

## **Linton Conservation Area Appraisal**



**Maidstone Borough Council  
Adopted 26<sup>th</sup> March 2008**

**UPDATE 2019 - PLEASE NOTE:**

- The Linton Conservation Area boundary was extended on 21 May 2019.
- The Conservation Area Appraisal, Management Plan and appendices maps have not been yet been updated to reflect the new boundary.
- Please see [Maidstone Conservation Areas webpage](#) for up to date boundary map.
- Also see 'Boundary Alterations report' dated October 2016 for further information.

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## **LINTON CONSERVATION AREA APPRAISAL**

### **I Introduction**

#### **The Definition, Purpose and Effect of Conservation Areas**

The concept of conservation areas was first brought into being by the Civic Amenities Act of 1967, but the relevant legislation now is the Planning (Listed Buildings and Conservation Areas) Act of 1990. This act places a duty of local authorities to designate conservation areas where appropriate and defines a conservation area as "an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance".

Designation as a conservation area being additional powers to the local authority. Briefly these include the control of demolition of unlisted buildings, more restricted permitted development rights for single dwelling houses and a notification system relating to works to trees now covered by a tree preservation order.

In addition to these enhanced powers, the local authority is also required when dealing with applications for planning permission to have special regard to the question of whether or not the proposed development would either preserve or enhance the special character of the conservation area. There is a presumption that developments which would not preserve or enhance this special character should be refused planning permission.

#### **The Purpose of the Appraisal**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review their conservation areas from time to time in order to consider the possibility of revising their extent and to identify changes and pressures which may affect the original reasons for their designation. In order that informed decisions can be made on planning applications it is important to identify the special character of conservation areas which it is sought to preserve or enhance.

The most appropriate form for fulfilling these requirements is the production of a conservation area appraisal for each individual conservation area. English Heritage published an advisory booklet on the form which conservation area appraisals should take in February 2006, and this current appraisal has been prepared in accordance with these guidelines. It is intended to identify the key elements which combine to produce the special historic and architectural character of the conservation area, to analyse how they interact and impact upon one another and to explain how the area has developed into its current form. It will also seek to identify pressures and developments which threaten the special character of the conservation area and sites and features which detract from its character and appearance.

The clear understanding of the conservation area's qualities which the appraisal will produce will provide suggestions for future policies and improvements as well as providing a framework against which decisions on individual planning

proposals may be assessed. These will be further elaborated in the future in a separate Conservation Area Management Plan.

### History of Designation

The Linton Conservation area was first designated by the Kent County Council on behalf of Maidstone Borough Council on 4 September 1972. The area was again surveyed by the County Planning Officer in April 1974 with subsequent amendments made to the earlier area.

There were no individual designation reports for the conservation area, so the precise reasons for its designation are unrecorded. However, historically the area surrounding Linton Hill that runs through the designated area on a north - south alignment was settled somewhat sporadically with the earliest settlement site reputed to be where St Nicholas' Church is located entitled "Lilintona" circa 1100. To the east of this probable early settlement site is another site "Lodeinynton" circa 1313. To the west there is evidence of an ancient "royal forest" place named "Atte Snode" circa 1325. To the Southwest there is a moated site of circa 14<sup>th</sup>/15<sup>th</sup> century associated with a house and barn now known as "Bonfleur". These sites have survived under slightly different names; for example "Atte Snode" on Westerhill Road leading off Barnes Lane at the junction of Bonflower Lane to the south is known now as Snoads Hall. Loddington Lane, a north-south lane parallel to Linton Hill – which forms the eastern boundary to Linton Park, itself of historic significance and registered park – derives its name from Loddington Farm, formerly the probable early settlement site "de Lodeiynton"

The site of the medieval church, now containing a Grade II parish church, is the focus of a group of listed buildings amongst a number of buildings of historical and architectural character. This concentration of historically important buildings along with the quality of many of the unlisted buildings in the general vicinity of the church and the homogeneity of the age of development in that essentially hilltop position is a primary reason for the area to have the status of conservation area designation imposed upon it. This group of buildings is set on either side of Linton Hill, a turnpike road leading from Maidstone to Cranbrook, and forms the core of Linton Village which in 1801 had a population of 590 rising to 733 in 1831 and in 1841 900 inhabitants. The parish in 1841 comprised a housing stock of 124 houses.

The village is pleasantly situated on the southern declivity of a hill commanding a fine view over a highly wooded countryside. The village centre is four miles south of Maidstone. However, leading away from the concentration of historic buildings just below the hilltop there are a number of 18<sup>th</sup>-19<sup>th</sup> and late 19<sup>th</sup> century buildings spread out in a loosely distributed linear form on the west side of Linton Hill.

There are two defined groups of buildings along the full length of Linton Hill down to Redwall Lane leading off the road at the foot of the hill towards the south west. The first group of openly distributed buildings more or less at midpoint on the hill is associated with "Mulham Court", a late 19<sup>th</sup> century building. The more evenly distributed group starts at the low point in the hill where Wheelers Lane spurs off it to the west leading to more modern and

distinctly different groups of houses at Redwall Lane which immediately to the west serves Redwall Farm.

On the East side of Linton Hill more or less mid positioned between the aforementioned building groups is a lodge building entitled South Lodge. This is a gateway building of secondary value linking Linton Hill to Linton Park, a grade I listed building set centrally in Linton Park, which is not only in the special landscaped area around Linton Hill but also a designated parks and gardens area of specific historic interest.

Thus it can be construed that this overall grouping of historic buildings of varying special or other value associated with the old turnpike road, now Linton Hill, tightly set along the road backing onto countryside of high quality landscape have formed the overall rationale for the early unrecorded designation.

#### Location and Topography

Linton village lies approximately 4 miles south of Maidstone. Leading from the area, Linton Hill connects to Cranbrook through Staplehurst 5 miles to the south.

It has already been outlined that the area is associated with a hill the northern part of which comprises a rich loam on ragstone base whereas the land to the southern part is still clay.

The overall topographic character derives from its hillside position with Linton Park area forming the eastside boundary and open farming countryside beyond the western boundary.

#### Article 4 Directions

The character of conservation areas can suffer significantly from the cumulative impact of "minor alterations" which can be carried out to single dwelling houses as "permitted development" under the General Planning and Development Order without the need for planning permission. Such alterations can include replacement windows and doors and re-roofing in inappropriate non-traditional materials.

The Local Authority can seek to bring such minor alterations under planning control by the use of Directions under Article 4 of the General Planning and Development Order. A full Article 4 Direction requires the approval of the Secretary of State, but the Council can make an Article 4(2) Direction within a conservation area without the need for such approval. An Article 4(2) Direction can only relate to development fronting a highway, waterway or open space and is restricted to bringing under control specific forms of development within the curtilages of single dwelling houses.

There are no Article 4 Directions currently in force within Linton Conservation Area.

## **II Historical Development**

### Archaeology

Apart from the probability that there was a settlement in the area around St Nicholas' church circa 1100, there is no statutory data of scheduled ancient monuments within the designated area and no evidence of any systematic archaeological exploration.

### Development History

As explained earlier the village of Linton is perched on a hill and approaching from the Maidstone direction from the north; as you round the bend on the well tree-lined road leading to the beginnings of the steep hill you come upon the main village somewhat suddenly and unexpectedly.

Although the church is set back a few yards from the east side of Linton Hill and is on the top of a bank, it is above the average motorist or pedestrian's eye level as you descend down the hill around the bend in the road, halfway or so down it. As a result, the most prominent building to be observed is the Old Bull Inn on the west side of Linton Hill opposite the church.

The few roadside cottages alongside the inn which dates back to 1674 do not directly suggest a large village. However, the village as it was created for the employees of Linton Place now listed Grade I as "Linton Park".

Around the general village core, there are 28 'listed' buildings including a telephone kiosk, a footpath and 12 monuments. These are intermixed with 10 buildings and wall structures of late 19<sup>th</sup> century architectural and local historical value, plus one or two 20<sup>th</sup> century buildings that make up the evolved urban form. These buildings of varying forms and detailing were developed over a period commencing in the 17<sup>th</sup> century but more or less unchanged apart from some modern extensions and associated garden structures and garages 300 years later; appended are a set of six plans showing the general progression of development from 1876-2005. What is clearly evident from all these plans is the consistent linear form of the village as it spreads out to the lower end of the hill characterised by tree-lined road side boundaries. The upper area is centred on the church and inn on opposite sides of the hill road, in this area there is less greenery but quite a lot of boundary walling which provides a general impression of a village settlement albeit very small in scale and proportion to the road that on its bending alignment bisects the area.

The church is a dominant building, (originally a Norman church), is dedicated to St Nicholas. It is a neatly formed plain edifice building comprising a nave chancel, side aisles and an embattled tower surmounted by an octagonal spire with six bells – in the church and around it, there are a number of handsome monuments to the Browne, Cornwallis and other families historically associated with the area and in particular Linton park dating back to the 17<sup>th</sup> century. The land around the church defining the graveyard has remained more or less unchanged for 300 years.

To the north and east of this historic central area is Linton Historic Park with its attractive well maintained meadows and treed areas served by a number of paths and tracks criss-crossing the park area but linked at key points along the full length of the conservation area to the conservation area. There are paths leading from the whole area on the west side of Linton Hill to the open countryside sloping away from the hill to the north-west and south-west as shown on the appended plans.

Historically although not an integral part of the designated conservation area, Linton Park is of significant influence to the formation of the village. The focus of the park is Linton Park, which replaced an earlier house called Capell's Court. This was built in the 1730s for Robert Mann with additions and alterations, circa 1825 by Thomas and William Cubitt for the 5<sup>th</sup> Earl Cornwallis.

The building stands prominent in the countryside surrounded by the well wooded Linton Historic Park covering an area of around, 180 hectares. This important and influential historic building was listed Grade I on 25 July 1952. While not within the designated conservation area, it does provide a basis for the understanding of the historic evolution of the village by examining the wide range of owners going back to the 15<sup>th</sup> century. For example, Sir Anthony Wayne of Linton Place who died in 1615 built 4 almshouses in the village. Eventually, Robert Maun built a seat on the site partly on the site of the old mansion of Capell's Court. He resided there until his death in 1751.

The evolved mansion is a spacious edifice with a main central element and wings in the Grecian style of stucco finish (c 1825) under slate roofs. In the 1820s a terrace to "piano mobile" with a coade stone anthemion balustrade with arcading to the basement below was added. The whole building comprises many exceptional details. Doric pilasters, friezes and cornices, a 2-storey tetra style Corinthian portico with a moulded triangular pediment all of which aggregate together to produce a significant country house set in the midst of an extensive and finely wooded park. This 18<sup>th</sup> century landscape park was formally developed in the 19<sup>th</sup> century to provide the main more manicured and designed park and garden area over an area of approximately 40 hectares around the mansion. Distributed within the park area and at entrances to it is a stable complex and two lodges, one to the south west – on the east boundary of the conservation area, and the other to the north of the mansion. There is also a walled kitchen garden fairly close to the mansion off its north-east corner.

The development of this park stretches up to the east side of Linton Hill which is heavily tree lined, a thin strip of which is included within the full width of the conservation area given its important visual contribution to the conservation area (see photos appended).

The park was formally registered in 1995 and the register is maintained by English Heritage. The western boundary forms an integral part of the eastern side of the conservation area and the early maps (especially those dated 1876-1895 and 1896-1898) show quite early that historically the area around part of the churchyard on its southeast and south side was heavily wooded. This wooded area continues approximately 10m wide on either side of a pathway leading down the hill from the churchyard. This pathway system continues southwards past the Linton Park lodge to the Redwall Lane junction. This is a

significant part of the conservation area and an essential visual characteristic which should be protected. Its overall greening impact sets the ambience of the area whether approaching it from the south looking up Linton Hill especially in the vicinity of the lodge (see photograph appended) and even more so further up the hill towards the bend in the road between the now named Mullion Court and Toke Place on the west side where the treescape merges together on both sides (see also photograph appended). Looking down the hill travelling along the road approaching the bend in it round to the south east just past the lodge on the east side, the bold tree line strip is a notable and positive characteristic of the area. Again, looking down the road, the merging of greenery on both sides reinforces the distinctiveness of treescape along this linear stretch of the conservation area.

The importance of the park cannot in any way be devalued in appraising its relationship with the conservation area since the estate development was integrally related to the development along the west side of Linton Hill leading up to the image core from the south.

The park comprises 12 hectares of ornamental gardens centred on the main house but stretching westwards towards the church and churchyard setting and the immediate southern most area interlinking these areas together by numerous direct and indirect pathways, the main ones connecting the church setting quite positively to the main house.

A further 120 hectares of parkland, woodland, and associated farm buildings and domestic land occupies the crest and south facing slope of a greens and ridge descending steeply at first, and then more gently as it approaches the levels of the river Beult Valley 1km beyond the site's southern boundary.

Closer to the setting of the churchyard and indeed as an important setting characteristic of the north eastern corner of the conservation area comprising the churchyard, the well maintained and open farmland interfacing the churchyard setting is an important setting characteristic – see a set of four photographs appended clearly illustrating the visual and functional value of this area.

The setting of the churchyard to the north comprises a large car park area with an approach drive to Linton Hill close to the brow of the hill. This area is already within the registered Linton park area and therefore has the benefit of controls applicable to registered parks and of course in land use control term, the area around this sub-area is subject to planning controls as an area of special landscape value. Nevertheless, the car park is an attractively laid of relatively neutral but positively useful functional space and given its overall landscaped character could well be considered to be included into the designated conservation area as indeed should also the park be included.

To reinforce the latter view, since in the broadest sense the churchyard and its immediate environs is an important part of the conservation area, appended are three views of the churchyard looking towards the park.

### **III Character Appraisal**

#### General Village Character

The general character is of a village form in two distinct parts a central top of hill group buildings on either side of the road and a lower linear form tightly arranged on one side of the main road descending through it north to south with an abundance of greenery on both sides through which on the east side glimpses of the large park are available. On the west side views towards open countryside are further important conservation area setting characteristics.

The village core at the top of the hill comprises groups of buildings separated by large open space areas located at various points lower down the hill until it levels out to the valley floor to the south.

Travelling down the hill approaching the building group associated with the Bull Inn just below the brow of the hill views towards the distant open countryside are visible over the roof tops of this "gateway" group of four buildings two of which are listed as having special architectural or historic character namely the Bull Inn and the adjacent Forge Cottage and Milady's Forge House to the north. The Old Forge shown as the smithy which on the 1896-1898 map is not listed and not a particularly special architecturally-detailed building nevertheless it is part of the group and connected at its northern end to a ragstone boundary walk with both treescape atop it. This building and indeed the wall and treed area are not in the current designated area but are clearly integrated with it as the photograph appended illustrates.

Further down the hill, glimpses of the distant low lands are to be observed as the 5 photographs appended illustrate, some taken from behind "Ragstone" in the churchyard.

Between The Bull Inn and the Old Vicarage there is firstly a large area associated with The Inn behind a wall screening it from the hill. Immediately south of this relatively neutral space is the 19<sup>th</sup> century village hall. This boldly detailed building setback slightly from the rear of the pavement is an important contrasting style of building to the timber framed frontage of the old vicarage itself set further back from the road behind a ragstone boundary wall. Between the old vicarage and the village hall set even further back from the road in a modern house 'Witchfield' which forms a small group of buildings well away from easy visual connection with the main thoroughfare.

The village centre can be seen to be set in this general area. Interestingly the Linton village sign post is located to the south east of the Bull Inn close to the village hall area even though the full extent of the built form of the village group down the hill towards Toke Place comprising a number of architecturally interesting buildings. This whole group dramatically breaks from the next group of buildings around Mulham Court as it was called in 1974 now entitled Mullion Court by a large, open landscaped area providing visual contact with the open countryside to the west. This 'green' lung is matched by a further gap between Mullion Court and the linear group of homes further down the hill where they terminate at Redwall Lane the southernmost entry point to the conservation area.

To more fully appreciate the general character, since travelling down Linton Hill from the north or entering it from the much lower level rising up from the south impressions are quite different mainly caused by the curved alignment of the road which prevents a clear view from one end to the other, because of this it is useful to describe the visual impact of this journey.

Taking a converse route through the area rising up from the south end there are two listed buildings. The first one entering the conservation area just slightly northwards beyond Redwall Lane leading off to the west is Linton Cottage, a quite distinct architectural building form with its simple tiled roof and upper floor façade facing the road with Kent peg tile hanging, multiple paned first floor and ground floor windows. There are two lead-lined lead flat roofed dormers and at each gabled ends there is a wide chimney stack. This building is quite different in character to the ragstone constructed gable fronted two-storey semi detached cottages along the road to the north. None of these most attractive and characterful buildings are listed or indeed on any local list; nevertheless they are distinguished by their bold gabled roof form, tall dominant moulded chimney stacks, attractive patterned bargeboards, dressed window heads at first floor level facing the Hill Road (see photographs appended of typical views from various vantage points down the Hill Road and up it to show the front and side gables to full effect).

Further along the road close to Wheelers Lane there is a small group on its south side comprising two modern houses and one building which in 1974 when the area was first surveyed was determined to be of sufficient architectural and historic value to merit it, then being on a supplementary list. This building is now listed grade II (namely Three Chimneys). It is of 17<sup>th</sup> century origin. Its bold locational value as a corner building acts a visual foil to the tight group of buildings on the north side of the junction between Wheelers Lanes and Linton Hill. This group comprising six buildings altogether, 3 facing Wheelers Lane of late 19<sup>th</sup> and early 20<sup>th</sup> century value. Two other houses to the north along Linton Hill fall into the same historic category and contribute to the built character of the linear form of housing along the base of the hill.

There are buildings along Wheelers Lane on both sides distributed unevenly up to a point where the Cornwallis cul-de-sac off the north side is located. All these properties fall outside the designated area but not in any way distinctive enough individually or collectively to merit inclusion into the area which tightly follows a narrow form along Linton Hill with buildings on the west side and the treed west boundary of Linton park on the east side.

Rising up the hill from the Wheelers Lane group of buildings, there is a large gap up to the point where another small group of buildings occur comprising what was known in 1974 as Mulhand Court, The Old School House and The Cherry Patch.

To the southeast of this group on the east side is the Old South Lodge to Linton Park. This building, along with those to the north west are all in late 19<sup>th</sup> and early 20<sup>th</sup> century origin. The lodge has in recent time had a modern extension to it on the south side which challenges the visual value of the lodge somewhat as often modern interventions can do. Nevertheless, this lone building along the

full stretch of the hill up to the main building group around the church identifies the link to the park from the hill.

Associated with the centrally located group of buildings focused on the now named Mullion Court and South Mullion is the Coach House and Old School House to the north west and north respectively. At the rear of the Old School House there is a modern attachment.

Next to Old School House set in spacious grounds at a lower level to Linton Hill is Toke Farm, also a modern building. This building is set well back from Linton Hill. The setting of this building is very open and acts as a break in building development along the west side of Linton Hill. This spatial characteristic continues up to Toke Place and the Toke Oast building that form a group of interesting structures set back somewhat less so than Toke Farm from Linton Hill. These buildings are also set at a lower level than Linton Hill.

Along the frontage boundary wall of Toke Place as in other parts of Linton Hill mainly on the west side there is a ragstone wall intermixed with fencing and hedges. Looking over this wall as one passes down the hill the spatial quality is quite dramatic with distant views towards the weald countryside over the roofs of Toke Place and Toke Oast both significantly lower in the ground to the mean level of Linton Hill. A similar characteristic exists lower down the hill where a more open vista to the weald over and past Toke Farm is located. These spatial gaps combined with the dominance of matured trees and hedges on both sides of the road are important characteristics of the area. This is further reinforced by the gently bending of the road along its entire length thereby inviting the passer by to never at any time whether travelling down or up the hill to be fully aware of what is ahead except perhaps to the north of the Toke Place, Toke Oast and School House/School Cottage immediately to the north of the oast building all of which form a distinctive group leading ones vision up the greener part of the hill towards the main building group of the village associated with the church, the old vicarage, the village hall, the Bull Inn and the Almshouses. This relatively compact group owes its overall character to the way in which the buildings respond to the changes in levels up the hill and the different forms and architectural detailing each one offers. These overriding characteristics intermixed with boundary walls, hedges and some trees all contribute towards the special interest of the area.

### Village Analysis/ Approaches and Views

The conservation area in general is very rural in character centred on one main road. It is, however, bordered on its east side by the grand country park which with its abundance of trees especially those bordering the Hill Road sets the under-riding character of a village set amongst a dramatic green backcloth. The major built focus of the area is the village centre set either side of the steepest part of the Hill Road with the church on its east side on higher ground the landmark building seen from many miles away as such when approaching the village from the south, south east or south west.

A high proportion of the buildings within the area date from the 19<sup>th</sup> century mostly built in ragstone with Kent peg tile clay roofs. This mixture of stone with its weathered finish and colour with the Kent Wealden red/orange clay colour to

the roofs now in the main weathered to a red/brown hue is a consistent unity of character. There are of course some earlier period buildings, the church in particular stands out as an important focal point.

A noticeable feature throughout the village is the varied sky line caused in the main by the buildings set at different ground levels as the village spreads out from its centre down to the flatter lower levels to the south.

This skyline is reinforced by an abundance of very tall chimney stacks broken up by large matured trees.

A further general characteristic are the boundaries to properties marked by low walls mainly in ragstone.

There are few negative features which detract from character or visual quality.

From the standpoint of land use as a contributing characteristic in the main, apart from the church the public house and the village hall residential land use predominates, there are regrettably no commercial uses such as village shops and such like to add to the ambience generally. The dominant land use really is Linton Hill. Fortunately, due to the curvilinear alignment and steepness in parts the function is softened somewhat. Nevertheless, it is an important route into Maidstone from the south and is heavily used.

From the north where Linton Hill joins up with Heath Road the dominant character is of woodland on the east side and to the west some buildings, a farm and boundary walling. The road quickly moves to a change in level and it is at this point an impression of passing into a strongly wooded area is obtained. Moving down the hill towards its steepest point views over the buildings that contribute towards the village centre towards the weald in the far distant is a very special characteristic of the area. Views as mentioned earlier of the open countryside can be glimpsed at various points along the Hill Road towards the south as one approaches the bottom of the hill and towards the west through gaps between building groups.

#### Detailed Analysis and Description

A detailed description of all buildings and sites within the Conservation Area follows. These descriptions are based on examination from the road and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

Buildings and structures have been assessed according to their value to the character of the Conservation Area. They have been graded as follows: -

- Essential - buildings which because of their high historic or architectural interest or townscape function must be retained.
- Positive - buildings which make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration

but could be restored to their original appearance relatively easily.

- Neutral - buildings which do not harm the character of the area but whose retention is not necessary.
- Negative - buildings which harm the area's character and where redevelopment would be advantageous.

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
Nos. 1-5 (inclusive) The Almshouses	Listed Grade II	Row of single storey Almshouses. Mid C19 origin. Constructed in uncoursed ragstone with ashlar dressings. Plain tile roof. E-plan with only slightly projecting wings. Broader central wing comprises 2 gables. Attractive cusped bargeboards with moulded finials and pendants to 4 front gables and to slight projection to centre of right return elevation. Roof of main range carried down to rustic posts, forming shelters between wings. Regular 6 window front of one canted bay window to each outer wing, one 3 light leaded casement with top lights to each central gable and 2 similar 2 light casements between wings. 4 ribbed 4 centred arched doors, one to side of each wing, beneath the shelters. Half-glazed door to right return elevation. Raised blank stone shield to each outer gable and recessed rectangular panel to each central gable. Rear return wing to right. (founded on this site by Sir Anthony Mayne, 1611).	Essential
Path running straight from road to within about 1½ metres of west doorway of church of St Nicholas, with curving branch running in front of Almshouses	Listed Grade II	Path. C19 or early C20. Stone setts, evenly laid, with narrow border forming path about 1½ metres wide.	Positive
Church of St Nicholas	Listed Grade II*	Parish church C14 and C15. Alterations and additions of 1860 by R.C. Hussey in a C15 style. Constructed ragstone, with plain tile roof. Comprising a nave, south aisle, south porch, chancel, south	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>chancel chapel and north chancel chapel. This nave and south aisle was extended to the west, the north aisle and north west tower were added in 1860.</p>	
		<p><u>The south aisle</u>: c14 was extended to the west in 1860 and refaced in 1860 with small blocks of evenly-coursed stone. Chamfered stone plinth.</p> <p><u>The south porch</u>: (c19) with stonework and plinth similar to nave has carved bargeboards and a moulded outer and plain-chamfered inner doorway.</p> <p><u>The south chancel chapel</u>: (later c14) roughly coursed stone on undressed plinth.</p> <p><u>The Chancel</u>: is c14, re-faced, and probably extended, in c19. Diagonal north-east and south-east buttresses. 2 light c19 windows to north and south and has moulded pointed-arched south doorway.</p> <p><u>The Vestry</u>: (c19) is low and at right angles to the chancel.</p> <p><u>The north chancel chapel</u>: (c15 or early c16) is of roughly coursed galleted stone, with high moulded stone plinth and gabled with c19 east window of 3 stepped lights and similar north window.</p> <p><u>The north aisle</u>: (1860) gabled with two 3 light north windows.</p> <p><u>The north west tower</u>: (1860) was built in three stages, on moulded plinth, with moulded off-sets between stages. Clasping buttresses. Recessed stone spire. Two 2 light windows to each face of belfry. Small rectangular north light to second stage and trefoil headed lights to north and west of bottom stage. Pointed-arched north doorway. West clock. South face abuts nave.</p>	

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
East side St Nicholas church churchyard monuments  Monument of Margaret Avenell about 2.5 metres north of the vestry of the church	Listed Grade II	In the churchyard there are a number of historical monuments which contribute to the character.  This monument is a table tomb (late c17 or early c18) in stone on a rectangular stone base, with moulded plinth, corniced lid and moulded side panels.	Essential
Monument to Caroline Cornwallis about 40 metres south of chancel of the Church	Listed Grade II	This monument is early to mid C19 in stone with a square plinth with moulded base and cornice, surmounted by gadrooned urn. Inscription to Caroline Frances Cornwallis, d. 1838.	Essential
Monument to Stephen Dartnall about 5 metres south of the south chapel of the Church	Listed Grade II	This is another table tomb. Early c19 statue in stone, on rectangular stone base, with moulded (1823) plinth, corniced lid and moulded side panels.	Essential
Monument to Sophia de Brette about 23 metres south-east of chancel of the Church	Listed Grade II	This table tomb is early to mid C19 in stone, (1833) on rectangular stone base, with moulded plinth and corniced lid. Recessed side panels, each with 2 narrow moulded panels. Surrounded by stone kerb, formerly railed.	Essential
Monument about 3 metres south of the porch of the Church	Listed Grade II	This table tomb monument is late c18 or early c19 in stone on a rectangular stone base, with moulded plinth and corniced lid. Moulded side pilasters with gadrooned bases. Fielded inscription panel with concave corners.	Essential
Monument about 2 metres north of chancel of the Church	Listed Grade II	This mid C18 table tomb is in stone, on a rectangular stone base, with moulded plinth and corniced lid. Recessed inscription panels. Festooned side panels. Formerly railed. Date of death on south side 1765.	Essential
Monument against north wall of tower of church	Listed Grade II	This table tomb is late c18 in stone, on a rectangular stone base, with moulded plinth, corniced lid and ungadrooned side pilasters.	Essential

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
Monument about 6.5 metres north west of the tower of the Church	Listed Grade II	This early to mid c18 table tomb is in stone, on a rectangular stone base, with moulded plinth, corniced lid and plain side panels.	Essential
Monument to George Maytham about 6 metres south of south aisle of the Church	Listed Grade II	This table tomb is late c18 or early c19 in stone, on a rectangular stone base, with moulded stone plinth and corniced lid. Moulded side pilasters. To George Maytham. Inscription barely legible at time of re-survey.	Essential
Monument to Thomas Paul about 6 metres east of chancel of the church	Listed Grade II	This headstone is mid c17 in stone with a shaped double head, with face to left and hour glass to right. Right side to Thomas Paul, left side to wife.	Essential
Monument to Richard Rich is about 5.5 metres south of east end of south aisle of the Church	Listed Grade II	This table tomb (late c18) in stone with moulded plinth, corniced lid and dressed stone side panels.	Essential
Monument to Thomas Watkins about 2.5 metres north of east end of north aisle of Church	Listed Grade II status	Table tomb. Early to mid C18. Stone, on rectangular stone base, moulded plinth and corniced lid. Roll moulded corners. Fielded inscription panel with concave corners. Fielded side panels. North side to Thomas Watkins, d. 1733 aged 64.	Essential
East side Folly	Listed Grade II	This characterfull historic building is just outside the designated area boundary of the south east corner of the churchyard to the Church of St Nicholas. It is a terminal building at the end of a main east-west footpath in Linton Park of single storey form circa mid to late C18. In brick, rendered with channelled stucco and a slate roof. Small and rectangular in a Gothic style with gables with moulded coping to each face. Moulded pointed-arched open doorway to each gable end with clustered shafts to jambs. 3 similar doorways, stepped in height, spanning east face. West face	Positive

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
		unbroken. Slender pinnacled pilaster buttresses to each corner, and flanking central opening to east.	
East side Ragstone	Listed Grade II	This building is in close proximity of St Nicholas church off its south east corner. The house is mid c19 of uncoursed ragstone with ashlar dressings under a plain tile roof of H-plan, built at right-angles to the road. It is 1½ storeys. Gables with cusped bargeboards and moulded pendants and a roof of narrow central section carried down to rustic posts, forming a lean-to shelter between wings. There is a right hand rear wing with attic roofed at right angles and jettied to road to right. There are 3 pairs of octagonal brick stacks with moulded cornices and plinths and stone bases; one to each gable end and one to rear to left. Gabled dormer to centre of central section. One 2 light leaded casement to each gable end with canted bay window to ground floor below. Half glazed door to right end of central section.	Essential
West side Forge Cottage and Miladys Forge House (formerly listed as premises occupied by Butcher and Son, Forge House) listed in 1967.	Listed Grade II	House row. (c17 and c18) There are exposed broadly-spaced studs with painted brick infilling to ground floor of right section. Left section and first floor of right section rendered. Timber-framed rear wing to right section. Plain tile roof. 2 storeys and attic on stone plinth. Slightly jettied eaves to front with moulded wooden eaves cornice to right section. Roof hipped to right. Projecting red and grey brick stack to left gable end and brick ridge stack towards centre of right section. 4 small hipped dormers. Irregular fenestration of 5 front of broadly-spaced 2 light C20 leaded wooden casements to left section, and regular 3 window front of cross windows to right section. Ribbed door to right of centre of left section and half-glazed door under	Positive

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
		flat corniced floating hood to centre of right section. Lean-to to left end and to rear of left section. Rear wing to left of right section, with ogee tension braces.	
The Bull Inn (formerly listed as Post Office Stores and Bull Inn)	Listed Grade II	Public house and post-office stores, now public hours. C16 or early C17, with later C17 and C19 alterations. Timber framed. Exposed framing with plaster infilling to first floor of left wing, rest rendered. Plain tile roof. Main range, with cross-wing projecting forwards to left. Right end of main range possibly added. Cross-wing 2 storeys, attic and cellar on brick plinth, main range 2 storeys on rendered plinth. Underbuilt jetty to gable end of cross-wing. Continuous jetty on moulded bressumer to all but right end of main range. Wing close-studded, with plain bargeboards. Roof of main range half-hipped to right with higher ridge than wing. Projecting brick stack to left side elevation of wing and rear stacks towards centre and right end of main range. Irregular fenestration of 6 casements; one 3 light to cross-wing, three 3 light to central section of main range, and one 5 light and one single light to former post office to right. Slightly canted C19 shop front to former post-office to right, with two 3 light windows flanking half-glazed door, and with moulded cornice and plain fascia. Ribbed door up 2 steps to right side elevation of wing, ribbed door up 2 steps towards centre of main range, and ribbed door to right of shop front. Rear left return wing to main range, immediately to right of cross-wing, and 3 short rear wings to main range. Date 1674 AG painted on main range.	Positive
Village Hall	Unlisted	To the south of the Bull Inn and predominately positioned opposite 'Ragstone' is the Village Hall. This large building with its striking bold tiled roof gabled ended facing the road, has a side entrance porch with a quarter hip to the road	Positive

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		frontage slipping down to the South with a small catslide extension, slightly set back from the main full height triple window gable. The gables characterised by a bold bargeboard and framed apex. Close to the hall is the listed Grade II telephone box.	
K6 Telephone Kiosk west side to the south side in front of the Village Hall	Listed Grade II	This type K6 telephone kiosk was listed in 1988. Grade II. It was designed in 1935 by Sir Giles Gilbert Scott. Made in cast iron by various contractors. Square on plan with domed roof. Un-perforated crowns to top panels and margin glazing to windows and door.	Essential
Witchfield	Unlisted	This modern house is located between the Village Hall and the Old Vicarage further down the hill.	Neutral
The Old Vicarage	Listed Grade II	This historic house set back from the road was formerly the vicarage. (c15 or early c16). Timber framed with painted brick infilling to ground floor and rendered infilling to first floor. Plain tile roof. 2 unequal length hall bays and storeyed end bays. 2 storeys on stone plinth. Broadly spaced studding with low former window sill across right hall bay. Tension braces and arch braces. Higher mid-rail to hall bays. Right gable and jettied. Hipped roof with gables. Multiple brick stack in front slope of roof, to narrow left hall bay. Irregular fenestration of one gabled 3 light eaves dormer to centre of right hall bay and one 2 light leaded casement to right end bay. Small casement to ground floor of each end bay. Diamond mullion window to first floor of right gable end. Boarded door to centre of right hall bay. Weather-boarded rear wing to right.	Positive
Everest	Unlisted	This building is set well behind Witchfield and not of any significant historic or architectural value.	Neutral
The Laurels (formerly known	Listed Grade II	This house is late C18 or early c19 with a ground floor painted brick	Positive

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
as Stane)		and a first floor tile-hung. Plain tile roof. 2 storeys and garret. Half-hipped roof. Central brick stack in front slope of roof. Regular 2 window front of 3 Light leaded casements. Central boarded door with segmental head. Rear wing to left with tile-hung first floor.	
School Cottage and School House	Unlisted	These two buildings of late 19 <sup>th</sup> century origin are architecturally important buildings in the street. They are constructed out of yellow stock bricks with gabled fronts and projecting bay windows at ground floor level. The gables are parapetted and the first floor windows have attractive stone dressed heads. The chimneys are tall and capped with moulded bricks. The plan form comprises a number of projections across the full frontage this articulated effect is reflected also at roof level with a variety of roof forms under slate finish.	Positive
Tokes Oast and Toke Place	Unlisted	This 'u' shaped oast and associated buildings of late 19 <sup>th</sup> origin, forms a group with the larger brick and tile hung 2 storeyed Toke Place to south. Both are set well below the street level. Toke Place comprises a number of gables facing Linton Hill with loft room windows in the apex of the gables over two storey bays. This large building is dominant in its setting complemented by the oast building set at a slightly higher level but nonetheless also still below road level. The clay tiled roofs of both buildings are significant features of visual character as indeed are the buildings themselves. They are however both unlisted but nonetheless of historic and architectural value in the area.	Essential
Toke Farm	Unlisted	This modern two storey house is set well down in lower ground quite a long way into the site from Linton Hill. It is gabled at each end with a brick ground floor and tile hung first floor. The main elevation	Neutral

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		facing the hill.	
The Cherry Patch and The Old School House	Unlisted	<p>This modern building at the rear of the 19<sup>th</sup> century Old School House is not of significant architectural value where as The Old School House is a fine example of its period. Again, as with practically all the buildings from the village centre down to the conservation area boundary the dominant element is the large steeply pitched gable ended tiled roof arrangement emphasised by the bold exposed timber framed first floor apex design separated from the robustly constructed ragstone ground floor walls by a heavily moulded jetty style bracketed detail. The plan is quite rambling in form which adds to its dominant character. The whole impact onto the street reinforced by being set back from the pavement behind a low stone boundary wall.</p> <p>The building as set out on the appended 1896-1898 ordnance plan was split into two buildings. The main building denoted as the school with the southern side extension as presumably the original school house. The currently evolved building with its multi-gabled façade facing the road is now pleasantly located amongst mature trees all of which with the irregular plan form produces a distinctive character with bold shadow projection this is particularly noticeable with the projecting roof gable bargeboard arrangement.</p>	Essential
The Coach House, Mullion Court and South Mullion	Unlisted	<p>The Coach House Historically served the 19<sup>th</sup> century main building now split into Mullion Court and South Mullion at one time. It was, when the area was surveyed in 1974, still one residence building but entitled Mullion Court.</p> <p>These now three separate residences, are well screened from the road by mature trees and</p>	Essential

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		and close to the pavement a ragstone boundary wall adds to the evolved attractive spatial character. The prominence of greenery over building is a key characteristic of this section of the conservation area reinforced by its location on a gentle curve to the road to the south west of which opposite the Linton Park South Lodge on the east side of the road is a large open space area between this building group and the group of cottages where Wheelers Lane joins up with Linton Hill.	
Weatherstones, Andred, Lyndale Cottage, Haven Hurst	Unlisted	These four gabled roofed 19 <sup>th</sup> century semi-detached cottages combined with three pairs of similarly styled semi-detached cottages along the north side of Wheelers Lane form a significant group of buildings. Given their common architectural form each with dominant gabled roofs with moulded bargeboards and tall chimney stacks topped with numerous elegant tall chimney pots. The roofs when seen collectively, whether travelling up the hill or down it are significant area characteristics. There is also a consistency with the fenestration in each case which combined with porches, bay windows and set amongst matured trees and shrubs all behind boundary hedges and fences add to the attractive appearance of this important section of the conservation area.	Essential
Three chimneys	Listed Grade II	This early c17 timber framed house is located on the south side corner of the junction between Linton Hill and Wheelers Lane leading off it to the west. The ground floor of front elevation is chequered red and grey brick, first floor weather-boarded. Exposed framing to rear, with plaster infilling. Plain tile roof. Probably lobby-entry plan. Rear elevation: symmetrically divided by full height posts into 6 units (3 timber-framed bays), short bay comprising one unit to left end,	Essential

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
		<p>longer bay of 3 units to centre, with stack in third (right) unit, and one timber-framed bay of 2 units to right end. 2 storeys and attic. Rendered plinth. Square panelling, 2 panels per storey. 2 tension braces. Half-hipped roof, with gablet to left. Red and grey brick stack in English bond slightly to right of centre, set at right angles to ridge, with 3 diagonally set corbelled flues. Hipped dormer. Irregular fenestration of 3 windows; one 2 light leaded casement towards each end and one 5 light ovolo-moulded mullion window under eaves beneath stack. 2 light ovolo-moulded mullion window to ground floor to left of door. Boarded door under stack, in re-set moulded 4 centred arched architrave. Lean-to to left end of elevation.</p>	
No. 12 St Cross	Unlisted	<p>This building is set in a spacious garden well matured with trees and shrubs. It is an attractive building but the spatial context is the all important contribution to the area's special character.</p>	Essential
No. 13 No. 14 No. 15 No. 16 No. 17 – Merryville No. 18 – Honey Cottage No. 19 – Stone Cottage No. 20 – Redpot No. 21 No. 22 No. 23 – Northenden Cottage No. 24	Unlisted	<p>These six pairs of semi-detached stone built 19<sup>th</sup> century cottages collectively add real character to the area because of their dominant tiled gabled large roofs and consistent architectural detailing. The combination of weathered Kent peg tiled roofs, tall heavily moulded chimney stacks, white painted moulded projecting bargeboards, bay windows and attractive windows with stone surrounds all set at the same building line along the road behind in the main boundary hedges more or less on level ground and well spaced out from each other acts as a significant linear built form leaving or entering the village opposite to which is Linton Park seen through the heavily treed east side of Linton Hall.</p>	Essential

<b>Address</b>	<b>Listed/Unlisted</b>	<b>Description/Comments</b>	<b>Value to Character</b>
Linton Cottage	Listed Grade II	This historic house is late c18. The ground floor is chequered red and grey brick towards left end, red brick in Flemish bond to right of porch. First floor tile-hung. Gable ends red brick in English bond. Plain tile roof. 2 storeys and attics. Finely-dentilled wooden eaves cornice. Gable end stacks. 2 flat-roofed dormers with leaded lights. Rectangular 3 window front of 2 tripartite sashes and central 12 pane sash. Tripartite sashes with shutters to ground floor. Central panelled door with top lights and with 3 light fanlight and short flat hood on shaped brackets. Rear lean-to.	Positive
Yew Tree Cottage	Unlisted	This cottage was in 1898, a pair of cottages and is of general architectural and historic value. It is located on the north side of the corner of the junction between Linton Hill and Redwall Lane leading off it to the west. This location is prominent as the first house leading up Linton Hill at the south edge of the designated conservation area. It therefore forms a 'gateway' function to the area in some respects.	Positive

#### **IV Conclusions**

The conservation area is an excellent example of a village created to support a large country house and estate area.

The architectural character of the buildings varies given that some of the special architectural and historical buildings are of 18<sup>th</sup> and 19<sup>th</sup> century origins. These are mixed in with a number of late 19<sup>th</sup> and early 20<sup>th</sup> century buildings most of which provide a consistent character from the point of view of materials usage, building scale, architectural style detail, site distribution and building layout. There are altogether 28 listed buildings throughout the whole area. However, these include a telephone box and a number of monuments in the churchyard of the Church of St Nicholas.

The overriding character derives from the abundance of trees along most of Linton Hill, the village linear form, the historic park to the east boundary and finally the spaces between the various building groups along the lower end of Linton Hill which provide visual contact with the countryside setting to the west.

The most powerful connection with the weald countryside is obtained visually upon entering the village from the north. This connection with the countryside setting has not over the years been spoiled. Indeed there has not been significant development pressure throughout the whole area to cause any damage to the character. There has however been a serious increase in heavy traffic which points to the need for a management plan in the area to address the functional and physical impact this intensity of use has had on the general environment especially surfaces on road and footpaths and of course the visual intrusion of signage.

A further concern is with the need now to cater for controls on energy wastage and the pressing need to introduce double glazing into buildings of historic value especially unlisted buildings. In this regard a number of the stone faced cottages among the lower sections of Linton Hill have had their windows changed and since many of those cottages have windows with leaded tracery detailing which add to their collective value because of the number of windows involved these changes need controlling which points to the need for an article IV direction to be considered.

Studies carried out in connection with the historical development of the area and with the village appraisal suggest that there may be justification to extend the Linton area, for example areas which may be appropriate for inclusion subject to further study and survey can be outlined as follows:-

i) Minor Boundary changes

In the main the existing boundary around the area is tightly drawn with very few irregularities. However, some fine tuning is required in one or two minor areas where the boundary not only leaves out buildings that have past historic value such as the Old Forge to the north of the northern boundary just beyond the Bull Inn but also bisects a building and its garden setting such as "Willow Court" along Wheelers Lane on its south side a property to the east of Three Chimneys a Grade II listed building on the south east corner of the junction between Wheelers Lane and Linton Hill.

ii) Village Car Park Area

At the northern end of the area to the north and east of the Almshouses opposite the Bull Inn and to the north east of St Nicholas Church there is a car parking area with access to the top part of Linton Hill. This car park its access drive and the land between the drive and Linton Hill is not included in the conservation area. This area as indeed are the meadows and well maintained grassing areas to the north east and south east of the car parking area and the church area contributes to the visual character and functioning of the conservation area and as such should be considered for inclusion into the area.

iii) Northern village access road: A229

A further area that points to the need for a boundary change is the road entrance zone of the A229 itself as it leads into Linton Hill from Heath

Road. This road defined so clearly by the wooded area on its east side within the Linton Park and the cutting defined by the boundary wall along the west side should be included as the integral entrance route into the area.

iv) Linton Park

At the broader level the whole of Linton Park should ideally be included given its important setting value of the whole area.

The detailed street and building analysis carried out in Section III of this Conservation Area Appraisal provides a basis for considering future proposals for redevelopment or alterations. Those buildings or sites which are assessed as "essential" or "positive" will not be considered appropriate for redevelopment, proposals for redevelopment of "neutral" sites will need to provide an enhancement over the existing situation, and the redevelopment of sites/buildings as "negative" will be positively encouraged wherever possible.

It will be important to ensure that where redevelopment is appropriate in principle that it is of suitable form, scale and quality. Buildings should be of two or three storeys, they should adhere to established building lines and not be set back from the street by any great distance, they should utilise good quality materials which reflect those currently predominant (red or yellow stock bricks; ragtsone be of a high architectural standard. In order to achieve an appropriate form of development it may prove necessary to consider the relaxation of normal planning standards in some instances.

Where significant trees exist within the Conservation Area it will be important to seek their retention – this is particularly the case with trees in the churchyard and burial ground which have an especially important role in the townscape character of the area.

At present there are three Tree Preservation Orders in the Conservation Area and in the park there are over 80 protected trees, many being part of large groups of trees. There are no orders involving the linear group of trees that forms the important eastern boundary of Linton Hill from the village centre to the southern most boundary of the area at the junction of Redwall Lane and Linton Hill. However, this relatively wide strip of greenery is protected by being within the designated area.

Within the Conservation Area it is necessary for 6 weeks notice in writing to be given of any proposed works to trees with a trunk diameter greater than 75mm measured at a height of 1.5 metres above ground level. In the case of any sites coming forward for redevelopment the Council will require tree surveys, assessments and protection measures to be submitted with any planning application wherever trees are present. Where expedient it will seek to protect suitable trees by the making of Tree Preservation Orders. In relation to significant trees existing within the Conservation Area it will be important to seek their retention or replacement if appropriate.

As mentioned earlier, often in the past a cause of loss of character has not been redevelopment. It has been the cumulative impact of individually relatively

minor alterations (e.g. replacement windows, loss of porches/door-cases, changes of roofing materials, inappropriate shopfronts, loss of garden railings) which has resulted in the loss of original character. These processes are slowed down by Conservation Area designation, but the making of an Article 4(2) Direction would give the Council greater powers to prevent such alterations.

Essentially, therefore, it will be important to preserve minor features which contribute to the character of the Conservation Area and give local distinctiveness. For example, enamelled nameplates usually mounted on buildings, boundary walls, building signals and similar details. In carrying out this Appraisal a number of areas for investigation regarding the enhancement of the Conservation Area in any management plan should include: -

- i) Improvement to paving surfaces.
- ii) A programme of re-instatement of original features/details, especially windows, railings and door-cases.
- iii) The removal of inappropriate signs.
- iv) Improvements/rationalisation of road traffic signage and street lighting.

## **V) The Consultation Process and key questions**

The Council is keen to involve the local community and other interested bodies in the production of the Conservation Area Appraisal. Apart from bringing any factual errors to our attention, the Council is also keen to know views on the following questions-

- What are the special qualities or distinctive features which make a positive contribution to the Conservation Area?
- What key features of the area have been eroded over time?
- Have there been any developments which have taken place since the Conservation Area was designated which have had a negative effect on its special character?
- Are there any other features or sites which seriously detract from the special character of the Conservation Area?
- How effective are present controls over development?
- Are there any open spaces, trees or hedges which make an important contribution to the character of the Conservation Area?
- What are the most significant view within, into or from the Conservation Area?
- Would an Article 4(2) Direction, which is a special conservation area control with stronger than normal powers preventing inappropriate changes to unlisted buildings such as plastic windows, be an acceptable new control?
- The setting of the Conservation Area is an important influence on its character. Given the historic importance of Linton Park it has a major impact on this review. Could, therefore, the Conservation Area be usefully enlarged, which would add to those planning controls already in place relating to Tree Preservation Orders, developments around listed buildings and changes to land use?
- Do you agree with the key features and possible actions identified for investigation in the Conclusions section? How should these be formulated

into policies and proposals in a future Management Plan for the conservation area?