458), the White Horse Stone

(1005181), part of an Iron Age enclosure [and a minor Roman villa] (1003555) as well as five long barrow burial chambers and a bowl barrow.

Three Scheduled Monuments are located in Tonbridge town centre and all relate to the town's medieval origins – they include Tonbridge Castle (NHL 1013359), the defensive town banks (NHL 1003599) and a medieval hall at 186 High Street (NHL 1003603). Other large scale fortified medieval structures include Ightham Mote (NHL 1013120), Leybourne Castle (NHL 1007461) Old Soar Manor (NHL 1014532) and St Leonard's Tower at the south edge of West Malling (NHL 1013382). Religious medieval Scheduled Monuments include St Mary's Abbey, a Benedictine abbey covering an extensive area of West Malling near the town centre (NHL 1008030), the Preceptory at Dukes Place (NHL 1007460) and the chapel of St Blaise (NHL 1005488). Aylesford Bridge (NHL 1005182) is a medieval bridge crossing the Medway River and connecting both parts of Aylesford. Other medieval Scheduled Monuments include an Anglo-Saxon cemetery west of Eccles (NHL 1011770) and a surviving quintain in Offham (NHL 1005188). Three Roman villas have been scheduled in the north of the Borough in the Medway Gap, with one at East Malling (NHL 1003555), one at Snodland (NHL 1007466) and one at Eccles (NHL 1011770). Roughway Bridge is a Scheduled Monument of 16th century date which passes over the River Bourne. A group structures designated under one Scheduled Monument are SWW military airfield remains located at former RAF West Malling and include a Bofors anti-aircraft gun tower, a Pickett-Hamilton fort and a pillbox (NHL 1020308).

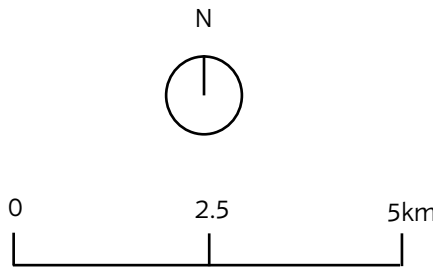


FIGURES

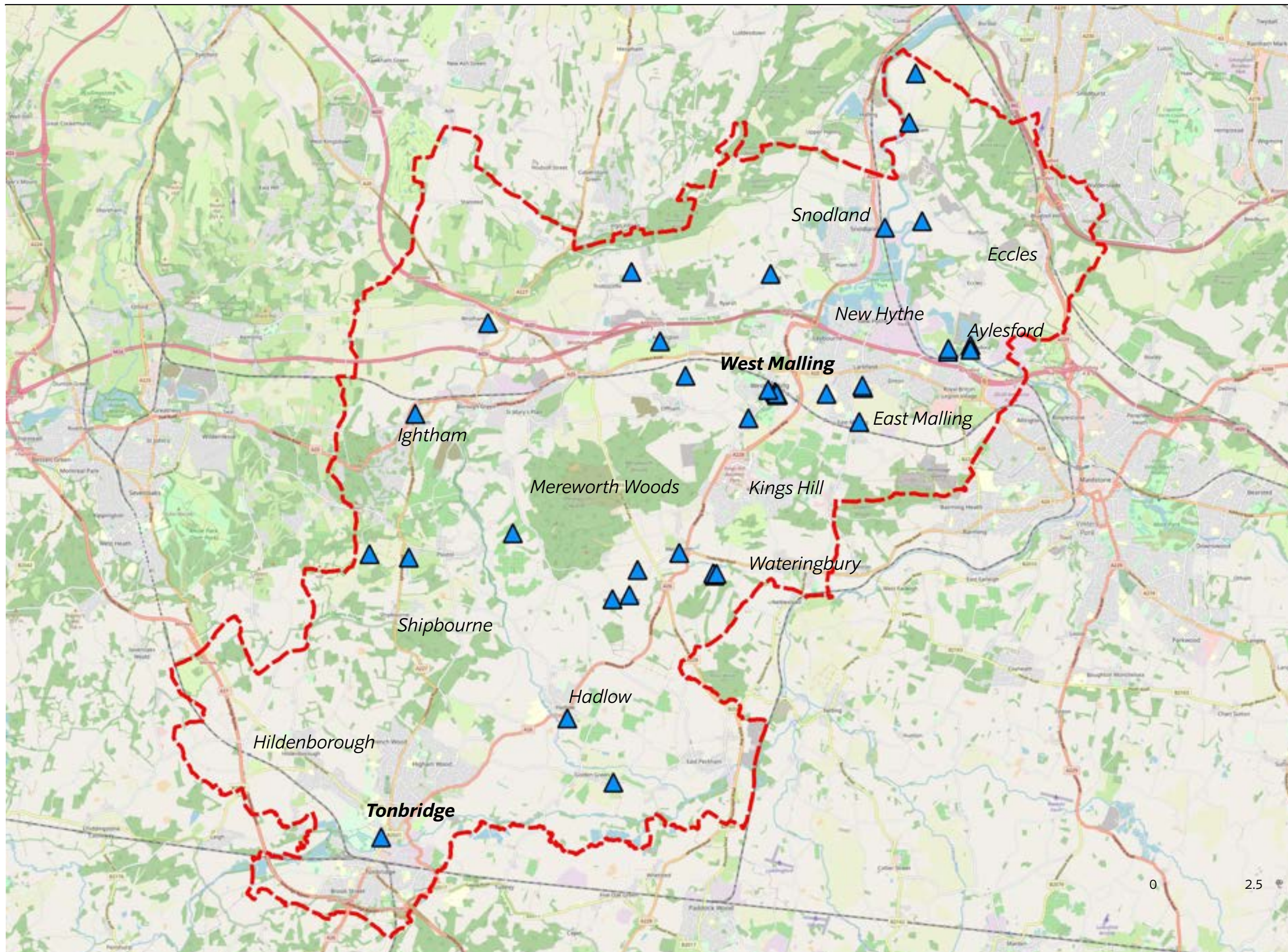


Tonbridge and Malling

Map showing Tonbridge and Malling district boundary (red line) and the location of key settlements.



Map data from OpenStreetMap 2022 - available under Open Database Licence [openstreetmap.org/copyright]



Grade I Listed Buildings

Map showing the locations of the 38 Grade I Listed Buildings in Tonbridge and Malling Borough.

Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of 2022.

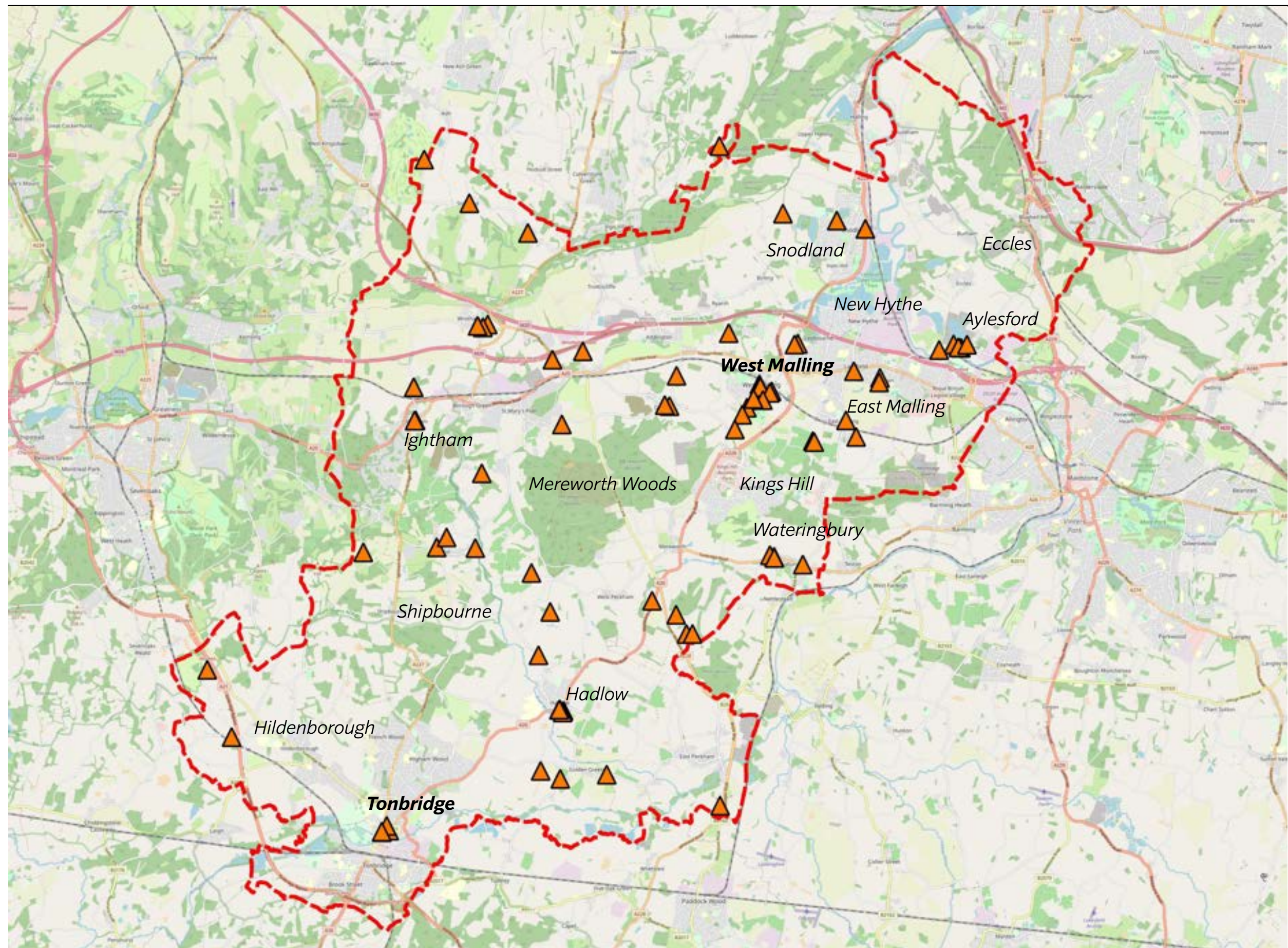
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HERITAGE STRATEGY
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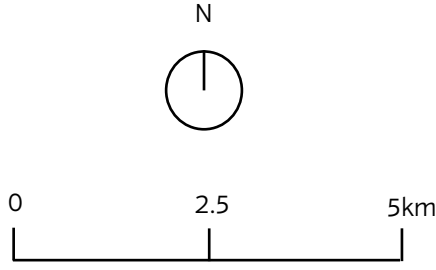
FIGURE 2
GRADE I
LISTED BUILDINGS



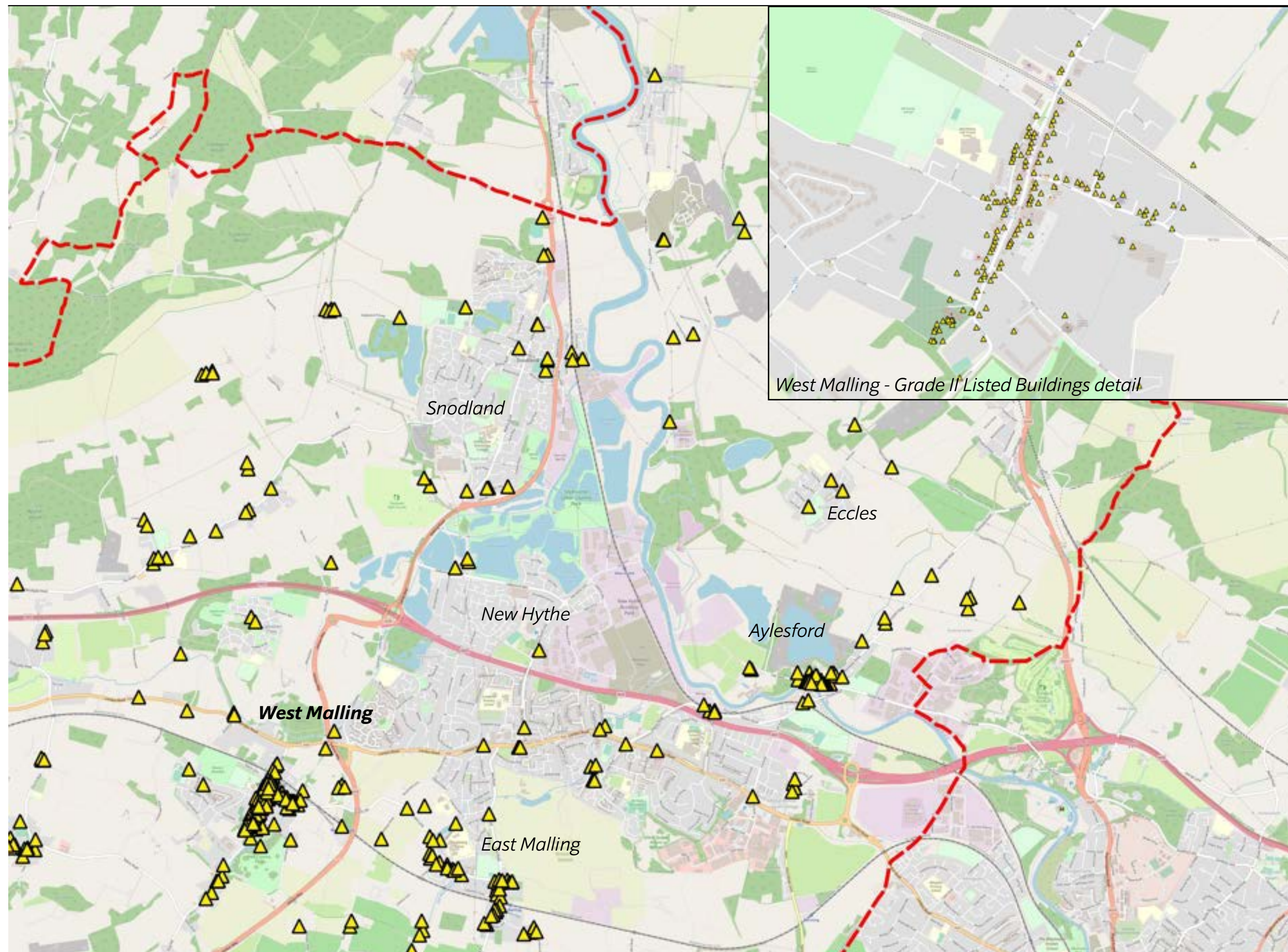
Grade II* Listed Buildings

Map showing the locations of the 76 Grade II* Listed Buildings in Tonbridge and Malling Borough.

Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of 2022.



Map data from OpenStreetMap 2022 - available under Open Database Licence [openstreetmap.org/copyright]



Grade II Listed Buildings

Map showing the locations of Grade II Listed Buildings in Tonbridge and Malling Borough - north-east.

Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of 2022.

West Malling - Grade II Listed Buildings detail

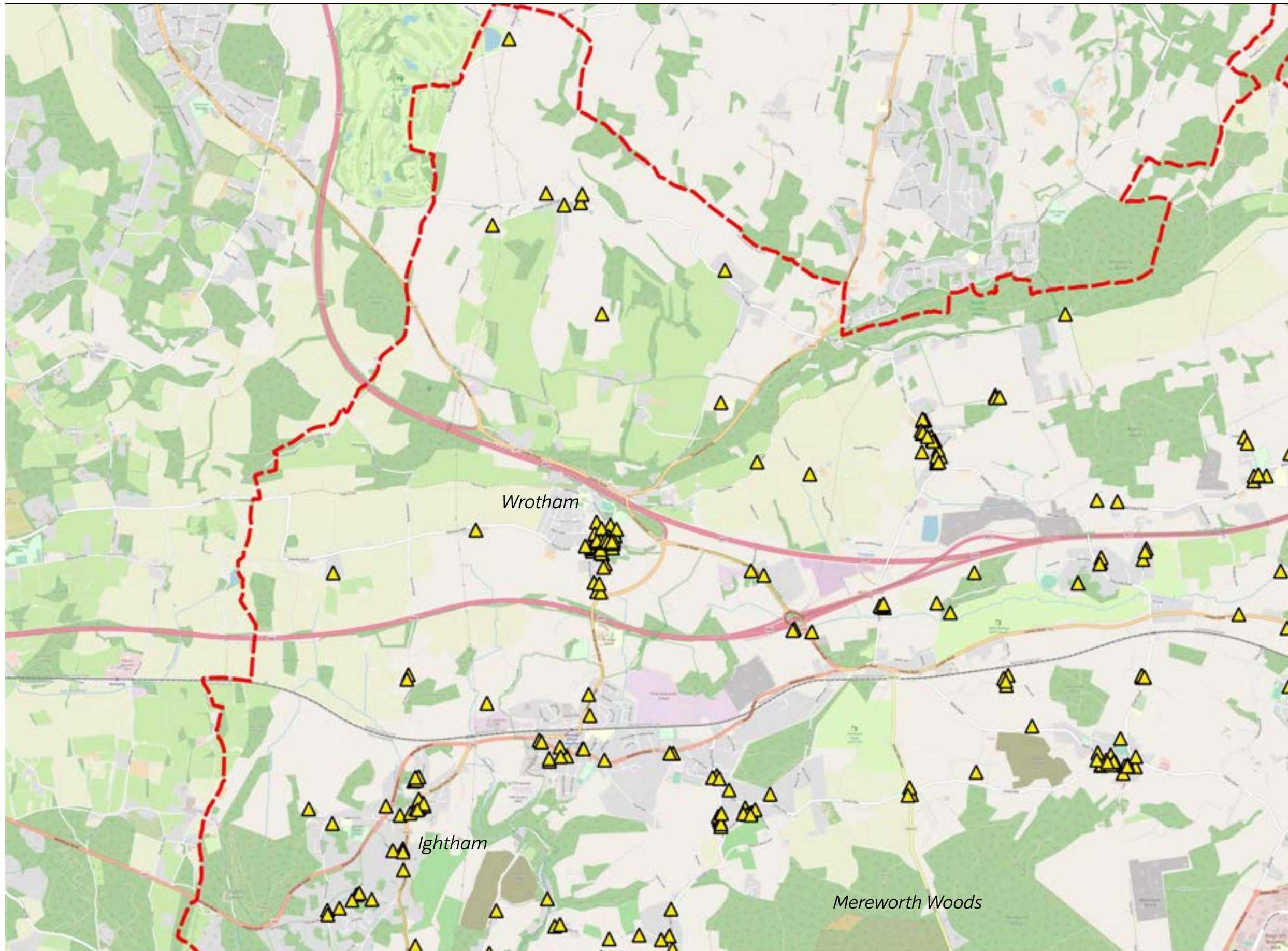
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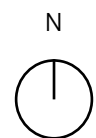
FIGURE 4
GRADE II
LISTED BUILDINGS



Grade II Listed Buildings

Map showing the locations of Grade II Listed Buildings in Tonbridge and Malling Borough - north-west.

Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of 2022.



0 1 2km

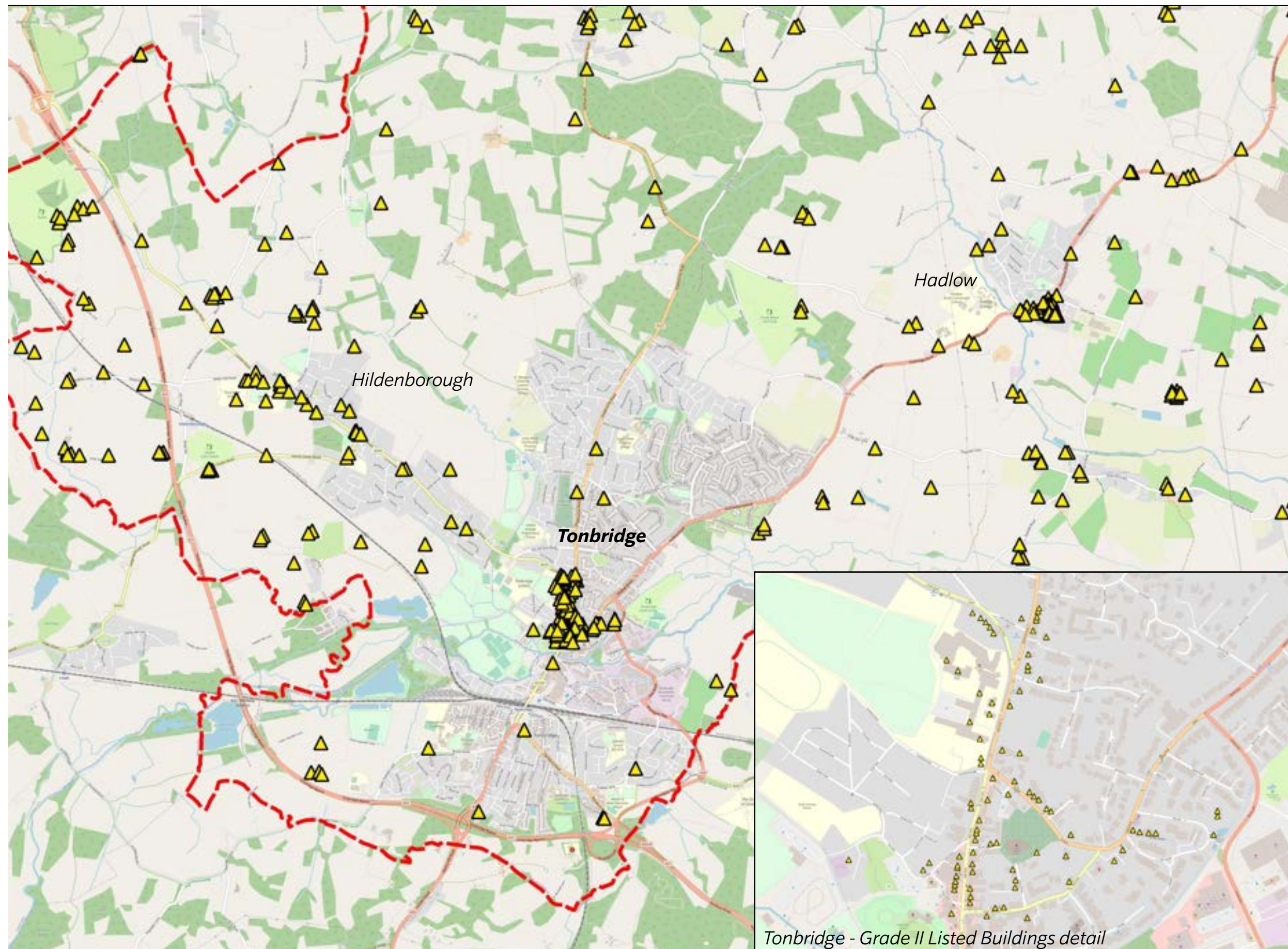
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FIGURE 5
GRADE II
LISTED BUILDINGS



Grade II Listed Buildings

Map showing the locations of Grade II Listed Buildings in Tonbridge and Malling Borough - south-west.

Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of 2022.

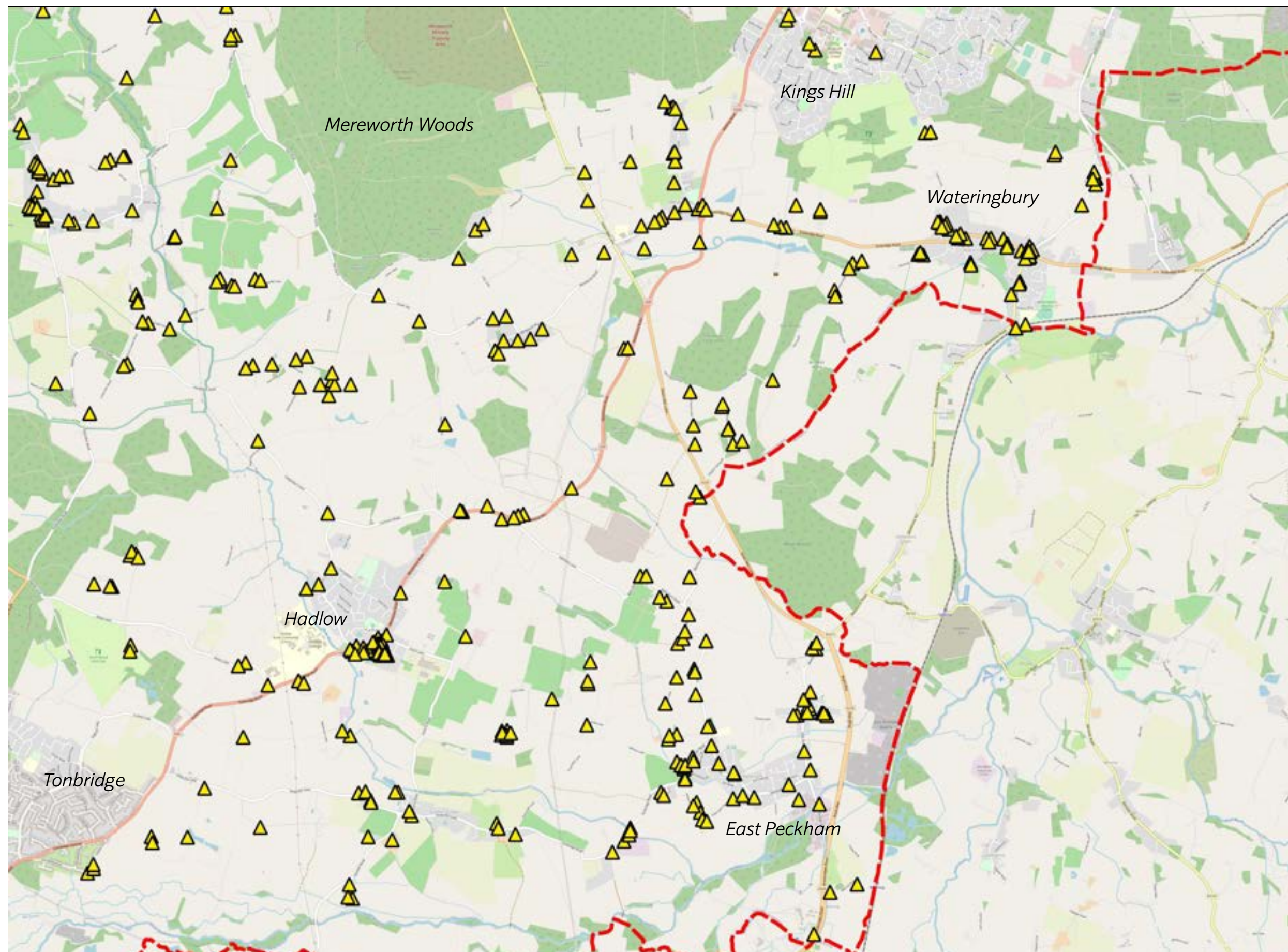
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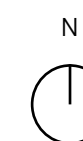
FIGURE 6
GRADE II
LISTED BUILDINGS



Grade II Listed Buildings

Map showing the locations of Grade II Listed Buildings in Tonbridge and Malling Borough - south-east.

Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of 2022.



0 1 2km

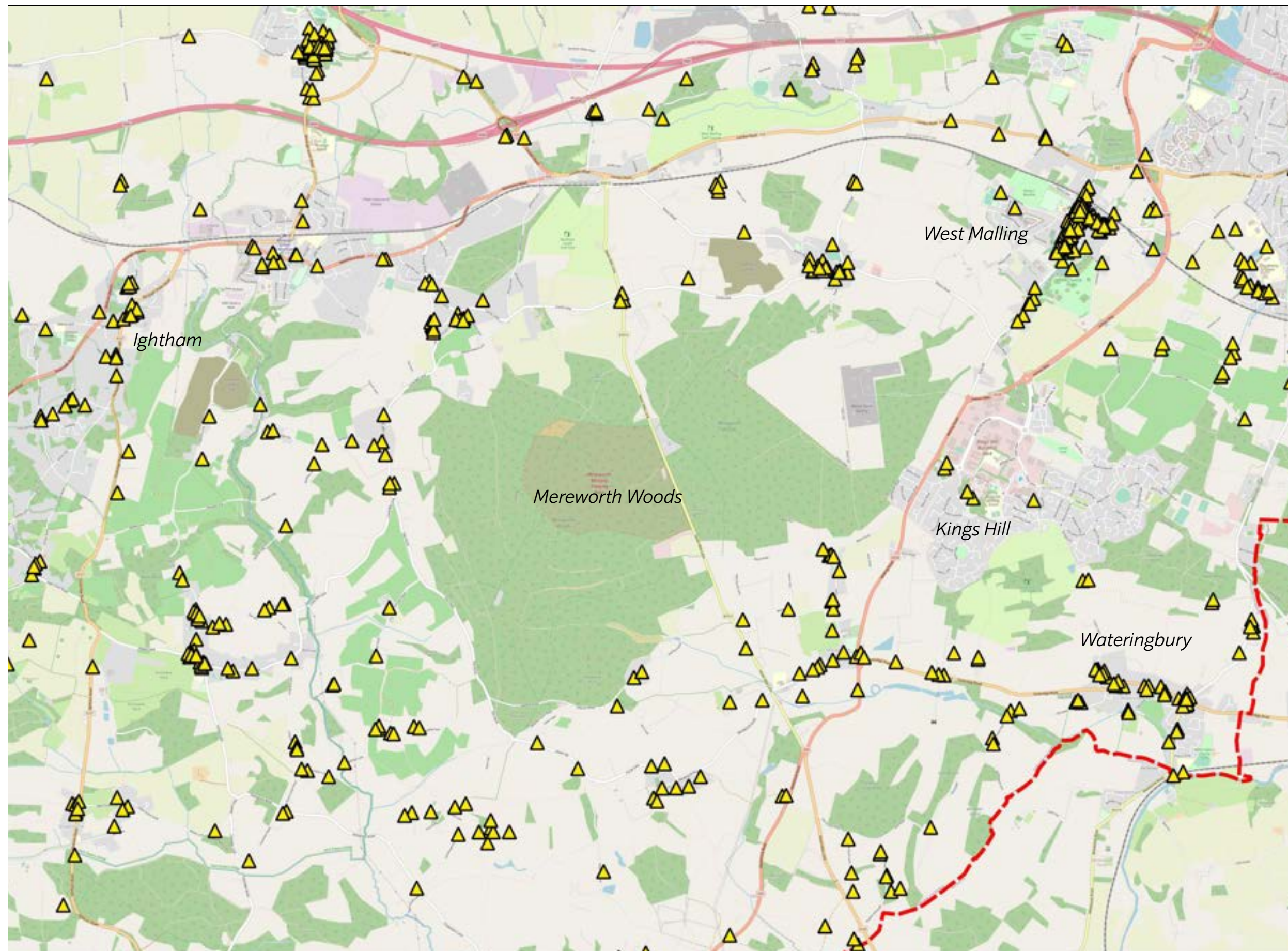
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FIGURE 7
GRADE II
LISTED BUILDINGS



Grade II Listed Buildings

Map showing the locations of Grade II Listed Buildings in Tonbridge and Malling Borough - centre.

Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of 2022.

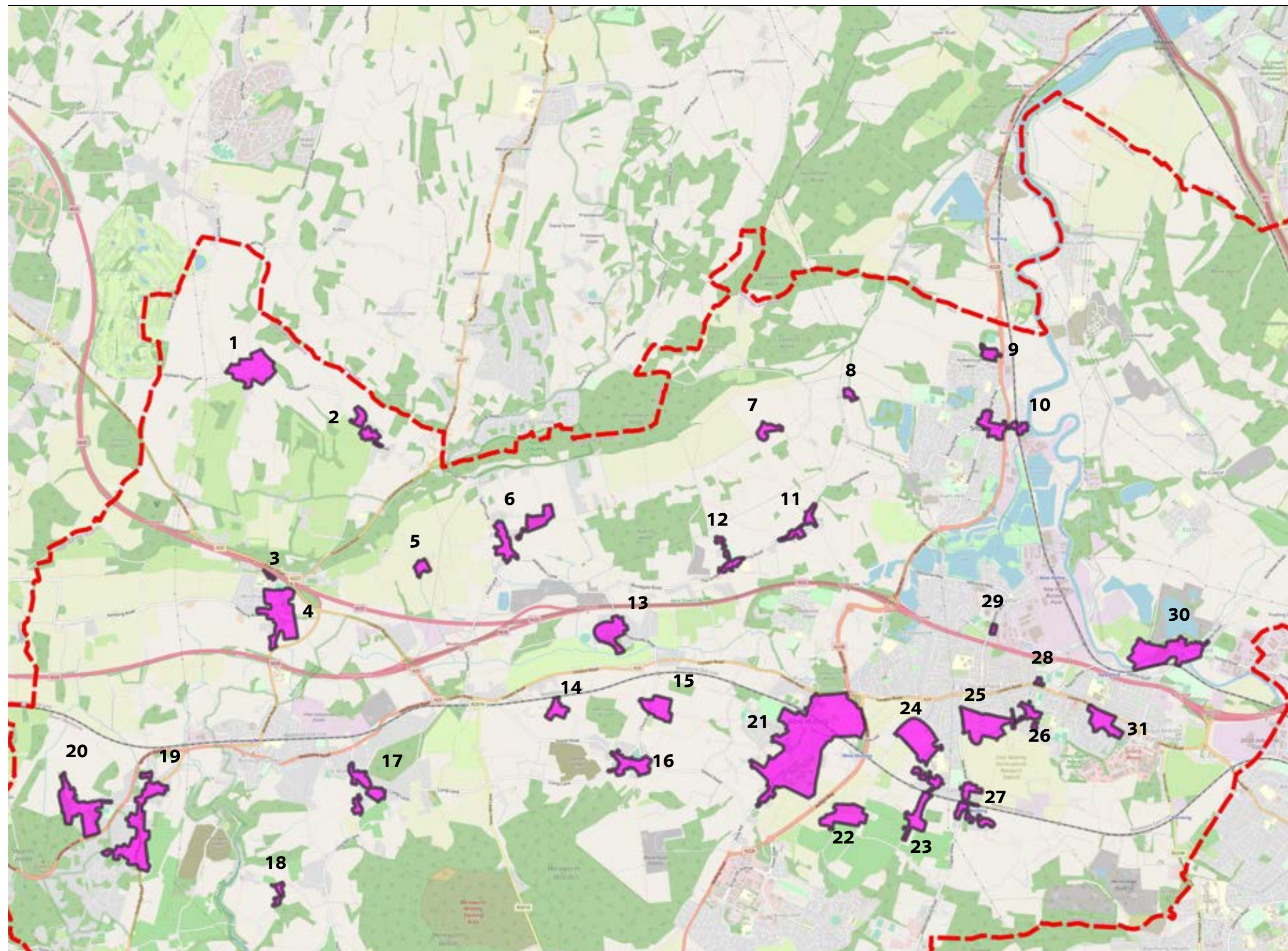
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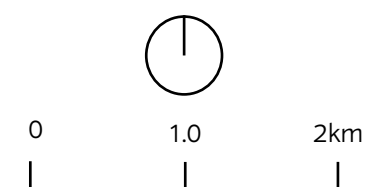
FIGURE 8
GRADE II
LISTED BUILDINGS



Conservation Areas

Map showing the locations of 60 Conservation Areas in Tonbridge and Malling Borough (part 1 of 2). Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of June 2022.

1. Stansted
2. Fairseat
3. Butts Hill Wrotham
4. Wrotham
5. Wrotham Water
6. Trottscliffe
7. Birling Place
8. Paddlesworth Snodland
9. Holborough Mill Snodland
10. Snodland
11. Birling
12. Ryarsh Village
13. Addington
14. Aldon Offham
15. Offham Church
16. Offham
17. Platt
18. Claygate Cross Plaxtol
19. Ightham
20. Oldbury
21. West Malling
22. New Barns And Broadwater Farm
23. Mill Street East Malling
24. Clare Park And Blacklands
25. Bradbourne East Malling
26. Ditton
27. East Malling Village
28. Cobdown Farm Ditton
29. Larkfield Church
30. Aylesford
31. Holtwood Aylesford



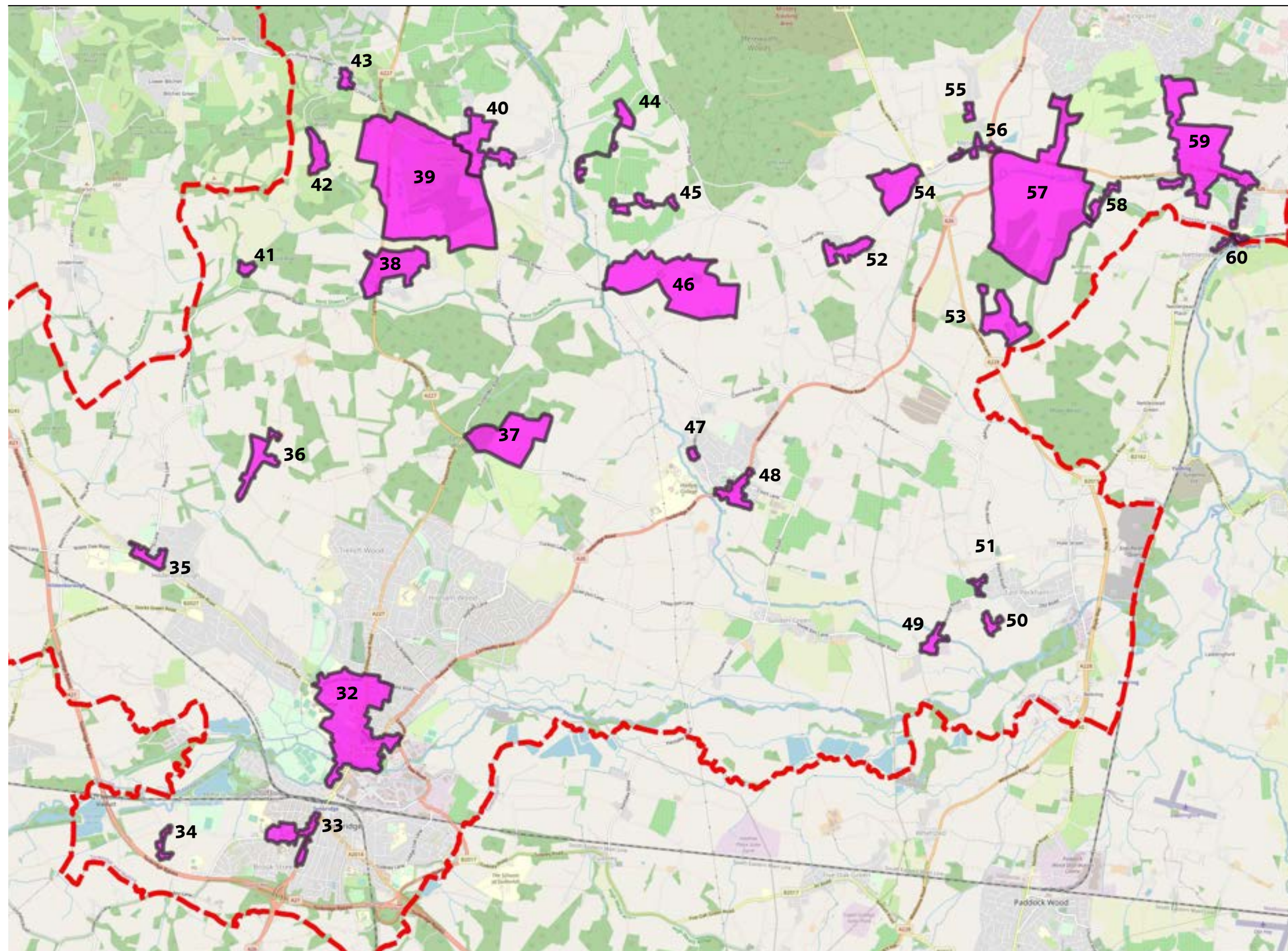
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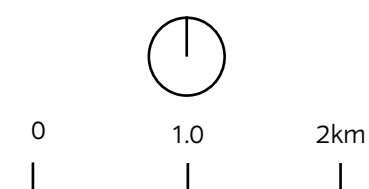
FIGURE 9
CONSERVATION AREAS
1 OF 2



Conservation Areas

Map showing the locations of 60 Conservation Areas in Tonbridge and Malling Borough (part 2 of 2). Location data sourced from Historic England National Heritage List for England (NHLE) accurate as of June 2022.

- 32. Tonbridge
- 33. Quarry Hill Tonbridge
- 34. Haysden
- 35. Hildenborough
- 36. Coldharbour Hildenborough
- 37. North Frith Hadlow
- 38. Shipborune
- 39. Fairlawne
- 40. Plaxtol
- 41. Budds Green Shipbourne
- 42. Ightham Mote
- 43. Ivy Hatch
- 44. Old Soar And Allens Plaxtol
- 45. Roughway Plaxtol
- 46. Oxenhoath And Hamptons
- 47. The Freehold Hadlow
- 48. Hadlow
- 49. Little Mill East Peckham
- 50. Snoll Hatch East Peckham
- 51. Bullen Corner East Peckham
- 52. West Peckham
- 53. Roydon East Peckham
- 54. Yotes Court
- 55. Butchers Lane Mereworth
- 56. The Street Mereworth
- 57. Mereworth Castle
- 58. Pizien Well Watringbury
- 59. Watringbury
- 60. Watringbury Station



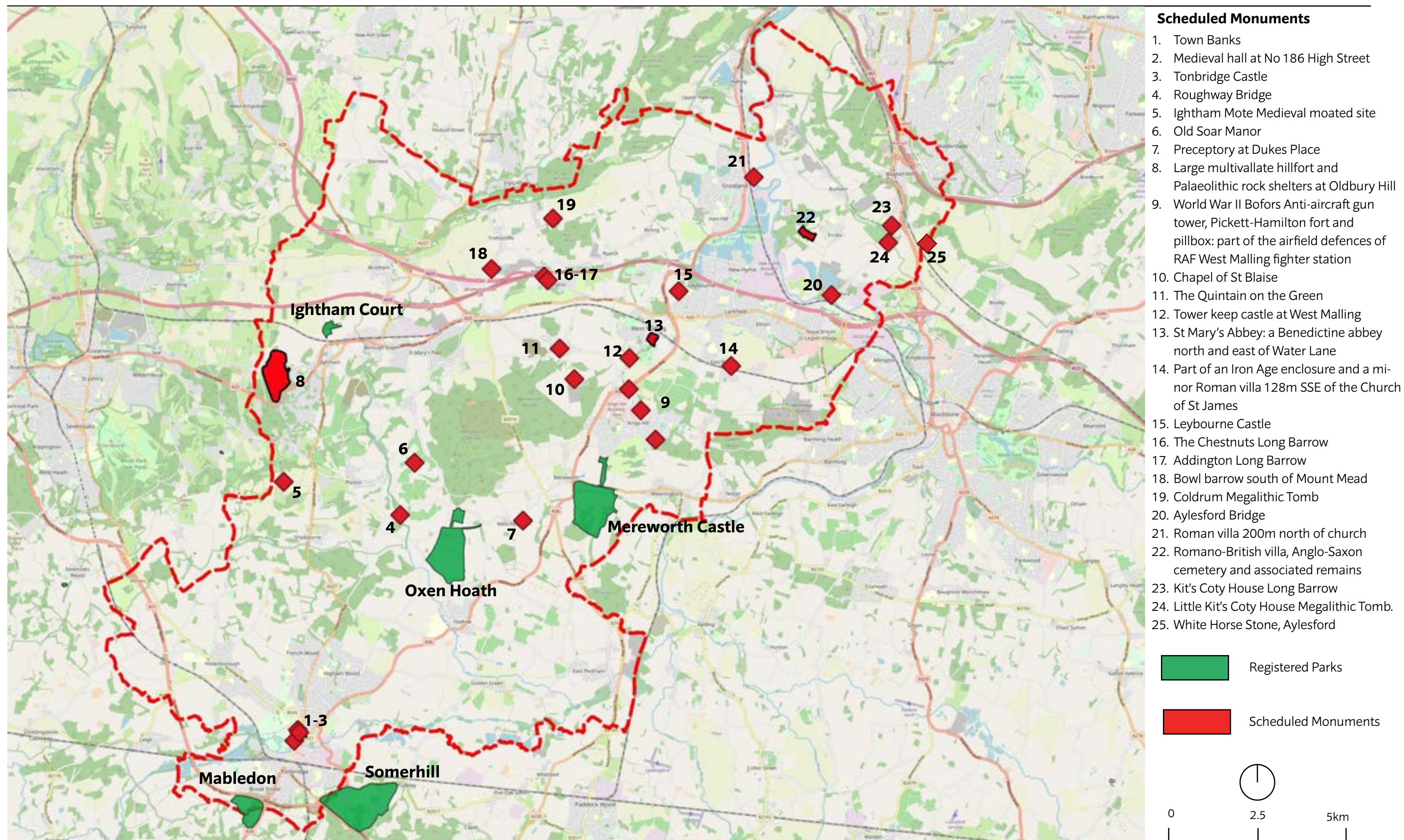
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HERITAGE STRATEGY
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FIGURE 10
CONSERVATION AREAS
2 OF 2



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January 2023

HERITAGE STRATEGY
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FIGURE 11
SCHEDULED MONUMENT
AND REGISTERED PARKS

