

Appendix

Site Reference	Site Name (amended)	Conservation Area	Listed Buildings	Historic Parks and Garden	Historic Parks and Garden non designated	Scheduled Ancient Monuments	Heritage at Risk Register	RAG	Potential Impacts Identified	Potential Mitigation Measures	Risk of Harm Score
58499	Land east of Aylesford Priory and south of High Street, Aylesford	Yes - Aylesford	Yes - adjacent The Friars 59/01221/LB1	None	Yes adjacent - 20/00028/HSPNDH	None	None	Red	Loss of wooded character of plot and urbanisation potentially harmful to settings of listed buildings on High St. Enclosure at the Friar's and tree belts limits views, but glimpsed development might be possible. Harm to the character and appearance of conservation area through urbanisation of wooded area.	Set back of development envelope and landscape buffer to east and north. Height limitation to 2 - 2.5 storeys	Moderate risk of significant conflict
59674	Land West of 115 High Street, Aylesford	Yes - Aylesford	Yes- adjacent Listed Court Farmhouse	None	Yes adjacent - 20/00028/HSPNDH	None	None	Red	Loss of wooded character of plot and urbanisation potentially harmful to setting of Court Farmhouse. Harm to the character and appearance of conservation area through loss of wooded area	Set back of development envelope and landscape buffer to east and south. Height limitation to 1.5 - 2 storeys. Careful consideration of access into allocation	Moderate risk of significant conflict
59676	Land East of Bull Lane, North of High Street and West of Rochester Road, Aylesford	Yes - Aylesford part overlap	Various listed buildings adjacent to south and east	None	None	None	None	Red	Loss of agricultural land and urbanisation of the settings of listed farmhouses to east. Loss of treeplanting to north of the CA could negatively impact on settings of Court Farmhouse and Grade 1 listed Church and the character and appearance of the CA	Retention and strengthening of existing landscape buffers. Consideration of access routes to east and set back of development envelope. Retention of quarry lake to southern area of site	Moderate risk of significant conflict

59653	Land North of Stocks Green Road, Hildenborough	None	Adjacent Sackville School 90/05141/LB2	None	Yes, Foxbush 20/00020/HSPNDH	None	None	Red	North boundary of site abuts grounds of Sackville School. Tree screening exists, but filtered views of north area of site would be possible. Development to northern section would result in urbanisation of context, although this has begun with the development of the site to the rear of the telephone exchange. Site separated visually from Foxbush by tree belt planting. Cumulative impact arising from development of neighbouring sites.	Focussing development to the southern area of the site, with landscape buffer to north would limit visual impact. Consideration of cumulative impacts with adjacent sites needed to avoid coalescence and severing of the school from its landscape context	Moderate risk of significant conflict
59679	Existing premises at Fosse Bank School, Noble Tree Road, Hildenborough, Tonbridge	None	Yes Mountains Noble Tree Road 90/05177/LB2	None	Yes, Foxbush 20/00020/HSPNDH	None	None	Red	Site contains GII listed Mountains, now Foss Bank School. Degree of visual severance from Sackville School adjacent already established, but development to the north of the site would cause severance between Mountains and Grade II asset group to Noble Tree Road. Cumulative impact potential will sites adjacent if the southern portion of the site is developed.	Northern portion of site unlikely to be mitigatable, but possible potential for very limited development to the wetern site. Development area to south is better screened, consideration would need to be given to cumulative impacts	Moderate risk of significant conflict
68432	Land between Tonbridge Road and Stocks Green Road, Hildenborough	Overlapping Hiildenborough	None	None	None	None	None	Red	Loss of hedgerow to northern boundary of the site could detrimentally impact the CA, although access has been permitted to development rear of the telephone exchange. Cumulative impacts could arise from this site and that immediately west.	Northern portion of the site could be buffered with priniple access from Stocks Green Road	Moderate risk of significant conflict
68433	Land fronting Stocks Green Road, Hildenborough	None	None	None	Yes, Foxbush 20/00020/HSPNDH	None	None	Red	Distanced from the conservation area and other assets, closest assets on Leigh Road already experienced in the context of residential development.	Buffers and open space to west to avoid coalescence	Low risk of significant impact

									Potential for coalescence with other allocations.		
68439	Land fronting Tonbridge Road, Hildenborough	Overlapping Hiildenborough	None	None	Yes, Foxbush 20/00020/HSPNDH	None	None	Red	Loss of hedgerow to northern boundary of the site could detrimentally impact the CA, although access has been permitted to development rear of the telephone exchange. Cumulative impacts could arise from this site and that immediately west.	Northern portion of the site could be buffered with principle access from Stocks Green Road	Moderate risk of significant conflict
59740	Land at Broadwater Farm, Kings Hill, West Malling	Yes New Barns and Broadwater	Adjacent Listed Broadwater Farm and New Barns	None	None	None	None	Red	Extensive allocation within and in the setting of the conservation area and listed farmbuilding groups. Development within CA would increase visual severence between asset groups (noting there is existing tree screening to New Barns). Could lead to encapsulation of assets and eastern portion of allocation could also impact on the setting of East Malling CA on the southern approach.	Northernmost section in vicinity of Ashton Way could be visually contained if developed out level with existing development. Landscape buffer required to listed building groups. Development to the southern site section has potential, but cumulative impacts should be mitigated in respect of allocation south of Lavender Lane and Jubilee Way development coming forward	Moderate risk of significant conflict

59750	Land Northwest of Maidstone Road and South of The Street, Mereworth	Adjacent The Street and Mereworth Castle	Yes Brewers Hall Farmhouse 52/23400/LB2	None	Adjacent Mere House 20/00025/HSPNDH	None	None	Red	Loss of field parcels to the south of the CA, currently has a very open aspect. Urbanisation of the setting of GI listed Church of St Lawrence. Mereworth Castle severed from site by A26, with levels of boundary planting, some glimpsed views available. Development of agricultural setting and loss of context potentially harmful to the listed Farmhouse within the site. Non-designated garden of GI Mere House to southeast is screened by thick tree belt from wider farmland	Development of the western/southwestern portion of the site with landscape buffers to church and farmhouse is potentially possible. Building heights not to exceed 2 storeys	Moderate risk of significant conflict
59744	Land West of Chapel Street, Ryarsh, West Malling	Overlapping Ryarsh	Adjacent Dingle Dell cottage	None	None	None	None	Red	Land parcel screened to roadside and set between two areas of residential development. Development would urbanise remaining rural aspect of the setting of Dingle Dell Cottage. Loss of rural setting to the CA.	Set back of development envelope to the west and provision of a landscape buffer to the east of the plot. House height limited to 2 storeys	Moderate risk of significant conflict
58668	Land east of Chapel Street and east (rear of) 88 & 89 Chapel Street, Ryarsh	Overlapping Ryarsh	Adjacent Dingle Dell cottage	None	None	None	None	Red	Land parcel encloses the plot on which Dingle Dell Cottage sits, and also impacts on setting of 90-92 Chapel Road to the north. Impacts to listed buildings will have impact on character and appearance of Conservation Area	Careful consideration needed for treatment of access, screening and buffers to the eastern boundary. Development to west of plot recommended to avoid enclosure	High risk of significant conflict

68423	Land north of Holborough Lakes, Snodland	Yes Paddlesworth and Holborough Mill	Yes various	None	None	None	None	Red	CA located in the middle of the allocation featuring GII* listed church and GII farmhouse and listed outbuildings. Mark Farmhouse GII also falls within allocation. To north east the allocation incorporates Holborough CA featuring GII listed buildings. Impacts to the settings of all these assets are likely as a consequence of development through urbanisation. Setting of adjacent CA featuring Waggoners' Cottages also potentially impacted by development	Exsting tree belts and plantations provide levels of screening and these could be enhanced with further buffers. Landscape in the vicinity of Paddlesworth is very open and a challenge to mitigate. Removal of industrial site adjacent to the church would be an enhancement.	Moderate/High risk of significant conflict
59957	Land East of Town Hill, West Malling	Yes West Malling	Adjacent 87/07199/LB2	None	None	None	None	Red	Allocation lies wholly within the CA within sub-area F - key feature of which is the availability of views of surrounding south downs, lies just north of the "visual hinge" identified in CA appraisal for countryside views. Falls within the setting of Monk Cottage	Buffers and focus of development to Banky Meadow and careful consideration of view corridors and reduction/ avoidance of development, provision of open space to western portion. Restriction to development height to max 2 storeys, low density development	High risk of significant conflict

68428	Land north of Pratling Street and east of Rochester Road Aylesford	None	Adjacent Anchor Farmhouse 87/00883/LB2	None	None	None	None	Amber	Site located within the rural setting of Anchor Farmhouse and has the potential to impact on the rural landscape character. Sufficient distance and set back to avoid impact to setting of the CA	Site screened to the north by existing plantation and this could be extended along western boundary to unify with screening to south of Prattling Street. Height limited to 2 - 2.5 storey/ level of prevailing structures	Low risk of significant impact
59828	Land North of Pratling Street, Aylesford	None	Adjacent Anchor Farmhouse 87/00883/LB2	None	None	None	None	Amber	Site located within the rural setting of Anchor Farmhouse and has the potential to impact on the rural landscape character. Sufficient distance and set back to avoid impact to setting of the CA	Landscape buffer to the east of the allocation parcel and set back of access road	Low risk of significant impact
58673	Land between 10 & 74 Ryarsh Road and north of Ryarsh Road, Birling	Ajdacent Birling	Adjacent Bank House 87/03105/LB2	None	None	None	None	Amber	The development of the site would potentially impact No 74 Ryarsh Rd (GII) as well as Bank Cottage and would also be experienced within the settling of the Grade I listed Church - prominent in the landscape owing to elevation. Urbanisation of the land north of Ryarsh Road could impact character and appearance of CA. Potential for cumulative impacts with other allocations in terms of enacasing the CA in development.	Site is presently heavily tree screened to southern roadside boundary. Retention of treed character recommended to retain contribution to CA. Would also provide screening for proposals	Low risk of significant impact

68466	Land east of Masters Lane and west of Bull Road, Birling	Adjacent Birling	None	None	None	None	None	Amber	Site occupies field parcel to the rear of gardens to properties on Ryarsh Road. No. 19 might be considered as a non-designated heritage asset. Its grounds are included in the CA and abut the site's northern boundary. May be some glimpsed views of the tower of All Saints Church from within site	Heavy existing treescreening to grounds of No 19, could be strengthened. Any views of church to be retained/respected by development layout. Height at 2 - 2.5 storeys	Low risk of significant impact
58670	Land west of 92 Ryarsh Road and north of Ryarsh Road, Birling	Adjacent Birling	Adjacent Ferndale Cottage 87/03106/LB2	None	None	None	None	Amber	Development of the site would have an impact on the setting of Ferndale and on the character and appearance of the CA through increased urbanisation of its rural context and encasement within development cumulatively with other sites.	Low density 2 storey development to echo the character of historic properties (non-designated) within the CA in this area	Low risk of significant impact
59830	Land North of Borough Green, Sevenoaks	None	Adjacent Nepicar House 84/02400/LB2S	Adjacent lightham Court 03/00150/HSP	None	None	None	Amber	Large allocation, the majority of which will not impact on any heritage assets. The western end of the allocation could impact on the setting of Igtham Court (Grade II* listed and Grade II RPG) and Grade II Crickett's Farmhouse through urbanisation. Easternmost end could impact on Grade II* Nepicar House and associated GII buildings. Setting of this asset is already compromised by the M26 and presence of offices (Offset Architects)	Landscape buffer to Nepicar House to preserve relationship between it and the lodge to the east of London Road. Access preferably off Huntsman Lane rather than London Road. Retention of treeplanted buffer to west near Igtham Court, access to lie to east having due consideration to Crickett's Farmhouse	Moderate risk of significant conflict

59843	Land South and West of Tillmans Off, Crouch Lane, Sevenoaks	None	None	None	None	None	None	Amber	Potential setting issue for Grade II listed Hunts Farmhouse located to the north of Maidstone Road	Screening to north of site and restriction of building heights to 2.5 storeys	Low risk of significant impact
68445	Land At Culand Farm, Pilgrims Way, Burham	None	Adjacent Little Culand Farm 87/00488/LB2	None	None	None	None	Amber	Potential setting issue for Grade II Listed Little Culand Farmhouse but more so Grade II listed Hale Close to the south east. Potential Cumulative impact with other potential site allocations in area resulting in enclosure of assets within development.	Little Culand Farmhouse has extant tree buffer providing good separation. Hale Close has more open aspect to the south. Screening buffer and careful consideration to location of access from Pilgrim's Way. Possibly better accessed from Bull Lane to west.	Moderate risk of significant conflict
58576	Land south of London Road between Regent's Court and Park View, Wrotham Heath	Adjacent East Malling Village	Adjacent to the south	None	None	None	None	Amber	Potential impact on the CA through urbanisation of southern approach along Watringbury Lane and Chapel Street and harm to setting of listed building	Landscape buffer and set back of development envelope from the road side	Moderate risk of significant conflict
59715	Land Northeast and South of 161 Watringbury Road, West Malling	Adjacent East Malling Village	Adjacent 122 Watringbury Road 87/15138/LB2	None	None	None	None	Amber	Potential impact on the setting of the listed building	Significant distance between sites and listed building with road curvature, built form and tree screening intervening	No risk of significant conflict
59613	Land West of Addlestead Road, East Peckham, Tonbridge	Adjacent to Bullen Corner and Snoll Hatch	Adjacent to various Listed Buildings	None	None	None	None	Amber	Potential impacts on CAs through coalescence and urbanisation of surrounding landscape. Impacts on settings of listed buildings through loss of rural context and edge of settlement character. Potential cumulative impacts arising from adjacent potential development sites	Landscaping buffers to the CAs, set back of development envelope to east and careful consideration of access routes	High risk of significant conflict

59837	Land Northeast of Bower Mount Oast, Snoll Hatch Road, East Peckham, Tonbridge	Adjacent Snoll Hatch	Adjacent various Listed Buildings to the west	None	None	None	None	Amber	Potential impact on CA through urbanisation of landscape and impact to the setting of Well Cottage. Cumulative impacts arising from adjacent potential development sites	Landscaping buffer to the CA, set back of development envelope to east and careful consideration of access routes	High risk of significant conflict
59876	Land South of Snoll Hatch Road, West Peckham	Adjacent Snoll Hatch	Adjacent 4 Old Road 85/00054/LB2	None	None	None	None	Amber	Potential impact on CA through urbanisation of landscape and impact to the settings of listed bildings to north. Cumulative impacts arising from adjacent potential development sites	Landscaping buffer to the CA, set back of development envelope to east and careful consideration of access routes	Moderate risk of significant conflict
68353	Land north of Walnut Cottage and east of Bullen Lane, East Peckham	Adjacent Bullen Corner	Adjacent various Listed Buildings to the south	None	None	None	None	Amber	Potential impacts on the settings of Walnut Cottage and Rose Villa and CA through urbanisation of approach along Bullen Lane	Site is screened on all sides by mature hedgerow and a carpark (serving Walnut Cottage) lies to the south. Recommend 2 storey low density development with set-back from road and buffer to south and careful consideration of access from Bullen Lane	Moderate risk of significant conflict
68418	Land North of Church Lane Hale Street	None	Adjacent Holy Trinity Church 85/00043/LB2	None	None	None	None	Amber	Churchyard appears to be well screened, but adverse impact could arise through loss of rural context and potential landmark status. Development also potentially experienced in the wider context of listedbuildings to the north	Set back of development to the east and careful consideration of northern boundary treatment	Moderate risk of significant conflict

59813	Land North of Church Lane, Hales Street	None	Adjacent Holy Trinity Church 85/00043/LB2	None	None	None	None	Amber	Churchyard appears to be well screened, but adverse impact could arise through loss of rural context and potential landmark status. Development also potentially experienced in the wider context of listed buildings to the north	Set back of development to the east and careful consideration of northern boundary treatment	Moderate risk of significant conflict
59647	Land North of Court Lane and rear of (East of) Chesfield Close, Hadlow	Adjacent Hadlow	None	None	None	None	None	Amber	CA boundary abutted by site at Chesfield which looks to be a converted Victorian property (not listed). Grounds appear to be reasonably well screened and back of plot development has occurred in the vicinity. Development of the site could lead to further encasement of the historic core by residential development, but the key views south in the vicinity of Hadlow Tower and the Church of St Mary will not be impacted.	Provision of open space or orientation of plots to protect boundary. Height limited to three storeys	low risk of significant impact
59776	Land North of The Paddock and East of Carpenters Lane, Tonbridge	None	Adjacent Hoath Cottage 90/00314/LB2	None	None	None	None	Amber	Potential for the setting of Hoath Cottage to be impacted. Sufficient separation of site from assets to the north (Oxen Hoath) to avoid impacts. Potential for cumulative impacts with other sites in vicinity	Provision of open space to roadside to avoid coalescence and retain village edge character of Hoath Cottage	Moderate risk of significant conflict
59782	Land west of Hale Street, East Peckham, Tonbridge	None	Adjacent The Well House 85/00050/LB2	None	None	None	None	Amber	Potential for the settings of the GII Old Well House (adjacent) and GII The Orchard (opposite) to be impacted by development on the site through urbanisation of their contexts and enclosure within development. Potential cumulative impact through proximity of adjacent sites	Provision of open green space in the vicinity of The Orchard to prevent development of thoroughfare edge. Set back of development envelope and height limitation to 2 storeys	Moderate risk of significant conflict

68376	Land South of Church Lane, Hale Street	None	Adjacent The Barn 03/00592/LB2	None	None	None	None	Amber	Potential for the settings of the GII Barn and GII listed Fant Farmhouse to be impacted by urbanisation of their context and enclosure from rural setting. Cumulative impact from development of plot to the north adjacent Old Well House	Provision of open space in the vicinity of the assets to limit enclosure	Moderate risk of significant conflict
68462	Land east of Maidstone Road, Hale Street, East Peckham	None	Adjacent The Orchard 85/00672/LB2	None	None	None	None	Amber	Potential fro the setting of The Orchard to be impacted by development through urbanisation of context. Development of whole site will also impact on the settings of the four GII listed buildings to the north. Potential cumulative impact to The Orchard from development of site to the west	Provision of landscape buffers to the assets to the north and south and considered location of access. Building height limited to 2 - 2.5 storeys	Moderate/High risk of significant conflict
59615	Land South of Stocks Green Road, Hildenborough	None	None	None	Adjacent Foxbush	None	None	Amber	Potential for the setting of Foxbush garden to be impacted by urbanisation of context. Potential for cumulative impact with adjacent sites	Provision of landscape buffer to the north and set back of development envelope	Moderate risk of significant conflict
68413	Land Between Rings Hill and Stocks Green Road, Hildenborough, Tonbridge	None	Adjacent 3no. to the south	None	None	None	None	Amber	Potential for the GII listed Old Barn Farmhouse and associated buildings to be impacted by urbanisation of setting	Site is screened to the south by mature tree planting but limited filtered views are available. Provision of open space to the south in the vicinity of the assets recommended	Low risk of significant impact
68459	Land Southeast of Junction of Noble Tree Road and Watts Cross Road, Hildenborough, Tonbridge	None	None	None	Adjacent Foxbush 20/00020/HSPNDH	None	None	Amber	Potential for the setting of Foxbush garden to be impacted by urbanisation of context. Potential for cumulative impact with adjacent sites	Provision of open space to the north-east area of the site and strengthening of existing vegetative buffers. Heights limited to 2 - 2.5	Low risk of significant impact

59770	Land South of Bramleys, Rectory Lane, Ightham, Sevenoaks	Adjacent Ightham	None	None	None	None	None	Amber	Potential for the setting of the CA to become urbanised through loss of rural context	Site is very well screened by existing treeplanting to boundary and within the CA. Retention of screening and careful siting of access would enable continued contribution of site to character of CA	Low risk of significant impact
59871	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Adjacent Ightham	Adjacent Church of St Peter 59/00533/LB1	None	None	None	None	Amber	Potential for the setting of the Church and the CA to become urbanised through loss of rural context	Site is very well screened by existing treeplanting to boundary and within the CA. Retention of screening and careful siting of access would enable continued contribution of site to character of CA	Low risk of significant impact
58538	Land north of Lucks Hill and west of Winterfield Lane, East Malling	Adjacent Clare Park and Blacklands	None	None	None	None	None	Amber	Potential for the setting of the CA to become urbanised through loss of rural context	High levels of existing screening of CA reduce levels of intervisibility and narrow nature of Clare Lane limits views of the landscape beyond the CA boundary	Low risk of significant impact

59756	Land Between Ashton Way and London Road, Leybourne, West Malling	Adjacent West Malling	None	None	None	None	None	Amber	Potential for the setting of the CA to become urbanised through loss of rural context	Site separated from the CA by Ashton Way and treescreening associated with the road and heavily treed churchyard limits intervisibility	Low risk of significant impact
59781	Land Off Hall Road, Royal British Legion Industries, Aylesford	None	Adjacent/setting - Preston Hall 87/01264/LB2	None	None	None	None	Amber	Potential for the setting of the Hall to become further urbanised through intensification of development on the site	Site separated from the Hall by tree screening and residential development, but lies along an axial view over the grounds. Hight restriction to 2 storey development recommended.	Low risk of significant impact
59844	Land Between Ashton Way and London Road, Leybourne, West Malling	Adjacent West Malling	None	None	None	None	None	Amber	Potential for the setting of the CA to become urbanised through loss of rural context	Site separated from the CA by Ashton Way and treescreening associated with the road and heavily treed churchyard limits intervisibility	Low risk of significant impact
68351	Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford	None	Adjacent/setting - Preston Hall 87/01264/LB2	None	None	None	None	Amber	Potential for the setting of the Hall to become further urbanised through intensification of development on the site	If height and massing are of similar to existing development and proposal is of good design, present contribution should be upheld	Low risk of significant impact

59758	Land adjacent (North of) Beech Road and South of Mereworth Forest / Roadside Wood, Mereworth	None	Adjacent 240 Butchers Lane 85/02100/LB2	None	None	None	None	Amber	Potential for further urbanisation of the setting of Holly Cottage through intensification of development	Presence of existing built form between asset and the site limits views from within its environs	Low risk of significant impact
68434	Land west of Church Road, Offham	None	Adjacent Walnut Tree Cottage 84/00042/LB2	None	None	None	None	Amber	Site is overlooked by Walnut Tree Cottages and development has the potential to further urbanise the setting and enclose the assets, losing their edge of settlement context	Landscape buffer and set back of development envelope from the road side, low density 2 storey development to western portion of site, provision of tree screening	Moderate risk of significant conflict
58613	Land south (rear of) 4 to 13 Platt Mill Close, Platt	None	Adjacent to Stone Cottage 84/00061/LB2	None	None	None	None	Amber	Site abuts rear garden plot of Stone Cottage. Significant tree screening to east limits intervisibility with Fir Tree Cottages. Development of site could lead to enclosure of Stone Cottage	Landscape buffer and set back of development to the eastern portion of the plot, strengthening of tree screening and height limit to 2 storeys	Low risk of significant impact
59617	Land South of Potash Lane and North of Paddock Orchard, Platt	Adjacent Platt	Adjacent Farm Building 84/00241/LB2	None	None	None	None	Amber	Development likely to impact on settings of adjacent assets , possibly including Patchways to north of Potash Lane. Also likely to impact on the character and appearance of the CA	Landcape buffer to east area of site and set back of development envelope	Moderate risk of significant conflict
58665	Existing premises at Holmes Paddock, off (west of) The Street, Ryarsh	Adjacent Ryarsh	Adjacent The Holmes GII listed	None	None	None	None	Amber	Potential for impact on the setting of the listed building through enclosure and impact on the CA through cumulative impact of urbanisation of eastern side of Chapel Street	Landscape buffer to south east , low density 2 storey development and set back of development envelope.	Moderate risk of significant conflict

59907	Land East of Old School Lane and North of The M20, Ryarsh	Adjacent Ryarsh	Adjacent Ryarsh Place GII	None	None	None	None	Amber	Development on the site likely to impact setting of Ryarsh Place and the character of the CA. Owing to present development on the site, it represents and opportunity for improving the settings of the assets	Landscape buffer to north west, lower height development in this area	Low risk of significant impact
59745	Hilden Farm Road, Tonbridge	None	Adjacent 90/05117/LB2	None	None	None	None	Amber	Site has western boundary with plot of listed Barn at Latters Farmhouse. Landscape to east is more open to visual impact through urbanisation as less treeplanting exists	Landscape buffers, consideration of access, low density development	Moderate risk of significant conflict
59804	Land West of Tonbridge	None	Adjacent 90/05117/LB2 and 50/00081/LB2	None	None	None	None	Amber	Large allocation, the majority of which will not impact on any heritage assets. Access via London Road in vicinity of Manor Cottages has potential to impact on setting. Allocation has its boundary adjacent to plot of Barn at Latters Farmhouse and could result in erosion of rural context. Potential for cumulative impact with site 59745	Retention and strengthening of existing landscape buffers. Consideration of access routes to east and set back of development envelope.	Low risk of significant impact
68401	Land West of Hillview Road, Hildenborough	None	Adjacent 83 Tonbridge Road 90/05138/LB2	None	None	None	None	Amber	Development on site could impact the setting and significance of the asset through urbanisation of context, although it is noted that the building is already experienced in the context of 20th and 21st century residential development	Landscape buffer to access from Tonbridge Road to limit experience of intensified development within the setting of the asset	Low risk of significant impact
68414	Land at Little Postern, Postern Lane, Tonbridge	None	Adjacent Postern Heath Farm 50/00091/LB2	None	None	None	None	Amber	Potential for development to impact on the setting of the asset through urbanisation of rural context. Assets further west (Postern Forge House GII and The Postern GII*) look to have heavy screening, but may also be affected.	Siting of site access to west along the north boundary away from assets. Site has existing boundary screening, but would benefit from strengthening of this and an area of open space to the north-east of the site	Low risk of significant impact

68472	Angel Centre Site,	None	None	None	None	None	None	Amber	Tall building on the site could have potential to impact on the setting of the conservation area	Height should be limited to prevent experience of development within CA	Low risk of significant impact
68419	Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	None	Adjacent Ye Olde Vauxhall Inn 50/00095/LB2	None	None	None	None	Amber	Potential for development to impact on the setting of the asset and the associated GII listed stables adjacent through urbanisation of rural context.	Careful consideration of access to site (preferably via Vauxhall Gardens) and provision of landscape buffer and screening to the north-east. Low density development	Low risk of significant impact
58662	Land east of Trottiscliffe House and south of Green Lane, Trottiscliffe	Adjacent Trottiscliffe	Adjacent various located to the west	None	None	None	None	Amber	Potential for development to impact on the setting of Trottiscliffe House and the character and appearance of the CA	Site appears to be well screened to east and west - glimpsed views of Trottiscliffe House roofline might be available. Careful consideration to access from Church Lane and landscape buffer to north east of site, development set-back to west and height restriction to 2 storeys	Low risk of significant impact

59654	Land East of Red Hill, Wateringbury, Maidstone	Adjacent Wateringbury	Adjacent various Listed Buildings	None	None	None	None	Amber	Development on the site likely to impact setting of Red Hill Cottage to west and potentially the group of Grade II assets to the north. The southern boundary of the site sits adjacent Wateringbury CA and the Grade II* Pelican Farmhouse. Potential cumulative impact with sites adjacent	Landscape buffers to north, west and south of the site and careful consideration of access to avoid perception of further urbanisation to setting of CA and listed buildings	Low risk of significant impact
59714	Land Known as Blenheim Orchard Adjoining 99 Offham Road, West Malling	Adjacent West Malling	Adjacent Douce's Manor GII*	None	None	None	None	Amber	Development on the site has the potential to impact the character and appearance of the CA and the setting of Douce's Manor to the south east through urbanisation of existing context. Cumulative impact with adjacent site	Significant treescreening to grounds of Dulce's Manor prevents views into the churchyard, spire might be visible. New development to rear of Dulce's Manor evident across field parcel. Landscape buffer and open space provision recommended to the south east boundary	Low risk of significant impact
59946	Land West of Birling Road and North of London Road, West Malling	None	Adjacent The Wheatsheaf 87/07207/LB2	None	None	None	None	Amber	Site lies adjacent to the Wheat sheaf and has the potential to impact on its setting through urbanisation of context and removing its historic isolated character	Landscape buffer to south west corner, strengthening of tree screening and development envelope pulled back from roadside, development of 2 storey height and low density	Low risk of significant impact

59951	Land Adjoining the Bungalow 139, Offham Road, West Malling	Adjacent West Malling	Adjacent Douce's Manor GII*	None	None	None	None	Amber	Development on the site has the potential to impact the character and appearance of the CA and the setting of Douce's Manor to the east through urbanisation of existing context. Cumulative impact with adjacent site	Landscape buffer and open space provision recommended to the south east boundary	Low risk of significant impact
68338	Existing Premises at 157 Offham Road, West Malling	Adjacent West Malling	None	None	None	None	None	Amber	Development on the site has the potential to impact the character and appearance of the CA through urbanisation of existing context. Cumulative impact with adjacent site	Set back of development from roadside /low density development to preserve approach to CA.	Low risk of significant impact
68348	Land east of Offham Road and south of 157 Offham Road, West Malling	Adjacent West Malling	Adjacent Malling Place GII* and Shepherd's Tower SM	None	None	None	None	Amber	Development on the site has the potential to impact the character and appearance of the CA and the setting of Malling Place and Shepherd's Tower through urbanisation of existing context. Cumulative impact with adjacent site. Potential archaeological impact associated with SM	Set back of development from roadside /low density development to preserve approach to CA. Landscape buffer and open space provision recommended to the south east boundary. Archaeological works	Low risk of significant impact
68405	Land East of Fatherwell Road, off (West of) Fatherwell Avenue and Northwest of Offham Road, West Maling	Adjacent West Malling	None	None	None	None	None	Amber	Potential impact on the character and appearance of the CA through urbanisation of its setting.	Recommend landscape buffer and open space to south east (adjacent Offham Road) to avoid cumulative impacts with other sites	Low risk of significant impact

59731	Land South of Kemsing Road, Sevenoaks	Adjacent Wrotham	Adjacent various Listed Buildings	None	None	None	None	Amber	Potential impact on the character and appearance of the CA and the significance of listed buildings through urbanisation of their settings.	Recommend landscape buffer and open space to north east Kemsing Rd/Borough Green Rd junction to avoid impacts to listed buildings and CA. Lower density development to eastern portion of parcel. Height restriction to 2 storeys	Moderate risk of significant conflict
68354	Existing premises at Nepicar Oast, London Road, Wrotham, Sevenoaks	None	Adjacent Moat Restaurant 84/00518/LB2	None	None	None	None	Amber	Potential impact on the setting of the listed building	Proposals to be of comparable height to existing and of good design	Low risk of significant impact
68372	Land South of London Road and Rear of Howlands Court, Wrotham, Sevenoaks	Adjacent Butts Hill	None	None	None	None	None	Amber	Potential impact on the setting of the CA	Careful consideration of access location and set back to avoid further urbanisation of setting.	Low risk of significant impact
68390	Land North of A20 London Road, Wrotham, Sevenoaks	None	Adjacent Moat Restaurant 84/00518/LB2	None	None	None	None	Amber	Potential impact on the setting of the listed building	Careful consideration of acces to site (preferably via Nepicar Lane rather than London Road or further west off the A20. Landscape buffer and open space provision to south east corner of site. Height of 2 - 2.5 storeys	Low risk of significant impact