EAST PECKHAM NEIGHBOURHOOD DEVELOPMENT PLAN

TOPIC PAPER 4

Heritage and Conservation

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This Topic Paper provides a detailed analysis of key heritage assets, the number of listed buildings, significance of the listed buildings, Conservation Areas and how new development has integrated with heritage.
It is intended to establish a robust baseline of evidence regarding the parish's historic environment and evaluate the integration of modern development, in order to inform a policy framework to guide future growth.

EXECUTIVE SUMMARY

The built environment of East Peckham Parish is deeply defined by its unique agricultural, industrial, and river-valley legacy. Unlike a typical nucleated village centred around a single historic location, East Peckham is structurally characterised by a dispersed network of 9 distinct, historic hamlets interspersed with open rural gaps.

This topic paper establishes the baseline evidence for the historic environment of the parish to support upcoming policies in the Neighbourhood Plan. It outlines designated assets—including the four Conservation Areas and statutory Listed Buildings—identifies the significance of our historical hamlets, and critiques how modern development has integrated into this sensitive context.

The objective is to provide a robust framework that requires future development to respect the parish's unique vernacular character, protect key historic vistas, and preserve the distinct identity of individual settlements.

1. STATUTORY FRAMEWORK AND BASELINE DATA

1.1 The historic environment is protected through a tiered hierarchy of national legislation, borough policy, and local designation:

1.2 National Planning Policy

1.2.1 The National Planning Policy Framework, 2026 (NPPF) Plan-making policy ~~2024 (NPPF)~~HE 1 -requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment, recognizing that heritage assets are an irreplaceable resource.

1.3 Borough Planning Policy

1.3.1 The Tonbridge and Malling Borough Council (TMBC) Local Plan policies protect designated heritage assets from development that causes harm to their character, appearance, or setting.

1.3.2 Character Areas Supplementary Planning Document (2011): In addition to the statutory frameworks above, TMBC adopted the East Peckham Character Areas Supplementary Planning Document (SPD) in July 2011. This SPD supplements Core Strategy Policy CP24 and Managing Development and the Environment DPD Policy SQ1, both of which require new development to reflect the local distinctiveness, condition and sensitivity to change of defined character areas. Critically, the SPD's coverage is limited to the built-up Rural Service Centre of East Peckham (broadly, the modern village core along Pound Road, Old Road, Hale Street and Branbridges Road) — it explicitly excludes the outlying historic hamlets described in Section 3.1 of this Topic Paper, on the basis that they "lie within the Metropolitan Green Belt where development is highly constrained and the character is unlikely to change." The two documents are therefore complementary, not overlapping: this Topic Paper's hamlet narrative and Conservation Area analysis cover the historic landscape; the SPD's character area appraisals (summarised at Section 3.2) cover the 20th-century built-up core.

Status of the 2011 SPD

This Topic Paper treats the East Peckham Character Areas SPD as a material consideration on the basis of TMBC's published copy. However, the SPD explicitly supplements the 2007 Core Strategy and the 2010 Managing Development and the Environment DPD — both since superseded by TMBC's subsequent Local Plan review. Before this Topic Paper is finalised, TMBC's current Local Development Scheme / adopted policies list should be checked to confirm whether the SPD has been formally saved, replaced, or allowed to lapse. If it has lapsed, the SPD's evidence (Section 3.2) remains useful background but would carry reduced formal weight and the NDP would need to take on a larger share of the design-policy role itself.

1.4 The East Peckham Asset Base:

1.4.1 Designated Conservation Areas:

- 1.3.2 Roydon/East Peckham
- 1.3.3 Little Mill
- 1.3.4 Snoll Hatch
- 1.3.5 Bullen Corner.

1.4.2 Statutory Listed Buildings:

1.4.3 The parish features **96 listed structures**, ranging from the Grade II listed Holy Trinity Church to numerous Grade II* and Grade II listed timber-framed farmhouses, oast houses, tithe barns, and historic cottages.

2. BACKGROUND TO THE HISTORY OF EAST PECKHAM

2.1 Topography and Prehistoric Origins

2.1.1 The historical development of East Peckham has been explicitly dictated by its physical geography. The parish spans two distinct topographic zones: the prominent, elevated Wealden sandstone ridge to the north and northwest, and the low-lying, flat alluvial floodplains of the River Medway and River Bourne to the south and southeast. The bedrock consists primarily of Weald Clay mudstone overlain by rich superficial River Terrace deposits of gravels, clays, and silts.

2.1.2 This fertile, well-watered river valley invited human activity from the earliest periods. Archaeological field evaluations and desk-based assessments within the parish have recovered scattered evidence of prehistoric activity, including Mesolithic flint implements, Neolithic stone axes, and localized Bronze Age features. During the Iron Age, the exploitation of the Medway Valley intensified as early communities established seasonal agricultural camps and utilized the river network for regional transit and trade.

2.2 The Roman and Anglo-Saxon Horizons

2.2.1 By the Romano-British period, the lower valley floor had become a locus of settled agricultural production. Archaeological investigations across the parish have revealed substantial Roman remains, including 1st- to 4th-century pottery sherds and fragments of structural building materials. Notably, the discovery of Roman roof tiles—including *tegulae* (flat roof tiles), *imbrices* (interlocking curved tiles), and *box flue tiles* (used in hypocaust heating systems)—strongly points to the presence of a substantial Roman villa or high-status farmstead complex located within the low-lying plain.

2.2.2 The definitive layout of the parish, however, crystallized during the Anglo-Saxon period. The placename itself derives from the Old English words ***pēac*** (meaning a peak, knoll, or prominent hill) and ***hām*** (meaning a settlement, homestead, or village). Because modern East Peckham occupies the flat valley floor, etymologists and local historians recognize that the name was originally applied to the elevated hillside ridge on which St Michael's Church now sits.

2.2.3 The undivided locality is first recorded in an official historical Anglo-Saxon charter in **975 AD** as *Peccham*. In this charter, King Edgar granted the lands of Peckham to the Christ Church Priory at Canterbury, establishing a deep ecclesiastical lordship over the area that would shape its land tenure for centuries.

2.3 The Domesday Survey to the Medieval Monastic Era

2.3.1 Following the Norman Conquest, the settlement was recorded in the Domesday Book of **1086** as *Pecheham*. At this time, it remained a single administrative and territorial entity under the custody of Archbishop Lanfranc of Canterbury, valued at £15 and supporting a thriving community of smallholders, slaves, two mills, and significant swine-pasture woodland.

2.3.2 The physical focus of this early medieval community was firmly established on the safe, dry high ground of the northern ridge. This original nucleus, known historically as **Old Peckham**, was structurally centered around **St. Michael's Church** (constructed c. 1300) and the adjacent **Court Lodge Farm**, which served as the ancient manorial seat for the Archbishop's stewards.

2.3.3 As agricultural technology progressed and population pressures mounted, the undivided territory began to fragment. The fertile but flood-prone soils of the lower valley plain were progressively cleared and drained. In **1242**, official records in the *Book of Fees* introduce the name *Westpecham*, signaling that the hilltop parent community had taken on a distinct western boundary. Shortly thereafter, in **1293**, archival rolls explicitly record *East Pecham*, marking the formal recognition of the lower, eastward river-valley territory as an independent parish and administrative unit.

2.4 The Post-Medieval Transformation: Orchards and Hop Culture

2.4.1 The post-medieval era brought about a profound economic and architectural shift that defines East Peckham's unique built vernacular to this day. While traditional arable and pastoral farming continued on the larger estates like **Roydon Hall** (a premier Tudor brick mansion erected in 1535), the 17th and 18th centuries saw the rapid expansion of fruit orchards and intensive hop cultivation across the Medway and Bourne floodplains.

2.4.2 Hop production required a massive specialized infrastructure. Local landowners and farmers erected substantial timber-framed and brick oast houses, granaries, and specialized tithe barns to dry, pack, and store the hop harvests. The introduction of the iconic roundel and square oast drying kilns transformed the agrarian landscape.

2.4.3 Crucially, because hop-growing was highly labor-intensive, the population completely abandoned the old hilltop center at Old Peckham. The community migrated down into the lower plain, fragmenting into a highly dispersed network of semi-isolated agricultural hamlets—such as Hale Street, Snoll Hatch, Beltring, Little Mill, and Addlestead—situated directly adjacent to the commercial fields and orchards.

2.5 The 19th Century Shift to "The Pound" and Industrialization

2.5.1 By the mid-19th century, the operational center of the parish shifted once again, giving rise to East Peckham's modern village center. Historically, the area now known as the village core was a wide open space called **The Pound**, named after the communal livestock enclosure situated there.

2.5.2 In the early 1850's, a unique political-economic movement fundamentally altered this landscape. The **National Freehold Land Society** purchased the open fields around The Pound with the explicit objective of expanding the democratic franchise. Under parliamentary law at the time, individuals could only vote if they owned a freehold property yielding an annual income of at least 40 shillings (the "40-shilling freehold"). The society subdivided the land into small, affordable 40-shilling residential plots, prompting a rapid building boom. Cottage rows, local businesses, workshops, and public houses quickly lined Pound Road, creating a dense, nucleated civic centre.

2.5.3 Because the parish's population was now concentrated some distance away from the ancient hilltop church of St. Michael, religious life had to adapt. In **1841**, architects Whichcord and Walker completed the **Church of the Holy Trinity** at Chidley Cross, a short distance north of The Pound, to serve as the new spiritual anchor for the valley population.

2.5.4 Concurrently, the arrival of industrial river transport at **Branbridges** and the opening of the Medway Valley railway line—including the cargo and passenger halt at **Beltring**—integrated East Peckham into national industrial markets, enabling the mass export of hops, fruit, and locally manufactured goods well into the 20th century.

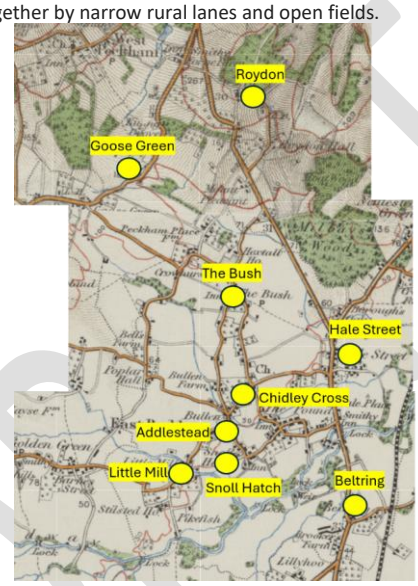
2.5.5 Post-war population growth and the 1967 Green Belt designation: The SPD records that the population of the Rural Service Centre rose from 2,006 in 1961 to 2,982 by 1971, with the number of houses increasing from 650 to 1,061 over the same decade — the building boom that produced the post-war estates discussed in Section 6. This

growth was brought to a halt in 1967, when the Metropolitan Green Belt was extended to enclose the built-up area of East Peckham. The SPD states plainly that the outlying hamlets "were set within the Green Belt in 1967 and have seen no expansion since then." This is a significant, datable planning event: the historic settlement pattern described in Section 3.1 has been substantively frozen for almost sixty years by Green Belt policy, not by chance or by the absence of development pressure.

(Note for accuracy: These population figures are as stated in the SPD. Whilst the SPD states 2,982, the official census total for East Peckham civil parish in 1971 was actually 2,942; a 40-person (1.4%) gap. The SPD's figure is explicitly for the "Rural Service Centre" (a sub-area of the parish, excluding the outlying hamlets), which logically cannot exceed the whole-parish total.)

3. The Spatial Evolution: A Distinct Network of Hamlets

3.1 To effectively manage development, planning policies must understand the historic layout of East Peckham. The parish did not grow outward from a single point; rather, it evolved as a tapestry of distinct, semi-isolated historic clusters and hamlets bound together by narrow rural lanes and open fields.



The nine traditional hamlets of East Peckham, marked on with a background of a 1901 OS map.

3.2 The Significance of Individual Hamlets

- **Old Peckham (Roydon)**
  Situated on the high Wealden sandstone ridge, this is the ancient spiritual and manorial birthplace of the parish. Its historical significance lies in its landscape dominance and its preservation of the earliest phases of local governance. It forms a tightly woven, elite historic landscape defined by high-status stone and brick architecture set within sweeping, historic parkland.
- **Hale Street**
  Positioned along the historic lower valley route, Hale Street developed as an active, linear agricultural hamlet. It represents the vernacular working-class core of the historic parish, lined with dense timber-framed cottages, historic public houses, and fine examples of post-medieval brickwork that housed the families working the surrounding orchards.
- **Snoll Hatch**
  Located to the southwest of the modern center, Snoll Hatch is an incredibly well-preserved rural cluster. It reflects an authentic medieval and early modern farming settlement, characterised by detached timber-framed farmhouses, small-scale hop-kilns, and a lane layout that closely follows ancient field boundaries and watercourses.
- **Little Mill**

Situated along the River Bourne, this hamlet developed around its historic milling infrastructure and river management systems. It signifies the parish's early water-powered industrial heritage, combining functional engineering structures with small, clustered residential cottages that retain a distinct sense of visual containment. It includes the historic Man of Kent pub (b. 1858).

- **The Pound**
  The Pound is the historic and modern civic core of the parish — the open common land, named after the communal livestock enclosure once sited there, around which the 1852 Freehold Land Society building boom created East Peckham's only true nucleated settlement (see Section 2.5). Its significance lies in its role as the parish's sole mixed-use centre: the 1841 Church of the Holy Trinity, the Merry Boys Public House (c. 1850), the Methodist Church (1887) and the 19th-century shops and cottage rows along Pound Road together form the only part of the parish where civic, commercial and residential uses sit together at village-centre density (see Section 3.2).

- **Beltring**
  Situated on the southern edge of the parish boundary, Beltring evolved into a highly specialized, large-scale agro-industrial node. It contains the internationally significant industrial hop-farming complex at Whitbreads Hop Farm, capturing the peak of Victorian and Edwardian automated agricultural production. Its vast rows of multiple-roundel oast houses form an unmistakable regional landmark.
- **Goose Green:** Situated on the northern side of the parish along Maidstone Road, this area retains a distinct historical footprint marked by the survival of *Goose Green Cottage*, a classic Grade II listed vernacular timber-framed asset dating back to the parish's early history. A large part of Goose Green is also situated in Hadlow.
- **The Bush/Peckham Bush:** Located along Bush Road, this historic cluster is anchored by a couple of notable landmark Grade II listed structures, including Pimms Place and The Bush Blackbird and Thrush public house.
- **Chidley Cross:** Historically situated just a short distance north of "The Pound" (the modern village core), this area became a key spiritual anchor for the valley's population when the Church of the Holy Trinity was completed there in 1841. Today, it forms a part of the parish's 19th-century civic core and features notable historic architecture, including the listed neo-Decorated style church and nearby residential assets

3.3 Addlestead Road (not one of the formal nine hamlets, but a distinct heritage-rich lane): Located along the quiet rural lanes north of the modern village core, Addlestead Road represents the soft, pastoral fringe of East Peckham. Its significance lies in its survival as an undisturbed, high-quality agricultural corridor where historic timber-framed farmsteads directly interface with open fields and ancient hedgerows.

3.4 The Built-up Rural Service Centre: Character Area Typology (TMBC SPD, 2011)

3.4.1 Where Section 3.1 describes the historic hamlets, the adopted Character Areas SPD (2011) provides a parallel, structured appraisal of the 20th-century built-up Rural Service Centre — the area that grew up around The Pound from the 1930s onward (see Section 2.5). The SPD divides this area into eight character area typologies (A–H), broken down into seventeen named sub-areas, each assessed for its locally distinctive contextual features, positive features to protect, and negative features worthy of enhancement. Some of these remain unchanged, however some have changed since the date of the SPD.

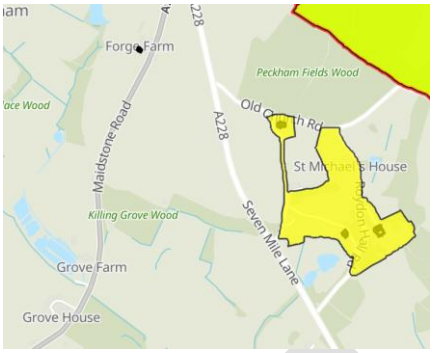
4. The Conservation Areas and Their Importance

4.1 Tonbridge and Malling Borough Council has designated **four distinct Conservation Areas** within East Peckham Parish. Collectively, they protect the historical narrative of the area's development, moving from the elite hilltop manorial core down through individual valleys and specialist agricultural hamlets.

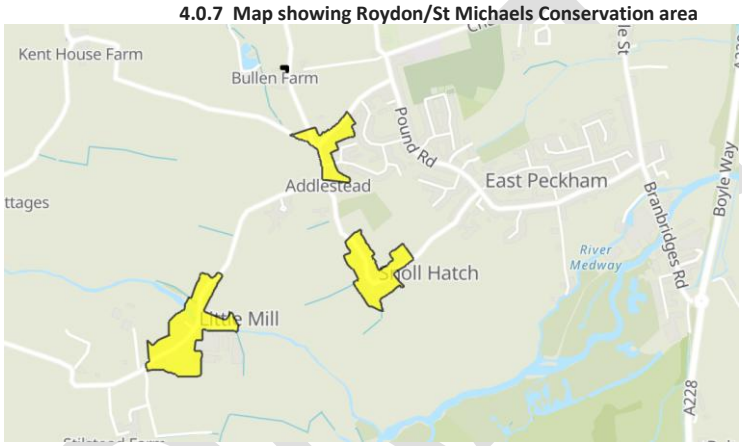
4.2 Summary of conservation areas:

- ROYDON: Hilltop manor houses, Tudor brickwork, St. Michael's Church; Old Church Lane.
- LITTLE MILL: River Bourne frontage and crossing, industrial water milling, small winding lane.
- SNOLL HATCH: Vernacular (structures built using local materials, traditional methods, and native styles, without the intervention of professional architects) medieval timber-frames, organic farm clusters.

- BULLEN CORNER: Vernacular timber-framed cottages and historic agricultural buildings.



4.0.7 Map showing Roydon/St Michaels Conservation area



Map showing location of Little Mill, Bullen and Snoll Hatch Conservation areas (Heritage Assets)

4.3 The Roydon / East Peckham Conservation Area (approx. 17.7 ha)

- **Spatial Character:** Landscape-led and highly topographic. It encompasses the ancient ridge at Old Peckham, protecting the physical layout of medieval and early modern feudal administration.
- **Key Assets:** Directly safeguards 12 statutory listed buildings. These include the Grade II* listed **St. Michael's Church** (c. 1300 ragstone structure with a prominent western tower that anchors views across the valley to Hadlow Tower, Paddock Wood and Tonbridge) and **Roydon Hall** (a premier 1535 Tudor brick country manor with stepped gables and brick chimney clusters), alongside the Grade II listed Court Lodge Farmhouse.
- **Importance:** It acts as a permanent green buffer on the ridge, preventing modern suburban encroachment onto the Wealden slopes and protecting the sweeping historic vistas looking upward from the valley plain.

4.4 The Little Mill Conservation Area

- **Spatial Character:** A linear, watercourse-led character area centered on the River Bourne. It is characterized by its tight relationship with the river topology, historic mill ponds, and low-lying lanes.

- **Key Assets:** Traditional weatherboarded mill buildings, functional water-management mechanisms, and rows of modest, 18th- and 19th-century workers' cottages that directly front the lanes. It contains 5 Grade 2 listed buildings. It includes the historic "Man of Kent" public house.
- **Importance:** It preserves the physical memory of East Peckham's water-powered milling industry. The area is highly sensitive to modern highway engineering, requiring the preservation of soft, unkerbed road edges and natural riverbanks.

4.5 The Snoll Hatch Conservation Area

Spatial Character: A compact, highly organic cluster layout that preserves an authentic medieval and early modern farming settlement. The buildings are loosely grouped around historic farmyards and lanes that follow ancient field pathways.

- **Key Assets:** High density (5) of Grade II listed timber-framed structures and post-medieval brick cottages, often featuring traditional Kentish tile-hanging and catslide roofs.
- **Importance:** It demonstrates the transition from grand estate farming to individual tenant smallholdings. Maintaining the open agricultural setting surrounding this conservation area is vital to keeping its historical context legible.

4.6 The Bullen Corner Conservation Area

4.4.1 (see detailed TMBC Appraisal, 2011; Bullen_corner_conservation_area_appraisal.pdf)

- **Spatial Character:** characterized by a tightly grouped, compact cluster of historic properties situated along narrow, winding country lanes, where the lack of formal pavements creates an intimate, rural atmosphere.
- **Key Assets:** The core architectural assets of the area are its Grade II listed timber-framed cottages and historic agricultural buildings, notably including the 17th-century Bullen Cottage and the distinctive timber-framed barn at Bullen Farm. These structures feature a cohesive palette of vernacular Kentish materials, such as red brick, weatherboarding, and steep clay tile roofs, which define the area's physical heritage
- **Importance:** The significance of the conservation area lies in its survival as an unaltered, distinctively rural hamlet that illustrates the agricultural evolution and historic farmstead layouts of the Kent countryside. It is vital for protecting the setting of these clustered listed buildings from urban encroachment, ensuring that the visual transition between the historic settlement and the working landscape is preserved.

5. Description of Other Historical Assets

5.1 Beyond the boundaries of the designated Conservation Areas, East Peckham possesses a remarkable wealth of independent historical assets that map its broader economic evolution. In total, the parish contains **96 listed structures**.

5.2 Grade II* Assets of Outstanding National Significance

- **The Monumental Oast Houses and Granaries at Whitbreads Hop Farm (Beltring):** This represents the world's largest standing collection of Victorian and Edwardian hop-drying infrastructure. The uniform rows of white-cowled roundels and vast timber loading gantry decks stand as a monument to the industrial scale of Kentish hop cultivation.

5.3 Grade II Assets (The Architectural Vernacular)

The remaining Grade II assets form the physical fabric of East Peckham's rural lanes and village core, falling into three distinct typologies:

- **The Timber-Framed Vernacular (15th - 17th Century)**

Reflecting the historic wealth of Wealden timber production, these structures feature exposed oak bressummers, close-studding, plaster infill, and steeply pitched roofs clad in local Kent peg tiles. Excellent examples include **Bullen Farmhouse** and its associated barns.

- **The Agro-Industrial Vernacular (18th - 19th Century)**
  Scattered across nearly every historic lane are individual oast fragments and granaries. Structures like the **Crowhurst Oast and Granary** on Bells Farm Road, and the various brick and timber barns at **Ponds Farm** capture the transition from small-scale manorial farming to specialized commercial trade. The huts that housed the influx of seasonal for hop pickers have already now largely disappeared, although an example of them remains on Bullen Lane.

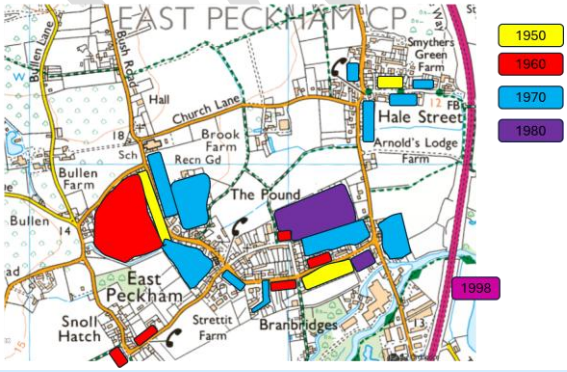
- **The 19th-Century Civic Core**
  Concentrated around Pound Road and Chidley Cross, these assets reflect the 1852 freehold building boom. Built of local red brick with grey headers or clad in traditional tile-hanging, they include **The Old Well House** (a finely preserved row of early C19 cottages), **Coults House**, and **The Church of the Holy Trinity**—an 1841 coursed rubble stone building designed by Whichcord and Walker in the neo-Decorated style. Civic and defensive history is further marked by the **East Peckham War Memorial** (a 1922 limestone wheel cross with intricate Celtic knotwork) and a well-preserved defensive chain of **World War II Type 24 Pillboxes** lining the northern bank of the River Medway (including one off Hale Street, south of Church Lane).

5.4 Non-designated heritage — a cross-reference: Section 3.2 of this Topic Paper identifies several locally significant buildings that fall outside the 96-entry statutory list above, including the Methodist Church and the former Hop Pole Public House. The SPD also records that East Peckham had eleven public houses in 1950; only the Bush, Blackbird and Thrush and The Man of Kent remain today. This loss of community-anchored heritage assets, none of which carry statutory protection, supports the case made at Section 8 for a Local Heritage List.

6. Development Critique: Integration into a Sensitive Context

6.2 The Erosion of Hamlet Isolation via Suburban Infill

6.2.1 The most significant impact on East Peckham's spatial integrity has been the creep of suburban infill housing, almost entirely post-1950. The Drage Rd/Westwood Rd estates in the Chidley Cross area and Pattenden Gardens in Hale Street were developed from the 1950s, followed over the next ~30 years by Fell Mead/Stockenbury, the "Apple" (Bramley, Pippin and Russett) roads, Crown Acres, Golding Gardens, Whitebine Gardens and Henham Gardens, and Hop Bine Close (Hale Street) These "modern" estates were placed within the critical rural gaps that historically maintained the psychological and physical separation between some of the individual hamlets. By filling these gaps with standard, often cul-de-sac, layouts, modern development has artificially bound previously distinct clusters together, often replacing a unique, multi-centred historical landscape with a more generic suburban sprawl.



Map showing the approx. positions of the large scale housing developments (1950-1990) and the approximate decade in which they occurred

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6.3 Introduction of Non-Vernacular, Standardised Forms

6.3.1 The original volume housebuilders of the 1950's-1980's tended to deploy national "pattern-book" housing designs that completely ignored the distinct material palette of the Kentish Weald. The introduction of harsh, mass-produced yellow stock bricks, synthetic interlocking concrete roof tiles, and now plastic uPVC windows stands in direct conflict with our native palette of warm red Wealden brick, handmade clay Kent peg tiles, and dark timber weatherboarding. The scale, massing, and rigid alignment of these modern developments failed to reflect the organic, varied rooflines and soft, informal building lines that characterised the historic lanes and settlements. Furthermore, insensitive building positions have blocked or cluttered key long-distance vistas, particularly the sweeping views from the valley floor looking upward toward the Roydon ridge and St. Michael's Church.

6.4 How have newer developments (since 1990) inserted themselves into Historic Asset Settings and Vistas

6.4.1 Since the 1990's there have been a number of smaller scale, but significant housing developments in the village and these are discussed below in the Appendix. These more modern developments have had a mixed approach in their respect for the wider landscape settings of our listed assets.

6.5 Climate change and Heritage

6.5.1 It is evident from *Topic Paper 1: Demographic and Socio-Economic Profile* and *Topic Paper 3; Housing*, that there are likely to be a number of heritage buildings that have very poor energy performance whilst being home to older people. Whilst it is vital that any new development creates the smallest carbon footprint possible, ideally zero, it is also necessary to consider the interplay between heritage issues and climate change.

In order to seek to resolve issues relating to poor energy performance, fuel poverty and the impact that these have on the health and wellbeing, and their negative impact on climate change, there is a need to consider how the Neighbourhood Development Plan can support the sensitive retrofit of traditional and vernacular buildings. Recent guidance prepared by Historic England should be reviewed and considered when establishing Policies within the Neighbourhood Development Plan to support the sensitive retrofit of historic buildings.

7. Summary

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7.1 East Peckham faces challenges at multiple levels. The table below summarises the key evidence and implied planning considerations:

Issue	Evidence	Planning consideration
Loss of distinct hamlet character through 20th-century suburban infill	Sections X and X; SPD evidence at Section 3.2 (Westwood Road, Bramley Road, Fell Mead, Crown Acres and Medway Meadows estates all built 1950s–1970s in the rural gaps between hamlets).	NDP policy should resist further infill in the surviving open gaps between hamlets and protect their remaining visual and physical separation.
Loss of vernacular materials and detailing	Section X of this Topic Paper and the SPD's own character area assessments (Section 3.2) record the same shift away from red brick, Kent peg tile and weatherboard toward mass-produced brick, concrete tile and uPVC.	A design policy requiring new development and alterations to draw on the material palette identified at Sections X and X.
96 statutory listed buildings, but no protection for locally valued non-designated heritage	Section X5 and Section X; the Methodist Church and the former Hop Pole Public House are all identified as local landmarks in the adopted SPD but appear in no statutory or local register.	NDP should support a Local Heritage List nomination for East Peckham, following Historic England's Local Heritage Listing advice note (see Section 8).

Issue	Evidence	Planning consideration
Inconsistent Conservation Area Appraisal coverage	Only the Bullen Corner Conservation Area has a full published character appraisal (2011); Roydon/East Peckham, Little Mill and Snoll Hatch are supported only by TMBC's designation files (see Sources of Reference).	The Parish Council may wish to seek to update the Conservation Area Appraisals in due course although this is outside of the scope of the Neighbourhood Development Plan.
Hamlet growth has been frozen by Green Belt policy since 1967, not by an absence of development pressure		This nearly 60-year policy stability has itself preserved hamlet form and should be treated as a starting presumption for any NDP housing strategy affecting the hamlets. However the Housing Needs Survey may indicate the need for some housing in these areas.
No current policy addresses energy retrofit of traditional buildings		Add an NDP policy on sensitive retrofit of traditional/vernacular buildings, consistent with Historic England's climate change guidance (see Section 8).

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APPENDIX

Pinkham Gardens serves as a tight residential transition point that leads directly into Pinkham Lane - a private, unmade, highly rural track that heads out toward the River Medway and the functional floodplain. Architecturally, the properties around the entrance of Pinkham Gardens do not follow the historic 18th-century Kentish vernacular, nor do they mimic the 1990s agricultural look of Hale Court. The design here is functional reflecting the simple suburban building standards of its era rather than any celebration of regional Kentish style. It represents the period where East Peckham expanded to accommodate local residential growth with a practical housing layout.

Marvillion Close (The Freehold): As a complete redevelopment of the old Marvillion Court site, this scheme had a clear mandate to transition smoothly from the existing village confines into the open countryside edge along its northern boundary. Architecturally, the development made an effort to reflect the village's varied vernacular. Instead of a monolithic block, it breaks the units down into a mix of small terraces and semi-detached pairs with varied roof forms. The integration of weatherboarding alongside traditional facing brickwork and render directly echoes the textures found in older Kentish hamlets. By retaining an open green space and existing trees at the front along The Freehold, it respects the established, softer building line of the street rather than crowding the pavement. To achieve modern efficiency and meet social housing space standards, the detailing is simplified. The use of standard concrete roof tiles rather than traditional Kent peg tiles or natural slate leaves the roofscapes looking somewhat uniform and modern when viewed from the adjacent public footpaths.

Red Roses Close (tucked just off The Freehold) represents a slightly older wave of infill development compared to Marvillion Close, built following the mid-2000s demolition of the original "Red Roses" property at 46 The Freehold. Architecturally, Red Roses Close takes a highly standardised approach to interpreting Kentish design. It adopts a straightforward, low-rise template—primarily featuring compact two-storey terraced/end-terrace forms and modest bungalows. The scale is kept intentionally low, ensuring it doesn't dominate the skyline or awkwardly loom over the established properties surrounding it. While the material palette is safe, the execution leans heavily into "late-2000s suburban volume builder" territory. The detailing is functional rather than character-driven. The rooflines lack the steep pitch or dramatic cat-slides seen in classic Kentish rural vernacular, utilizing standard interlocking concrete tiles that give it a uniform, estate-like appearance. Unlike Marvillion Close, which attempted to mix in prominent weatherboarding textures to break up the mass, Red Roses Close is more uniform in its reliance on brick, making it look less like an organic, evolved village asset and more like an inserted suburban close.

1a-1c The Freehold. This group of newer builds stands out because it takes a completely different, much more assertive design approach. Instead of blending in quietly, these houses feature smooth white facades bold and modern grey window frames and dormer windows. From a traditionalist or strict conservation viewpoint, they feel like a stark interruption of the street scene. Putting ultra-modern, dark industrial-style boarding right next to one of the oldest, most delicate Grade II-listed structures in East Peckham creates an aggressive visual contrast which breaks the historic flow of the old cottages lining that section of the road. The design ensures there is no confusion between what is genuinely old and what is new.

Coults Close (Pound Road): Tucked away behind Pound Road as a secure, gated infill development it leans heavily on high-specification, contemporary suburban living packaged in a traditional shell. The layout functions as a secluded pocket that doesn't disrupt the main street scene of Pound Road. The external design utilizes classic detached and semi-detached forms that nod to rural cottages, using crisp timber-effect cladding and smart brick choices to give a premium feel. The houses lean more towards a contemporary "executive close" archetype rather than an organic extension of East Peckham's historic core. Furthermore, its layout has introduced practical friction to the immediate area; the density of the site has created notable overspill parking/traffic pressures near the narrow bottleneck of Pound Road and the Co-op layby.

The Old Dairy: (off Pound Road) offers a very different case study in local design integration. Built in the mid-2000s, this pocket development of terraced and semi-detached houses handles the challenge of village-centre densification by creating its own self-contained architectural character. Its courtyard layout is a clever nod to rural yard footprints, and its modest scale prevents it from imposing on the heart of the village. However, in terms of detailed architectural vernacular, it plays it very safe - functioning as a practical, tidy piece of mid-2000s infill that prioritizes convenience and uniformity over distinct regional character. The design features modest, proportional two-storey scaling that sits comfortably within the village centre without towering over the nearby primary school or older

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cottages. The layout achieves an unpretentious, compact look that fits the functional, working-class roots of East Peckham's historic core. The material execution is straightforward and commercial. The buildings rely on standard modern brick, uniform interlocking roof tiles, and conventional white uPVC window frames. It lacks the hand-crafted depth, multi-tonal variation, or distinct weatherboarding accents that give East Peckham's oldest vernacular buildings their texture and warmth. It reads immediately as a clean, low-maintenance modern close.

Caysers Croft (Tonbridge Rd): This is an older, established residential cul-de-sac that sits at the edge of the village between Addlestead and Little Mill, but is set back from the road and backs onto open countryside and fields. Built as large, substantial detached family homes, Caysers Croft belongs to an era of suburban layout that prioritised space and footprint over strict historic replication. Because the plots are generous, the close has been able to mature naturally with deep green gardens, established trees, and traditional brick-walled boundaries. It doesn't explicitly try to look like a collection of 18th-century Kentish cottages or converted agricultural barns. Instead, it relies on a classic late-20th-century executive layout, but is neither visible from the road and does not dominate any nearby footpath.

The Old Rose and Crown Site (Branbridges Road/Old Rd): The redevelopment of the old 18th-century Rose and Crown public house site was born out of local adversity. After closing in 2009, the historic building suffered severe fire damage and dereliction before eventually being cleared. Because this site sits on Branbridges Road, it forms a highly prominent "gateway" entrance into East Peckham, meaning any design here carries a heavy responsibility to set the right tone for the village character. The resulting development, opted for an explicitly modern, high-density residential footprint. The architectural language shifts completely away from the historic, rambling roadside pub presence to a terraced bank of uniform close of multi-storey houses. As a gateway to a historic village, the development represents a stark break from traditional local design, with almost a docklands warehouse feeling. The historic 18th-century footprint and character of the roadside pub were lost entirely. In its place, the raised block of houses feel dominant next to older, smaller traditional two-storey houses in the vicinity. Furthermore, because the site is located in a highly sensitive, lower-lying area near local watercourses, the associated hardstanding presents a distinctly urban profile on a plot that historically felt much more open and integrated with the rural roadside. While the building transformed a problematic, derelict eyesore into premium family housing, from a heritage design perspective, it behaves like a modern suburban insert. It is in complete contrast to the traditional Kentish vernacular that the original Rose and Crown once anchored at the entrance to the village.

Hale Court (located just off Hale Street) is an interesting mid-to-late 1990s development that approaches the village design conversation in a much more literal, heritage-conscious way than standard modern cul-de-sacs. Because Hale Street is historically rooted in East Peckham's agricultural and hop-growing past, Hale Court was explicitly designed to look like a historic, converted farmyard and hop-processing complex. When evaluating how well it fits into traditional Kentish design, it ranks as one of the more successful interpretations in the parish, though it still has subtle modern underpinnings. Rather than building a row of identical suburban houses, the developers split Hale Court into distinctly themed individual properties named after traditional agricultural structures or hop varieties (e.g., *Granary House*, *Fuggles*). The architectural execution is highly sympathetic to the local vernacular. *Granary House*, for example, is styled to mimic an old brick and timber storage granary. The development heavily integrates weatherboarding alongside traditional multi-tonal red brickwork. The rooflines are varied, featuring steeper pitches that echo the old barns and oast outbuildings that populated this side of the village. The windows and doors are treated with more historic sensitivity than modern developments like Red Roses Close or The Old Dairy. Rather than standard, bright white uPVC, the frames are darker and more proportional, closely mimicking the look of traditional timber casements found on converted agricultural buildings. The layout functions as an enclosed courtyard, keeping cars and domestic clutter mostly tucked away from the main thoroughfare of Hale Street. It feels organic to Hale Street, where large farmhouses, oasts, and outbuildings historically sat in clustered yards. Because it was built in the 1990s, the development has had nearly three decades to mature. The hardscaping has weathered down, and the private gardens and shared borders have filled out with established trees and hedges, helping it dissolve naturally into the semi-rural context of the area.

Grove Close: Positioned just off the A26 on the semi-rural northern fringes of the parish toward the Hadlow border, Grove Close embodies the highly detached, landscape-led character that defines the parish's outer edges. Unlike the dense, continuous nucleated terraces of the 19th-century core around Pound Road, Grove Close functions as a very small, exclusive enclave of just five substantial, high-value detached homes built in the early 2000s. Its layout mimics

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the historic pattern of isolated smallholdings or farmstead pockets scattered across the northern Wealden sandstone ridge. Rather than imposing a standard urban street layout, it relies on exceptionally generous plot sizes (often exceeding a third of an acre per property) and deep green boundaries. It is highly insulated from the main road behind established trees, sitting quietly within the landscape without dominating key rural footpaths or vistas looking toward the ridge.

Beechwood Close (off Hale Street): Constructed around 2012, Beechwood Close handles the demand for premium family housing by utilizing a "private farmyard" archetype. Tucked away as a private, gated style cul-de-sac of just five premium homes, this pocket development avoids a generic suburban estate aesthetic by clustering its properties around a single, shared access drive on the village fringes and is unseen from Hale Street. Architecturally, its layout is organised into an intimate, self-contained hamlet footprint. It maintains a soft transition between the built environment and the open countryside by backing directly onto expansive fields. While the 21st-century specifications and substantial three-floor internal volumes lean toward a premium executive close rather than any strict historical replication, its low roof densities and extensive trees coverage ensure it respects the village's working-landscape baseline rather than contributing to uncoordinated suburban creep.

Finally, The **East Peckham Village Hall** on Bush Road: completed in **2000** as a Millennium project to replace a dilapidated, woodworm-riddled 19th-century timber structure attached to the old vicarage, its design tells a very specific story of community-led planning. Because it was designed by a local architect (Roger Molyneux) and a volunteer team of parish professionals, it avoids the sterile, institutional look of standard municipal community centres. When evaluating how it fits into the traditional design fabric of East Peckham, it is one of the most contextually successful large-scale community buildings in the borough. Instead of designing a flat-roofed, concrete or steel-framed functional hall, the architects leaned entirely into Kent's agricultural barn vernacular. The building features a steep, dominant, sweeping pitched roofline that immediately mirrors the grand tithe barns and hop-processing outbuildings historic to the Medway valley. By using a vast, barn-like form, it disguises the significant internal volume required for a 150-capacity community space (complete with a full theatre stage, committee rooms, and sports hosting) and frames it in a shape that looks entirely natural in a rural Kentish landscape. The hall utilizes a highly traditional, rustic combination of materials: a solid brick plinth foundation topped with extensive horizontal timber-style weatherboarding. The natural tones of the building echo the historic agricultural barns found on the older farmsteads across the parish, allowing this large modern building to sit quietly against its rural backdrop. The hall's physical positioning was highly sensitive: because the site was carved out of farmland lying between the vicarage and the churchyard, it sat directly within the protected Green Belt. The building is set well back from the road, bordered by a large, open grass space and sits low in its topography. A strict condition of its original planning permission was extensive perimeter landscaping. To accommodate visitors, the hall requires a large, high-capacity car park. This introduction of a significant expanse of tarmac and designated parking lines directly adjacent to a scenic country lane creates a modern, functional footprint. However, because it is tucked to the side and framed by grass and hedging, the visual impact on the main Bush Road street scene is kept to a minimum.

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Sources of Reference

1. Statutory Framework & Planning Policy Sources
The planning constraints, conservation areas, and policy hierarchies described in **Sections 1 and 4** are derived directly from UK statutory bodies and the local planning authority:

- **National Planning Policy Framework (NPPF):** Specifically Chapter 16 ("Conserving and enhancing the historic environment"), which mandates the creation of positive local strategies for irreplaceable heritage assets.
- **Tonbridge and Malling Borough Council (TMBC) Local Plan:** The overarching borough-level development plan which provides the baseline policy for protecting designated assets within Kent.
- **Bullen Corner Conservation Area Appraisal (2011):** Explicitly referenced in your text (Bullen_corner_conservation_area_appraisal.pdf), this is an official planning document published by TMBC that outlines the character, materials (red brick, clay tile roofs, weatherboarding), and boundary significance of Bullen Corner.
- **TMBC Conservation Area Records:** The official designation files for the other three areas: *Roydon/East Peckham*, *Little Mill*, and *Snoll Hatch*.

2. Historical & Archaeological Baseline Sources
The historical narrative spanning from prehistory to the post-medieval era (**Section 2**) relies on classic regional archival surveys and county histories, which were usefully summarised in the Archaeological Desk Based Assessment of the Land at Pound Road East Peckham (2016) by the Trust for Thanet Archaeology (c6hdks5f4bpu0ndx.pdf).

3. Listed Buildings Data Source
The comprehensive table of 96 listed structures—including their Grades (II and II*), entry numbers, designation dates and precise grid references—is extracted directly from a single authoritative national repository:

- **The National Heritage List for England (NHLE):** Maintained by **Historic England**.
- **Specific Datasets Used:**
    - *Historic England search link for listed buildings in East Peckham* (Data retrieved/verified January 2026).
    - *Listed Building Points Spatial Dataset*, National Heritage List for England (NHLE), published January 15, 2026.

4. Local Architectural & Civic Records
The specific case studies, critiques, and modern architectural evaluations (**Sections 5 and 6**) pull from local parish planning applications, architectural commissions, and local history projects:

- **East Peckham Parish Council Millennium Project Archives (2000):** Documentation regarding the design and construction of the East Peckham Village Hall on Church Lane by local architect **Roger Molyneux**, referencing the conscious replication of Kentish tithe barn vernacular and horizontal black-tarred weatherboarding.
- **TMBC Planning Application Portals:** Decades of planning history detailing site clearances and architectural design statements for the modern developments critiqued (e.g., the demolition of the 18th-century pub in 2009 for *The Old Rose and Crown Site*, the mid-2000s clearance of 46 The Freehold for *Red Roses Close*, and the 1990s agricultural-themed design statements for *Hale Court*).

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Listed Buildings.

East Peckham contains 96 listed buildings that are recorded in the National Heritage List for England. Of these five are grade II* and 91 are grade II. For convenience, Grade II* are highlighted

Name	Gr.	Location	Type	Date designated	Grid ref.[note 2]	Entry number [note 3]	Wikidata	Geocordinates
Former Blue Bell Public House	II	1 Beltring Road, TN12 6QH	pub	19/04/1985	TQ6756647683	1070720	Q26325020	51°12′14″N 0°23′50″E
Bucklers Cottage the Coppers	II	Addlestead Road		19/04/1985	TQ6621048751	1069959	Q26323419	51°12′50″N 0°22′42″E
Bullen Cottage	II	Addlestead Road		19/04/1985	TQ6622148677	1069960	Q26323421	51°12′47″N 0°22′42″E
Walnut Tree Cottage	II	Addlestead Road		19/04/1985	TQ6633448453	1069961	Q26323423	51°12′40″N 0°22′48″E
Well Cottage	II	Addlestead Road		19/04/1985	TQ6637148365	1069962	Q26323425	51°12′37″N 0°22′50″E
Three Points Cottage	II	Addlestead Road		19/04/1985	TQ6622248657	1363391	Q26645219	51°12′47″N 0°22′42″E
Tudor Cottage	II	Addlestead Road		19/04/1985	TQ6630548422	1363392	Q26645220	51°12′39″N 0°22′46″E
Crowhurst Farmhouse	II	Bells Farm Road		19/04/1985	TQ6600550252	1069963	Q26323427	51°13′38″N 0°22′34″E
Ponds Farmhouse	II	Bells Farm Road		19/04/1985	TQ6576050473	1070716	Q26325008	51°13′46″N 0°22′22″E
Yew Tree Cottage	II	Bells Farm Road		19/04/1985	TQ6533349687	1070717	Q26325011	51°13′21″N 0°21′58″E
Bells Farmhouse	II	Bells Farm Road		19/04/1985	TQ6532049489	1070718	Q26325014	51°13′14″N 0°21′57″E
Kent House Farmhouse	II	Bells Farm Road		01/08/1952	TQ6532049117	1070719	Q26325017	51°13′02″N 0°21′57″E
Crowhurst Oast and Granary	II	Bells Farm Road		19/04/1985	TQ6594150287	1363005	Q26644861	51°13′40″N 0°22′31″E
Barn to North of Bells Farmhouse	II	Bells Farm Road, Bells Farm		19/04/1985	TQ6531449512	1363007	Q26644863	51°13′15″N 0°21′57″E
Barn 50 Yards to East of Pond Farmhouse	II	Bells Farm Road, Pond Farm		19/04/1985	TQ6581250475	1363006	Q26644862	51°13′46″N 0°22′24″E
Brooker Cottage	II	Branbridges		02/07/2001	TQ6743247300	1245945	Q26538410	51°12′01″N 0°23′43″E
Beltring Green Farmhouse	II	Branbridges Road		19/04/1985	TQ6780847763	1070721	Q26325023	51°12′16″N 0°24′03″E

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Oast Houses and Granaries at Whitbreads Hop Farm	II*	Branbridges Road		25/08/1959	TQ6740047504	1070722	Q17546813	51°12′08″N 0°23′41″E
Branbridges House	II	Branbridges Road		19/04/1985	TQ6725648508	1070724	Q26325026	51°12′41″N 0°23′35″E
Former Joiner's Workshop Immediately South of the River Medway at Branbridges	II	Branbridges Road		26/04/2010	TQ6744348473	1393759	Q26672903	51°12′39″N 0°23′45″E
Rose Villa	II	Bullen Lane		19/04/1985	TQ6614348811	1070725	Q26325029	51°12′52″N 0°22′39″E
Cartreff Raffanjim	II	Bullen Lane		19/04/1985	TQ6611749573	1070726	Q26325032	51°13′16″N 0°22′39″E
Bush Farmhouse	II	Bullen Lane		19/04/1985	TQ6611749877	1070727	Q26325037	51°13′26″N 0°22′39″E
Walnut Cottage	II	Bullen Lane		19/04/1985	TQ6618148784	1184942	Q26480253	51°12′51″N 0°22′41″E
Bullen Farmhouse	II	Bullen Lane		19/04/1985	TQ6613449057	1184951	Q26480261	51°13′00″N 0°22′39″E
The Long Arm	II	Bullen Lane		19/04/1985	TQ6620650140	1184986	Q26480295	51°13′35″N 0°22′44″E
Dawes Cottage	II	Bullen Lane		19/04/1985	TQ6602349334	1299860	Q26587216	51°13′09″N 0°22′33″E
Newark House	II	Bullen Lane		19/04/1985	TQ6617949987	1363009	Q26644865	51°13′30″N 0°22′42″E
L-shaped Farm Building at Bullen Farm	II	Bullen Lane		06/11/2012	TQ6606849041	1411841	Q26676233	51°12′59″N 0°22′35″E
Barn and Cattle Byre to Bullen Farm 75 Yards to South West, Across Road	II	Bullen Lane Across Road, , Bullen Farm		19/04/1985	TQ6605949012	1363008	Q26644864	51°12′58″N 0°22′35″E
Church of the Holy Trinity	II	Bush Road	church building	19/04/1985	TQ6643049144	1070728	Q26325040	51°13′02″N 0°22′54″E
The Bush Blackbird and Thrush Public House	II	Bush Road	pub	01/08/1952	TQ6637249908	1070729	Q26325043	51°13′27″N 0°22′52″E
Two Ashes	II	Bush Road		19/04/1985	TQ6629549423	1184995	Q26480304	51°13′11″N 0°22′48″E
Flints Cottage	II	Bush Road		19/04/1985	TQ6627349652	1185030	Q26480339	51°13′19″N 0°22′47″E

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Pimms Place and Railings to East	II	Bush Road		19/04/1985	TQ6628149626	1363010	Q26644866	51°13′18″N 0°22′47″E
East Peckham War Memorial	II	Bush Road, TN12 5LH		06/09/2018	TQ6640949137	1458301	Q66479812	51°13′02″N 0°22′53″E
St Anns Cottage	II	Chidley Cross Road		19/04/1985	TQ6620548769	1070730	Q26325048	51°12′50″N 0°22′42″E
The Bullens	II	Chidley Cross Road		19/04/1985	TQ6628448857	1185058	Q26480368	51°12′53″N 0°22′46″E
Linden Lea	II	Chidley Cross Road		19/04/1985	TQ6622148783	1299829	Q26587189	51°12′51″N 0°22′43″E
Bullen Place	II	Chidley Cross Road		19/04/1985	TQ6629348824	1363011	Q26644867	51°12′52″N 0°22′46″E
Fant Farmhouse	II	Church Lane		01/08/1952	TQ6721749268	1070731	Q26325051	51°13′05″N 0°23′35″E
Two Table Tombs by South Porch and Table Tomb by Lych Gate in Church of St Michael's Churchyard	II	Church Lane, Old Peckham		19/04/1985	TQ6615552145	1185204	Q26480517	51°14′39″N 0°22′45″E
Church of St Michael	II*	Church Lane, Old Peckham	church building	25/08/1959	TQ6616152169	1363012	Q7594761	51°14′40″N 0°22′45″E
105, Church Lane	II	Church Lane, Old Peckham		19/04/1985	TQ6619551842	1185207	Q26480520	51°14′30″N 0°22′46″E
26 Church Lane	II	Church Lane, TN12 5JH		19/04/1985	TQ6718349263	1185078	Q26480386	51°13′05″N 0°23′33″E
Hale Street Farmhouse	II	Hale Street		19/04/1985	TQ6731449359	1299744	Q26587111	51°13′08″N 0°23′40″E
Cornerways	II	Hale Street		19/04/1985	TQ6730749293	1299751	Q26587117	51°13′06″N 0°23′39″E
Boroughs Oak Farmhouse	II	Hale Street		01/08/1952	TQ6737149923	1363013	Q26644868	51°13′26″N 0°23′44″E
The Old Well House	II	Hale Street		17/05/1974	TQ6727049408	1363014	Q26644869	51°13′10″N 0°23′38″E
Hale Place Cottage	II	Hale Street		19/04/1985	TQ6729048944	1363015	Q26644870	51°12′55″N 0°23′38″E
140-144, Hale Street	II	Hale Street		01/08/1952	TQ6730349307	1070734	Q26325061	51°13′06″N 0°23′39″E
Barn to South of Boroughs	II	Hale Street, Boroughs Oak Farm		19/04/1985	TQ6736149881	1070732	Q26325054	51°13′25″N 0°23′43″E

Oak Farmhouse							
Wagon Shed to South of Boroughs Oak Farmhouse	II	Hale Street, Boroughs Oak Farm	19/04/1985	TQ6736849870	1185227	Q26480541	51°13′25″N 0°23′44″E
Barn to South West of Boroughs Oak Farmhouse	II	Hale Street, Boroughs Oak Farm	19/04/1985	TQ6733449875	1185234	Q26480546	51°13′25″N 0°23′42″E
The Orchard	II	Hale Street, TN12 5JB	19/04/1985	TQ6732749479	1070733	Q26325057	51°13′12″N 0°23′41″E
14, Hale Street	II	Hale Street, Tonbridge, TN12 5HL	19/04/1985	TQ6735148779	1299882	Q26587237	51°12′49″N 0°23′41″E
Barn 15 Yards North West of Forge Gate Farmhouse	II	Maidstone Road	19/04/1985	TQ6554652514	1070735	Q26325064	51°14′52″N 0°22′14″E
Forge Gate Farmhouse	II*	Maidstone Road	19/04/1985	TQ6555552494	1185270	Q17546891	51°14′51″N 0°22′15″E
Forge Gate Cottage	II	Maidstone Road	19/04/1985	TQ6558252520	1185277	Q26480590	51°14′52″N 0°22′16″E
Goose Green Cottage	II	Maidstone Road	19/04/1985	TQ6511251245	1363016	Q26644871	51°14′11″N 0°21′50″E
Hextall House	II	Martins Lane	19/04/1985	TQ6620550479	1070699	Q26324956	51°13′45″N 0°22′45″E
Strettit Place	II	Old Road	19/04/1985	TQ6685248514	1070701	Q26324962	51°12′41″N 0°23′15″E
4, Old Road	II	Old Road	19/04/1985	TQ6674848529	1299665	Q26587040	51°12′42″N 0°23′09″E
79, Old Road	II	Old Road	19/04/1985	TQ6716248640	1070700	Q26324959	51°12′45″N 0°23′31″E
Triumphal Arch in Mereworth Park	II	Park Road, Mereworth Park	01/08/1952	TQ6689752274	1070702	Q26324965	51°14′43″N 0°23′23″E
The Coults	II	Pound Road	19/04/1985	TQ6667148720	1070703	Q26324968	51°12′48″N 0°23′06″E
Trombolyn	II	Pound Road	19/04/1985	TQ6652248810	1070704	Q26324971	51°12′51″N 0°22′58″E
Coults House	II	Pound Road	19/04/1985	TQ6666048733	1185413	Q26480728	51°12′49″N 0°23′05″E
91 and 93, Pound Road	II	Pound Road	19/04/1985	TQ6645148968	1366084	Q26647716	51°12′56″N 0°22′55″E
St Michaels House	II	Roydon Hall Road	19/04/1985	TQ6644652020	1070705	Q26324974	51°14′35″N 0°23′00″E
St Michaels Cottage	II	Roydon Hall Road	19/04/1985	TQ6645352042	1185509	Q26480827	51°14′36″N 0°23′00″E

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Dower House	II*	Roydon Hall Road		01/08/1952	TQ6643251704	1299613	Q17547070	51°14′25″N 0°22′58″E
Roydon Hall	II*	Roydon Hall Road	house	01/08/1952	TQ6658151711	1363037	Q17547104	51°14′25″N 0°23′06″E
Stables at Roydon Hall	II	Roydon Hall Road, Roydon Hall		19/04/1985	TQ6655851686	1070706	Q26324977	51°14′24″N 0°23′05″E
Wall 50 Yards to the East of Roydon Hall	II	Roydon Hall Road, Roydon Hall		19/04/1985	TQ6664051717	1185574	Q26480893	51°14′25″N 0°23′09″E
North Lodge to Roydon Hall	II	Roydon Hall Road, Roydon Hall		19/04/1985	TQ6651551831	1185583	Q26480900	51°14′29″N 0°23′03″E
Main Gates and Flanking Walls to Roydon Hall	II	Roydon Hall Road, Roydon Hall		19/04/1985	TQ6651051817	1363038	Q26644889	51°14′28″N 0°23′03″E
Court Lodge Farmhouse	II	Seven Mile Lane		01/08/1952	TQ6621551675	1070707	Q26324981	51°14′24″N 0°22′47″E
Mount Pleasant Farmhouse	II	Seven Mile Lane		19/04/1985	TQ6627551198	1070708	Q26324984	51°14′09″N 0°22′49″E
Little Moat Cottage	II	Seven Mile Lane		19/04/1985	TQ6597151353	1363039	Q26644890	51°14′14″N 0°22′34″E
Barn 50 Yards to North of Mount Pleasant Farmhouse	II	Seven Mile Lane, Mount Pleasant Farm		19/04/1985	TQ6623551248	1299586	Q26586974	51°14′10″N 0°22′47″E
1, Smithers Lane	II	Smithers Lane		19/04/1985	TQ6732649331	1299599	Q26586983	51°13′07″N 0°23′40″E
22, Smithers Lane	II	Smithers Lane		19/04/1985	TQ6748549271	1185661	Q26480971	51°13′05″N 0°23′49″E
23, Smithers Lane	II	Smithers Lane		19/04/1985	TQ6743949294	1070709	Q26324987	51°13′06″N 0°23′46″E
25 and 27, Smithers Lane	II	Smithers Lane		19/04/1985	TQ6744349294	1185652	Q26480962	51°13′06″N 0°23′46″E
Ippenbury House	II	Smither's Lane		19/04/1985	TQ6745749293	1363040	Q26644891	51°13′06″N 0°23′47″E
The Post House	II	Snoll Hatch Road		19/04/1985	TQ6639248300	1185662	Q26480972	51°12′35″N 0°22′51″E
38-44, Snoll Hatch Road	II	Snoll Hatch Road		19/04/1985	TQ6666348498	1299570	Q26586959	51°12′41″N 0°23′05″E
119-125, Snoll Hatch Road	II	Snoll Hatch Road, 119-125		19/04/1985	TQ6643148285	1363041	Q26644892	51°12′34″N 0°22′53″E
Addlestead House	II	Tonbridge Road		19/04/1985	TQ6600848532	1070710	Q26324990	51°12′43″N 0°22′31″E

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Barn 20 Yards to South East of Addlestead House	II	Tonbridge Road		19/04/1985	TQ6603548505	1070711	Q26324993	51°12′42″N 0°22′33″E
Oaklands	II	Tonbridge Road		19/04/1985	TQ6568848083	1070712	Q26324996	51°12′29″N 0°22′14″E
Little Mill	II	Tonbridge Road		01/08/1952	TQ6574348205	1185675	Q26480984	51°12′32″N 0°22′17″E
The Man of Kent Public House	II	Tonbridge Road	pub	25/08/1959	TQ6573348140	1185745	Q26481044	51°12′30″N 0°22′16″E
Woodside Cottage	II	Tonbridge Road		19/04/1985	TQ6558847980	1185752	Q26481051	51°12′25″N 0°22′09″E
Granary/wagon Shed to South West of Little Mill	II	Tonbridge Road		19/04/1985	TQ6574348179	1363042	Q26644893	51°12′32″N 0°22′17″E

1. The date given is the date used by Historic England as significant for the initial building or that of an important part in the structure's description.
2. The grid reference is based on the British national grid reference system, sometimes known as OSGB36, used by the Ordnance Survey.
3. The "List Entry Number" is a unique number assigned to each listed building and scheduled monument by Historic England.

1. *"Historic England search link for listed buildings in East Peckham". Search the National Heritage List for England. Historic England. Retrieved 31 January 2026.*
2. *"Listed Building Points". National Heritage List for England, NHLE. Historic England. 15 January 2026. Retrieved 31 January 2026.*

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