



South Kent

ENERGY PARK

Planning Inspectorate Reference: EN0110035

Environmental Impact Assessment Scoping Report - Appendices
June 2026



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Appendix 1-A: Transboundary Effects Screening Matrix

- 1.1.1 Regulation 32 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (Ref 1) requires the consideration of likely significant effects on the environment of European Economic Association (EEA) States as associated with the Proposed Development.
- 1.1.2 Guidance upon the consideration of transboundary effects is provided in the Planning Inspectorate’s Advice Note 12: Development with Significant Transboundary Impacts and Processes (Ref 2).
- 1.1.3 The following screening matrix provides the consideration of transboundary effects for the Proposed Development, taking guidance from Advice Note 12 (Annex 1).

Table 1: Screening Matrix for Possible Substantial Effects on the Environment of EEA State

CRITERIA AND RELEVANT CONSIDERATIONS	COMMENTARY WITH REGARD TO THE PROPOSED DEVELOPMENT
Characteristics of the development: Size of the development; Use of natural resources; Production of waste; Pollution and nuisances; Risk of accidents; and Use of technologies.	The resources required for the construction, operation (and maintenance) and decommissioning of the Proposed Development are likely to be obtained from the global market, but it is envisaged that materials would be obtained locally where practical. No waste, nuisances or accidents are likely to extend beyond the border of the UK. No novel technologies are proposed that have the potential for transboundary effects.
Location of development (including existing use) and Geographical area: What is the existing use? What is the distance to another EEA states (Name EEA state)? What is the extent of the area of a likely impact under the jurisdiction of another EEA state?	The DCO Site is predominantly used as agricultural land. The Proposed Development’s closest European Environment Agency (EEA) boundary is France, located approximately 52 km south east of the Proposed Development. No impacts are likely to extend beyond the jurisdiction of the UK, with the exception of potential greenhouse gas (GHG) emissions. The latter is expected to be minimal during construction and decommissioning, whilst due to the nature of the Proposed Development, which would not emit GHG emissions during its operation (except for any emissions associated with maintenance vehicles and repair works), there would be an overall savings in GHG emission relative to the current energy mix.
Environmental importance: Are particular environmental values (e.g. protected areas – name them) likely to be affected? Capacity of the natural environment	There are a number of international statutory designated nature conservation sites within 5 km of the Proposed Development. The potential for significant effects relating to these designated sites will be accounted for in the EIA. However, it is not anticipated that there

CRITERIA AND RELEVANT CONSIDERATIONS	COMMENTARY WITH REGARD TO THE PROPOSED DEVELOPMENT
<p>Wetlands, coastal zones, mountain and forest areas, nature reserves and parks, Natura 2000 sites, areas where environmental quality standards already exceeded, densely populated areas, landscapes of historical, cultural or archaeological significance.</p>	<p>is the potential for transboundary effects (and therefore any effects on important environmental receptors beyond the UK). Direct impacts are expected to be limited to the DCO Site itself, and any impacts on species associated with the designated site, such as loss of land for feeding, is expected to be limited to species associated with the designated site and within a 5 km buffer, and not extending internationally.</p>
<p>Potential impacts and carrier: By what means could impacts be spread (i.e. what pathways)?</p>	<p>The only potential transboundary environmental impact which is considered likely is from GHG emissions. These emissions would be spread by atmospheric processes and are anticipated to be minimal given the nature of the Proposed Development. Overall, the Proposed Development is expected to offset GHG emissions through the generation of clean electricity, that otherwise would have been generated from a tropic fuel mix comprising technologies such as has fired power stations.</p>
<p>Extent: What is the likely extent of the impact (geographical area and size of the affected population)?</p>	<p>The only transboundary environmental impact which is considered likely is from GHG emissions, which are known to contribute to changes on climate on a global scale.</p>
<p>Magnitude: What would the likely magnitude of the change in relevant variables relative to the status quo, taking into account the sensitivity of the variable?</p>	<p>The impact of GHG emissions is considered irreversible within human lifetimes, however, as above, GHG emissions associated with the Proposed Development are expected to be minimal during construction (up to 36 months) and decommissioning (up to 24 months) whilst the Proposed Development is expected to lead a beneficial contribution to UK GHG emissions during its operation and overall.</p>
<p>Probability: What is the degree of probability of the impact? Is the impact likely to occur as a consequence of normal conditions or exceptional situations, such as accidents?</p>	<p>It is proposed to calculate the likely GHG emissions as part of the EIA. GHG impacts will be put into context in terms of their impact on the UK's five-year carbon budgets, which set legally binding targets for GHG emissions. The GHG emissions offset through the production of cleaner electricity during the operational phase will be accounted for within the GHG emissions calculations.</p>
<p>Duration: Is the impact likely to be temporary, short-term or long-term? Is the impact likely to relate to the construction, operation or decommissioning phase of the activity?</p>	<p>The global nature of GHG impacts means that it is not possible to apportion or identify any impact in GHG emissions in terms of environmental effects on any particular country or state. It follows that there is no potential for significant effects on the environment of any EEA State or group of EEA States resulting from GHG emissions from the Proposed Development, as the environmental receptor in this regard is the global atmosphere, rather than</p>
<p>Frequency: What is likely to be the temporal pattern of the impact?</p>	
<p>Reversibility: Is the impact likely to be reversible or irreversible?</p>	

CRITERIA AND RELEVANT CONSIDERATIONS	COMMENTARY WITH REGARD TO THE PROPOSED DEVELOPMENT
	<p>the environment of any country or state or group of countries or states. The GHG emissions are considered at a global level, and so are captured by the assessment in any event. Overall, the Proposed Development will lead to a reduction in GHG emissions compared with the current energy mix.</p>
<p>Cumulative impacts: Are other major developments close by?</p>	<p>Proposed schemes within 10 km of the DCO Site Boundary will be taken into consideration in the EIA and the potential for significant cumulative effects reported in the ES. However, it is not anticipated that there is potential for significant cumulative transboundary effects given that the Proposed Development will have a negligible or beneficial effect internationally.</p>

References

- Ref 1. The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Available at: <https://www.legislation.gov.uk/uksi/2017/572/contents>
- Ref 2. Planning Inspectorate. (2024) Nationally Significant Infrastructure Projects: Advice on Transboundary Impacts and Process. Available at: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-transboundary-impacts-and-process>

Appendix 1-B: Environmental Mitigation and Commitments Register

1.2 Introduction and Register

- 1.2.1 **Table 1** lists the environmental mitigation measures to be adopted and commitments to be adopted during the construction, operation (including maintenance), and decommissioning phases of the Proposed Development.
- 1.2.2 These measures are draft and will be developed and confirmed as the Proposed Development progresses in response to design development, consultation, technical engagement and emerging good practice. Ultimately, these measures are anticipated to be secured in the Draft Development Consent Order (DCO), although the exact securing mechanism is to be confirmed.
- 1.2.3 This table is aligned with the Planning Inspectorate's guidance on Commitment Registers and Scoping Solar Development (Ref 1). Whilst the naming of columns differs slightly from the Planning Inspectorate's guidance, the information contained is largely the same. Columns are not provided on 'monitoring', 'delivery', 'associated supporting documentation' and 'compliance date and details' as these are not deemed appropriate at this early stage.
- 1.2.4 Measures relating to noise and vibration, air quality and dust, visual amenity, glint and glare and water all contribute mitigation of human health. As such, no specific human health measures are identified.
- 1.2.5 The phases of the Proposed Development include:
- Detailed Design: follows consent of the Proposed Development;
 - Construction: anticipated to be 24-36 months in duration and will be completed over a continuous period, rather than being phased;
 - Operation: the Proposed Development is expected to operate for 40 years, commencing in 2033; and
 - Decommissioning: anticipated to be 24 months in duration.
- 1.2.6 Where an outline management plan is to be produced for the DCO Application, a detailed version of this document would be prepared ahead of construction, operation (and maintenance), and/or decommissioning (as relevant). This will be secured by the DCO.
- 1.2.7 All mitigation relating to the detailed design of the Proposed Development will be captured in the Design Principles document to be submitted with the DCO Application.

Table 1: Summary of Environmental Mitigation and Commitments

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
AQ-1	Air Quality	Human Health, Ecology and Biodiversity, Socio-Economics, and Transport and Access	Dust emissions from decommissioning and construction phase works will be managed through measures to be set out within the Outline Construction Environmental Management Plan (OCEMP) and the Outline Decommissioning Environmental Management Plan (ODEMP) . Dust emissions from maintenance and replacement works during operation will be managed through measures to be set out within the Outline Operational Environmental Management Plan (OOEMP) . The CEMP, DEMP and OEMP will adopt activities specific control measures from the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction' (Ref 2) that sets out industry good practice measures.	Construction, Operation (and maintenance) and Decommissioning	OCEMP, OOEMP, and ODEMP
CC-1	Climate Change		Measures to reduce GHG emissions will be set out in the OCEMP, OOEMP, and ODEMP , this will include best practice measures.	Construction, Operation (and maintenance) and Decommissioning	OCEMP, OOEMP, and ODEMP.
CH-1	Cultural Heritage	Landscape and Visual	The Proposed Development design will seek to avoid impacts to heritage assets where practicable. Such measures may include the use of buffers or exclusion	Construction	Design Principles, OLEMP

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			zones surrounding heritage assets, adjustment of the Proposed Development layout and the use of screening or filtering vegetation.		
CH-2	Cultural Heritage		Additional mitigation measures relevant to cultural heritage will be set out in the OCEMP, OOEMP, ODEMP and Outline Written Scheme of Investigation (OWSI) , to be prepared as part of the DCO Application.	Construction, Operation (and maintenance) and Decommissioning	OCEMP, OOEMP, ODEMP, and OWSI
EC-1	Ecology and Biodiversity	Water Environment	The Proposed Development will aim to avoid, protect and retain notable habitats and species where practicable, all of which will be included in the design. This will include retention, avoidance and offsets of: A minimum of 9m from the top of the watercourse, extended to a minimum of 10 m where any such watercourses are found to support riparian mammals that are present; 10 m from any type of woodland features; and At least 5 m from hedgerows without trees, where practicable, noting that there may be small incursions into hedgerows to facilitate access, fence-lines and the grid connection cables. Woodland and retained trees will be protected, in line with British Standard Recommendations with	Construction	Design Principles OLEMP, OCEMP

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			undeveloped buffers concordant with the requirements for each individual tree, (based on their root protection areas) both within and outside the DCO Site. Where protected species (e.g. bat roosts) are recorded within trees, then this buffer will be extended as appropriate. Fencing, as appropriate, will be included around working areas to protect above-ground vegetation and below-ground root systems.		
EC-2	Ecology and Biodiversity	Water Environment Air Quality Noise and Vibration	Standard best practice measures will be set out in the OCEMP , OOEMP , and ODEMP , to reduce the effect of potentially harmful impacts on IEFs, in compliance with relevant legislation. The Proposed Development will avoid direct impacts to statutorily and non-statutorily designated sites and, through best practice construction methods, will minimise or remove any potential indirect impacts. The Proposed Development will occur mostly on lower value habitats (i.e. arable farmland). The Proposed Development will be designed so that impacts upon Habitats of Principal Importance (HaPI) (e.g. woodland, hedgerows, arable margins and watercourses) are avoided or reduced, where reasonably practicable and	Construction, Operation (and maintenance) and Decommissioning	Design Principles OCEMP, OOEMP, and ODEMP.

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			<p>compensated for where not, through the creation of replacement habitat. Measures to minimise impacts on ecological habitats and species during decommissioning will be set out in the ODEMP, and decommissioning impacts will be mitigated in line with relevant legislative and policy requirements at the time of decommissioning.</p>		
EC-3	Ecology and Biodiversity		<p>The Proposed Development will also aim to avoid, protect and retain protected or notable species, where practicable, including:</p> <ul style="list-style-type: none"> Retaining ponds within the DCO Site Boundary, particularly those supporting Great Crested Newt; Retention of boundary features, where practicable, supporting breeding and non-breeding birds, commuting and foraging bats and other fauna, with undeveloped zones. Limited and sensitively located breaches may be required for access, or operational requirements and would be subject to detailed design, mitigation and, where necessary, replacement planting; Retaining Badger setts, with an undeveloped zone of at least 30 m from the sett (dependent on the activity); and Retaining trees with the potential to support roosting bats, with a minimum 	Construction	Design Principles, OCEMP and OLEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			undeveloped zone concordant with the Root Protection Area (RPA) of the tree and dependent on the bat roost categorisation.		
EC-4	Ecology and Biodiversity		<p>Measures to minimise the impacts on woodland habitats will be set out in the OCEMP and OLEMP and will include:</p> <p>Retained trees and woodland will be protected during construction in line with British Standard Recommendations, and undeveloped buffers will be of at least 15 m from the boundary of ancient woodland and veteran trees. Within some of these buffers, natural regeneration of woodland will create additional scrub and woodland habitat during operation and maintenance; and</p> <p>Other retained trees, outside of woodland habitats and adjacent to construction working areas, will be protected by clearly defined root protection areas, concordant with the requirements for each individual tree, to prevent damage/compaction of roots by plant and other machinery and prevent direct or indirect impacts to trees.</p>	Construction	OCEMP OLEMP
EC-5	Ecology and Biodiversity		The Proposed Development will be designed to minimise hedgerow loss with the majority of hedgerows across the DCO Site Boundary retained.	Construction	Design Principles OCEMP, OLEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
EC-6	Ecology and Biodiversity	Major Accidents and Disasters	The following measures to minimise the impact of invasive species will be set out in the OCEMP : Pre-construction surveys will be undertaken to provide an update on the presence and location of any invasive species, the findings of which will inform the implementation of measures to prevent their spread into the wild. These surveys will inform the production of a Biosecurity Management Plan (if required) which will set out procedures to ensure that no invasive species are brought out of the DCO Site. In the event that any future infestations of invasive non-native species are identified prior to and or during the development process, exclusion zones would be established around them, and an ECoW contacted for advice as required.	Construction	OCEMP OLEMP
EC-8	Ecology and Biodiversity		Measures for the establishment, long term management and monitoring of habitat creation measures that would deliver BNG will also be included within the OLEMP .	Construction and Operation	OLEMP BNG Assessment
EMF-1	Electromagnetic Fields		Electrical equipment within the Proposed Development will be CE marked (European Conformity marking)	Procurement	Design Principles
EMF-2	Electromagnetic Fields		The potential effects of EMFs on workers will be controlled and mitigated to acceptable levels through the Control of	Operation	Draft DCO OOEMP

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			Electromagnetic Fields at Work Regulations.		
EMF-3	Electromagnetic Fields		All cabling will be installed underground; no overhead lines will be included as part of the Proposed Development with the exception of a potential down connection from the overhead line to the National Grid Substation.	Construction Operation	Design Principles
GG-1	Glint and Glare	Human Health Major Accidents and Disasters Landscape and Visual	As the design develops, consideration will be given to the potential for solar reflections to impact on sensitive receptors. If Glint and Glare is calculated to likely be a nuisance or hazard, mitigation will be proposed. An OCEMP and ODEMP will be prepared as part of the ES and will include information on how reflective surfaces are to be treated during the construction and decommissioning phases with a view toward their final placement across the Main Site.	Operation	Design Principles, OCEMP and ODEMP
GC-1	Ground Conditions	Landscape and Visual Agriculture and Soils	Work will be carried out in accordance with relevant Construction Design Management (CDM) Regulations. An OCEMP , OOEMP , and ODEMP will set out the general principles to be followed during the construction, operation (and maintenance) and decommissioning of the Proposed Development.	Construction, Operation (and maintenance) and Decommissioning	OCEMP, OOEMP, and ODEMP.

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
GC-2	Ground Conditions	Landscape and Visual Agriculture and Soils Major Accidents and Disasters	<p>The following activities are to be undertaken post-consent prior to construction:</p> <p>A Pollution Response Plan, which will be within the OCEMP;</p> <p>Piling will be carried out in accordance with CL:AIRE, Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention;</p> <p>Specification of concrete used in foundations and building structures will be selected based on the results of the chemical composition of the site soil and groundwater;</p> <p>Waste materials will be disposed of by the contractor(s) to appropriate recycling facilities or appropriately licensed landfills in line with the Site Waste Management Plan (SWMP);</p> <p>Oils and hydrocarbons will be stored in designated locations with specific measures to prevent leakage and release of their contents;</p> <p>Vehicles will be well maintained to prevent accidental pollution from leaks;</p> <p>A spillage Emergency Response Plan (ERP) will be produced as part of the SWMP;</p> <p>The contractor(s) will employ dust suppression measures when necessary;</p>	Construction	OCEMP OSWMP

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			Access roads will be regularly cleaned and damped down with water; and Appropriate use of personal protective equipment (PPE) and implementation and adherence to Health & Safety Protocols.		
GC-3	Ground Conditions	Landscape and Visual Agriculture and Soils	A Preliminary Risk Assessment (PRA) report will be prepared, covering land within the Proposed Development.	Construction, Operation (and maintenance) and Decommissioning	OCEMP, OOEMP, and ODEMP.
LAN-1	Landscape and Visual	Ecology and Biodiversity Cultural Heritage	Design principles related to mitigating effects on the landscape resource and visual amenity will include, but are not restricted to, the following: Off-sets from Old Romney residents and Old Romney Conservation Area to avoid impacts to the immediate setting of the areas and reduce the visibility of the Proposed Development; Off-sets from individual properties and farms in proximity to the DCO Site Boundary to reduce the visibility of the Proposed Development and enable areas for new intervening planting; Off-sets from watercourses and drains within the DCO Site Boundary, to enable new planting and enhancement measures to increase the functional value of the Site; Off-sets from PRow within the DCO Site Boundary to reduce the perceived sense of	Construction, Operation (and maintenance) and Decommissioning	Design Principles and OLEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			<p>enclosure to the routes, whilst retaining their recreational value; Set-back of infrastructure from site boundaries and adjacent features, including local roads (such as the A259) to avoid locating equipment immediately adjacent to these features, to reduce effects on receptors and retain the rural road-side character; Retaining and reinforcing existing field boundary vegetation with new native planting to reduce the visibility of the Proposed Development and provide opportunities for improved functional, ecological habitats and connectivity in accordance with the published landscape character assessment guidance; Implementing taller planting where necessary to aid in reducing the visibility of the Proposed Development; and Implementing new planting within the DCO Site Boundary, along with localised earth bunding to reduce the visibility of the Proposed Development from the local road networks and PRow.</p>		
LAN-3	Landscape and Visual	Socio-economics Ecology and Biodiversity	Lighting during the construction and decommissioning phase will be temporary and designed to minimise potential for light spillage beyond the DCO Site Boundary.	Construction, Operation (and maintenance) and Decommissioning	OCEMP, OOEMP, ODEMP

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			During operation, lighting will be directed at infrastructure and only triggered by motion detection, during critical maintenance activities, or emergency/security situations.		
MAD-1	Major Accidents and Disasters	Water Environment	The Proposed Development design will take into account the results of the flood risk assessment and mitigation, where applicable, will be detailed to alleviate any potential impacts to flood risk.	Construction and Operation	Design Principles
MAD-2	Major Accidents and Disasters	Transport and Access	The Proposed Development design will take into account the results of transport assessment. Road safety will be assessed and mitigation where applicable will be detailed to minimise any potential Proposed Development impacts to the likelihood or magnitude of road accidents.	Construction, Operation (and maintenance) and Decommissioning	Design Principles and Construction Traffic Management Plan (CTMP)
MAD-3	Major Accidents and Disasters	Human Health Socio-economics	An Outline Battery Safety Management Plan (OBSMP) will be produced. The OBSMP will be in place to manage potential risks related to the Battery Energy Storage System.	Operation	OBSMP
MW-1	Materials and Waste		The Proposed Development will aim to prioritise waste prevention, followed by preparing for reuse, recycling and recovery and lastly disposal to landfill as per the waste hierarchy	Construction, Operation (and maintenance) and Decommissioning	OSWMP
MW-2	Materials and Waste		All management of waste will be in accordance with the relevant regulations and waste will be transported by licensed	Construction, Operation (and maintenance) and Decommissioning	OSWMP

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			waste hauliers to waste management sites which hold the necessary regulatory authorisation and/or permits for those wastes consigned to them.		
MW-3	Materials and Waste		The construction of the Proposed Development will be subject to measures and procedures defined within an OCEMP and SWMP.	Construction	OSWMP
MW-4	Materials and Waste		The operation of the Proposed Development will be subject to measures and procedures defined within an OEMP which will include the approach for material and waste management on-site.	Operation	Outline Site Waste Management Plan (OSWMP)
MW-5	Materials and Waste		The decommissioning of the Proposed Development will be subject to measures and procedures defined within an ODEMP which will include the approach for material and waste management on-site.	Decommissioning	ODEMP
NV-1	Noise and Vibration	Socio-economics Transport and Access	Measures to control noise as defined in Annex B of BS 5228-1 (and measures to control vibration as defined in Section 8 of BS 5228-2 will be adopted, where reasonably practicable. These embedded measures represent Best Practicable Means (BPM) and will be secured within the OCEMP and the ODEMP . Examples of BPM that may be implemented during construction and decommissioning works are presented below:	Construction and Decommissioning	OCEMP and ODEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			<p>Unnecessary revving of engines will be avoided, and equipment will be switched off when not in use;</p> <p>Appropriate routing of construction traffic on public roads and along access tracks;</p> <p>Drop heights of materials will be minimised;</p> <p>Plant and vehicles will be sequentially started up rather than all together;</p> <p>Plant will always be used in accordance with manufacturers' instructions. Care will be taken to site equipment away from noise-sensitive areas. Where possible, loading and unloading will also be carried out away from such areas; and</p> <p>Regular and effective maintenance by trained personnel will be undertaken to keep plant and equipment working to manufacturer's specifications.</p>		
NV-2	Noise and Vibration	Socio-economics	<p>Embedded mitigation measures that will be applied for the operational phase of the Proposed Development are summarised as follows:</p> <p>Selection of plant with consideration to noise emission level.</p>	Operation	OOEMP
SE-1	Socio-economics		<p>Dust emissions, transport-related noise, and noise emissions relating to design and selection of plant, and visual intrusion would be managed through the</p>	Construction, Operation (and maintenance) and Decommissioning	OCEMP, OOEMP, and ODEMP

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			implementation of an OCEMP, OOEMP and ODEMP .		
SA-1	Soils and Agriculture		Mitigation measures to avoid or reduce soil damage and loss will be incorporated into the design such that it informs its layout and construction approach.	Detailed Design	Design Principles
SA-2	Soils and Agriculture	Ecology and Biodiversity Socio-economics	An Outline Soil Management Plan (OSMP) will be developed. The OSMP will include good practice soil resource management measures.	Construction, Operation (and maintenance) and Decommissioning	OSMP
SA-3	Soils and Agriculture	Socio-economics	The installation of cabling within the Interconnecting Areas, below typical plough depth where necessary. Trenches would be backfilled and soils appropriately reinstated to enable ploughing and continued arable farming following construction.	Construction	OCEMP
SA-4	Soils and Agriculture	Socio-economics	The potential for continued agricultural use during operation by using the land as permanent pasture for sheep grazing is being considered.	Operation	OOEMP
SA-5	Soils and Agriculture		Industry standard guidance/current best working practice set out in Construction Code and the Good Practice Handling Soils will be followed in relation to soil workings.	Construction and Operation	OSMP
SA-6	Soils and Agriculture		Existing grass cover would be maintained and new permanent grassland mix cover	Operation	OSMP

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			created to minimise the risk of soil erosion. This would be maintained for the lifetime of the Proposed Development. Any areas where vegetation cover is damaged and/or bare soil surface visible would be re-seeded.		
TA-1	Transport and Access	Socio-economics Noise and Vibration Landscape and Visual Cultural Heritage	An Outline Construction Traffic Management Plan (OCTMP) will be in place to manage the impacts of construction traffic on the highway network and sensitive receptors like heritage assets or schools. It will set out management measures for traffic routing, timing and access to the Proposed Development. Measures for the management of construction and decommissioning traffic includes, but are not limited to: Restriction of HGV movements to certain routes, days of the week and times of the day; Restricting working hours to not coincide with the network peak hours; Upgrading of routes to accommodate additional and/or larger vehicles; Positioning of suitably qualified banksmen and/or other temporary traffic management at the Proposed Development access points;	Construction and Decommissioning	OCTMP and ODEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			<p>Providing road signs and/or markings to increase awareness of the Proposed Development access points; Undertaking vegetation clearance at Proposed Development access points to improve visibility; Encouraging local construction staff to car share through car share initiatives and limited parking at compounds; Encouraging alternative travel to private car by staff, where feasible; Management of the timing of HGV deliveries to avoid peak hours; and Maintaining access to PRow during the construction phase or otherwise providing temporary diversion routes if required. Measures for the management of decommissioning traffic, similar to those set out above for construction, will be set out within the ODEMP during the decommissioning phase.</p>		
TA-3	Transport and Access	Socio-economics	<p>An Outline PRow Management Plan (OPRowMP) will be produced, setting out measures for minimising impacts on the PRow network (including existing and Claimed PRow). Examples of measures that may be included in the OPRowMP include: Maintaining access to / along PRow, or otherwise providing temporary PRow</p>	Construction, Operation (and maintenance), and Decommissioning	OPRowMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			diversion routes where necessary to avoid any PRow closures or potential conflicts with the Proposed Development where possible. Any diversion routes would be consulted up with the Local Highway Authority (LHA) prior to construction.		
WE-1	Water Environment	Ground Conditions Climate Change Socio-economics	<p>The OCEMP will set out good practice methods for reducing the risk of pollution to surface waters and the groundwater environment by setting out measures for the management of construction runoff and spillage risk. The following mitigation measures may apply:</p> <p>It is anticipated that monitoring of watercourses at risk of pollution during the construction phase will be required;</p> <p>It would be a requirement that all watercourses are reinstated following construction based on a pre-works Riparian and Hydromorphological Survey;</p> <p>As a worst case, it is assumed that any cable crossings of the principal watercourse (such as Main Rivers, e.g. White Kemp Sewer and New Sewer) crossed by the Proposed Development would be below ground and installed using non-intrusive techniques beneath the bed at a sufficient depth to avoid exposure;</p> <p>Any access crossings of the principal watercourse (such as Main Rivers, e.g.</p>	Construction	OCEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			<p>White Kemp Sewer and New Sewer) would be a clear span structure. Crossings of other drainage features would be risk assessed on a case-by-case basis as the assessment progresses;</p> <p>Temporary access structures would apply the following hierarchy: (1) use existing; (2) use existing modified as necessary; (3) temporary clear span crossing; (4) suitably designed culvert. Consultation with the Environment Agency, LLFAs and IDBs is required to agree the design of any required watercourse crossing structures;</p> <p>The nature of the Proposed Development means there would be limited physical disturbance of aquifers and groundwater. The need for piling or non-intrusive techniques for permanent above ground infrastructure has yet to be determined but will be confirmed in the ES;</p> <p>Should dewatering be required during construction works, necessary permits and approvals will be obtained prior to works commencing; and</p> <p>Where not disapplied by the DCO and replaced by Protected Provisions there are a number of secondary consents that may be required such as: Flood Risk Activity Permits, Water Activity Permits, Water</p>		

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			Resource Licences, and Land Drainage Consent.		
WE-2	Water Environment	Ground Conditions Climate Change Socio-economics	<p>The following mitigation measures may apply during operation and maintenance:</p> <p>The Main Site design will include an appropriately designed surface water collection and treatment system; Sustainable drainage systems (SuDS) will be incorporated to attenuate runoff from the Proposed Development to a rate agreed with the Environment Agency and / or the LLFA to avoid increasing flood risk, and to reduce the quantities and concentration of diffuse urban pollutants found in runoff;</p> <p>The DCO Site will include design measures to ensure that the Proposed Development does not generate any adverse flood risks to adjacent areas;</p> <p>Watercourses will be buffered from permanent new infrastructure by a minimum of 9m from the top of the watercourse, extended to a minimum of 10 m where any such watercourses are found to support riparian mammals, other than where crossings are required, drainage or other essential infrastructure that has to be located nearer to the watercourse;</p> <p>It is expected that water required for operation will be connected to a Mains</p>	Operation	OOEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
			<p>water supply if possible. It is also assumed that foul drainage from temporary compounds would be connected to the Public Sewer or otherwise captured by a sealed cesspit or tank for offsite disposal. No new abstractions or discharges of foul wastewater to surface or groundwater are proposed; and</p> <p>The more vulnerable elements of the Proposed Development such as the BESS, substations and panels will be sequentially located to areas of lowest risk of flooding. Where this is not possible, these elements will be designed accordingly with some elements potentially raised above the design flood level.</p>		
WE-3	Water Environment	Ground Conditions Climate Change	<p>The decommissioning stage would apply similar design and mitigation measures as the construction stage although it is anticipated that the power cables may be left in situ beneath watercourses and there would be less excavation works required close to watercourses. Standard pollution prevention and construction best practices would be adopted to mitigate potential impacts upon the water environment where required and reasonably practicable. Such measures would be included in an ODEMP.</p>	Decommissioning	ODEMP

COMMITMENT REFERENCE	PRIMARY TOPIC (PRIMARY DRIVER FOR MITIGATION)	SECONDARY TOPIC (SECONDARY DRIVER FOR MITIGATION)	COMMITMENT (INCLUDING ANY MONITORING REQUIRED)	PHASE (CONSTRUCTION, OPERATION OR DECOMMISSIONING)	LIKELY COMMITMENT SECURING MECHANISM
TE-1	Telecommunications and Utilities		The Proposed Development will be designed to ensure appropriate buffers are applied in relation to buried infrastructure and overhead lines to allow safe access and working areas. Consultation with relevant providers will be undertaken to ensure appropriate protective provisions are included.	Detailed Design	Design Principles

References

- Ref 1. Planning Inspectorate, *Nationally Significant Infrastructure Projects: Commitments Register* (2024). Available at: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-commitments-register>
- Ref 2. Institute of Air Quality Management (2024). Guidance on the assessment of dust from demolition and construction. Available at: <https://iaqm.co.uk/wp-content/uploads/2013/02/Construction-Dust-Guidance-Jan-2024.pdf>
- Ref 3. BGS (2020) GeoIndex Onshore. Available at: https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.119862408.1258548596.1767101609-2039685742.1767101609
- Ref 4. Ordnance Survey (2026) Flood Risk Map. Available at: <https://check-long-term-flood-risk.service.gov.uk/map>
- Ref 5. ONR (2026) Operational sites/facilities. Available at: <https://www.onr.org.uk/our-work/what-we-regulate/operational-power-stations/operational-sitesfacilities>
- Ref 6. ONR (2020) Land use planning - Development on and around nuclear sites. Available at: <https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning>
- Ref 7. Mining Remediation Authority (2026) Mining Remediation Authority Map Viewer. Available at: <https://datamine-cauk.hub.arcgis.com/>

Appendix 8-A: Heritage Assets Gazetteers

Table 1: Designated Heritage Assets within the 3km Study Area

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1012338; 1231503	Scheduled Monument and Listed Building	N/A; II	Abandoned Medieval Church and Graveyard, Midley	The remains of the church at Midley are situated on a slight rise between Lydd and Old Romney. Only the west gable and fragments of the north and south walls remain upstanding, rising to a maximum height of 8 metres. The walls are made of unusual buff-coloured bricks. Although deteriorated, the window openings and doorway survive in sufficient detail to suggest a date in the later 15th century for the building of this part of the church. The complete ground-plan of this structure is assumed to have survived unaltered since the decay of the church before 1573. Midley church (formerly "Midelea"), however, is mentioned in Domesday and at least one phase of church is presumed to underlie the present ruined building, signified by the distinct mound some 20m by 15m on which the upstanding remains are situated. The underlying church is likely to date from the 12th or 13th century and is contemporary with a neighbouring deserted medieval village (now destroyed). Around the ruins, especially on the west side, fragments of human bone visible on the surface indicate the location of a graveyard belonging to the church. The upstanding walls are listed grade II.	Medieval	TR 03091 23222
1003605; 1231591	Scheduled Monument and Listed Building	N/A; II	Hope All Saints', remains of church	The monument includes a medieval parish church surviving as upstanding and buried remains. It is situated on level ground north-west of New Romney on Romney Marsh. The church is rectangular in plan with a chancel at the east end. It is built of roughly coursed stone interspersed with flint. The walls survive to the greatest extent at the angles of the building. The west end of the nave and the north and south return walls remain in the form of two L-shaped blocks about 4.5m high and 2-3m long in either direction, separated by a small gap. There is another block of similar dimensions at the south-east corner of the chancel. Low footings or buried foundations link the upstanding walls. Within the body of the church are three upstanding blocks of masonry about 1.5m high; one part of the east gable end, one the possible remains of the chancel arch and another at the south wall. The church is surrounded by a	Medieval	TR 04932 25807

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				ditch, forming a quadrangular-shaped island approximately 63m long by 53m wide, with a break in the east and west side. There are traces of a possible sunken road, which may be associated with a deserted medieval village, in the vicinity of the church. All Saints' Church is thought to have 12th century origins but was altered in the 13th century. The church was in use in 1541 but had fallen into decay not long after. In 1663 it is recorded as ruinous, with only the chancel left standing, following neglect and storm damage. Edward Hasted describes the remains of the church in his 'History and Topographical Survey of the County of Kent' of 1799. They included a round-headed chancel arch with zig-zag decoration, filled in but with a small gothic arch below it. There was a pointed arched east window but the rest of the windows were small round-headed openings. A possible deserted medieval village has been suggested in the vicinity of All Saints Church. The standing remains of the church are Grade II listed.		
1011803	Scheduled Monument	N/A	Part of a Cistercian grange, north of New Romney High Street, also known as Romney Priory	The monument includes part of what survives upstanding of the Cistercian priory of Romney, which is now interpreted as a monastic grange, and burial remains beneath the upstanding structure and in an open area to the west. The upstanding remains are in the form of a small medieval building with a medieval stone wall running northwards from it. The building itself is in use as a workshop and is excluded from the scheduling; the wall is included. The monument stands in the grounds of an 18th century house called St John's Priory House. The small medieval building is of stone rubble and fronts on to Ashford Road abutting a red brick 18th century house which lies outside the monument. The medieval structure is of two storeys with various modern internal fittings. A wall of medieval stones runs northwards from the structure as far as a modern red brick shop on the corner of Ashford Road and North Street. To the west of the building and the wall is a large garden, divided in two by a wall built of brick and medieval stone, running westwards from the north wall of the medieval building. An archway surrounded by medieval stonework has been preserved at the extreme east of the wall next to the house, and it is likely that it is an original feature associated with the priory. Below ground remains of the medieval period will have been preserved in the area to the west of the upstanding medieval features, since the entire garden area was	Medieval	TR 06422 24856

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				brick-paved - probably in the 18th century - and it has not been disturbed since. In 1264 Archbishop Boniface granted the advowson of the church of St Nicholas at Romney to the abbey of Pontigny, and Romney thus became a cell of the abbey, although it is unlikely that there was ever a regular monastic settlement in the town. It is thought more likely that the `priory' was actually run as a grange. The medieval building and wall are Listed at Grade II*, as is the 18th century house to the south. The medieval building is in use as an upholsterer's workroom and is thus excluded from the scheduling, although the ground beneath it is included. The medieval wall and the gardens to the west of the building are all included in the scheduling, as is the dividing wall between the two gardens. The ground beneath all these features is included in the scheduling.		
1016682	Scheduled Monument	N/A	Moated site and associated fields, 460m north east of Pickney Bush Farm	The monument includes an abandoned medieval moated residence and an area of associated small fields or closes. It is situated towards the centre of Romney Marsh on low-lying, artificially drained land around 2km south-east of Newchurch. The moated residence lies within the north-western part of the monument and survives in the form of earthworks, below ground building foundations and associated buried remains. The north-south aligned, roughly rectangular moated island measures approximately 125m by 45m and is surrounded by ditches up to 15m wide and 1m deep. Projecting from the moat onto the island are three narrow ponds which have been interpreted as fishponds. The associated closes cover the remainder of the monument in an irregular grid pattern and take the form of at least 14 small rectangular fields enclosed by ditches which are now mostly dry. Mathew Poker's map of Romney and Walland Marshes, dating to 1617, depicts a dwelling on the moated island. Later cartographic sources indicate that the house had become abandoned and demolished by the mid-17th century. All modern fences which cross the monument and the wooden sheepfold situated on its north-western edge are excluded from the scheduling, although the ground beneath these features is included.	Medieval	TR 06417 29708
1344151	Listed Building	I	Detached Belfry Circa 1 Yard	A detached belfry dated to the late 12th or 13th century, and altered in the mid-15th century, late 16th century and 1685. It was also strengthened in the second quarter of the 20th century and in 1973. It is timber-framed, clad with	Medieval	TQ 98952 25822

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
			North of Church of St Augustine	wood shingles. The late 12th or 13th century square open tower was enclosed in the mid-15th century by an octagonal structure with vertical base surmounted by three diminishing stages, base of each overhanging the top of the one below. It has a dragon weathervane dated to 1797 and a ribbed door to the west.		
1344057	Listed Building	I	Church of St Nicholas	This is the only surviving Church of the five (three parish churches, the Priory and the Hospital) that existed in New Romney in the medieval period. The three lower stages of the tower and four bays of the nave date from c.1160-70. The two upper stages of the tower with the corner turrets and octagonal parapet (or remains of spire) are c.1200. The easternmost bay of the nave, the chancel and the aisles of the nave are 14th century. Piscina and triple sedilia in the chancel and both aisles. There is an early 14th century recess in the north chapel having a depressed arch with big cusping and a frieze of large 4-petaled flowers. There are also brasses and box pews.	Medieval	TR 06529 24751
1278132	Listed Building	I	Church of St Clement	A parish church dated to the 13th, 14th and 15th centuries, with alterations in the 19th century, and 1930, restored 1959-1968 by Anthony Swaine. It is of mixed stone with pebble-dashed mortar. Upper part of east gable end of chancel rebuilt in brick. East gable end of nave weatherboarded. It has plain tile roofs and wood shingles to the spire. It includes a nave, west tower to south aisle, narrower chancel with north and south chapels, chapels stopping short of east end, small north-east chapel to nave, projecting to north, walls of chancel chapels continuous with south aisle and nave chapel, and a north porch.	Medieval	TR 03495 25192
1231321	Listed Building	I	Church of St George	A parish church with elements from the 13th, late 14th and 15th centuries, restored 1888-1890 by R.T. Blomfield and in the late 20th century. The tower is of roughly coursed stone and the rest is mixed roughly coursed stone and flint. The gable of the north aisle is weatherboarded, whilst the nave roof is leaded, north aisle has a plain tile roof, and the rest is not visible. The church includes a west tower, continuous nave and chancel with continuous north and south aisles and chapels, and a south porch with parvis chamber.	Medieval	TR 02812 27665

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1230943	Listed Building	I	Church of St Augustine	A parish church with elements from the mid-13th, 14th, 15th and 18th centuries, restored 1790 by Thomas White, and in the 1950s and 1960s. It is of roughly coursed mixed stone with a plain tile roof. It includes a continuous nave and chancel, north and south aisles of unequal length, each slightly overlapping the chancel, formerly with chapels within east ends, the north aisle has a schoolroom at the west end, now a chapel, a north porch and a small medieval north stair turret.	Medieval	TQ 98949 25807
1068932	Listed Building	I	Church of All Saints	The Parish Church of Lydd, called the Cathedral of the Marsh. There are the remains of a Saxon Basilica in the north west corner. The Chancel and the three easternmost bays of the nave are early English and the three westernmost bays and tower are 15th century. The exterior is built of ragstone rubble with a tiled roof. The tower is crenelated and has four crockets. Lierne vaulting inside. Nave and aisles. Fine 15th century king-post roof supported by carvel corbels. Two piscinas and a sedilia. Restored chancel roof. A 16th century memorial to Thomas Godfrey and an effigy of Sir Walter de Meryl, Lord of the Manor of Jacques Court. It also includes brasses and a mid-18th century font.	Medieval	TR 04271 20953
1061102	Listed Building	I	Church of St Mary the Virgin	A parish church, with elements from the 12th, 13th, 18th and 19th centuries. It is comprised of mixed stone, partly rendered, with a plain tile roof. There are wood shingles to the spire. It includes a west tower, virtually continuous nave and chancel, north and south aisles to nave, and south porch.	Medieval	TR 06492 27990
1344185	Listed Building	II*	Church of St Eanswith	A parish church with elements from the late 11th or 12th, 13th, 14th, 16th and 18th centuries. It was restored in 1826, 1876, 1902 and 1984. It is made of roughly coursed stone and the north chapel is of thin slabs of iron stone and sandstone. It has a weatherboarded bell turret and plain tile roof, with wood shingles to the spire. It includes a nave with west bell turret, and with lean-to south chapel or aisle at west end, a south porch, small chancel, north chapel and north aisle.	Medieval to post-medieval	TR 00505 27730
1025299	Listed Building	II*	3 and 4, West Street	Originally one property, currently divided into two. Dated to the early 14th century, it comprises a single aisled open hall with original south end replaced by a two bay crosswing from c.1400. A chimney was inserted into the former open hall in the late 15th or early 16th century, as well as c.1800 re-	Medieval to post-medieval	TR 06255 24739

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				fenestration and ceiling over of former open hall. Mainly comprised of stone rubble with some brick patching and weatherboarded upper floor to crosswing. It has a tiled roof, gabled to the main range, hipped to the crosswing and with two brick chimneystacks. Now two storeys and attics, with three windows.		
1025316	Listed Building	II*	St John's Priory, Including the Ruins of the Priory	A large L-shaped house with an early 18th century front, possibly older behind the facade. It is two storeys with attics and basement, of red brick on a base of stone rubble with flint galletting. It has a tiled roof with two hipped dormers to the Ashford Road elevation. To the rear of the house are the ruins of a medieval Priory founded in the 13th century and designated as a scheduled monument. Nos 38 & 40, St John's Priory, Nos 46 & 48 form a group.	Post-medieval	TR 06441 24829
N/A	Conservation Area		Lydd	Lydd Conservation Area was designated in 1973 and focuses on the historic core of the second largest settlement on the Romney Marsh. The focus of the town is around the imposing All Saints Church also known as The Cathedral of the Marsh. The church includes fabric considered to be part of a Roman basilica although most of the church is of medieval date. Lydd developed as a settlement during the Romano-British period sited on a shingle island on the edge of what became the Rother. It reached its height of prosperity in the 13th century when a limb of the Cinque port of New Romney. The town was a smuggling centre in the 18th and 19th centuries and became a garrison town in the later 19th century. Ranges outside the town are still used today.	Medieval to modern	TR 04203 20874
N/A	Conservation Area		New Romney, High Street	New Romney High Street Conservation Area was designated by Folkestone and Hythe District Council in 1971 and amended in 1991 for its special architectural and historic interest. New Romney High Street Conservation Area boundary encompasses the historic town which is predominantly linear due to it once being an island within Romney Marsh. The town has since extended to the east with modern development that does not contribute to the interest or character of the conservation area.	Medieval to modern	TR 06514 24887
N/A	Conservation Area		New Romney, Cannon Street	New Romney, Cannon Street was originally designated in 1971 and then amended in 1991. The main Conservation Area, straddling the High Street, comprises the town's historic core, whilst Cannon Street takes in a small cluster of historic buildings on the fringe.	Medieval to modern	TR 06899 25336

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
N/A	Conservation Area		Brookland	Brookland Conservation Area was designated in 1973 and focuses on the cluster of Listed Buildings along the High Street, St Augustine's Church and the rural setting of this small village on the Romney Marsh. The 13th century church is unusual in that it has a separate wooden spire. The village is known as the scene of the 1821 'Battle of 31 Brookland' a fight between a band of smugglers known as the Aldington Gang and Customs and Excise men.	Medieval to modern	TQ 99078 25861
N/A	Conservation Area		Old Romney	Old Romney Conservation Area is focused on what is the little understood historic core of the former port of Old Romney. The port a former limb to the Cinque Port of New Romney sat on an island on the River Rother. Byt the 12th century silting had sealed its demise. What remains is the church of St Clement, the site of Old Romney Manor and surrounding land and cottages. It is hoped that archaeological analysis intended as part of the Fifth Continent Landscape Partnership project will shed more light on this enigmatic former port.	Medieval to modern	TR 03454 25197
N/A	Conservation Area		Littlestone-on-Sea	Littlestone-on-Sea Conservation Area lies within the planned seaside resort for the gentry developed on what was once the shingle northern headland of Romney Bay. In the 1880s Sir Robert Tubbs built the Grand Hotel (one of the largest in the area), a terrace of houses, a Methodist church and a residence for himself close to an existing lifeboat station. Later Henry Tubbs, an entrepreneur who built the nearby goal club embarked on an ambitious building programme including Marine Parade and the now Listed 120ft water tower.	Post-medieval to modern	TR 08312 24865
1389354	Listed Building	II	Frogs Hall	Hall house, later a farmhouse and now a house. It contains part of an early 15th century open hall-house, the service bay and one hall bay, with axial chimneystack and inserted floor to open hall added in the 17th century, whilst an 18th century bay was added to the north-east and 19th century animal houses were incorporated into the dwelling in the 20th century. The earliest part is timber-framed but clad in painted brick or stucco with steeply pitched tiled roof, hipped to north east with gablet and with gable to south west.	Medieval to post-medieval	TR 06816 25230

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1338213	Listed Building	II	1, Coronation Square	This is a timber-framed building which was built in 1429 is the Old Court Hall of Lydd. It has been refaced and largely rebuilt since the 18th century. The ground floor was formerly used as a shop and was converted to domestic use in 2013. It is two storeys. The ground floor is faced with cement, above is weatherboarded. It has a tiled roof in two sections. There are four windows. The north-east half of the building has casement windows, the south-west half sash windows with glazing bars intact. Inside upstairs is a plaster coat of arms. The original roof exists with a tie-beam and crown post.	Medieval to post-medieval	TR 04278 20870
1261124	Listed Building	II	Mittell House	A late 15th or early 16th century service end of a hall-house and rear wall of hall, with a 17th century ceiling to a former hall, 17th century outshot, staircase and cellar. It was re-fronted in the mid-19th century. It is a timber-framed building clad in front in stock brick in Flemish bond with slate roof and end brick chimneystacks. The left side is partly stuccoed with incised lines to imitate masonry. The rear elevation is tile hung. The front of the roof is slate and the rear has a steeply-pitched tiled roof. It is two storeys and has attics in the gable end.	Medieval to post-medieval	TR 06601 24845
1231546	Listed Building	II	Marsh Cottage	House, formerly two cottages, which to the left is timber-framed bay and dated to the mid-16th century or earlier. The right section is probably dated to the 18th century, with an 18th century facade and 19th century alterations. It is timber framed, clad in red brick with occasional grey bricks in a Flemish-type bond and has a plain tile roof.	Medieval to post-medieval	TR 03583 25309
1231359	Listed Building	II	Farmhouse at TR024 272	A farmhouse dated to the 15th or early 16th century with an early 18th century facade. It is timber-framed, clad in chequered red and grey brick with a plain tile roof. It is two storeys on a plinth with plat band and slightly coved rendered eaves cornice.	Medieval to post-medieval	TR 02503 27283
1068938	Listed Building	II	Corfu House	A 15th century timber framed house altered in the 18th century. It is two storeys with attic. The north-east half of the house is of painted brick on the ground floor and the first floor is timbered and studded and overhangs on a bressummer and bracket. Both floors of the south-west half of the house, which projects slightly, are stuccoed. It has a tiled roof. Nos 4 to 8 (consecutive) form a group.	Medieval to post-medieval	TR 04263 20819

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1374518	Listed Building	II	The Assembly Rooms and Schoolroom Adjoining	Said to have been erected as the meeting place of the Courts of Brotherhood and Guestling, consisting of the representatives of the Cinque Ports and the Ancient Towns, without their dependent members in the case of the Court of Brotherhood and with them in the case of the Court of Guestling. The building was then called the hall of the Ports. It was also used as Assembly Rooms. The Schoolroom is a small room adjoining on the north-west. The Schoolroom was erected in 1676, the Assembly Rooms probably soon afterwards. The Schoolroom is a small building with a plain front and the date 1676 on it. The Assembly Rooms are of red brick, brown brick and grey headers.	Post-medieval	TR 06488 24790
1374512	Listed Building	II	Page Cottage and Page House	Built c.1830, it is two storeys of brown brick. It has a hipped tiled roof and eaves cornice. The north-east cottage has round-headed doorcase with semi-circular fanlight. All the listed buildings on the north-west side form a group.	Post-medieval	TR 06866 25298
1355030	Listed Building	II	Trones House	A mid-19th century which is two storeys and of yellow brick. It has a slate roof. Nos 16 to 24 (even), 24A, Kings House, Nos 28 & 30 form a group.	Post-medieval	TR 06384 24796
1355029	Listed Building	II	16, High Street	A timber-framed building re-fronted in the early 19th century. It is two storeys. The north-east wall has the timber-framing exposed with brick infilling, but the front facing tile street is now stuccoed with long and short quoins and an eaves cornice. It has a tiled roof. Nos 16 to 24 (even), 24A, Kings House, Nos 28 & 30 form a group.	Post-medieval	TR 06362 24780
1352685	Listed Building	II	Former Prince of Wales Public House	An early 19th century public house. It is two storeys and stuccoed with a hipped slate roof. Nos 1 to 3 (consecutive) George Lane form a group with Former Prince of Wales Public House.	Post-medieval	TR 06624 25057
1344205	Listed Building	II	The Star Inn	An 18th and early 19th century public house of rendered brick. It has gable ends tile hung on the first floor, a plain tile roof and two parallel ranges.	Post-medieval	TR 06519 27916
1344204	Listed Building	II	The Manor House	A 16th century house with later alterations. It is timber-framed, clad in red brick in Flemish-type bond, with a plain tile roof. The left gable end is weatherboarded. The main range has a separately-framed cross-wing to the right.	Post-medieval	TR 03479 25356
1344190	Listed Building	II	Brookland House	A house with a mid-19th century front, but probably an 18th century building. It has a stuccoed ground floor with chamfered rustication, whilst the first floor	Post-medieval	TQ 99000 25884

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				is rendered. The first floor of left end elevation is tile hung and it has a plain tile roof.		
1344189	Listed Building	II	Curved Garden Wall, Railings and Gates Circa 18 Yards West North West of Boxted Lodge	A garden wall dated to the late 18th or early 19th century. Largely of gault brick. It encloses part of a small oval front garden and terminates to the east in a plain brick gate-pier with rendered pyramidal cap, which forms west pier of north entrance to garden. Steps down to south beyond a similar, smaller pier, to height of about 2'6", where surmounted by spear-head railings. Small iron gate opposite house.	Post-medieval	TQ 99158 25801
1344186	Listed Building	II	Table Tomb Circa 5 Yards South of Nave of Church of St Eanswith	A table tomb dated to the mid-to-late 18th century. Stone on stone base with moulded plinth and corniced lid. It has moulded end pilasters, fielded panels and was formerly railed. Inscription on the lid was illegible at time of re-survey.	Post-medieval	TR 00509 27720
1344184	Listed Building	II	Brenzett Place	A farmhouse of late 18th or early 19th century. It is of red brick in Flemish bond with a plain tile roof.	Post-medieval	TR 01307 27333
1344183	Listed Building	II	Whites Cottage	A house row dated to the early 19th century. The ground floor is of yellowish-red brick and the first floor is tile-hung. It has a plain tile roof which is hipped.	Post-medieval	TR 02558 24412
1344182	Listed Building	II	Old School House	A house probably dated to the 16th or 17th century with a late 18th or early 19th century facade. It is timber-framed. Whilst the ground floor is clad with painted brick and the first floor tile-hung. It has a plain tile roof.	Post-medieval	TR 03029 25217
1344178	Listed Building	II	Ivy Lodge	A house, originally built as a farmhouse in the latter part of the 16th century, with a stack inserted in the 17th century. There is an additional mid-19th century range. A late-20th century extension is excluded from the listing.	Post-medieval	TR 02848 27603
1344152	Listed Building	II	The Old School House	A house with a late 18th century facade, altered in the 20th century. It has a plain tile roof and is two storeys, plus an attic with slightly projecting parapet with slightly moulded wood coping.	Post-medieval	TQ 98986 25852
1344124	Listed Building	II	Herring Hang to South of Brook House	Built c.1881, it is a brick building in Sussex bond, tarred to the rear and gable ended with a tiled roof having two rows of triangular ventilation slits. When the hang was ready, a fire was lit on the floor and a resinous smoke dried and	Post-medieval	TR 04252 20510

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				cured the fish. This is a rare survival of a process associated with the fishing industry.		
1344122	Listed Building	II	Former Blacklock's Stores and house attached	The house is 18th century. It has two parallel ranges, is two storeys and has an attic. The ground floor is of red brick, above fronted with weather-boarding. The roof has a segmental-headed dormer.	Post-medieval	TR 04249 20759
1344121	Listed Building	II	4 and 5, Park Street	A pair of cottages, dated to the 18th century or earlier. It is two storeys and the ground floor is of red brick and cobbles. Above it is tile-hung and has a tiled roof.	Post-medieval	TR 04179 20781
1344120	Listed Building	II	Pavelle	The back of this house faces the street, the front faces the churchyard on the north-west. It is dated to the 18th century or earlier and is two storeys of red brick, now painted. It has a hipped tiled roof. There are horizontally sliding sash windows on first floor. Ordinary sash windows are on the ground floor, with glazing bars intact in only one. The rear has a pentice roof sloping to one storey and the walls are rendered.	Post-medieval	TR 04300 20888
1344119	Listed Building	II	Terry Cottage the Don Whyke Cottage	A row of four cottages of which the exterior apparently dates from the late 18th or early 19th centuries, but the cottage known as "The Don" has a date stone of 1693 over its ground floor windows. They are timber-framed behind and two storeys. Ground floor is stone rubble badly patched with red brick. The first floor is red or brown brick but the brickwork of No 48 has been renewed. They have tiled roofs. The glazing bars are intact except on the ground floor of No 48 which has been converted into a small modern shop window. Nos 44 and 46 have doorcases with projecting cornices over supported on brackets. Nos 36 to 50 (even) form a group.	Post-medieval	TR 04117 20852
1344118	Listed Building	II	20, High Street	A late 18th to early 19th century building of two storeys. The ground floor is stuccoed and the first floor has painted tiles. The tiled roof is sloping to one storey at the rear. The first floor has two sashes with glazing bars intact. Ground floor has one sash with glazing bars intact and a 5-light bay. there are two simple doorcases, one having a narrow weather hood. Included for group value. Nos 6 to 22 (even) and Nos 26 to 32 (even) form a group.	Post-medieval	TR 04170 20919

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1344117	Listed Building	II	16, High Street	A small timber-framed building refronted with stucco at a later date. It is two storeys with an attic and has a tiled roof with one tiny dormer. There are two 19th century casements on the first floor. The ground floor has one 19th century 3-light bay window and a 19th century shop front. It has a simple doorcase. Included for group value. Nos 6 to 22 (even) and Nos 26 to 52 (even) form a group.	Post-medieval	TR 04179 20921
1344096	Listed Building	II	Cobb Hall Shrubbery House	Two 18th century houses under one roof span, possibly one house originally. They are two storeys and have a red brick attic. There is a hipped tiled roof with eaves cornice and one dormer. It has a red brick stringcourse and nine sashes with glazing bars intact and cambered head linings on the ground floor. Shrubbery House has two blanks on the first floor, a doorcase with pilasters, flat hood supported on unusual double brackets, slip rectangular fanlight and a door of six moulded panels, of which the two centre panels have been cut away and glazed. Cobb Hall has a small square glazed porch added in the 19th century. On the ground floor of Cobb Hall are two letters 'C' placed back-to-back.	Post-medieval	TR 04081 20798
1344095	Listed Building	II	The George Hotel	It has an early 19th century front to a possibly older building which is two storeys and has an attic stuccoed. There is also a cornice and parapet. The raised panel which formed a pediment on the parapet has now disappeared. There are seven sashes with glazing bars missing from the lower half of the ground floor windows. Doorcase with panelled pilasters which are wider at the bottom than at the top, pediment, rectangular fanlight and half-glazed door. Nos 7 to 17 (odd) form a group.	Post-medieval	TR 04182 20898
1344094	Listed Building	II	1, High Street	An early 19th century L-shaped building which is two storeys in painted brick. It has a tiled roof and eaves cornice. There are three windows facing north and three windows facing west. A double curved shop window with a half-glazed door between on the north front and a single curved shop window on the west front, with glazing bars intact in all three. No 1 and Nos 1 to 15 (odd) Cannon Street form a group.	Post-medieval	TR 04224 20935
1344093	Listed Building	II	Chestnut Cottages	The cottages are dated to the mid-19th century and are two storeys. The ground floor is painted, whilst the first floor is weatherboarded. They have a hipped tiled roof. There are three sashes set in wooden architraves with	Post-medieval	TR 04311 21009

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				verticals only and simple doorcases. Nos 1 and 2 have a double doorcase with simple wooden weatherboards on brackets.		
1344092	Listed Building	II	6 and 8, Cannon Street	An early 19th century pair. They are two storeys. With the ground floor stuccoed and first floor tile-hung with a tiled roof. there are two sashes with glazing bars intact and a simple double doorcase with flat hood and brackets. Nos 2 to 10 (even) and Cannon opposite No 2 form a group.	Post-medieval	TR 04230 20874
1344091	Listed Building	II	5 and 7, Cannon Street	Early to mid-19th century buildings which are two storeys stuccoed. There are two 19th century sashes and one casement. as well as three 19th century shopfronts. No 5 has a simple cambered doorcase. No 7 has a moulded architrave with fanlight and 4 panelled door, of which two panels are cut away and glazed. Nos 1 to 15 (odd) and No 1 High Street form a group.	Post-medieval	TR 04234 20906
1344088	Listed Building	II	Delapre	Dated to the mid-19th century and two storeys stuccoed. It has a half-hipped tiled roof with a modern window in the north gable. There are three sashes with verticals only. The ground floor has two 3-light canted bays with hoods over. Simple doorcase with flat cornice, stone architrave, rectangular fanlight and 6 fielded panelled door.	Post-medieval	TR 06263 24756
1344087	Listed Building	II	Cheriton Lodge	Dated to the 18th century and two storeys with painted brick on the front elevation. The other elevations are weatherboarded. It has a half-hipped tiled roof and wooden bracket eaves cornice. there are three windows. These are original sashes in moulded surrounds on the first floor and restored modern sashes on the ground floor. Doorcase with pilasters, own pediment, semi-circular fanlight and door of 6 fielded panels. There is a 19th century extension at the north-west end comprises a brick ground floor and a weatherboarded loft over with a gable containing a fixed window. Cheriton Lodge, Nos 3 to 5 (consecutive), Southlands Hospital (Nos 1 to 4), The Limes (Nos 1 & 2) form a group.	Post-medieval	TR 06263 24725
1344086	Listed Building	II	Little Gables	A late 18th or early 19th century building which is two storeys and has attics of red brick and grey headers alternately. There are three bays and an addition of one window bay at the north-east end which is slightly recessed. It has a tiled roof, half-hipped at the west end and wooden bracket eaves cornice. There are four sashes with glazing bars missing. Doorcase with open pediment and	Post-medieval	TR 06260 24806

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				console brackets, pilasters and a door of five fielded panels, the top two panels cut away and glazed.		
1344085	Listed Building	II	West Lawn	The date '1715' has been roughly scratched on one brick of the house. It is two storeys and has an attic of red brick and grey headers alternately. It has a tiled roof and moulded wooden eaves cornice. The original portion has five windows and two dormers with glazing bars intact. There is a doorcase with open pediment, pilasters with rosettes on the capitals, semi-circular fanlight and door of six moulded panels. At the north-east end of the front and facing Lion Road is a slightly projecting L-wing of four windows and one hipped dormer, faced with brown brick which has been added in the early 19th century, and at the south-west end one window bay of brown brick projecting to the same extent, with horizontally-sliding sash windows on the ground floor.	Post-medieval	TR 06274 24698
1344084	Listed Building	II	86 and 88, High Street	A timber-framed building, once two cottages, re-fronted with red brick and grey headers in the 17th or 18th centuries. It is two storeys with a hipped tiled roof and braces. There are four casement windows with small square leaded panes. The ground floor windows and the two doorcases have cambered head linings. At each end one storeyed weatherboarded extensions with pentice roofs have been added.	Post-medieval	TR 06571 24918
1344083	Listed Building	II	Stable Building to Rear of Rome House	A late 18th to early 19th century stables but incorporating some reused medieval masonry. It is two storeys, the ground floor is mainly stone rubble partly picked out in flint galletting and partly red brick. The first floor is partly red brick and partly tile-hung. It has an old tiled roof, half-hipped on one side, and there are two stable doors. Rome House and stable form a group.	Post-medieval	TR 06322 24782
1344082	Listed Building	II	Plum Tree House	Built in the 18th century. It is two storeys and has attics of painted brick. There is a tiled roof with one hipped dormer as well as wooden modillion eaves cornice. There are five sashes with glazing bars missing and it has a modern shop front. Doorcase has open pediment, semi-circular fanlight. Doric pilasters, panelled reveals and door of eight fielded panels. Nos 27 to 43 (odd) form a group.	Post-medieval	TR 06443 24805
1344081	Listed Building	II	Town Hall House	Dated to 1750, it was built as the Town Gaol, or Small-port, as it was called. Later it became the residence of the Caretaker of the adjoining Town Gaol. It is	Post-medieval	TR 06416 24790

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				two storeys with attics and a basement of painted brick. It has a tiled roof and one hipped dormer. as well as brick modillion eaves cornice, the bricks inserted diagonally with the points protruding. It has two casement windows with small square leaded panes. The westernmost windows on the ground floor and basement, which presumably communicated with the cells, still have iron grilles over them. The doorcase is up four steps with a flat hood over and door of six fielded panels. Over the doorcase is a cartouche of the town arms, flanked by pilasters forming a frame with a cornice over, and below the name of the Mayor at the date of the erection of the building: 'Robert Langdon, 1750'. Embedded in the left side of the wall is a late 18th or early 19th century cast iron naval cannon. Nos 27 to 43 (odd) form a group.		
1344080	Listed Building	II	25, High Street	Dated to the 18th century, it is two storeys and rendered. It has an old tiled roof and one sash with glazing bars intact. It has a later shop front. Included for group value. Nos 25 to 43 (odd) form a group.	Post-medieval	TR 06381 24770
1344059	Listed Building	II	2 and 3, George Lane	Dated to the early 19th century. It is two storeys of painted brick with a tiled roof and eaves cornice. There are four sashes with glazing bars intact. Round-headed doorways with semi-circular tympana, that in No 3 slightly recessed. No 2 has two other round-headed arches on the ground floor, one containing a window, the other blind. Nos 1 to 3 (consecutive) form a group with The Prince of Wales Public House, Fairfield Road.	Post-medieval	TR 06637 25048
1344058	Listed Building	II	Garden Wall Between Craythornes and Craythorne Cottage	Dated to the 18th century. It is a red brick wall, about 8 ft in height with a wooden pointed archway and a studded door.	Post-medieval	TR 06754 25237
1344056	Listed Building	II	Gun House	Dated to the late 18th century. It is two storeys and has attics, brown brick with red brick relieving arches. It has a tiled roof with three hipped dormers and a parapet. There are five sashes with glazing bars intact, cambered head linings and Venetian shutters. The modern porch has a 6-panel door, the top two panels are cut away and glazed. The interior has some contemporary panelling. To the north-east of the house is a wrought iron gate giving entrance to the garden, set between brick piers surmounted by cemented ball caps. 6 ft	Post-medieval	TR 06889 25320

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				high red brick garden wall. All the listed buildings on the north-west side form a group.		
1338559	Listed Building	II	The Dolphin Hotel	An 18th century timber-framed building that is two storeys and stuccoed. It has a tiled roof and there are five sashes with glazing bars intact on the first floor. It has a modern public house front in the south half of the ground floor.	Post-medieval	TR 04335 20836
1338547	Listed Building	II	Grisbrook Farmhouse and Grisbrook Cottage	A small 17th century cottage of low elevation. It is one storey with an attic and is of whitewashed brick. It has a thatched roof with a gabled tiled dormer. There are three casements and a simple doorcase. No 9 (Coxell House) and Nos 11 and 13 form a group.	Post-medieval	TR 04556 20826
1338522	Listed Building	II	12 and 14, High Street	Buildings with late 18th or early 19th century fronts to a timber framed building. No 12 is fronted with stucco on the ground floor only and above with weatherboarding on both its north-east and south-east sides. It has a small early 19th century shop window with its glazing bars intact on the street front. There is one sash window. No 14 is of two storeys with an attic and gabled dormer. It is fronted with stucco and has modern shop window on the ground floor. There are two sashes with glazing bars missing to the one on the right-hand side. Nos 6 to 22 (even) and Nos 26 to 32 (even) form a group.	Post-medieval	TR 04184 20927
1338496	Listed Building	II	43 and 45, High Street	Dated to the 18th century they are of two storeys in painted brick. No 45 being of slightly higher elevation. They have a tiled roof, that of No 43 being half-hipped at the end. There are two casements to each, set in cambered head linings, except for the first floor to No 43. There are two simple cambered doorcases with 4-panelled doors.	Post-medieval	TR 04001 20728
1338208	Listed Building	II	The Guild Hall	An 18th century building re-fronted in the early 19th century. It is of two storeys in red brick, as well as a tiled roof with coved painted eaves cornice. There is a painted stringcourse and five sashes with glazing bars intact. The facade of the ground floor has six brick arches flanked by pilasters with painted impostes. These arches contain three windows and three doorways, one round-headed with panelled double doors, now partly glazed, and two with segmental-headed fanlights. Nos 7 to 17 (odd) form a group.	Post-medieval	TR 04170 20884

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1338203	Listed Building	II	High Street House	An early 19th century building that is two storeys and has attics, in painted brick. It has a tiled roof with modillion cornice and one gabled dormer. There are two sashes with glazing bars intact. Doorcase set in a moulded surround with pediment over supported on consoles and 6-panel door, the top two panels cut away and glazed. Nos 7 to 17 (odd) form a group.	Post-medieval	TR 04205 20920
1338188	Listed Building	II	10, Cannon Street	Dated 1839, it is two storeys stuccoed, with a tiled roof. There are three sashes with glazing bars intact on the first floor. The ground floor has one 19th century curved shop front to the left and a simple doorcase. Nos 2 to 10 (even) and Cannon opposite No 2 form a group.	Post-medieval	TR 04232 20865
1338184	Listed Building	II	4, Cannon Street	An early 19th century building of two storeys in painted brick with a hipped tiled roof. There is one sash on the street elevation with glazing bars intact. The side elevation has two sashes and a simple cambered doorcase. Nos 2 to 10 (even) and Cannon opposite No 2 form a group.	Post-medieval	TR 04229 20880
1278414	Listed Building	II	Misleham	A house dated to the late 18th and early 19th centuries with mid-to-late 19th century alterations. There are fragments of timber frame. Now red brick with occasional grey headers in Flemish bond. It has a plain tile roof and is two storeys with gable end stacks. Regular 3-window front of two tripartite sashes and central sash. There are two ground floor canted bay windows and a central door of four fielded panels and top lights. Doorcase with plain pilasters and frieze, and short flat hood. Probably integral central rear wing, extended to rear (with red brick ground floor and tile-hung first floor) in the early 19th century, and to right (in brick) in the 20th century. Short left rear return wing.	Post-medieval	TQ 99489 26381
1278403	Listed Building	II	Finn Farm House	A farmhouse dated to the late 16th or early 17th century, altered and re-fronted in the late 17th or early 18th century, with 19th century alterations. It is timber-framed and the front is clad in red brick. It has a plain tile roof.	Post-medieval	TR 00803 26460
1278394	Listed Building	II	Boxted Lodge, Garden Walls and Gates	House dated to the late 18th or early 19th century. It is of Gault brick in Flemish bond with a slate roof. Double depth at right angles to road. It is three storeys with broad eaves, flat soffits and Ionic modillions in triplets. It has a hipped roof and two rear stacks.	Post-medieval	TQ 99169 25797

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1278322	Listed Building	II	Table Tomb to Henry Read Circa 5 Yards South East of South Aisle of Church of St Augustine	A table tomb dated to the mid-18th century. It is stone on a brick base, with moulded plinth and corniced lid. there are moulded pilasters to the corners and it has fielded panels. Inscription on lid to Henry Read, d.(?), and his wife, d.1740; barely legible at time of re-survey.	Post-medieval	TQ 98964 25800
1261123	Listed Building	II	Stone House	The house includes a front wing dated to c.1830s and a truncated and altered wing of medieval origin at the rear. Stone rubble walls with galletting, it is two storeys with a cellar. It includes brick dressings, brick external chimney breasts, wooden paired bracket eaves, slate hipped roof, flanking stacks.	Post-medieval	TR 06744 25060
1240238	Listed Building	II	Brissenden	A house, at one time two cottages. The south-west range is dated to the 17th century but was re-fronted in the early 19th century. The north-west range is from the early 19th century.	Post-medieval	TR 06950 25398
1231597	Listed Building	II	Well Cottage	A house, said to have been a Poor House, formerly cottages. Dated to the late 16th or early 17th century with 19th century additions. It is of painted brick with a strip of tile hanging beneath the eaves. It has a plain tile roof, formerly thatched and is one-and-a-half storeys.	Post-medieval	TR 07077 26833
1231499	Listed Building	II	Jessamine Farmhouse	A farmhouse dated to the late 18th century. It is of pinkish-yellow brick with a plain tile roof. It is two storeys with coggled brick eaves cornice and has slightly projecting brick end stacks.	Post-medieval	TR 03403 25085
1231479	Listed Building	II	Wheelsgate	A farmhouse, probably dated to the early 17th century or earlier, with 18th and early 19th century alterations. It is heavily timber framed, with the main range clad in pinkish-red brick in Flemish bond, and the wing and "stair turret" clad in chequered red and grey brick. It has a plain tile roof. The main range is probably lobby entry plan, or adapted to it, with cross-wing to the right which projects forward slightly, and a two storey stair turret to the right of it, integral with brickwork.	Post-medieval	TR 02349 24176
1231340	Listed Building	II	Poplar Farmhouse	A house, formerly two cottages, now a farmhouse. Probably dated to the 18th century, with 19th and 20th century alterations. The ground floor is painted brick and the first floor is hung with fishscale tiles. It has a plain tile roof and is	Post-medieval	TR 02290 28433

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				two storeys with attics. There is a hipped roof, with a rear stack towards the top of left hip and ridge stack towards right end.		
1231312	Listed Building	II	Castle House	A farmhouse, probably dated to the late 18th century. It is timber-framed, weatherboarded, with a plain tile roof. It is two storeys and has attics, is on a rendered plinth and has brick end stacks. There are two hipped dormers with 20th century windows.	Post-medieval	TR 03043 27438
1231079	Listed Building	II	The Manor House	A house dated to the 17th century with late 18th, early 19th and 20th century alterations. It is timber framed, with the ground floor underbuilt in painted brick and the first floor rendered, with applied 20th century close-studding. The right gable end channelled render with tile hung gable. The 17th century range has a continuous jetty altered in 18th century and with early an early 19th century bay added to the right. It is two storeys and the left section has an attic.	Post-medieval	TQ 99119 25918
1231072	Listed Building	II	Old Hall Farmhouse	A farmhouse from the 17th century or (probably) earlier, with early 19th century alterations. It is of chequered red and grey brick with a plain tile roof and two storeys on a brick plinth with plat band. There is a hipped roof, with gablet to left. LaA blocked ground-floor window with segmental head to left gable end contains re-used bricks dated 1714 and 1741.	Post-medieval	TQ 99184 26507
1231003	Listed Building	II	Mulberry House	A house with a mid-18th century facade to a possibly earlier house. It is timber framed with reddish-grey brick in Flemish bond to the front elevation and has a plain tile roof. Left and half-hipped to right.	Post-medieval	TQ 99085 25918
1230996	Listed Building	II	Brookland Antiques S Coleman and Sons	Two houses, now two shops and a house. The front is dated to the late 19th or early 20th century, to a probably 18th century or earlier range. Eaves of Brookland Antiques were altered in the 20th century. The main range, with rear wing to left and narrow parallel rear range to right, has a rendered right return wing to rear of latter. It is of painted brick with plain tile roof, and two storeys with broad projecting eaves. Old photographs show coggled brick eaves cornice to Brookland Antiques.	Post-medieval	TQ 98978 25846

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1230937	Listed Building	II	Pear Tree House	A house dated to the 18th and early 19th centuries. External materials are from the early 19th century and consist of chequered red and grey brick. The left end elevation is rendered and it has a plain tile roof. The 18th century house, or wing of house, is at right angles to the road.	Post-medieval	TQ 99022 25898
1230912	Listed Building	II	The Old Granary	A granary, now post office, stores and house, which is probably from the early 19th and 20th centuries. It includes a ground floor shop front which is tile hung above. The ground floor of the right side elevation is of red brick. It is a long building at right-angles to the road and three storeys with waved bargeboards and pendant.	Post-medieval	TQ 98990 25878
1230907	Listed Building	II	Brookland Stores	A shop and house dated to the early to mid-19th century. It is timber framed and the ground floor is weatherboarded, whilst the first floor is tile hung. The right and left gable ends are weatherboarded. It has a plain tile roof, is double depth and two storeys.	Post-medieval	TQ 98968 25862
1230816	Listed Building	II	Barling House	A house dated to the 17th century with late 18th or early 19th century alterations. It is timber-framed. The ground floor of the front elevation has a right gable end and left return wing red brick with some grey bricks in Flemish bond, probably rebuilt to the front and right. The first floor is tile hung and it has a plain tile roof.	Post-medieval	TQ 98905 25579
1230812	Listed Building	II	Harriet Cottage and Cottage Adjoining to Right	A house row dated to the late 18th or early 19th century. They are timber-framed and weatherboarded, with a plain tile roof. They are two storeys with attics.	Post-medieval	TR 00271 27229
1230790	Listed Building	II	Weston Cottage Weston House	A house row dated to the late 18th or early 19th century with a slightly later addition to left. They are timber framed on painted brick semi-basements. The front elevation is weatherboarded, whilst there is a left gable end brick on the ground floor and it is tile hung above. There is a plain tile roof and it is two storeys, with a semi-basement and attic.	Post-medieval	TR 00208 27302
1122659	Listed Building	II	9-13, Cannon Street	A T-shaped timber-framed building re-fronted with stucco in the 18th century. It is two storeys with a tiled roof. In the centre of the front is a large half-hipped gable now hung with tiles, painted. Addition of one window bay with gable over	Post-medieval	TR 04243 20892

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				it at the south end of the front. There is exposed timber-framing on the rear elevation. Nos 1 to 15 (odd) and No 1 High Street form a group.		
1122653	Listed Building	II	The Grange	A large 18th century house of two parallel ranges. It is two storeys and has an attic, of red brick and grey headers. There is a tiled roof with two dormers and dentilled wooden eaves cornice.	Post-medieval	TR 04244 21013
1122001	Listed Building	II	Forge House	An early to mid-19th century house which is two storeys and stuccoed. It has a tiled roof. Nos 7 to 17 (odd) form a group.	Post-medieval	TR 04155 20869
1121935	Listed Building	II	9, 9A and 11, New Street, 9 and 11, New Street	Dated to the mid-19th century. It is two storeys and weatherboarded, with a hipped slate roof. The ground floor has 19th century shopfronts with cambered heads. Nos 9 to 19 (odd) form a group.	Post-medieval	TR 04321 20907
1121928	Listed Building	II	Sunset Cottage, Sunrise Cottage and Ladson Lodge	Early 19th L-shaped block which is two storeys. There are three windows facing New Street and four windows facing Ness Road. The south-west wing, now No. 34 (Sunset Cottage) is of painted brick. The remainder of the block is of painted brick on the ground floor only and tile-hung above. It has a tiled roof and most of the glazing bars are intact.	Post-medieval	TR 04394 20957
1121912	Listed Building	II	Old Tomms	A small two storey farmhouse dating from the 17th century.	Post-medieval	TR 03560 22260
1121900	Listed Building	II	Poplar House	An 18th century farmhouse which is two storeys and has an attic in red brick, the front painted. It has a hipped tiled roof with modillion eaves cornice and one hipped dormer.	Post-medieval	TR 04409 21088
1121890	Listed Building	II	2, Poplar Lane, 43, Station Road	A pair of 18th century cottages, No. 43 (Fernwell House) No. 45 (Ferndale). They stand endwise to the road and are approached equally from Station Road and Poplar Lane. They are both two storeys.	Post-medieval	TR 04522 21166
1069028	Listed Building	II	Mascall House	An 18th century or earlier, two storey rendered house. It has a steeply pitched tiled roof. It includes later 19th century shop fronts.	Post-medieval	TR 06368 24761

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1069027	Listed Building	II	Victoria House	An L-shaped group of buildings, probably timber-framed, re-fronted in the early 19th century. The front facing the High Street is of two storeys stuccoed. They have a tiled roof.	Post-medieval	TR 06343 24745
1069026	Listed Building	II	1, George Lane	Dated to the early 19th century. It is two storeys rendered and has a tiled roof.	Post-medieval	TR 06640 25038
1069025	Listed Building	II	Fairfield House	Dated to the 18th century or earlier. It is two storeys and has attics in stone rubble with flint galleting, patched with brick, and red brick window dressings. It has a tiled roof, half-hipped at the south-west end which has a tiled gable.	Post-medieval	TR 06539 25022
1069024	Listed Building	II	Warren House	Dated to the 18th century, it is two storeys and has attics in painted brick on a cemented base. There is a half-hipped tiled roof and two hipped dormers.	Post-medieval	TR 07671 25932
1069023	Listed Building	II	Rating Office	An 18th century front to a possibly older house. It is two storeys of red brick with grey headers and a parapet.	Post-medieval	TR 06472 24811
1069022	Listed Building	II	The Governor's House	Dated to the early 19th century. It is two storeys and has attics stuccoed. There is a tiled roof with two dormers.	Post-medieval	TR 06852 25283
1069021	Listed Building	II	Millside	Dated to the early 19th century. It is two storeys, with the ground floor painted brick, above tile-hung, and a tiled roof.	Post-medieval	TR 06839 25255
1069005	Listed Building	II	The Limes	A late 18th to early 19th century house which is two storeys faced with weatherboarding on a stuccoed base. It has a hipped tiled roof.	Post-medieval	TR 06227 24775
1069004	Listed Building	II	5, West Street	Dated to the 18th century, it is two storeys of brown brick and has a tiled roof.	Post-medieval	TR 06251 24748
1069003	Listed Building	II	Virginia Cottages	Dated to the early 19th century, it is two storeys stuccoed on the front elevation, brick on the side elevation. It has a half-hipped tiled roof.	Post-medieval	TR 06316 24816
1069001	Listed Building	II	Garden Wall to Right of Mulberry House	Dated to the 18th century, of stone rubble with brick coping. There is a pointed brick arch on left hand side.	Post-medieval	TR 06309 24679
1069000	Listed Building	II	Mulberry House	Dated to the 18th century and comprised of two parallel ranges. It is two storeys with attics, stuccoed and grooved in imitation of masonry. It has a tiled roof with wooden bracket eaves cornice.	Post-medieval	TR 06322 24666

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1068999	Listed Building	II	48, High Street	Part of the same building with No 46, it was restored in the 18th century. It is two storeys pebbledashed.	Post-medieval	TR 06466 24844
1068998	Listed Building	II	46, High Street	A timber-framed building re-fronted in the early 19th century. It is two storeys, the front is of white brick and the side elevation is pebbledashed on the ground floor and tile-hung above. It has a tiled roof and parapet.	Post-medieval	TR 06459 24840
1068997	Listed Building	II	40, High Street	Situated to the rear of Walter House, it is dated to the 18th century and of two storeys, the ground floor being partly of red brick and partly rendered. The first floor is tile-hung and it has a tiled roof with a tile-hung gable to the left side.	Post-medieval	TR 06419 24835
1068996	Listed Building	II	38, High Street	An early 19th century house of high elevation. It is two storeys of red brick and has a tiled roof with wooden eaves cornice.	Post-medieval	TR 06427 24820
1068995	Listed Building	II	King's House	Dated to the early 18th century. It is two storeys with attics, of red brick with grey headers. It has a tiled roof with one hipped dormer and a parapet.	Post-medieval	TR 06392 24801
1068994	Listed Building	II	Oak House	In one roof span with Nos 18 and 20. A timber-framed building re-fronted with red brick in the 18th century which is two storeys.	Post-medieval	TR 06379 24792
1068993	Listed Building	II	18 and 20, High Street	A timber-framed building re-fronted in the 18th century. It is two storeys with attics. The front is stuccoed and the south-west side is of red brick.	Post-medieval	TR 06373 24788
1068992	Listed Building	II	The Ship Hotel	The main part of the building, which has two parallel ranges, is from the 18th century, but the north-east end is possibly older. It is two storeys with attics and has two hipped dormers. The back of the building facing Church Road is of red brick. The front facing High Street has been refaced with stucco.	Post-medieval	TR 06689 24976
1068991	Listed Building	II	43, High Street	A probable timber-framed building re-fronted in the 18th century with brick, now rendered, except for the elevation to Church Approach which is of painted brick. It is two storeys with attics and a hipped tiled roof.	Post-medieval	TR 06456 24815
1068990	Listed Building	II	The New Inn	A timber-framed building re-fronted in the 18th century. It is two storeys with a painted brick facade. It has a tiled roof and parapet.	Post-medieval	TR 06427 24795
1068989	Listed Building	II	The Town Hall	Erected in 1702 on an open arcade, refaced in the early 19th century and the ground floor built in 1884. It is two storeys stuccoed. The end window bays project slightly. Parapet with, in the centre, a high ornamental panel with cartouche in it and pediment over it.	Post-medieval	TR 06408 24784

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1068988	Listed Building	II	27, 29, 31 and 33, High Street	An 18th century range. It is two storeys of brown brick, now painted. It has tiled roofs with two hipped dormers.	Post-medieval	TR 06388 24775
1068943	Listed Building	II	The Beehive	Three cottages shop and house all under one roof span. "The Beehive" is dated 1715 with the initials C T A. It is of two storeys painted brick with casement window on the first floor and sash or modern windows on the ground floor. It is on a plinth. Nos 6 and 8 are early 19th century. Nos 6 to 22 (even) and Nos 26 to 32 (even) form a group.	Post-medieval	TR 04199 20950
1068942	Listed Building	II	25, High Street	Probably dated to the 18th century it is two storeys. The front is painted brick, the sides are partly or wholly tile hung. It has a half-hipped tiled roof with modillion eaves cornice. The High Street elevation has two modern shopfronts.	Post-medieval	TR 04134 20846
1068941	Listed Building	II	15, High Street	Dated to the mid-19th century. It is two storeys rendered with a tiled roof. Included for group value. Nos 7 to 17 (odd) form a group.	Post-medieval	TR 04160 20875
1068940	Listed Building	II	New Hall	Dated to the 18th century, it is two storeys stuccoed. It has a tiled roof and parapet. Nos 7 to 17 (odd) form a group.	Post-medieval	TR 04198 20912
1068937	Listed Building	II	Harmer's Supply Stores Poplar House	One building with an 18th century front, possibly earlier behind the facade. It is two storeys with attic. The south-west half of the building is stuccoed and the north-east half is brick on the ground floor and tiles above, both painted. It has a tiled roof with two hipped dormers.	Post-medieval	TR 04322 20976
1068936	Listed Building	II	Cannon Opposite No 2	A 19th century cannon used as a bollard. It has a rounded knob and two handles. Nos 2 to 10 (even) and Cannon opposite No 2 form a group.	Post-medieval	TR 04229 20897
1068935	Listed Building	II	Dorset House	Dated to the early 19th century, it is two storeys. The ground floor is stuccoed and first floor tile-hung. It has a hipped tiled roof. Nos 1 to 15 (odd) and No 1 High Street form a group.	Post-medieval	TR 04253 20878
1068934	Listed Building	II	3, Cannon Street	Dated to the early 19th century, it is two storeys. The ground floor is roughcast and first floor tile-hung. Nos 1 to 15 (odd) and No 1 High Street form a group.	Post-medieval	TR 04231 20914
1068917	Listed Building	II	Former Star Public House	A timber-framed building, dated to the 17th century or earlier. It is two storeys of painted brick, with a tiled roof. No 16 (Former Star Public House) and No 18 form a group.	Post-medieval	TR 04402 21049

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1068916	Listed Building	II	Skinner House	Dated 1695, but re-fronted with stucco. It is two storeys with an attic.	Post-medieval	TR 04243 20788
1068915	Listed Building	II	Grisbrook Cottages	A 17th century farmhouse, now two cottages. They are two storeys, with the ground floor of red brick and above is tile-hung. They have a tiled roof.	Post-medieval	TR 04613 20797
1068914	Listed Building	II	Turks' Cottages	Four cottages of which the second one is called "The Cottage". A 17th century or earlier range except for No 13 which is 19th century. They are two storeys of painted brick, with a tiled roof. Nos 9 to 19 (odd) form a group.	Post-medieval	TR 04329 20919
1068913	Listed Building	II	Jack's Court Jacques Court Farmhouse	An 18th century L-shaped timber-framed farmhouse which is two storeys. The ground floor is of red brick and above is tile-hung. Renewed tiled roof with gables at the north-east and south-west ends.	Post-medieval	TR 05160 21668
1068912	Listed Building	II	Coxell House	A 17th century cottage extended to the south west in the 18th century. The original portion is of two storeys red brick with grey headers and a tiled roof. The extension is of red brick with a tiled roof. No 9 (Coxell House) and Nos 11 and 13 form a group.	Post-medieval	TR 04575 20854
1068910	Listed Building	II	Tourney Hall	A large L-shaped early 18th century house. It is two storeys with attic, of grey headers with red brick quoins and window dressings. It has a hipped tiled roof has one dormer and a 19th century gable added.	Post-medieval	TR 03555 20518
1068909	Listed Building	II	The Paddock	An early 19th century L-shaped building, standing endwise to the street. It is two storeys of brown brick with red brick relieving arches. It has a hipped tiled roof.	Post-medieval	TR 03935 20701
1068908	Listed Building	II	Vine Cottage Vine House	The original portion is from the 17th century with the addition of one window bay at the south end in the late 18th or early 19th century. It is two storeys and of red brick and grey headers, with the additional portion all of red brick. It has a tiled roof.	Post-medieval	TR 04045 20798
1068907	Listed Building	II	50, High Street	Dated to the early 19th century. It is comprised of two parallel ranges and is two storeys of brown brick, the ground floor now cemented. It has a tiled roof. Included for group value. Nos 36 to 50 (even) form a group.	Post-medieval	TR 04110 20844

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1068906	Listed Building	II	40, High Street	An early 19th century cottage. It is two storeys and now colour washed, with a tiled roof. There is a modern shop front below. Included for group value. Nos 36 to 50 (even) form a group.	Post-medieval	TR 04125 20862
1068905	Listed Building	II	Gordon House Mittell House	Two small early 19th century houses. They are two storeys with attics, in brown brick. They have a tiled roof with three dormers (the north-easternmost one hipped). Nos 36 to 50 (even) form a group.	Post-medieval	TR 04133 20872
1068904	Listed Building	II	18 and 22, High Street	Originally two small timber-framed cottages they have recently been re-fronted in brick. They are two storeys with a steeply pitched tiled roof and two modern dormers. Included for group value. Nos 6 to 22 (even) and Nos 26 to 32 (even) form a group.	Post-medieval	TR 04172 20914
1061161	Listed Building	II	Wilson House	An early 19th and late 20th century house. The ground floor is painted brick and the first floor is irregular banded plain and fishscale tiles. It has a plain tile roof and is two storeys with attics. There is a gambrel roof.	Post-medieval	TQ 98993 25859
1061160	Listed Building	II	Railed Table Tomb Circa 7 Yards South of Chancel of Church of St Augustine	A table tomb, dated to the mid-18th century. It is made of stone on a brick base, with moulded plinth and corniced lid. There are moulded corner pilasters, fielded panels. The inscription on the lid was illegible at time of re-survey. It is surrounded by iron spear-head railings with urn finials.	Post-medieval	TQ 98967 25794
1061159	Listed Building	II	The Royal Oak Inn	An inn with an early 19th century front to an 18th century or earlier building. It is made of painted brick in Flemish bond with a plain tile roof. It is two storeys and has an attic on plinth (except the added right end bay), with moulded wood eaves cornice. It has a half-hipped roof.	Post-medieval	TQ 98909 25789
1061158	Listed Building	II	House Circa 1 Yard East of Brookland Stores	Formerly house and shop, now a house, dated to the early to mid-19th century. The ground floor is of red brick with occasional grey bricks in Flemish bond. The first floor is tile hung and it has a plain tile roof. Included for group value only.	Post-medieval	TQ 98975 25866

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1061157	Listed Building	II	Curved Garden Wall, Railings and Gates Circa 18 Yards West South West of Boxted Lodge	A garden wall, dated to the late 18th or early 19th century. Largely of gault brick, it encloses part of a small oval front garden. It terminates to the east in plain brick gate-pier with rendered pyramidal cap, which forms west pier of south entrance to garden.	Post-medieval	TQ 99153 25783
1061154	Listed Building	II	Dolly Plum Cottage	House row, now a single house, dated to the late 18th century. It is rendered, with a plain tile roof. One storey with an attic. It has a gambrel roof, half-hipped to the left.	Post-medieval	TR 00647 27775
1061150	Listed Building	II	Nash Cottage	A house dated to the early 19th century. The ground floor is of yellow-red brick in Flemish bond and the first floor is tile-hung. It has a plain tile roof which is hipped and is two storeys.	Post-medieval	TR 00485 27588
1061149	Listed Building	II	The Fleur De Lys Public House the Fleur-de-lys-public House	A public house, dated to the mid-19th century. Channelled render to the ground floor and the first floor is banded plain and fishscale tiles. It has a plain tile roof. It is a corner building of roughly square plan, with the corner to a road junction chamfered. It is two storeys with attics on rendered plinth with boxed overhanging eaves.	Post-medieval	TR 00279 27292
1061148	Listed Building	II	Blue House Farmhouse	A farmhouse dated to the late 18th century. The ground floor is of brown brick in Flemish bond. The first floor is weatherboarded. It has a plain tile roof, is double depth and two storeys.	Post-medieval	TR 00936 26693
1061146	Listed Building	II	Table Tomb Circa 6 Yards South of Chancel of Church of St Eanswith	A table tomb, dated to the mid -to late 18th century. It is of stone on a stone base with moulded plinth and corniced lid. It includes moulded end pilasters, fielded panels and was formerly railed. Inscription on lid was illegible at time of re-survey.	Post-medieval	TR 00512 27721

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1061145	Listed Building	II	Table Tomb to William Snoad Circa 7 Yards South of Chancel of Church of St Eanswith	A table tomb. dated to the mid -to late 18th century. It is of stone on a stone base with moulded plinth and corniced lid. It includes moulded end pilasters, fielded panels and was formerly railed. Inscription on lid to William Snoad of Brookland was largely illegible at time of re-survey.	Post-medieval	TR 00512 27719
1061144	Listed Building	II	Barn Circa 52 Yards East of Brenzett Place	A barn dated to the late 18th century. It is comprised of reddish-brown brick in Flemish bond with corrugated asbestos roof (formerly thatched). No plinth, but walls batter about 5 feet from ground. It has a half-hipped roof. Included for group value.	Post-medieval	TR 01361 27348
1061143	Listed Building	II	The Shrubbery	A farmhouse, with a late 18th or early 19th century facade to a possibly earlier building. The front elevation is of yellow-red brick. The left gable end was rebuilt in the 20th century. It has a plain tile roof and is two storeys with moulded wood eaves cornice.	Post-medieval	TR 03458 25238
1061142	Listed Building	II	Norton Cottage	A house dated to the late 18th or early 19th century. The ground floor is of yellowish-red brick in Flemish bond and the first floor is tile-hung with 3 diamonds of fishscale tiles land, the rest plain. It has a plain tile roof and is two storeys with boxed wood eaves cornice.	Post-medieval	TR 03535 25037
1061137	Listed Building	II	Moat House	A house which is also a moated site, dated to the 17th or early 17th century, with a late 18th or early 19th century facade. It is timber framed, clad in painted brick, with a plain tile roof. It is two storeys with an attic and cogged brick eaves cornice.	Post-medieval	TR 02144 28694
1061136	Listed Building	II	Sundial C. 9 Yards South of Church of St George	A sundial dated to the late 18th century. It is a stone vase pedestal with rectangular metal sundial on top. Dated 1793 on east face of capital. Stands on a mound and was formerly railed.	Post-medieval	TR 02812 27640
1061103	Listed Building	II	Haffenden Farmhouse	A farmhouse from around 1600 with a mid-17th century rear wing. The facade is from the mid- to late 18th century and there were early 19th century alterations. It is timber framed, clad in red brick in Flemish bond with occasional grey headers, and has a plain tile roof.	Post-medieval	TR 06341 28117

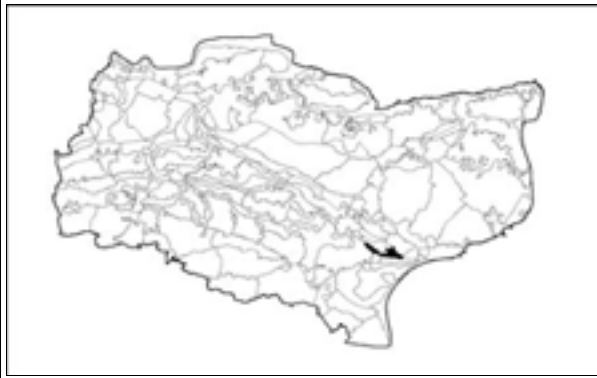
NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1061101	Listed Building	II	Grove House	House, formerly 2 cottages, with a late 18th or early 19th century facade to an earlier building. The house is in two sections with a short rear wing to the right. It is timber framed, clad in painted brick. The right end elevation is clad in red and grey brick in Flemish bond. The left gable end and first floor of the rear wing are tile-hung. It has a plain tile roof.	Post-medieval	TR 03467 25309
1031841	Listed Building	II	The Cinque Port Arms	Dated to the 18th century or earlier. It is two storeys of painted brick and has a tiled roof. Nos 1 and 3 with West Lawn, Lydd Road, form a group.	Post-medieval	TR 06291 24710
1031837	Listed Building	II	85, High Street	A 17th century house now sub-divided into two. It is two storeys with attics. The front is red brick and sides are tile hung. It has a steeply pitched hipped-tiled roof with brick modillion cornice, the bricks inserted diagonally, the points protruding. No 85 forms a group with "The Ship Hotel", High Street.	Post-medieval	TR 06704 24988
1031368	Listed Building	II	41, High Street	Dated to the 18th century with a stuccoed front to a possibly older building. It is two storeys with a tiled roof. Nos 27 to 43 (odd) form a group.	Post-medieval	TR 06450 24811
1025900	Listed Building	II	Rome House	Dated to the early 19th century, it is comprised of two parallel ranges and is two storeys with attics, in brown brick. Rome House and stable building of Rome House form a group.	Post-medieval	TR 06326 24767
1025314	Listed Building	II	28 and 30, High Street	Two timber framed houses under one roof span, refronted in the 18th century. They are two storeys with an attic. No 28 is of painted brick and No 30 is stuccoed. They have a tiled roof with two hipped dormers and modillion eaves cornice. There are modern shop windows below. Nos 16 to 24 (even), 24A, Kings House, Nos 28 & 30 form a group.	Post-medieval	TR 06403 24807
1025300	Listed Building	II	Southlands Hospital	A group of Almshouses founded by John Southland and called after him Southland's Hospital. They were founded in 1610 and rebuilt in 1734, and are two storeys in brown brick. They have a tiled roof and brick modillion cornice, the bricks inserted diagonally with the points protruding. The arrangement of the windows is rather unusual. A plaque reads: "This hospital being the gift of John Southland. Gent. Anno 1610 was rebuilt at ye charge of Sir Robert Andrew and Sir Henry Furness Bart (date illegible) and was further endowed by Thomas Baker Gent. Anno 1734 and by Richard Rothwell Da DGLISH MRCS Anno 1908". Cheriton Lodge, Nos 3 to 5 (consec), Southlands Hospital (Nos 1	Post-medieval	TR 06242 24758

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
				to 4), The Limes (Nos 1 & 2) form a group.		
1025297	Listed Building	II	Caldecot House	Dated to the 18th century, this house is two storeys of brick, colour-washed green. It has a hipped tiled roof.	Post-medieval	TR 06370 24849
1025293	Listed Building	II	Garden Wall to Rear of Mulberry House	Dated to the 18th century, of stone rubble with two brick buttresses and a pointed stone archway with wooden door.	Post-medieval	TR 06326 24646
1025292	Listed Building	II	High House	Dated to the early 19th century, it is two storeys with attics in red and brown brick. It has a tiled roof with a wooden bracket eaves cornice.	Post-medieval	TR 06658 24986
1025290	Listed Building	II	Henbury Cottage Henbury House	A timber-framed building refronted in the 18th century. It is two storeys, now stuccoed, with a steeply pitched hipped tiled roof.	Post-medieval	TR 06542 24894
1352684	Listed Building	II	Craythornes	An L-shaped building. The wing facing south-west is 18th or early 19th century, whilst the north-east wing is modern. The south-west wing is of two storeys in painted brick. It has a hipped tiled roof with wooden dentilled eaves cornice.	Post-medieval	TR 06752 25248
1393230	Listed Building	II	K6 Telephone Kiosk	The K6 is a standardised design made of cast iron, painted red overall with long horizontal glazing in the door and sides and with the crowns situated on the top panels being applied not perforated. There are rectangular white display signs, reading TELEPHONE beneath the shallow-curved roof. It has modernised internal equipment. The kiosk stands in a prominent location in the south west corner of this small village. It is situated in the car park of the Star Inn (Grade II), and stands approximately 50m to the south of the Church of St Mary the Virgin (Grade I). Partly owing to the lack of other buildings in the vicinity, the kiosk has a very strong visual relationship with both the pub and the church.	Modern	TR 06494 27928

NHLE NUMBER	RECORD TYPE	GRADE	NAME	DESCRIPTION	PERIOD	NGR
1261956	Listed Building	II	K6 Telephone Kiosk Outside St Augustine's Church	A type K6 telephone kiosk. Designed in 1935 by Sir Giles Gilbert Scott. Made by various contractors in cast iron. It is a square kiosk with a domed roof. Unperforated crowns to top panels and margin glazing to windows and door.	Modern	TQ 98955 25851
1231565	Listed Building	II	Headboard to E Nesbit Circa 9 Yards South of Chancel of Church of St Mary the Virgin	A headboard dated to 1924 and made of wood. It is a narrow horizontal board between two vertical posts. The board is inscribed: "Resting E. Nesbit. Mrs Bland-Tucker Poet and Author Died 4th May 1924 Aged 65".	Modern	TR 06493 27971
1068918	Listed Building	II	K6 Telephone Kiosk Adjacent to No 1	A telephone kiosk, type K6, designed in 1935 by Sir Giles Gilbert Scott. Made by various contractors of cast iron. The square kiosks have domed roofs, unperforated crowns to top panels and margin glazing to windows and doors.	Modern	TR 04271 20869
1061141	Listed Building	II	Sheep House at TR 011 250 (Cold Harbour Farm)	Sheep house or Looker's Hut, built c.1900 of brick with a corrugated iron roof. Used by shepherd or "looker" during lambing. Said to be one of the largest of about 12 remaining huts (356 recorded in 1870).	Modern	TR 01155 25001

Appendix 11-A: Extracts of the Landscape Character Assessment of Kent

ALDINGTON RIDGE



High up on the Hythe Beds the Aldington Ridge stands out above the plain of the Low Weald. The good quality loam soils are generally well-drained and support a mixed land use ranging from large arable fields east of Aldington to the pastures north of the B2067 from Court-at-Street to Upper Otterpool. Along the edge of the ridge south-west of Aldington are distinctive irregular pastures developed on former landslips, that are characteristic of this junction between the Hythe Beds and the Atherfield Clay below.

Although essentially a rural landscape the settlements at Lympne and that north of Port Lympne introduce discordant elements in the landscape, their siting appearing unrelated to topography or other natural features. These developments grew up in association with the wartime airfield, however, sited to take advantage of the elevated position of this hinterland to the historic Old Romney Shoreline. This airfield is now closed, which also explains why the land locally appears disturbed where much of the fabric has been demolished. The village of Aldington too has spread haphazardly down its Roman road giving little sense of structure. It retains dramatic views over the Low Weald, however.

Court-at-Street is an attractive village, however, on the edge of the North Downs AONB. To the south there are fantastic views glimpsed through the often wooded AONB to Romney Marsh below.

Along the B2067 in the vicinity of this village are bushy hazel hedges but locally these have been lost giving a gappy appearance. North of the B2067 the land falls away more gradually to the Sellindge plateau with the North Downs framing the views beyond.

ALDINGTON RIDGE

PHOTOGRAPH



CHARACTERISTIC FEATURES

Raised landscape with steep slopes down to neighbouring character areas. Good quality loam soils. Mixed, generally open farmland. Landslips in association with the underlying clays. Dramatic views to the Low Weald, Romney Marsh and the Downs.

LANDSCAPE ANALYSIS

Condition

The ridgeline landscape is strongly unified with few visual detractors. Built form has a moderate positive impact - large farmsteads and houses are interspersed with 20th century linear development. Ecological interest is weak due to sparse woodland cover and intensive arable use over large areas.

Sensitivity

There is an ancient time depth to the area which is influenced by the isolated ridgeline farms, the ridgeline road, and the occurrence of some remaining pastures and small copses. Historic features such as hedgerow and field boundaries do not contribute greatly to the local distinctiveness. Ragstone farm buildings constitute a unique element in this landscape which adds to the strong continuity. Tree cover is limited and visibility is high within this area.

LANDSCAPE ACTIONS

- Restore the frequency of woodland areas to the lower slopes of the ridgeline.
- Restore a smaller scale, but more open landscape by removing field boundary divisions.
- Conserve the open settings of the farmsteads.
- Conserve the infrequency of built form and conserve open views.
- Conserve the open nature of the field system.
- Conserve and restore small woodland areas.
- Restore ecological interest by the sensitive management and restoration of small pastoral grasslands.

CONTEXT

Regional: Greensand Belt

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Moderate.

Pattern of elements: Unified.

Detracting features: Few.

Visual Unity: Strongly Unified.

Cultural integrity: Variable.

Ecological integrity: Weak.

Functional Integrity: Weak.

Sensitivity

High.

Distinctiveness: Characteristic.

Continuity: Historic.

Sense of Place: Moderate.

Landform: Apparent

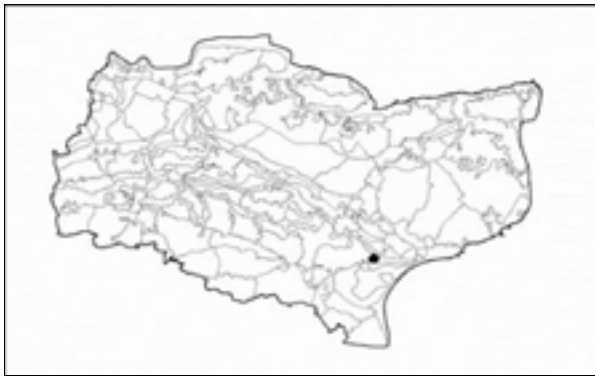
Extent of tree cover: Open

Visibility: High.

SUMMARY OF ACTIONS

CONSERVE AND RESTORE.

- Conserve and restore small woodlands.
- Restore open areas of farmland.
- Conserve the infrequency and scale of built form.
- Restore the ecological interest of pastoral land.



ALDINGTON

In the extreme west of this area, the underlying sandstones gradually give way to the heavy Weald Clay, resulting in softer, more rounded slopes. This change is also reflected in the high proportion of deciduous, ancient woodland, most of which was formerly coppiced, which dominates the scarp at Aldington. The gentle topography of the lower slopes, however, allows some arable cultivation and as a result the wild, bleak appearance of the eastern sections is lost. The loss is reinforced by the elements of suburbanisation associated with the substantial properties which are scattered across the area, overlooking the magnificent views.

LYMPNE

Aldington lies within the larger character area of Lympe.

The most southerly part of the AONB extends from Hythe west to Aldington. The character area includes part of the Hythe escarpment, which overlooks Romney Marsh. Until the early Middle Ages, this scarp formed the edge of a large, marshy lagoon. Gradually, however, the lagoon was reclaimed, through a combination of the natural accumulation of silt and shingle, the construction of sea defences and sustained drainage. The resulting land now forms one of the most fertile areas of Kent, with a particularly long growing season.

Most of the Hythe escarpment is the eroded face of the greensands and in particular of the calcareous Kentish ragstone. Over the centuries the surface has gradually slipped to form a steep, uneven slope, enclosing the northern edge of the marsh. The vulnerability of the coast to attack has left a legacy of old military defences scattered across the area, from the tumbled walls of the Roman fort of Lemanis, to the 19th century Royal Military Canal at the foot of the escarpment and the last of the Second World War 'Sound Mirrors' behind Burmarsh, 'listening' for approaching aircraft.

The scarp is highly visible from the flat marsh, forming a long hillside of rough grassland, dotted with scrub. Several large deciduous woodlands break up the sweep of the landform, being more characteristic in the west around Aldington. Between these woodlands there are spectacular views across Romney Marsh and the English Channel.

PHOTOGRAPH



CHARACTERISTIC FEATURES

Rounded slopes
Deciduous woodland dominates the scarp.
Gentle lower slopes with arable cultivation.
Large properties with views over the marsh

LANDSCAPE ANALYSIS

Condition

This is a strongly unified, simple landscape with very few visual detractors, dominated by heavily-wooded ridges. Broadleaf woodland and managed coppice provide widespread semi-natural habitats. The limited number of secreted residential properties overlooking the marsh have a positive impact on the area. This area functions well - it is ecologically robust and has a clear cultural focus. It is considered to be in a very good condition.

Sensitivity

Although on a dominant scarp landscape, views are well enclosed by woodland, therefore the visibility is limited to 'moderate' within the area itself. There are open views over the adjacent marsh from points at the top of the ridge. The sensitivity of the area remains high due to the very strong time depth of the woodland and steep, wooded lanes. Other characteristic elements are more recent, such as the ridgeline residential development.

LANDSCAPE ACTIONS

Conserve the limited influence of built development within the area and in views of the scarp
Conserve the wooded, narrow characteristics of highways
Conserve the scale and unity of broadleaf woodland coverage over the area

CONTEXT

Regional: Kent Downs AONB

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Very Good.

Pattern of elements: Unified.

Detracting features: Few.

Visual Unity: Strongly Unified.

Cultural integrity: Variable.

Ecological integrity: Moderate.

Functional Integrity: Strong.

Sensitivity

High.

Distinctiveness: Characteristic.

Continuity: Ancient.

Sense of Place: Strong.

Landform: Dominant.

Extent of tree cover: Enclosed.

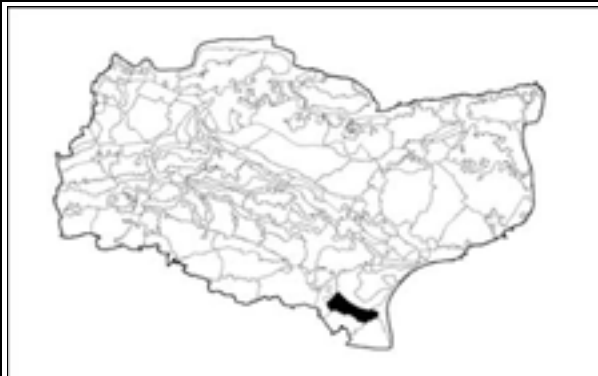
Visibility: Moderate.

SUMMARY OF ACTIONS

CONSERVE.

Conserve the scale of woodland coverage
Conserve the limited influence of built development
Conserve the key characteristics of highways

BROOKLAND FARMS



A small parcel of farmland, to the southwest of the Rhee Wall, is contained by the Rhee and the old sea walls from Lydd to Snargate. This is an area of older marshland that was re-inned after the inundations of the 13th century storms, and is characterised by the long, narrow regular fields around the village of Brookland and the sequential road system.

The Rhee Wall follows a straight, engineered line, but the old sea wall meanders along its length, indicating that it was the sum of many separate enclosures against the sea.

The farmland is flat and open, but with earth embankments in evidence. Pastures appear to lie in flat depressions between the embankments. The Appledore, Denge Ness and Romney Branch Railway was built through here in the early 19th century, entailing further embanking. The line now serves the power station.

Settlement consists of scattered farms which are more concentrated around the main village of Brookland. It is a relatively closely settled area of marsh farmland which is rural in character and is showing signs of gentrification. Some enlarged, renovated old farmhouses have a more residential use, using small pastures for horse grazing.

Utilitarian, concrete buildings, which date from the last World War, can be seen throughout the area, some used as farm buildings, some now derelict.

Brookland's small stone church has the distinction of a separate steeple, faced with timber shingles and built on the ground next to the church.

Dwellings and farms are also centred along the sea wall such as Baynham Farm, or sit just behind the wall, sheltered from the coastal influences, such as Hook House and Midley Cottages. A 15th century public house still exists on the wall, although now only on a minor road, it must once have been on the major route encircling the inned farmland, with great views to the sea over the tidal saltmarsh.

Parish boundaries reflect the re-inning of the land as they pass straight across the Rhee Wall, encompassing long, regular parcels of land in the Brookland Farmlands, but maintaining their church buildings on the north side of the Rhee. The ruins of Midley Chapel can be seen near Hawthorn Corner.

Much of the land is classified as Grade 1 agricultural, with very large fields nearer to Lydd. Current land use, however, is variable; the patchwork effect of cereals is interspersed with vegetable crops, turf cultivation, and cattle and sheep rearing. Sheepfolds are frequently seen, especially near the sea wall; and some are in use. The drainage ditches are less in evidence, being generally fewer in number on this part of the marsh, but are intensively scoured.

Unusually in the marsh, some views are filtered by tall, mature vegetation which grows on the embankments. Around Brookland, mixed hawthorn and willow hedgerows enclose the narrow lanes which run along the top of the banks. These are windblown and contoured by the elements, but there are also some mature trees which foster a smaller scale, more rural influence in the landscape. There are dense scrub and mature trees around many parts of the old sea wall, especially around Hook House, which has a very settled atmosphere.

BROOKLAND FARMS

PHOTOGRAPH



CHARACTERISTIC FEATURES

Well-settled farmland with scattered farms, rural and historically rich. Flat, open, large embankments, historical sea defences and sunken pastures. WWII buildings now used for farm buildings, some derelict. Wide views from top of sea wall

LANDSCAPE ANALYSIS

Condition

A flat, open landscape, relatively few intermittent trees and a strong visual unity. Wide views from the visually prominent sea wall. Historically a well-settled area, clusters of farmsteads, some scattered farms and dwellings on the edges of dykes and sandy banks. Brookland is fringed with large massed willows, mostly brick built vernacular, with a distinctive stone church and separate timber steeple. New build housing and village enlargement is of unremarkable design and detracts from the townscape. Some WWII buildings converted to farmsteads, but others are derelict. Other scattered or clustered farmsteads are brick vernacular or unremarkable contemporary buildings. The pattern of ditches and hedges between arable fields and pastures is strong with relatively few detracting features. Hedgerows are often unmanaged and in decline, and some dykes are scoured of vegetation. The land is intensively farmed and mature trees and well vegetated ditches are fragmented, providing limited ecological interest. The willows and poplars are vulnerable because there are few young trees in the structure.

Sensitivity

The dominant flat, open landscape, with intermittent tree cover, has a high visibility with an historic time depth, but the landscape is becoming indistinct through the loss of pollarded poplars and willows, the decline in hedgerows and the loss of ditch side and aquatic vegetation and the presence of unremarkable new buildings. This creates a weak sense of place.

LANDSCAPE ACTIONS

Encourage the conservation of the existing ecologically interesting areas of aquatic vegetation, ponds, hedgerows, trees and pastures through appropriate management. Reinforce the network of hedgerows and ditches to link with and extend existing ecologically interesting areas through appropriate management and replanting. Around Brookland, encourage the intensive planting of characteristic willows and poplars and create new, well-vegetated dykes to reinforce the village edge and create a more distinctive sense of place. Conserve the remote feel of isolated or scattered farmsteads and encourage sensitive design and siting of new farm buildings to contribute to the landscape.

CONTEXT

Regional: Romney Marsh

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Good.

Pattern of elements:	Unified.
Detracting features:	Few.
Visual Unity:	Strongly Unified.
Cultural integrity:	Variable.
Ecological integrity:	Moderate.
Functional Integrity:	Coherent.

Sensitivity

Moderate.

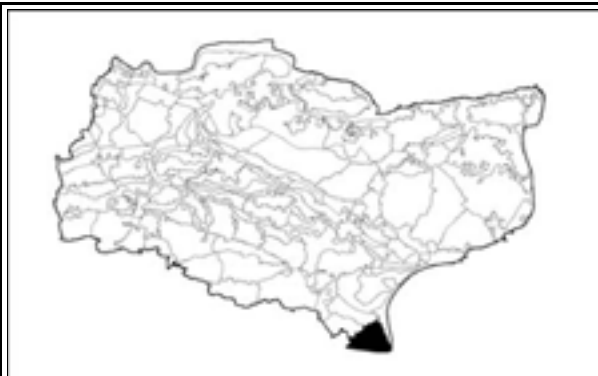
Distinctiveness:	Indistinct.
Continuity:	Historic.
Sense of Place:	Weak.
Landform:	Dominant.
Extent of tree cover:	Intermittent.
Visibility:	High.

SUMMARY OF ACTIONS

CONSERVE AND REINFORCE.

Conserve ponds, hedgerows, trees and pastures. Reinforce hedgerows and ditches. At Brookland, encourage willows and poplars and dykes to reinforce the village edge. Conserve the remote feel and sensitive design of farmsteads.

DUNGENESS SHINGLE



'Dungeness is a magical location. When you visit, tread softly, for many choose to live here for the solitude and silence.....' preface to 'Derek Jarman's Garden'.

Dungeness is now a National Nature Reserve. The surface shingle stretches along the coastline from Greatstone-on-Sea to the point of Dungeness, and west beyond the county boundary. Inland it is evident as far as Lydd.

Towards the coast, the deep shingle covers the land exclusively with thin acid soils hidden between stones. Long, domed corrugations of grey-yellow shingle run successively inland from the coast, marking the edges of fossil shorelines with banks of flints, up to 30 metre wide and running the length of the foreland. Inland, nearer to Lydd in the area known as Denge Marsh, the ploughed farmland and pasture becomes increasingly soil-based, strewn with the rounded flints.

The dominant landscape element here is the unique landform and its coastal and climatic influences. Views are significant towards inland features such as Lydd Church. The tip of the cusped foreland is marked by the power station and the two lighthouses.

This area can feel hostile due to the overpowering effect of the unusual vast stone beaches and extreme weather. It can also be exhilarating and breathtakingly desolate. The intense light is reflected on the stone and colours change from dramatic 'seaside' bleached orange with bright blue sky, to complete grey skies, mist and grey stone in unfavourable weather conditions.

There is no tall tree cover. Scrub vegetation such as broom, holly, blackthorn, blackberry and the smaller woodsage grows on the stone ridges. The pale grey foliage of willow scrub grows in pits or around excavations. The windswept shapes of the woody scrub reflect the extreme climate. The most strikingly characteristic plant is sea kale which has a rounded and compact form and bright green summer foliage, contrasting greatly with the stone.

Herbaceous vegetation on the shingle is seasonally colourful and varied, supporting numerous and rare invertebrates like the Sussex Emerald and white-spot moth. These unique habitats have been extended to include those of the wet gravel pits, which also attract a variety of seabirds, migrants, waders and shingle-nesting species of birds. The area of pure shingle, including the wet pits, is designated as a Special Protection Area (for birdlife) and is now a candidate Special Area of Conservation (for wild flora and fauna habitats). The coastal zone is proposed as a candidate Ramsar Site, of international importance for birdlife.

The promontory is an internationally important landfall for migrating birds and provides special habitats for shingle-nesting species such as common terns. In general, birds are an integral part of the landscape, especially the gulls with their sudden, piercing cries.

Settlement was traditionally extremely scarce, limited to scattered weather-boarded fishermen's huts and a few isolated farmhouses on Denge Marsh. Boats drawn up on the beach, near the huts, are an extremely picturesque feature. Today, some holiday camps along the coast encroach on the shingle.

The celebrated garden of Prospect Cottage, a former fisherman's hut, can be found among the miscellany of huts, shanties and old railway carriages that are scattered on the shingle at the edge of the Ness. There are no visible boundaries between the huts.

Concentrated at the point of the Ness is a cluster of large, in cohesive, specialised buildings including the power station, the coastguard building and the 1904 and 1960 lighthouses. The narrow lines of the eccentric miniature railway run across the shingle, terminating at the 1904 lighthouse.

The coastline to the south of these buildings is artificially maintained by shingle-feeding; replacing shingle which is constantly eroded by the sea. This arrests the dynamic system of coastal erosion and deposition, preventing the power station from being engulfed by the sea.

The deep bed of rounded flints is also a valuable aquifer and can be likened to a giant sponge, holding large volumes of good quality fresh water. It is an essential domestic supply for the Folkestone area, but is currently a subject of concern due to the falling water levels.

The centre of the character area is marked by vast areas of disturbed shingle, security fencing and flooded mineral workings which have destroyed the original landform and habitats, but have created new ones. The disturbed shingle around current gravel extraction works is being contoured to ameliorate the ravaged landscape.

The open space which characterises Dungeness has been exploited for uses such as Lydd Airport and the Lydd military firing ranges. The latter is discernable by the peripheral security fencing and the sounds of activities within. Dark silhouettes of the unique colony of stunted and wind-shaped hollies can be seen through the fencing.

DUNGENESS SHINGLE

PHOTOGRAPH



CHARACTERISTIC FEATURES

Dominant landform, flat with microrelief of long shingle ridges. Remote, exposed coastal location, constant wind or breeze, extremes of climate. Specialized vegetation. Big skies and atmospheric quality of light. Few roads, very inaccessible. Scarce settlement, unusual buildings, few boundaries to dwellings.

LANDSCAPE ANALYSIS

Condition

Landform and landscape elements are strongly unified in this unique coastal landscape. However, there are many visual detractors of large-scale gravel extraction, security fencing, transmission towers and the power station. The unique and diverse semi-natural habitats of shingle, tidal, salt and freshwater areas provide almost total coverage of the area. The condition of heritage features is variable - stunted hollies and willow carr are unique, but the hollies are mature and felt to be vulnerable. Built form includes localised structures such as the lighthouse and fishermen's huts, and also large corporate buildings and small scale temporary buildings. These have an overall negative impact on the large scale landscape.

Sensitivity

The sensitivity of this area is considered to be very high due to the high visibility over the dominant landform, and the many unique features. The cluster of defence installations, power station and holiday properties on the spit, specialised coastal and shingle-based vegetation, all contribute to a very strong sense of place.

LANDSCAPE ACTIONS

This area has a strong sense of place, but is in a moderate condition due to the condition of heritage features and the impact of visual detractors. Conserve the unique features and restore open views where possible. Reduce small scale landscape clutter such as fencing, signs and temporary buildings. Restore the minimal impact of highways and access roads by using sensitive highway details and materials.

CONTEXT

Regional: Romney Marsh

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Moderate.

Pattern of elements: Unified.

Detracting features: Many.

Visual Unity: Coherent.

Cultural integrity: Poor.

Ecological integrity: Coherent.

Functional Integrity: Coherent.

Sensitivity

Very High.

Distinctiveness: Unique/Rare.

Continuity: Ancient.

Sense of Place: Very Strong.

Landform: Dominant.

Extent of tree cover: Open.

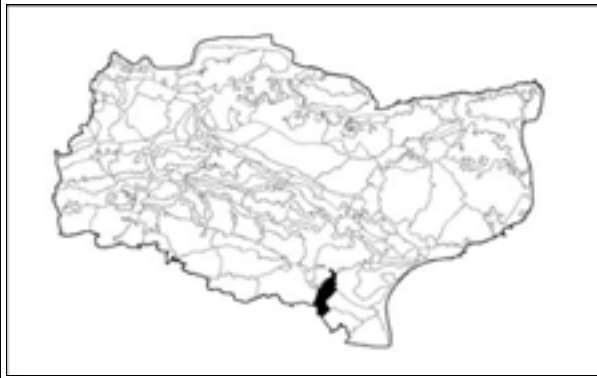
Visibility: Very High.

SUMMARY OF ACTIONS

CONSERVE AND RESTORE.

Conserve and restore open views
 Conserve all wildlife habitats
 Restore simple views by removing landscape clutter
 Restore simplistic highway characteristics

HIGHKNOCK CHANNEL AND DOWELS



To the south and east of Appledore are two areas which are the most recently reclaimed farmlands and which exhibit the most strong wetland characteristics of the whole region.

The Highknock Channel is a meandering natural watercourse which runs through a low-lying fluvial plain with the parallel courses of the Royal Military Canal and the Five Watering Sewer. It is the tamed and rationalised floodplain of the Rother with wide, embanked drainage channels and farmland in depressions between. Despite this, it has a very marshy quality due to the reedy nature of the grasslands.

The Dowels is a neighbouring area between Fairfield and Kenardington, underlain with peat which occurs very near the surface and which is known to be shrinking. It is visibly very low lying and often waterlogged, with pools of standing water in the fields. In times of high rainfall, regular patches of pasture appear like pillows floating in watery margins. Sheep fencing is angled down at the edges to meet the water. Most views of the area look down from the embanked roads which surround the area.

Both character areas are mainly unsettled with few roads. A few large farm buildings are located on the flood defence wall between Fairfield and Appledore, and on the Rhee Wall between Appledore and Snargate. The main Ashford to Hastings Railway runs across on its own grassy embankment and is often unnoticeable in the general melee of earth banks and grasses, except when a train is in view.

The largest areas of permanent pasture within the Marsh are to be found on the Dowels, which is characterised by acid soils and is subject to too much waterlogging to be cultivated for arable use. The Highknock Channel too is pastoral, especially near Guldeford Lane Corner, with close cropped grassland and ragged clumps of rushy grasses in small depressions. These pastures are very open, fenced by the watercourses and by a dilapidated mix of timber, wire, steel and plastic. Amorphous hawthorn scrub is dotted along the embankments. Corrugated sheds in the middle of pastures serve as contemporary shepherds' huts.

The main water channels are generally flanked by cultivated farmland where turf growing is becoming a major land use. The strict uniformity of turf fields is at variance with the characteristic pastoral grassland, and may contribute in the long term to the depletion of the rich soils.

Arguably, the most evocative view of the Marsh is that of Fairfield Church, standing completely alone, both pasture and sheep immediately around its walls. There is no woody vegetation and the views are open. It is a very distinctive landscape with a strong cultural identity and is highly sensitive to any change.

HIGHKNOCK CHANNEL AND DOWELS

PHOTOGRAPH



CHARACTERISTIC FEATURES

Unenclosed, wide views, open landscape. Reedy floodplain, raised water channels and grassy embankments, wide drainage ditches. Monotone of grasses, little seasonal variation. Pastoral, ragged grasses and untidy agricultural furniture. Sheep and cattle. A very few large farms with historical locations, no other settlement.

LANDSCAPE ANALYSIS

Condition

The flat, open landscape has a unified pattern of elements with some visual detractors associated with agricultural storage buildings and transmission towers. The extent of wetland and grassland habitats is modified by some intensive arable use of the land. This is not a settled area, although recent farm structures have a moderate negative impact on the view. The heritage features of the drainage ditches and the tree-lined canal are generally good. There are pieces of remnant timber sheep fencing scattered over the area.

Sensitivity

The dominant landform and open views combine with a moderate sense of place, resulting in a sensitive landscape. 'The Dowels' is mainly made up of older marshland areas, the 'Highknock Channel' of more recent enclosures, but with some older smaller and regular enclosures. This is an historic reclaimed landscape with unique and rare features and is therefore of very high sensitivity.

LANDSCAPE ACTIONS

Conserve open views and reduce the impact of structures in the landscape.
 Conserve the grassland and wetland habitats by the sensitive management of water levels, distribution and quality of water and agricultural management.
 Encourage the conservation and adaptation of traditional sheep fencing details.
 Conserve and enhance the impact of historic sea defences, embankments such as the Rhee Wall, water courses and the canal.

CONTEXT

Regional: Romney Marsh

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Good.

Pattern of elements: Unified.

Detracting features: Some.

Visual Unity: Unified.

Cultural integrity: Variable.

Ecological integrity: Moderate.

Functional Integrity: Coherent.

Sensitivity

Very High.

Distinctiveness: Unique/Rare.

Continuity: Historic.

Sense of Place: Strong.

Landform: Dominant.

Extent of tree cover: Open.

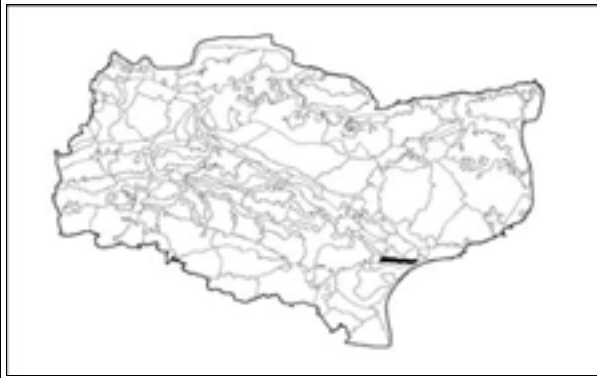
Visibility: Very High.

SUMMARY OF ACTIONS

CONSERVE.

Conserve saltmarsh and unimproved grasslands
 Conserve the impact of historic features such as the Rhee Wall and the canal, and other water courses
 Conserve open views
 Conserve wetlands by the sensitive management of water

HYTHE ESCARPMENT: LYMPNE



HYTHE ESCARPMENT

The Hythe escarpment, unlike the chalk face of the Downs, is furrowed throughout its length by small streams, which emerge from the sandstone, high up on the hillside and run down into Royal Military Canal. To the east of the Port Lympne Wildlife Sanctuary, most of the scarp face is botanically rich rough grassland, with a considerable amount of scrub encroaching up the slopes. The sparse vegetation and the pitted, unstable soils produce a bleak, wild landscape, reflecting its exposed location. To the west, however, it becomes shallower. Remnant hedgerows are still evident across the slope, while bright green fields of improved grassland jar with the softer, seasonally changing colours of the rough pasture. Many of the buildings, including Lympne Castle, are built in the local ragstone.

The simplicity and integrity of this landscape and its high visibility from much of Romney Marsh mean that any developments or changes which take place on its slopes will have major effects not only on the immediate landscape but also on the wider setting of Romney Marsh.

LYMPNE

The Hythe Escarpment forms part of the larger character area of Lympne.

The most southerly part of the AONB extends from Hythe west to Aldington. The character area includes part of the Hythe escarpment, which overlooks Romney Marsh. Until the early Middle Ages, this scarp formed the edge of a large, marshy lagoon. Gradually, however, the lagoon was reclaimed, through a combination of the natural accumulation of silt and shingle, the construction of sea defences and sustained drainage. The resulting land now forms one of the most fertile areas in Kent, with a particularly long growing season.

Most of the Hythe escarpment is the eroded face of the greensands and in particular of the calcareous Kentish ragstone. Over the centuries the surface has gradually slipped to form a steep, uneven slope, enclosing the northern edge of the marsh. The vulnerability of the coast to attack has left a legacy of old military defences scattered across the area, from the tumbled walls of the Roman fort of Lemanis, to the 19th century Royal Military Canal at the foot of the escarpment and the last of the Second World War 'Sound Mirrors' behind Burmarsh, 'listening' for approaching aircraft.

The scarp is highly visible from the flat marsh, forming a long hillside of rough grassland, dotted with scrub. Several large deciduous woodlands break up the sweep of the landform, being more characteristic in the west around Aldington. Between these woodlands, there are spectacular views across Romney Marsh and the English Channel.

HYTHE ESCARPMENT: LYMPNE

PHOTOGRAPH



CHARACTERISTIC FEATURES

Sandstone scarp with rough grassland.
Remnant hedgerows.
Unimproved agricultural grasslands
Scrub at base of slopes

LANDSCAPE ANALYSIS

Condition

This is not an entirely traditional landscape; the view of agricultural grasslands is occasionally interrupted by wire fencing and inappropriate planting. Prominent castles and extensive houses have a high positive impact on the area. Inaccessibility is also a strong element of this landscape. Rough pastures on the scarp and the strong corridor of the canal and ditches at the base of the scarp provide much ecological interest within the more sterile improved grasslands. The condition of this area is considered to be good.

Sensitivity

The scarp is a dominant landform, particularly as it looks over the wide expanse of coastal marsh. The limited tree cover does not curtail the high visibility within and around the landscape. There are notable unique ancient and historic sites within this landscape. Historic farmsteads also follow a distinct pattern on the strong landform, contributing to the strong sense of place. The sensitivity of the area is considered to be very high.

LANDSCAPE ACTIONS

Conserve the setting of ancient/historic sites and monuments by ensuring long views to sites, but retaining the element of inaccessibility.
Ensure the sensitive management of rough and pastoral grasslands in key areas.
Conserve the woodland cover to the ridge tops, and links with small copses on the scarp.
Conserve the network of drainage courses feeding the canal, using sensitive management to realise the full ecological potential.

CONTEXT

Regional: Kent Downs AONB

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Good.

Pattern of elements:	Coherent.
Detracting features:	Few.
Visual Unity:	Unified.
Cultural integrity:	Variable.
Ecological integrity:	Moderate.
Functional Integrity:	Coherent.

Sensitivity

Very High.

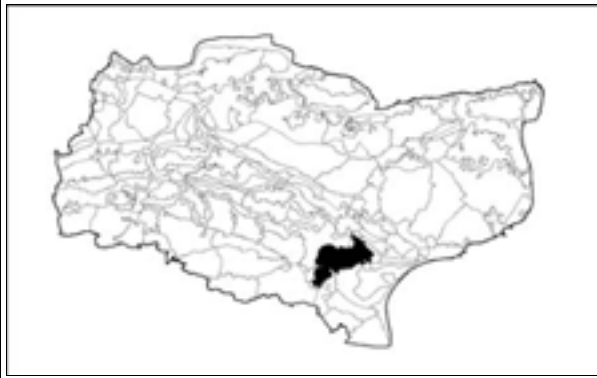
Distinctiveness:	Unique/Rare.
Continuity:	Ancient.
Sense of Place:	Very Strong.
Landform:	Dominant.
Extent of tree cover:	Intermittent.
Visibility:	High.

SUMMARY OF ACTIONS

CONSERVE.

Conserve wooded top to the scarp
Conserve rough and pastoral grasslands
Conserve the canal, wetlands and drainage courses
Conserve open views to/from sites and monuments

OLD ROMNEY SHORELINE WOODED FARMLANDS



This character area is a gently undulating landscape characterised by extensive coppiced broadleaf and mixed plantation woodlands, such as Orlestone, linked by small to medium sized fields and paddocks. Hornbeam can be dominant as the coppice layer with wood anemones carpeting the ground in spring, and conspicuous ditch and bank at the laneside.

As the land rises towards the south and south east, it begins to divide into a distinct pattern of ridges and valleys until the woodlands open out at the edge of the Old Romney shoreline, giving spectacular views over Romney Marsh as far as Dungeness. The land drops steeply down through an open arable landscape towards the expansive low-lying flat farmlands of the marsh and Shirley Moor.

The landscape between Woodchurch, Kenardington and Appledore is more undulating with a smaller scale landscape pattern similar to the High Weald due to the underlying Tunbridge Wells sands. Settlement is scattered and consists mainly of farmsteads and small suburban-style villages such as Bromley Green and Shadoxhurst that cluster round a few vernacular buildings of more historic origins. Appledore stands out architecturally in the locality, but with the old shoreline too marked by a number of churches of historic origin. The Royal Military Canal is a remarkable historic feature at the edge of the character area, valued now as much for the wildlife it supports.

Generally the feeling is of a remote and unpopulated landscape. The area has a less prosperous ambience than the London-orientated western Low Weald, with occasional vernacular buildings in poor repair.

The traditional land use pattern has been affected by mechanisation to give the large hedgeless fields on the south-east slopes, by the creation of conifer plantations within the broadleaf woods and through the linear creep of development in the past from the few villages along the otherwise unspoilt lanes. Rusting, overgrown cars are testimony to a time when dumping in the woodlands was locally a problem. A strong sense of concord is maintained in most places, due to the enclosure provided by the large tracts of woodland and many small fields and lanes at their margins. Where this pattern breaks down on the south facing slopes a different although bleaker identity is in harmony with the cultivated and open landscapes of Romney Marsh.

OLD ROMNEY SHORELINE WOODED FARMLANDS

PHOTOGRAPH



CHARACTERISTIC FEATURES

Flat, or gently undulating with distinctive ridges and valleys dropping down to Romney Marsh.
 Large broadleaf or mixed woodlands.
 Small -scale pattern of pastoral fields.
 Scattered settlement.
 Historic churches along the Old Romney Shoreline.
 Remote feel

LANDSCAPE ANALYSIS

Condition

This heavily wooded area is largely intact in the west, but interrupted on the eastern parts by more intensive and open farming. There are few visual detractors and the area is generally unified. Wooded semi-natural habitats are extensive. Built form has a varied mix of vernacular style but has a positive impact on the landscape. Culturally, the area is strong and retains a remote but well functioning atmosphere, although there are areas of remnant plum and cherry orchards.

Sensitivity

This remote area has a strong sense of place. Woodlands, settlement patterns and highways have an ancient quality, whilst the farmsteads themselves are historic. Woodland also has rare characteristics such as very large oaks, hornbeam coppice and wood bank vegetation, which contribute to very distinctive elements of an otherwise 'characteristic' landscape. Views are mostly enclosed by the frequent tree cover and visibility is low.

LANDSCAPE ACTIONS

Conserve the woodland cover.
 Reinforce the low intensity and diversity of land use within small farming areas.
 Reinforce wooded areas to arable areas.
 Reinforce local vernacular detail in built form - identify emergent styles.
 Conserve the narrow winding characteristics of highways with wide verges, shallow ditches and well maintained hedges.

CONTEXT

Regional: Low Weald

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition **Very Good.**

Pattern of elements:	Coherent.
Detracting features:	Few.
Visual Unity:	Unified.
Cultural integrity:	Good.
Ecological integrity:	Strong Network.
Functional Integrity:	Very Strong.

Sensitivity **Moderate.**

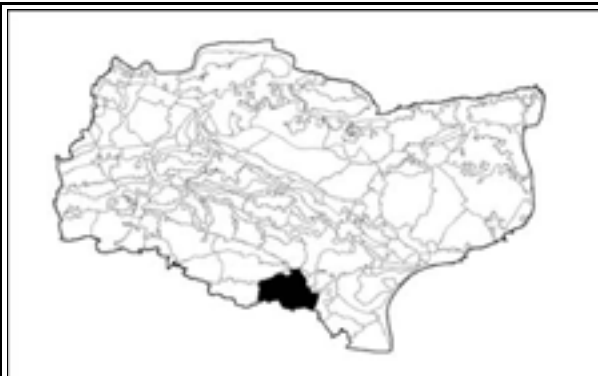
Distinctiveness:	Characteristic.
Continuity:	Ancient.
Sense of Place:	Strong.
Landform:	Apparent.
Extent of tree cover:	Enclosed.
Visibility:	Low.

SUMMARY OF ACTIONS

CONSERVE AND REINFORCE.

Conserve woodland characteristics - broadleaf with oak standards
 Conserve highway characteristics
 Reinforce local vernacular built form
 Reinforce wooded edges
 Reinforce small scale non-intensive land use

OXNEY: LOWER ROTHER VALLEY



OXNEY

The final retreat of the sea, and the gradual draining of the resultant mud-flats, has left a distinctive landscape here. The flat Rother levels contrast strongly with the ancient cliffs, which rear up from the edge of the floodplain whilst the Isle of Oxney seems almost to float above the smooth green levels which surround it. The valley bottom is punctuated by gnarled willows and thorns, and the scrubby bushes which cling to the edges of the fields give a wild, remote feel to the area. There is an almost unkempt appearance to this valley, re-inforced by the remnant hedges, the leaning post and wire fences and the reed filled ditches which divide the fields from each other. In winter, these elements combine to produce a bleak, untamed landscape, intensified by the bitter winds and sometimes horizontal rain, which can lash across the valley. The lack of a coherent structure to the landscape, provided elsewhere in the High Weald by the strong network of hedge and shaw, extends across the lower slopes of the valley and the Isle of Oxney, only gradually re-asserting itself around Northiam, Ewhurst Green and Wittersham. Oxney itself seems to remain an island, isolated by the farmland which now surrounds it, instead of sea. It is a strange patchwork of tiny landscapes, where neglected pastures and overgrown hedges in the west contrast with large arable fields, edged by post and wire in the north. The dense hedgerows and brick and tile houses, typical of the rest of the AONB, are in evidence around Wittersham, whilst a few small orchards still pattern the gentle slopes. From the edges of the 'island', long views open out across the levels to the ridges beyond.

LOWER ROTHER VALLEY

Oxney lies within the Lower Rother Valley character area.

The Lower Rother Valley runs east from Robertsbridge to Rye, stretching as far north as Tenterden and as far south as Peasmarsh. The Rother was one of the most important rivers in the High Weald, and still dominates the eastern end of the AONB.

This area has historically been subject to alternate flooding and silting and the river has changed its course several times over the centuries. During the Roman occupation, tidal estuary and mudflats extended far up the valley and the Isle of Oxney was a true island. The ancient sea cliffs at Rye, Playden and Oxney are a constant reminder that here, as in Brede, the shape and role of this landscape has changed dramatically over time. The river levels are drained by a network of small ditches and flecked by patches of scrub and stunted trees. Although the Brede and Rother valley floors contain most of the best agricultural land in the AONB, the intensively farmed, arable fields are still interspersed with considerable areas of sheep grazed pasture. The gentle open slopes which rise up onto the enclosing ridges support a network of large, regular fields, surrounded either by overgrown hedgerows closely trimmed, gappy hedges and sporadic trees. Both the river levels and the valley slopes have a bleak, wind-swept feel, despite the intensive agriculture.

Further west, around Bodiam and Sandhurst, the valleys close in. Despite the large fields, there are more small woodlands and thicker hedges, although many are unmanaged and in decline. The terracotta coloured soils of the Hexden valley still support occasional orchards and most of the red-brick or timber framed farms have a pair of redundant oasthouses. In the villages, such as Northiam and Sandhurst, weatherboarding is common, whilst very occasionally a thatched cottage can still be found, a reminder of the days when reeds from the river-levels were a valued roofing material.

The Lower Rother Valley is a wide, flat bottomed valley, whose rolling valley slopes are drained by small ghylls. At the mouth of the valley, where it opens onto Walland Marsh in the east, the Isle of Oxney forms a gentle mound on the flat levels, around which the River Rother and the Reading Sewer flow.

OXNEY: LOWER ROTHER VALLEY

PHOTOGRAPH



CHARACTERISTIC FEATURES

Sandstone ridge "island" surrounded by floodplain.
 Wild, remote, bleak and unkept feel. Long views.
 Small scale orchards and pasture on "island".
 Large arable fields, scrub willows and thorns, post and wire fencing on levels.

LANDSCAPE ANALYSIS

Condition

The Isle of Oxney and the lower floodplain have coherent landscape patterns based on small-scale enclosures on the upland, opening out to larger arable fields with ditches on the floodplain. The visual unity is interrupted by gaps in over-mature and unmanaged hedgerow, and the dis-use of ditches. The few visual detractors include some small but intrusive settlement edges and WW2 bunkers. The extent of semi-natural habitats ranges from woodlands to wetlands and pastoral grasslands, but is modified by some large areas of intense arable. The condition of field boundaries and tree cover varies. Heritage ponds are not widespread but remain a notable feature. Built form has a moderate positive impact due to its small scale and occasional vernacular detail. The area is considered to be in good condition.

Sensitivity

The limited woodland has ancient qualities; standard oak and hornbeam coppice are prevalent. Most key elements, however, have an historic time depth such as the hedgerow with standards and lines of pollard willows. The reclaimed floodplain is also historic. These features contribute a distinctiveness and continuity which results in a moderate sense of place. The landform is apparent and enclosure of views is intermittent. Visibility is therefore moderate.

LANDSCAPE ACTIONS

Conserve the small scale, pastoral influences of upland landscape, replanting broadleaf woodland to promote the enclosure of fields and of the edges of settlement.
 Encourage the replanting and long term management of hedgerow with standards.
 Reinforce the visual impact and ecological interest of the lowland ditches by extending non-intensive management to the ditch margins.
 Reinforce the heritage features of pollard willows by replanting on embankments.

CONTEXT

Regional: High Weald AONB

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition **Good.**

Pattern of elements: Coherent.
 Detracting features: Few.
 Visual Unity: Unified.
 Cultural integrity: Variable.
 Ecological integrity: Moderate.
 Functional Integrity: Coherent.

Sensitivity **Moderate.**

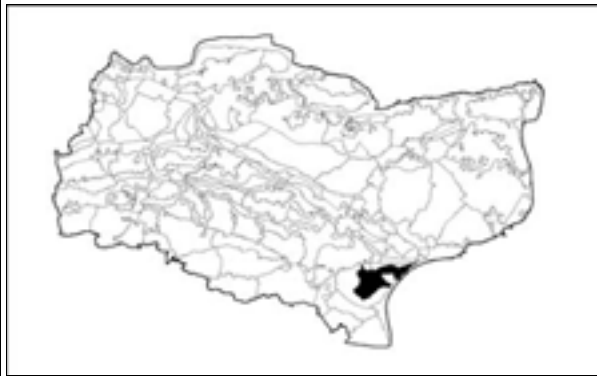
Distinctiveness: Characteristic.
 Continuity: Historic.
 Sense of Place: Moderate.
 Landform: Apparent.
 Extent of tree cover: Intermittent.
 Visibility: Moderate.

SUMMARY OF ACTIONS

CONSERVE AND REINFORCE.

Reinforce woodland on the upland areas
 Conserve the small scale of the uplands
 Reinforce hedgerow with standards on upper slopes
 Reinforce mature/pollard planting on water courses
 Reinforce the diversity of vegetation in ditches

ROMNEY MARSH MIXED FARMLANDS



This local area is centred on the land to the north of the Rhee Wall known as 'Romney Marsh proper.' It constitutes the calcareous clayey marine alluvium laid down in the tidal lagoon which persisted for a few hundred years at the centre of the emergent grazing marsh.

Soils are stoneless silty clay, and are extremely fertile, Grade 1 agricultural land. Drainage ditches transect the farmland as in other areas of the marsh, but are visually subdued where they are rigorously cleared and surrounded by cereal crops. The effect of the reduction in visible boundaries in the landscape is the appearance of vast arable fields, despite the actual field sizes being moderate. Crops are predominantly cereals and legumes with a wide seasonal variation in colour. There is a small proportion of pasture which supports sheep.

The old villages of Burmarsh, Ivychurch, St Mary in the Marsh are located in the adjacent character area on the edge of the mixed farmlands. The only village to be founded in this area is Newchurch, whose name indicates that it was 'new' to the surrounding settlements in earlier times. It is situated on sandier land, surrounded by sheep pasture, and this pattern is repeated with the outlying scattered farmsteads, such as Pickney Bush Farm and Willow Farm. Roads are narrow and winding, generally following old sea defences and ditches, and tend to run in a north-south direction across the area, possibly indicating lines of reclamation drawn between the existing areas of dry land to either side. Blocks of field patterns are contained within the road framework.

Farmsteads are typically single 20th century houses with a cluster of large agricultural buildings. They are a main detractor in the landscape.

Tree cover is rare, limited to the groups of mature trees which typically surround settlements. There are vestiges of pollard willows along some ditch lines; often a single willow is the only survivor of what may have been a more widespread landscape feature. The forms of the few tree groups near settlements are irregular but the tall pale-grey foliated willow and poplar are the most recurrent. The views are such large scale that the scattered tree groups combine to line the horizon. Short stretches of single species elm hedgerow are fairly common.

The Canal Cut runs through this area, draining the Royal Military Canal to the sea. It is a large engineered channel which cuts straight through the landscape, differing widely from the usually irregular ditch network. A line of visually intrusive transmission towers also cuts across the centre of the mixed farmlands.

The village of Newchurch is nucleic in form, with low weatherboarded, brick and white-painted houses surrounding the stone church and more recent housing on the edges of the village. The belt of pasture around the village is very distinct.

This is a unified landscape with a dominantly flat landform and a few detracting features. Ecologically, it is less sound as the drainage ditches have been modified by agricultural practice and by the increase in the arable cultivation of the land. The landscape framework of ditches in this section of the reclaimed marsh is moderately distinctive. Because of the scarcity of tree cover and the wide views, this landscape is sensitive to any changes.

ROMNEY MARSH MIXED FARMLANDS

PHOTOGRAPH



CHARACTERISTIC FEATURES

Flat, open, long views.
 Agricultural: arable crops, large agricultural buildings.
 Clusters of willow and poplar around settlements.
 Open, cleared ditches

LANDSCAPE ANALYSIS

Condition

The landscape has a unified pattern of elements, but with some visual detractors; transmission towers and agricultural buildings are highly visible in the open landscape. There is a moderate extent of semi-natural habitats as the value of the ditch network is becoming weak in intensively farmed land. Built development has a moderate negative impact; the isolated farms are mostly unremarkable in design and large agricultural buildings are prevalent within farmsteads. The heritage feature of timber fencing is in disuse and there is some unsympathetic recent detailing of bridges and sluices. Traditional pollard willows are also a diminishing feature. The area is considered to be in moderate condition.

Sensitivity

Visibility is very high over the dominant landform, resulting in the high sensitivity of the landscape. The landscape pattern and many features have an historic time depth.

LANDSCAPE ACTIONS

Conserve the isolation and infrequency of built form.
 Restore a sense of local detail to engineering works such as bridges and sluices.
 Conserve the setting and vernacular emphasis of Newchurch.

CONTEXT

Regional: Romney Marsh

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition **Moderate.**

Pattern of elements: Unified.
 Detracting features: Some.
 Visual Unity: Unified.
 Cultural integrity: Poor.
 Ecological integrity: Moderate.
 Functional Integrity: Weak.

Sensitivity **High.**

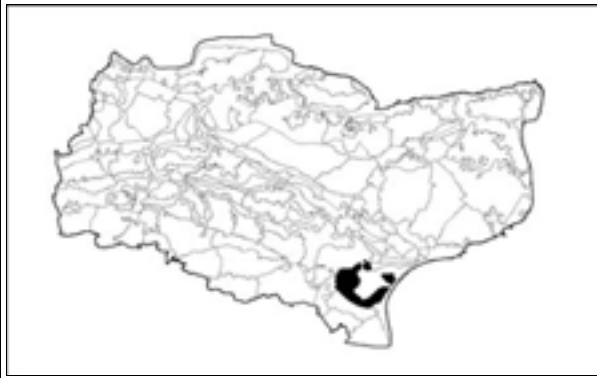
Distinctiveness: Characteristic.
 Continuity: Historic.
 Sense of Place: Moderate.
 Landform: Dominant.
 Extent of tree cover: Open.
 Visibility: Very High.

SUMMARY OF ACTIONS

CONSERVE AND RESTORE.

Conserve the open landscape
 Restore a sense of local detail to fencing, bridges and sluices
 Restore pollarded willows and poplars associated with settlements
 Restore ecological networks and ditches

ROMNEY MARSH SETTLEMENTS



The initial settlements on the marsh grew up on the horseshoe-shaped land which bridged the tidal zone between the old shoreline and the offshore shingle bar.

Most of the Romney Marsh Settlements character area follows the sandier substrata of this older marshland, which was not inundated by the storms of 1287, in contrast to the old marshland south of the Rhee Wall.

To the south, the Rhee Wall is a visual and physical boundary. To the north and east, the area is contained by the old cliff line and the coast, respectively. Views are distantly enclosed by the cliff line and by tree-lined horizons.

The landform is low lying with undulating creek ridges. Field patterns are irregular, and have the appearance of being large due to the lack of immediate enclosure. Farming is predominantly cereals but there are some potatoes, soft fruit and blocks of pasture, especially around Snargate and nearer the old cliff line at Hamstreet.

The pasture often appears very ragged; different colours and textures of grasses grow in patches on old creek ridges and fencing is a mixture of old timber and new metal and wire. In contrast, the arable fields have a uniform appearance and are seasonally variable in colour and movement, although there are still sheep fencing and gates to be seen. Farmsteads are dispersed, mostly single dwellings close to a larger group of big agricultural buildings.

The villages of Burmarsh, St.Mary in the Marsh, and Ivychurch are some of the ancient settlements which sit on the edge of the area, formerly round the edge of an inland lagoon. The circuitous road which links them would have followed the edge of the lagoon. These are very compact, small villages; each centred on a church and sheltered from view, and from the weather, by groups of trees.

Ditches are an integral part of the landscape, some reed fringed, describing straight lines through the middle of fields; many cleared or grazed to the edge of the water level by sheep. Hedgerows are an occasional feature as field and road boundaries, more frequent towards the old cliff line. Roads are tortuous and narrow, following the top of banks and dykes with narrow grass verges and ditches to either side.

Groups of willow remain from the lines of pollard willows which are thought to have been a more widespread feature of the ditch system. Occasional clusters of trees around buildings and in hedgerows give some sense of enclosure, although on a large scale, and the views are still distant.

Running parallel to the northern boundary of the character area is the Royal Military Canal, designated as a Site of Nature Conservation Interest (SNCI). In some stretches, such as south of Hamstreet, it goes almost unnoticed as the arable crops are taken up to the canal edge. This is in stark contrast to other stretches of the canal which have mature trees and grassy earth banks to emphasise its presence. Bridges, sluices and pumping stations are regular elements all over the character area, but are especially noticeable at junctions around the canal.

The landscape in the Romney settlements is largely unified, despite the introduced seasonal variations of arable cultivation. Its great potential to support wetland habitats is limited by the influence of the current farming methods which are supported by the European Common Agricultural Policy.

The Rhee Wall is a very large distinct earthwork, behind which the landscape of the Romney Settlements sinks. The ditch along the north side of the Rhee Wall is very wide, suggesting that it was the source of material for the earthwork. The sides of the bank itself are grassy with occasional scrub vegetation and are high enough to afford long views over the adjacent farmlands.

ROMNEY MARSH SETTLEMENTS

PHOTOGRAPH



CHARACTERISTIC FEATURES

Distinctive lowland with dominant flat landform and drainage ditches.
 Remnant willow pollards.
 Varied tree lined distant enclosures with distinctive poplars. Narrow roads, ditches either side.
 Scattered farmsteads, small villages.
 Small bridges and sluices common.

LANDSCAPE ANALYSIS

Condition

The condition of the area is considered to be high. The landscape elements are unified and there are few detractors in the view. Irregular fields are delineated by ditches and the remote settlements on minor sandy ridges are accentuated by clusters of willow and poplar. The extensive network of ditches has high ecological potential but the habitats are modified by reduced water levels, unsympathetic management and the intensity of arable and pastoral fields. This remote area has a strong cultural integrity. There are few obvious vernacular styles, but the built form has a moderate positive impact.

Sensitivity

This historic landscape is generally distinct and also has some locally distinct elements, such as the churches and sheep fencing. This area is comparatively rural and has fewer recent features than some of the marsh areas. Visibility is very high over the dominant landform.

LANDSCAPE ACTIONS

Conserve the ditch network and enhance it by managing water levels to support wildlife habitats and incorporating adjacent banks.
 Conserve the wildlife potential in arable and pastoral areas by selecting key areas for sensitive management.
 Conserve open views
 Conserve clusters of vegetation around settlements, and the isolation of farmsteads and villages.

CONTEXT

Regional: Romney Marsh

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition **Good.**

Pattern of elements: Unified.
 Detracting features: Few.
 Visual Unity: Strongly Unified.
 Cultural integrity: Variable.
 Ecological integrity: Moderate.
 Functional Integrity: Coherent.

Sensitivity **Very High.**

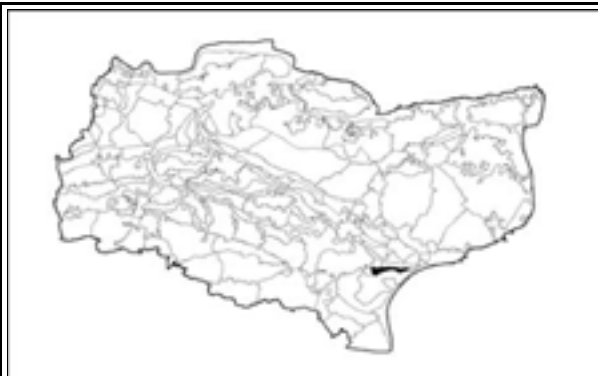
Distinctiveness: Unique/Rare.
 Continuity: Historic.
 Sense of Place: Strong.
 Landform: Dominant.
 Extent of tree cover: Open.
 Visibility: Very High.

SUMMARY OF ACTIONS

CONSERVE.

Conserve the ditch network
 Conserve wetland habitats
 Conserve wildlife potential in arable and pastoral fields

ROMNEY MARSH: LYMPNE



ROMNEY MARSH

The AONB includes a small part of the vast, flat expanse of Romney Marsh, which stretches down to Rye. The name 'Marsh' is misleading, as this area is now highly productive arable land and pasture. Nevertheless, it still retains an extensive network of drainage ditches or 'sewers' which regulate the water table, and support characteristic fringes of feathery reeds between the fields. There are almost no hedges on the Marsh and the occasional scrubby, windblown trees which dot the landscape are largely the result of 19th century attempts to create shelter.

The flatness and remote qualities of the Marsh make it very vulnerable to the intrusive effects of development, which are often worsened by inappropriate measures to conceal the damage, such as conifer shelterbelts.

LYMPNE

The area of the Romney Marsh within the AONB is part of the larger character area of Lympe.

The most southerly part of the AONB extends from Hythe west to Aldington. The character area includes part of the Hythe escarpment, which overlooks Romney Marsh. Until the early Middle Ages, this scarp formed the edge of a large, marshy lagoon. Gradually, however, the lagoon was reclaimed, through a combination of the natural accumulation of silt and shingle, the construction of sea defences and sustained drainage. The resulting land now forms one of the most fertile areas in Kent, with a particularly long growing season.

Most of the Hythe escarpment is the eroded face of the greensands and in particular of the calcareous Kentish ragstone. Over the centuries the surface has gradually slipped to form a steep, uneven slope, enclosing the northern edge of the marsh. The vulnerability of the coast to attack has left a legacy of old military defences scattered across the area, from the tumbled walls of the Roman fort of Lemanis, to the 19th century Royal Military Canal at the foot of the escarpment and the last of the Second World War 'Sound Mirrors' behind Burmarsh, 'listening' for approaching aircraft.

The scarp is highly visible from the flat marsh, forming a long hillside of rough grassland, dotted with scrub. Several large deciduous woodlands break up the sweep of the landform, being more characteristic in the west around Aldington. Between these woodlands, there are spectacular views across Romney Marsh and the English Channel.

ROMNEY MARSH: LYMPNE

PHOTOGRAPH



CHARACTERISTIC FEATURES

Drainage ditches and canal. Reed vegetation.
 Flat remote.
 Rich arable and pasture.
 Scrubby, windblown trees around settlements.

LANDSCAPE ANALYSIS

Condition

The flat and remote landscape has a coherent pattern of elements but with many visual detractors, although some of these are small scale, such as temporary buildings. The long views permit the intrusion of large scale elements such as lines of pylons. There is a very strong ecological interest, based around the network of ditches and wetlands associated with the canal.

The rural elements of the landscape are strong, but there is a lack of coherence in built form, e.g. bridges and farmhouses, and these have a moderate negative impact on the landscape. This area is considered to be in moderate condition.

Sensitivity

Visibility is high in the open landscape and, although flat, the landform is less dominant due to the varied relief of the adjacent slopes. The historic land pattern traced by ditches and embankments is characteristic, but there are more recent inherent features which define the local character, such as highways, built form and scrub vegetation. The sense of place is relatively weak and the sensitivity of the area is therefore considered to be moderate.

LANDSCAPE ACTIONS

Conserve the historic landscape pattern by managing ditches so that they retain their visual significance in the landscape.
 Conserve the ecological interest by sensitive management of banks and water levels.
 Create a sympathetic and coherent design code for built form and engineering details and agricultural built form.

CONTEXT

Regional: Kent Downs AONB

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition	Moderate.
Pattern of elements:	Coherent.
Detracting features:	Many.
Visual Unity:	Interrupted.
Cultural integrity:	Variable.
Ecological integrity:	Moderate.
Functional Integrity:	Strong.

Sensitivity

Moderate.

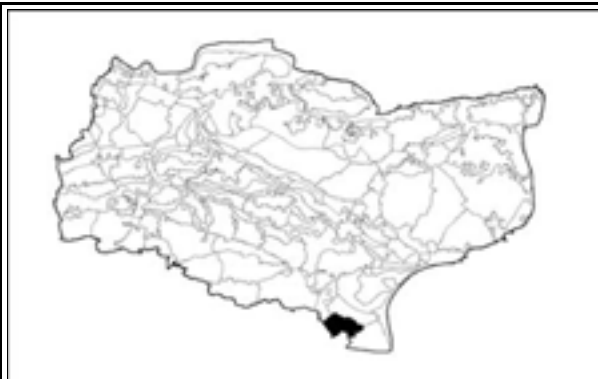
Distinctiveness:	Characteristic.
Continuity:	Recent.
Sense of Place:	Weak.
Landform:	Apparent
Extent of tree cover:	Open
Visibility:	High.

SUMMARY OF ACTIONS

CONSERVE AND CREATE.

Conserve the ecological interest of wetland and ditches within the farmland
 Create a design code for built form and its surroundings
 Conserve the visual significance of the ditches

WALLAND MARSH FARMLANDS



Some of the most recently reclaimed farmland within Romney Marsh as a whole lies within Walland Marsh on the land which was one of the later channels of the River Rother. This land was opened to the sea after the 13th century storms destroyed the natural coastal defences and was then reclaimed by the marsh inhabitants from marine conditions.

Views on the Walland Marsh Farmlands are not restricted by any landform or feature. It is an exceptionally open, large scale landscape with seemingly infinite horizons. Its southern boundary, which is the sea and coastal sand dunes, is not visible from within the character area. The land is flat, and there is no shelter from any of its extreme weather conditions.

Scrubby forms of willow trees on the horizon are exceptional, but do intimate that this too might once have been a more enclosed farmland. The irregular patterned ditches are further apart, and the field pattern is therefore larger than elsewhere on the Marsh. The impression gained is of total arable cultivation, although there is some pastoral use in the most inaccessible areas.

The potential for selected parts of the marsh to support significant wildlife is demonstrated by the Romney Marsh Nature Reserve; an area of remote farmland which is now actively managed to encourage the development of wetland and grassland habitats. The land within the Nature Reserve is relatively low lying and, although much of it was formerly under arable cultivation, has quickly taken on a wetland character. Banks of old sea walls surround the grassland, some of which has been surface-scraped to provide areas of standing water and reed beds. The area now attracts mixed populations of farmland birds in large numbers, and is also used for summer grazing.

Within Walland Marsh Farmlands there are no through roads, with the exception of concrete farm tracks, and almost no settlements apart from a few large, isolated farms. Farmsteads are located on the ancient settlement areas of the former islands in the saltmarsh - those of Scotney, Agney and Cheyne.

The presence of World War II structures is relatively prominent in this remote, agricultural landscape. The few military houses, old concrete surfacing to tracks and the old wire fences are indicative of the use of Walland Marsh during the war.

WALLAND MARSH FARMLANDS

PHOTOGRAPH



CHARACTERISTIC FEATURES

Big skies, distant horizons, intense light or weather conditions, very flat. Arable crops, large unenclosed fields, seasonal contrasts in landcover. Very few settlements, no roads, inaccessible. Vestiges of military use-wire fences and concrete roads and fence posts some former military housing.

LANDSCAPE ANALYSIS

Condition

This is a simple, large, strongly unified landscape with very few visual detractors. Pylons and isolated agricultural buildings are visible within the wide view. There are some areas of ecologically-rich wet pastures, and an extensive ditch network, but also vast areas of intense arable cultivation with little margin for semi-natural habitats. The network of ditches also constitute a heritage feature, the condition of which varies, but is particularly poor in intensively-managed farmland. Built form is extremely sparse and includes isolated farmsteads on former sandy islands in the marsh, and intriguing vestiges of military use. It has a moderate positive impact on the area due to the isolated setting. The overall condition of the landscape is considered to be moderate.

Sensitivity

This is an extremely open landscape in which the flat landform and large skies are the dominant influence. The land pattern is historic, but there are also more recent time depth elements of remote structures and land use, all of which contribute to a strong sense of place. The sensitivity of the area is considered to be very high.

LANDSCAPE ACTIONS

Conserve open, uncluttered views, ensuring that structures are isolated and limited.
 Conserve the isolation of settlements.
 Conserve wildlife habitats.
 Restore additional grassland habitats.
 Restore the ecological integrity of the ditch network by the sensitive management of water levels and less intensive cultivation of ditch margins.

CONTEXT

Regional: Romney Marsh

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Moderate.

Pattern of elements: Unified.

Detracting features: Few.

Visual Unity: Strongly Unified.

Cultural integrity: Poor.

Ecological integrity: Moderate.

Functional Integrity: Weak.

Sensitivity

Very High.

Distinctiveness: Unique/Rare.

Continuity: Historic.

Sense of Place: Strong.

Landform: Dominant.

Extent of tree cover: Open.

Visibility: Very High.

SUMMARY OF ACTIONS

CONSERVE AND RESTORE.

Conserve open views
 Restore grassland and wetland habitats
 Restore the ecological interest of the ditch network
 Conserve the isolation of settlement

Appendix 11-B: Extracts of the Kent Downs Landscape Character Assessment

13.0 Lympne Greensand Escarpment

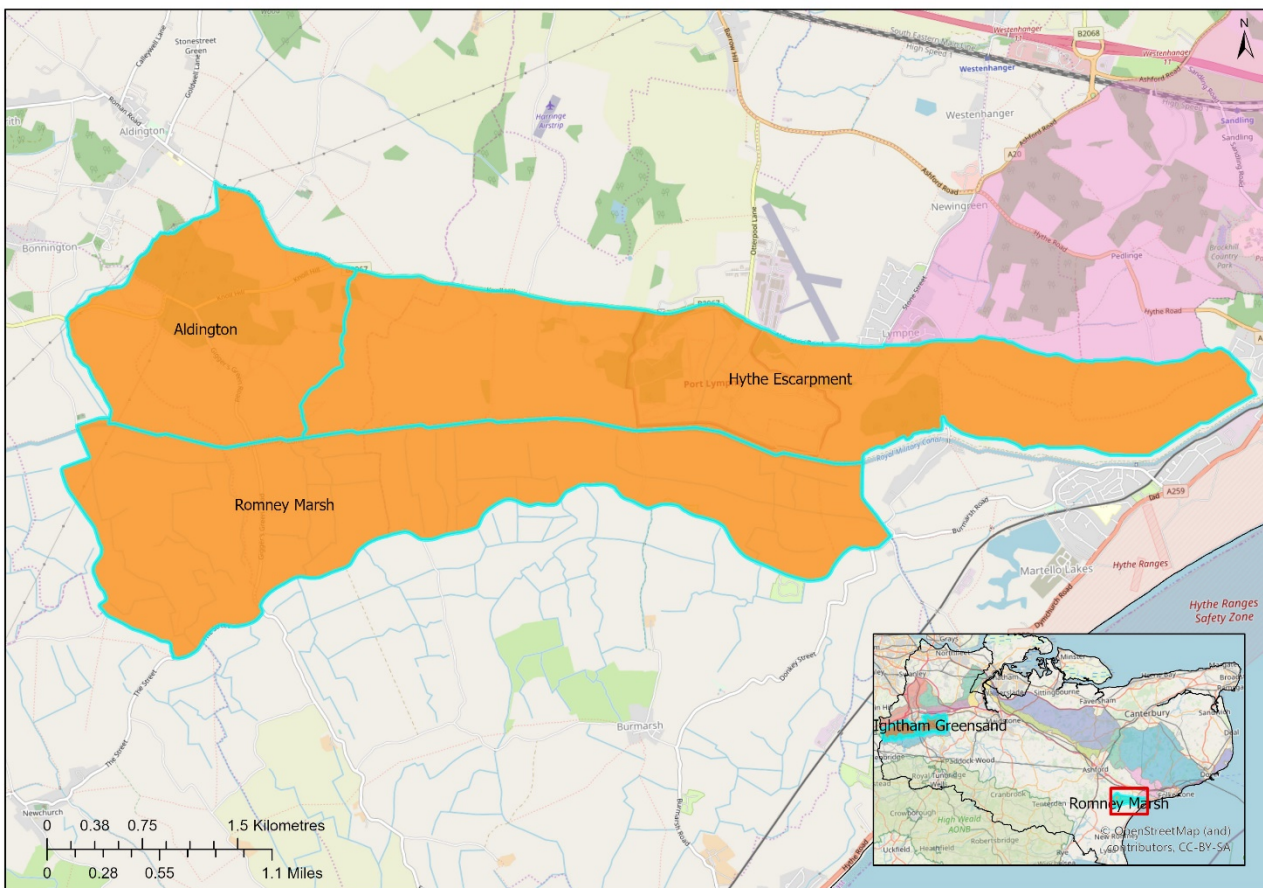
Landscape Character Area 5B

Landscape Character Type 5: Greensand

Districts/ Boroughs: Ashford; Shepway

Landscape/Countryside Partnerships: Romney Marsh (the Fifth Continent) Landscape Partnership

Location and Context: This LCA forms a southern spur of the Kent Downs AONB. It comprises the Greensand Escarpment between Aldington and Hythe, as well as a small area of Romney Marsh below the escarpment, and some of the wooded land above it.



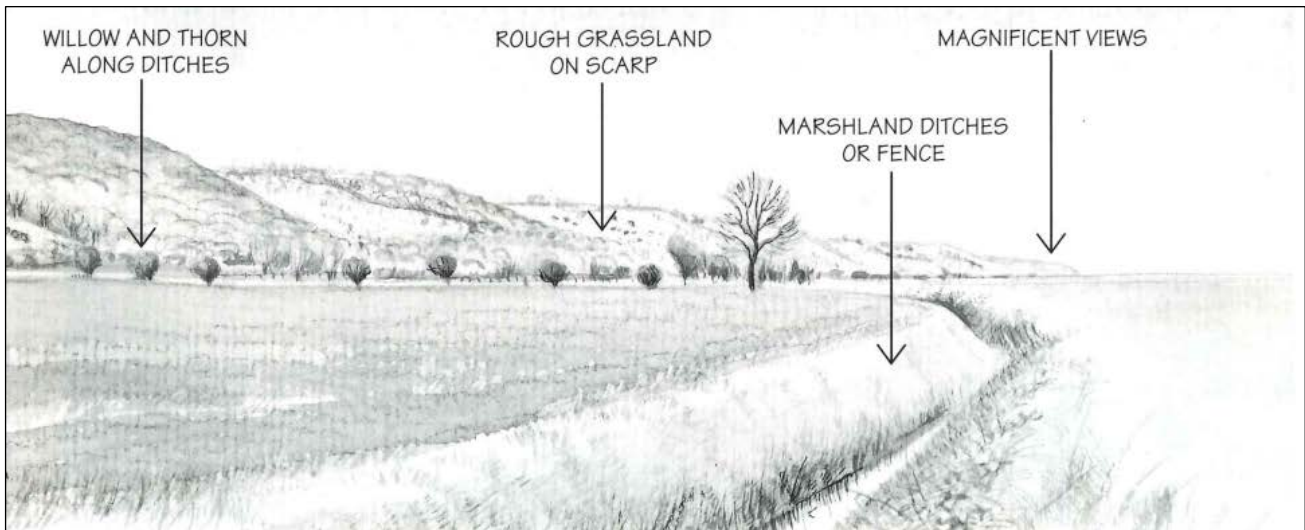
Location map for Lympne Greensand Escarpment LCA, also showing Local Character Areas of Romney Marsh, Aldington and Hythe Escarpment



Hythe escarpment as seen from Botolph's Bridge on Romney Marsh

Summary Characteristics

- Underlying geology of the escarpment is Greensand, with layers of clay causing it to slump. Soils on the escarpment are generally pitted and unstable.
- Landform dominated by a sloping south-facing escarpment (a former cliff line), with undulating land above, and the flat, artificially drained land of Romney Marsh below.
- Spring-fed streams flow down the escarpment into the Royal Military Canal at the base. This constructed watercourse and the associated Canal Cutting help to drain Romney Marsh.
- Woodland and scrub on the escarpment, with denser woodlands to the west, and strong lines of trees (including pollards) following the Royal Military Canal and other watercourses.
- A range of land uses, including pastoral and arable agriculture, nature conservation and recreation. Fields generally irregular in shape, and bounded by hedgerows on the scarp, and by ditches on Romney Marsh.
- Semi-natural habitats include extensive grassland (The Roughs) and woodland blocks (mainly in the west). Also watercourses, scrub and hedgerows.
- Rich archaeological and cultural heritage, particularly related to coastal defence, including Lemanis Roman fort, Lympne Castle, Royal Military Canal and sound mirror.
- Roman road along top of escarpment, and winding lanes on Romney Marsh.
- A strongly patterned and textured landscape, showing variations in different parts of the LCA.
- Popular for recreation, with Royal Military Canal Path providing easy access from Hythe. Port Lympne is a popular visitor attraction.
- Spectacular views across Romney Marsh from the top of the escarpment. The escarpment forms the backdrop to views inland from Romney Marsh.



Sketch of Lympe Greensand Escarpment from 'The Kent Downs Landscape' (1995)

13.1 Description

- 13.1.1 The most southerly part of the AONB extends from Hythe west to Aldington. The character area includes part of the Hythe escarpment, and the section of Romney Marsh immediately below, which it overlooks. Until the early Middle Ages, this scarp formed the edge of a large, marshy lagoon. Gradually, however, the lagoon was reclaimed, through a combination of the natural accumulation of silt and shingle, the construction of sea defences and sustained drainage. The resulting land of Romney Marsh now forms one of the most fertile areas of Kent, with a particularly long growing season.
- 13.1.2 Most of the Hythe escarpment is the eroded face of the greensands and in particular of the calcareous Kentish Ragstone. Over the centuries the surface has gradually slipped to form a steep, uneven slope, enclosing the northern edge of the marsh. The vulnerability of the coast to attack has left a long legacy of old military defences scattered across the area, from the tumbled walls of the Roman fort of Lemanis, to the 19th Century Royal Military Canal at the foot of the escarpment and the last of the inter-war 'sound mirrors' behind Burmarsh, 'listening' for approaching aircraft. In addition to the grassland and scrub habitats of the escarpment, the lower parts of the character area contains an ecologically-rich network of drainage ditches (often lined with pollarded willows and reeds) and the Royal Military Canal which is a Scheduled Ancient Monument and Local Wildlife Site.
- 13.1.3 The scarp is highly visible from the flat marsh, forming a long hillside of rough grassland, dotted with scrub with arable fields on the lower slopes towards Aldington. Several large deciduous woodlands break up the sweep of the landform, being more characteristic in the west around Aldington. From the areas between these woodlands, there are spectacular views across Romney Marsh and the English Channel.
- 13.1.4 One of the key characteristics of this area is its historical sense of change and impermanence. These stem from the visible evidence of past change in the landscape - the ancient cliff line stranded miles from the sea; the tumbled walls of the Roman fort; the landslips on The Roughs, and the flat reclaimed landscape of Romney Marsh.

- 13.1.5 Settlement is sparse throughout the area. It is largely limited to isolated properties along the top of the scarp, and scattered farms along the roads which snake through Romney Marsh. As a result, much of the area feels remote and isolated, and is sensitive to development and change.
- 13.1.6 The Royal Military Canal, which runs at the base of the scarp, acts as the 'backbone' of the area. Originally built in the early 19th Century as a combined defence and drainage project, it is still important to the drainage of Romney Marsh. It is also a key wildlife and recreational corridor. The Royal Military Canal Path, which extends from Hythe to Rye, follows the old military road alongside the canal and is part of the Saxon Shore Way long distance route. The Wild Animal Park at Port Lympne is also a popular tourism and recreation destination; new tourist accommodation on the site has interrupted the relatively undeveloped nature of the scarp.
- 13.1.7 The contrast in topography between the scarp and the marsh is key to the area's character, and also to the magnificent and uninterrupted views between them. From the top of the scarp the views encompass Romney Marsh to Dungeness and beyond, Fairlight cliffs and the Weald. In clear conditions, France is visible across the Channel.



Landslip landform at The Roughts



Pollarded willows at the base of the Hythe Escarpment



Lympne Norman church and castle. The blockwork extension on the top of the castle dates from WW2.



Sinuous, reed-fringed road across Romney Marsh, originally a salt-marsh creek which was embanked as part of the drainage process in Saxon times



Panoramic view across Romney Marsh from Lympne churchyard. Dungeness power station is visible on the horizon



Tranquil scene on the Royal Military Canal, looking across to Romney Marsh

13.2 Local Character Areas

Hythe Escarpment

- 13.2.1 The Hythe Escarpment is an ancient cliff line, now stranded several miles from the sea following the reclamation of Romney Marsh. The scarp is topped by a wide band of open arable land which extends to the AONB boundary along the Roman Road. The Hythe Escarpment, unlike the chalk face of the Downs, is furrowed throughout its length by small streams, which emerge from the sandstone high up on the hillside, and run down into the Royal Military Canal. To the east of the Port Lympne Wild Animal Park, most of the scarp face is botanically rich rough grassland, with a considerable amount of scrub encroaching up the slopes. The sparse vegetation and the pitted, unstable soils produce a bleak, wild landscape, reflecting its exposed location. Landslips are evident in the uneven landform of The Roughs at the eastern end of the Local Character Area, which is designated SSSI for its grassland habitats. To the west, the scarp becomes shallower. Remnant hedgerows are still evident across the slopes, which, together with the woodlands and shaws, form a network of trees. To the west of Port Lympne, some of the woodland and unimproved pastures on the scarp are Local Wildlife Sites. Many of the buildings, including the spectacularly-sited Lympne Castle and Lympne church, are built in the local ragstone.
- 13.2.2 The simplicity and integrity of this landscape and its high visibility from much of Romney Marsh mean that any developments or changes which take place on its slopes will have major effects not only on the immediate landscape but also on the wider setting of Romney Marsh. There are notable and unique ancient and historic sites within this landscape, including Lemanis Roman Fort (originally built as a coastal fort to defend a long-gone harbour); Lympne Castle (its medieval successor at the top of the scarp); Lympne Church (parts of which date from the 11th Century); the chapel to the Holy Maid of Kent (a Henry VIII dissenter) and Burmarsh Sound Mirror. Historic farmsteads and more recent buildings also follow a distinct pattern towards the top of the escarpment, further contributing to the sense of place.
- 13.2.3 Trees and woodlands on the scarp are often dominated by ash, and Ash Dieback is therefore having a significant impact on the wooded appearance of the scarp. It is also having an impact on the more open landscape at the top of the scarp, as many of the limited roadside and hedgerow trees in this area are ash.



Hythe Escarpment as seen from the Royal Military Canal, showing grassland and woodland habitats. The tumbled remains of Lemanis Roman Fort are in the centre of the picture, with Lympne castle on the horizon to the right.

Aldington

- 13.2.3 In the extreme west of this area, the underlying sandstones gradually give way to the heavy Weald Clay, resulting in softer, more rounded slopes. This change is also reflected in the high proportion of deciduous, ancient woodland which dominates the scarp at Aldington. Broadleaf and coppice woodland provide widespread semi-natural habitats, and there are some splendid isolated oak and ash trees. The gentle topography of the lower slopes, however, allows some arable cultivation and as a result the wild, bleak appearance of the eastern sections is lost. There are occasional isolated residential properties, usually set back from the road and surrounded by grounds and woodland. From the top of the scarp there are spectacular views across Romney Marsh and the English Channel.
- 13.2.4 Aldington knoll is reputedly a Roman burial mound site which may have later been used as a beacon, and as a gathering site for smugglers from the Romney Marsh. It is the subject of poem by Ford Madox Ford, entitled 'Aldington Knoll: The Old Sailor Speaks'

*Al'ington Knoll it stands up high
Guidin' the sailors sailin' by
Stands up high for all to see,
Cater the marsh and crost the sea.*

*Al'ington Knoll, when we was cubs,
Use 'ter mark where we'd sunk the tubs:
Get it in line with Romney Church,
They revenue chaps was left in the lurch.*

*Al'ington Knoll's a mound a-top,
With a dyke all round – an' it's bound to stop:
For them as made it in them ol' days
Sees to it well that theer it stays...*



View south from the scarp at Aldington, showing deciduous woodland and garden planting. There are spectacular views across Romney Marsh visible in the gaps between the trees.

Romney Marsh

- 13.2.5 The AONB includes a small part of the vast, flat expanse of Romney Marsh, which stretches down to Rye. This area forms the foreground and setting to views from the adjacent scarp, and is therefore strongly associated with it both physically and visually. The name ‘marsh’ is misleading, as this area is now highly productive arable land (although it was famous sheep pasture for many centuries, until the mid-20th Century). Nevertheless it still retains an extensive network of drainage ditches or ‘sewers’ which regulate the water table, and support characteristic fringes of feathery reeds between the fields. There are almost no hedges on the Marsh, and the occasional scrubby, windblown trees which dot the landscape are largely the result of 19th Century attempts to create shelter. This is an ancient landscape with a pattern of lanes, settlement and fields established in the Saxon period, and the long history of drainage of the Marsh can still be read in the landscape today. The winding, sinuous lanes raised above the surrounding fields reflect their origins as salt marsh creeks which were embanked to aid drainage in Saxon times. The name of the lane along the AONB boundary (‘Wall Lane’) is a typical example. The winding older creeks contrast with the straight watercourse, defensive ditches and road associated with the Royal Military Canal, which runs along the base of the scarp. It was constructed as both a defence and to aid drainage of the Marsh.
- 13.2.6 The flatness and remote qualities of the Marsh make it very vulnerable to the intrusive effects of development, which are often worsened by inappropriate measures to conceal the damage, such as conifer shelterbelts. Its position at the base of the scarp also means that any development here is visible from above.



The Royal Military Canal and Romney Marsh as seen from Hythe Dam

13.3 Landscape Condition, Sensitivities and Forces for Change

- 13.3.1 The landscape appears to be in good condition, and is generally well-managed. The 1995 Assessment raised suburbanisation as a concern within this landscape, but this seems to be less apparent today, possibly because of the screening effects of vegetation which has grown up in the intervening 22 years. However, the presence of pylons and power lines is noticeable around Aldington, and the Little Cheyne Court Windfarm on Romney Marsh (outside the AONB) is visible from many viewpoints on the scarp and the Marsh. Tourism accommodation at Port Lympne is visible from the Romney Marsh and encroachment of scrub remains a concern. Limited changes have taken place on the Hythe Escarpment, mostly in relation to the Port Lympne Wildlife Park where various new enclosures and other structures have been built, some of which are quite obvious in views from Romney Marsh. A caravan park within the AONB on Romney Marsh is also visible.
- 13.3.2 Comparison of photographs from 1995 and 2017 shows that the landscape is very similar, but that some changes have taken place. There are more structures associated with the Wildlife Park today, and the density of scrub growing on the scarp has increased. Buildings near the top of the scarp are less obvious as trees have grown up around them. In the 1995 photo the treeline on the ridge has gaps in, probably resulting from the 1987 storms. By 2017 new tree growth gives the impression of continuous tree cover on the ridge.



'Then and now' photographs of the Lympne Escarpment. 1995 (above) and 2017 (below)

Issue	<i>Landscape sensitivities and potential landscape impacts</i>
Intervisibility	<p>The close visual relationships between the scarp and the marsh at its foot mean that changes in one will be visible from the other. Visible changes may result from new development (e.g. large buildings) but also from changes in land management (e.g. lack of grazing).</p> <p>There are a number of Scheduled Monuments and Listed Buildings on the scarp, and any changes to their settings will be visible from both the scarp and from Romney Marsh.</p>
Recreation	<p>There are two key recreation sites within this LCA - Port Lympne Wildlife Park, and the Royal Military Canal. In recent years, expansion of the Wildlife Park has seen more isolated and ad-hoc structures visible in the landscape, including enclosures, a holiday village and tree houses.</p> <p>Footpath condition is variable. Less popular routes can be overgrown, but there is a concentration of walkers and cyclists using the path alongside the Royal Military Canal.</p> <p>As the population of the local area increases following new development then there will be further recreational pressure on this landscape. This will require careful management to avoid detriment to its ecology, character and qualities.</p>
New development and infrastructure	<p>The potential new town site at Otterpool, and an industrial land use allocation are adjacent to this LCA, beyond the AONB boundary to the north. They are likely to impact on views from the AONB and its setting, as well as potentially affecting tranquillity, light pollution and recreational pressure.</p> <p>Developments on Romney Marsh (including for example large agricultural buildings, and solar farms) would impact on views from the scarp. In such a flat and distinctive landscape, it is important to note that poor attempts to screen new buildings (such as planting Leylandii hedges) can exacerbate the problem.</p> <p>Skylines on the summit of the scarp are particularly vulnerable, as changes here can have a dramatic impact on surrounding views.</p> <p>The existing wind farm at Little Cheyne Court, and the pylon lines emanating from Dungeness demonstrate how prominent vertical features can be in this flat and highly visible landscape.</p> <p>The character of rural lanes may be lost if traffic increases require widening, straightening or other insensitive highways measures.</p>
Climate change and natural forces	<p>The broadleaved woodlands and hedgerow trees on the scarp are very vulnerable to Ash Dieback.</p> <p>Romney Marsh is exceptionally low-lying and is therefore especially vulnerable to flooding. The risk of flooding from both the sea and from rivers is likely to be exacerbated by climate change and associated increase in frequency and intensity of storms. Climate change may also impact on crop choices and farming cycles.</p> <p>Natural processes of land slippage and soil movement are part of the character of the dynamic scarp. They affect the appearance of the landscape in this area, particularly following heavy rain, and can impact on archaeology, buildings and vegetation.</p>

Issue	Landscape sensitivities and potential landscape impacts
Land management changes	<p>Romney Marsh is currently intensively farmed arable land. Soil exhaustion is a problem, as is ground shrinkage following desiccation of peat soils. Lowering land surfaces means ditches must be dredged in order to function properly, and this reduces wildlife habitats associated with stream and wetlands. In addition, use of fertilizer on pasture changes the grass and wildflower species present, as many grasses only grow on nutrient-poor soils. This in turn reduces the number of insects and birds which they can support. Farms on Romney Marsh are currently coming out of Entry Level Stewardship schemes for positive land management. The new Environmental Land Management Scheme (ELMS) offers opportunities to restore and reinforce valued characteristics of the landscape. International trade arrangements are likely to also affect the landscape, for example the arrangements for lamb exports will impact on the viability of sheep farming, which will in turn affect grazing levels on grasslands.</p> <p>Continued scrub growth may impact on archaeology and wildlife value if unchecked. Larger agricultural machinery can result in damage to verges and historic bridge structures.</p> <p>Fragmentation of woodland ownership and management ('woodlotting') can result in loss of coherent and effective woodland management.</p>
Climate change and natural forces	<p>The broadleaved woodlands and hedgerow trees on the scarp are very vulnerable to Ash Dieback.</p> <p>Romney Marsh is exceptionally low-lying and is therefore especially vulnerable to flooding. The risk of flooding from both the sea and from rivers is likely to be exacerbated by climate change and associated increase in frequency and intensity of storms. Climate change may also impact on crop choices and farming cycles.</p> <p>Natural processes of land slippage and soil movement are part of the character of the dynamic scarp. They affect the appearance of the landscape in this area, particularly following heavy rain, and can impact on archaeology, buildings and vegetation.</p>



Vertical poles stand out in the flat landscape of Romney Marsh, and the caravan park is visible from the scarp as well as across the Marsh. Deciduous woodlands and hedgerow trees on the scarp are vulnerable to Ash Dieback.

13.4 Landscape Management Recommendations

Aspirational Landscape Strategy

The landscape retains its unique character and strong sense of place. It still has a timeless quality, is well managed, and is able to cope with the demands for recreation within it.

A network of wildlife corridors runs throughout the landscape. On the scarp, well-managed woodlands are linked by hedgerow corridors, and grasslands are appropriately grazed and linked. On Romney Marsh, watercourses form a focus for wildlife corridors within the agricultural landscape.

The loss of trees from the landscape is mitigated by new planting and natural regeneration. both in woodlands and associated with trees outside woodlands.

Development within the landscape is minimal, and is carefully sited and designed so that it does not visually intrude. Roads retain their distinctive characters, and road corridors retain their rural feel. Views both towards and from the scarp are conserved and enhanced.

Protect

- Protect historic sites and monuments, and their settings, taking account of the intervisibility between scarp and marsh.
- Protect skylines and the scarp slope (particularly the top of the scarp) from development, and look at removing and mitigating intrusive features such as poles, power cables and structures. Aim to retain the scarp's open grassland and scrub character.
- Protect historic landscape features which may not be otherwise designated, such as the ancient road and ditch networks on Romney Marsh.
- Protect long views across Romney Marsh from the scarp, considering how developments on the Marsh will appear when viewed from above and avoid or mitigate impacts, for instance with careful advance planting.
- Protect the historic features and distinctive vegetation along the Royal Military Canal.

Manage

- Manage woodlands, encouraging coherent management plans to retain the scale and unity of broadleaf woodland coverage, including coppice woodland. Look at replacing trees affected by Ash Dieback with alternative species if this becomes necessary. Link woodlands, copses and hedgerows to create a robust network.
- Manage grasslands, promoting appropriate grazing to avoid scrub growth and encourage diversity of grasses and herbs.
- Manage farmland areas, encouraging wildlife corridors along ditches and field margins. Consider reintroducing grazing into the agricultural cycle to improve soil quality.
- Manage watercourses to combine effective drainage with wildlife habitats (e.g. through stepped-profile banks) in accordance with Internal Drainage Board bylaws. Establish new willows (future pollards) and field margins along ditches.
- Continue to manage pollarded willows, oak and ash. Plant new trees where old trees are becoming over-mature so that they remain a feature of the landscape. Promote new hedgerow / roadside trees from existing hedge stock.
- Manage recreation, including positive management of the rights of way network, to minimise damage from walking and cycling.

Plan

- Develop strategies for partnership working, for example for woodland and farmland management.
- Utilise Green Infrastructure corridor opportunities, particularly along the Royal Military Canal.
- If proposed developments in the vicinity come to fruition, engage with their designers at an early stage to achieve the best possible edge treatments, landscape integration and building design, as well as investment in landscape management for recreation and landscape conservation.
- Use offsite contributions from developments where they are approved in the vicinity to sensitivity enhance recreation provision and improve wildlife habitat networks within and connecting to this LCA.
- Avoid further suburbanisation, for example through use of sympathetic building materials and styles, and ensure any new buildings (including farm buildings) are well integrated using trees and woodland. Seek the use of sympathetic local materials such as brick, tile and ragstone.
- Work with Highways Authorities to increase the biodiversity value of verges and hedgerows without compromising safety.
- Ensure new tree establishment associated with climate mitigation respects and enhances landscape character and qualities.
- Within the setting of the LCA, work with Local Planning Authorities and designers to achieve the best possible landscape and ecological integration and minimal impact on views, with compensation achieved for lost qualities.
- Encourage partnership working between different Local Authorities, agencies and community groups to enable seamless working across the AONB. Consider environmental/ landscape limits in planning and plan making.

Lower Rother Valley

Landscape description.



The Lower Rother Valley runs east from Robertsbridge to Rye, stretching as far north as Tenterden and as far south as Peasmarsch. The Rother was one of the most important rivers in the High Weald, and still dominates the eastern end of the AONB.

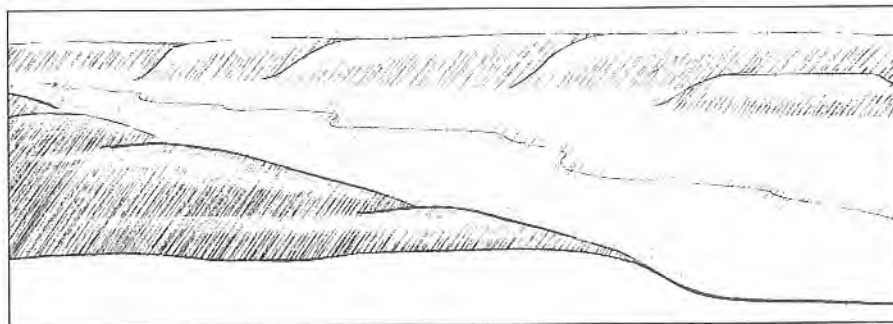
This area has historically been subject to alternate flooding and silting and the river has changed its course several times over the

centuries. During the Roman occupation, tidal estuary and mud-flats extended far up the valley and the Isle of Oxney was a true island. The ancient sea-cliffs at Rye, Playden and Oxney are a constant reminder that here, as in Brede, the shape and role of this landscape has changed dramatically over time. The river levels are drained by a network of small ditches and flecked by patches of scrub and stunted trees. Although the Brede and Rother valley floors contain most of the best agricultural land in the AONB, the intensively farmed, arable fields are still interspersed with considerable areas of sheep-grazed pasture. The gentle, open slopes which rise up onto the enclosing ridges, support a network of large, regular fields, surrounded either by overgrown hedgerows or closely trimmed, gappy hedges and sporadic trees. Both the river levels and the valley slopes have a bleak, wind-swept feel, despite the intensive agriculture.

Further west, around Bodiam and Sandhurst, the valleys close in. Despite the large fields, there are more small woodlands and thicker hedges, although



Key characteristics



Pastel weatherboarding and coloured window frames

The stark whiteness of typical High Weald weatherboarding is often replaced here by a variety of pastel shades, especially in the villages. In contrast, many of the window frames are painted in dark colours, giving an almost jaunty, sea-side feel.

Landform

The Lower Rother Valley is a wide, flat-bottomed valley, whose rolling valley slopes are drained by small ghylls. At the mouth of the valley, where it opens onto Walland Marsh in the east, the Isle of Oxney forms a gentle mound on the flat levels, around which the River Rother and the Reading Sewer flow.

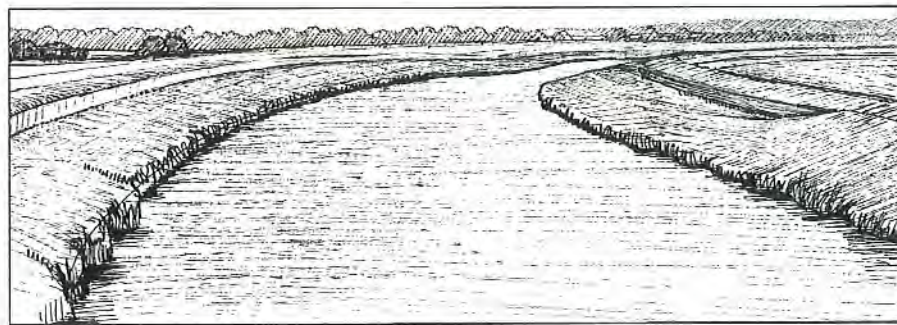
Reed-filled ditches

A network of ditches and 'channels' drain the flood-plains of the Lower Rother Valley. The river and larger channels, such as the Otter Channel, are hidden behind raised grassy flood-banks, whilst the smaller ditches are almost invisible from a distance. Many of these watercourses support dense beds of common reed, whose dry yellow stems rattle and hiss in the winter winds.

many are unmanaged and in decline. The terracotta-coloured soils of the Hexden valley still support occasional orchards and most of the red-brick or timber-framed

farms have a pair of redundant oasthouses. In the villages, such as Northiam and Sandhurst, weatherboarding is common, whilst very occasionally a thatched cottage can still be

found, a reminder of the days when reeds from the river-levels were a valued roofing material.



Extensive, remote river levels

The River Rother and the channels which feed into it, such as the Newmill Channel, have created an area of extensive, flat floodplains, dissected by smaller ditches. The unkempt bushes and patches of scrub, which dot the field edges, add to the wild, bleak atmosphere of the levels. The wide open spaces and long views are a fundamental part of the character of this area.



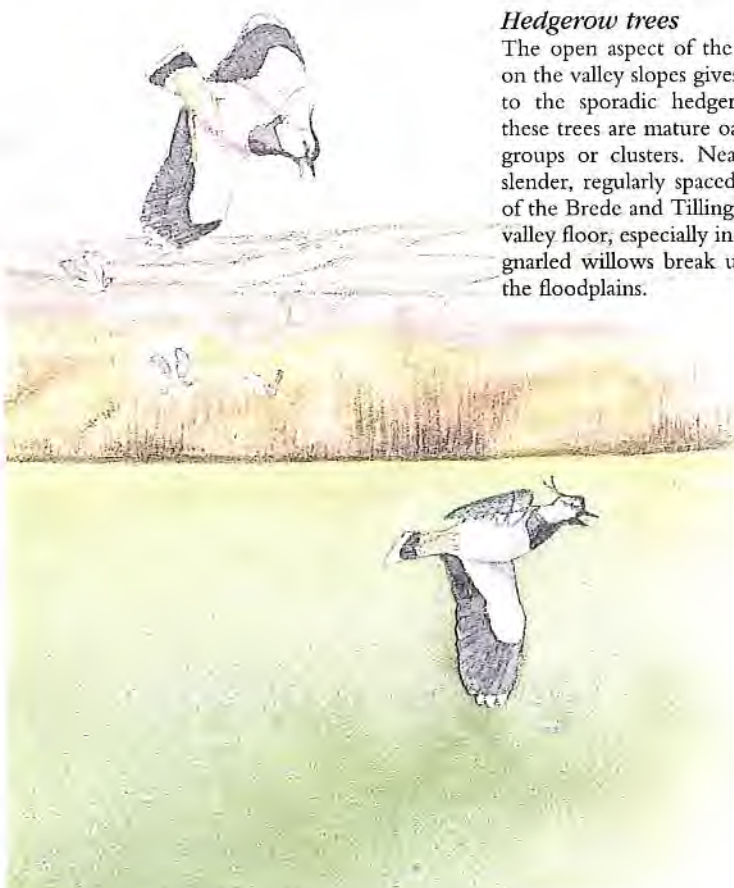
Hedgerow trees

The open aspect of the large, regular fields on the valley slopes gives particular emphasis to the sporadic hedgerow trees. Most of these trees are mature oaks, often in uneven groups or clusters. Near Bodiam, rows of slender, regularly spaced poplars echo those of the Brede and Tillingham valleys. On the valley floor, especially in the west, occasional gnarled willows break up the monotony of the floodplains.



Large fields

Extensive loss of hedgerows has occurred on the lower valley slopes, especially in the western end of the area, producing an open landscape dominated by large fields. Many of these fields have heavily trimmed or remnant hedges, which results in a stark, intensively farmed appearance.



Lower Rother Valley

Pressures and change



Tourism ▲
The wealth of existing tourist attractions bring considerable numbers of visitors to the HighWeald. The trend in agricultural policy towards diversification is also encouraging tourist-based initiatives, such as farm-trails and nurseries. In the Lower Rother, Bodiam is a typical example. Within one small village there is a National Trust-owned castle, a steam railway, a farm-based 'rural experience', boat trips, pubs and several tea-

shops. These attractions draw large numbers of people into the village, imposing considerable pressure on the network of tiny lanes and requiring extensive parking facilities. As demand outstrips the ability of the infrastructure to cope with it, there is increasing danger that the rural, unspoilt character of this countryside and its villages will be sacrificed for widened roads, white lines and car-parks.

Special features



Sally Marsch



County Visuals - KCC

Straightened riverbanks ▲

The changing face of the river valleys

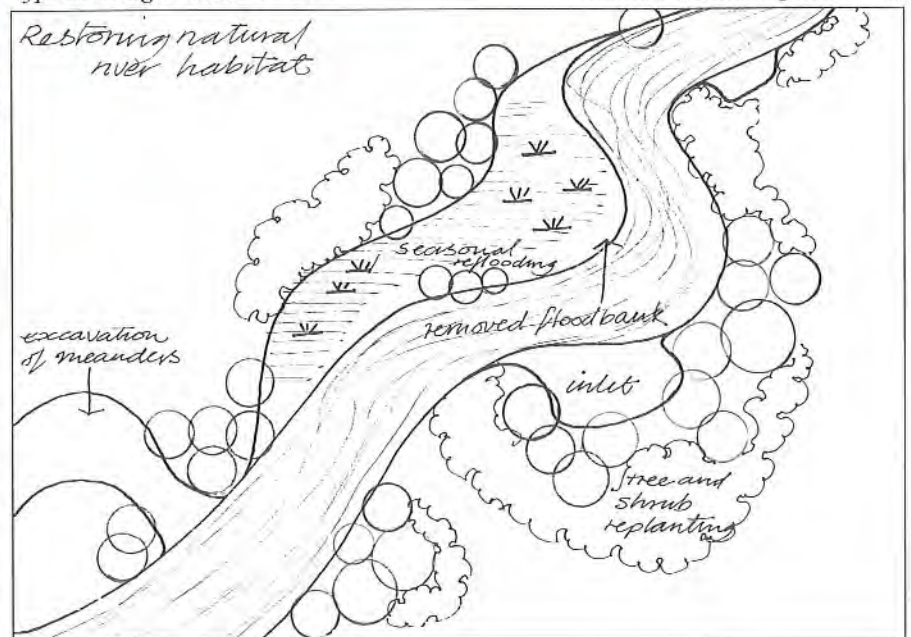
River valleys are rarely static landscapes and the Lower Rother Valley has changed considerably over the years. Its present character derives largely from the agricultural improvement measures which occurred during the 1940s when the levels were comprehensively drained to allow arable cropping. The river itself was straightened in the 1960s. Most of the bankside trees and vegetation were removed and long sections of floodbank were constructed. Today these



Ian Graham

Typical dredged channel ▲

Habitat creation options ▼



Ecology

The river levels and marshland in this area provide a rich wildlife habitat. Historically the levels were pasture, which flooded seasonally, whilst there were more ditches supporting a wider range of species. Today fewer ditches support fewer species, and most of the wet pastures have been drained and ploughed up or reseeded.

Nevertheless the levels are still an important wetland habitat, whose particular value lies in the combination of plants and animals which depend on each other. Appropriate management techniques, such as reduced frequency of dredging and raised water levels, could return most of these ditches to their former richness within a short space of time.

Birds, in particular, respond very quickly to appropriate management techniques. The option of long term set-aside agreements could offer considerable opportunities for returning parts of the river levels to areas of high nature conservation value.

◀ Wetland wildlife

floodbanks and the open aspect of the valley are the dominant features on the levels.

Increasing concern over nature conservation and the quality of the environment, coupled with considerable changes within the agricultural industry, are pointing towards possibilities for restoration of a more 'natural' river habitat. Such possibilities include :-

Seasonal reflooding - Allowing seasonal reflooding of parts of the river system. This could include removal of sections of floodbank and re-excavation of some smaller ditches.

Excavation of meanders - Re-excavation of meanders that were filled in when the river was canalised. Partly re-connecting these meanders to the existing river would create lengths of undisturbed water forming potentially rich wetland habitats.

Creation of inlets - Selective dredging and excavation can create undisturbed inlets to increase the length of river-bank. The water margin provides the richest river habitat.

Re-planting - Annual dredging and removal of bankside vegetation has created a very bare riverside habitat. Reduction of dredging operations and selective replanting of trees and shrubs could re-introduce variety and interest to the river landscape.



Remoteness ▲

Nowhere in the High Weald can be described as wilderness, but there are considerable areas where the landscape has remained relatively unspoilt by intrusive modern development and noticeable human activity. Typical intrusive developments and activities include urban centres or areas of ribbon development; warehouses and extensive modern agricultural complexes; formal recreation areas, such as golf courses or tourist attractions; busy roads. Although there are no natural

landscapes within the AONB, it is the predominance of 'unspoilt' countryside which justifies its designation and produces the 'traditional' rural character for which it is valued. Changes in modern farming may reduce the amount of marginal land in commercial agriculture and increase the number of long-term set-aside agreements. This could offer major opportunities to enhance and increase the remote, unspoilt nature of these areas.



Windswept valley bottom in winter ▲

In contrast to the rest of the High Weald, hedges and woodlands are not part of the character of the river-level landscape. Along the lower valley slopes, some rows of poplar are visually distinctive, but elsewhere the patches of scrub and willow have a temporary, unplanned feel.

In the Lower Rother Valley these patches of scrub, more numerous than in the Brede, enhance the desolate, windswept nature of the valley. New tree planting in the river valleys is therefore a sensitive issue. Although the strong lines of poplars actually emphasise

the flatness of the valley bottoms, major new tree planting would diminish the open, uncluttered aspect and reduce the extent of the views, thus changing the character of the valley. Nevertheless limited, sporadic tree planting along the riverside, of appropriate species, such as willow, poplar and alder, could enhance the river landscape without compromising the open, unconfined nature of the landscape.

Other pressures

Decline in landscape structure (pages 22-23)



Lower Rother Valley

Bodiam

Few castles can be more outwardly perfect than Bodiam. Sitting solidly on the northern bank of the Rother, halfway between Robertsbridge and Newenden, it still dominates the river valley, as it has for the last six hundred years. The castle marks the point where the Rother valley begins to lose its wild, marshy appearance and is gradually enclosed by increasingly wooded ridges. Narrow lanes wander across the upper slopes between high hedges and unmanaged shaws and the intimate topography of the High Weald begins to re-assert itself.

▼ Bodiam Castle



Nevertheless, this is still a large-scale landscape, where big arable fields are surrounded by overgrown hedges and wide views open out from the ridges. Despite the network of drainage ditches, extensive flooding can occur during the winter, and the valley-floor becomes a great sheet of brown water, reflecting the bleak, grey skies overhead. There is a thicker scattering of trees and scrub on this flood-plain, than in the valleys of the Brede, which reduces the open aspect of the landscape. The hop gardens and orchards, however, with their distinctive shelter-belt hedges, have declined. Once they were a major feature of the area. This leaves a landscape which lacks the cohesion of the smaller-scale farmland of the High Weald, without taking on the great open horizons of the lower river levels.



Ian Graham

▲ Floods at Saleburst



Oxney

The final retreat of the sea, and the gradual draining of the resultant mud-flats, has left a distinctive landscape here. The flat Rother levels contrast strongly with the ancient cliffs, which rear up from the edge of the flood-plain, whilst the Isle of Oxney seems almost to float above the smooth green levels which surround it. The valley bottom is punctuated by gnarled willows and thorns, and the scrubby bushes which cling to the edges of the fields give a wild, remote feel to the area. There is an almost unkempt appearance to this valley, re-inforced by the



▲ *The 'Isle' of Oxney*



remnant hedges, the leaning post and wire fences and the reed-filled ditches which divide the fields from each other. In winter, these elements combine to produce a bleak, untamed landscape, intensified by the bitter winds and sometimes horizontal rain, which can lash across the valley. The lack of a coherent structure to the landscape, provided elsewhere in the High Weald by the strong network of hedge and shaw, extends across the lower slopes of the valley and the Isle of Oxney, only gradually re-asserting itself around Northiam, Ewhurst Green and Wittersham. Oxney itself seems to remain an island, isolated by the farmland which now surrounds it, instead of sea. It is a strange patchwork of tiny landscapes, where neglected pastures and overgrown hedges in the west contrast with large arable fields, edged by post and wire in the north. The dense hedgerows and brick and tile houses, typical of the rest of the AONB, are in evidence around Wittersham, whilst a few small orchards still pattern the gentle slopes. From the edges of the 'island', long views open out across the levels to the ridges beyond.



Historic Coastline

Channel sailors, making for the ports of Rye and Winchelsea in the fourteenth century, navigated around a very different shore from the one that exists today. The history of this coastline is one of continual loss and gain. 12 000 years ago this small corner of England extended only as far as the now land-locked cliffs, which can still be seen around Winchelsea and Pett. Over the next 6-8000 years, however, the land gradually subsided to sea-level and extensive silting occurred across what is now Romney Marsh, whilst great channels extended deep inland. About 4000 BC the land slowly rose again, supporting dense oak forest and moorland. The remains of this forest are still preserved in the peat underlying Pett Level. After 2-3000 years, however, the land once more began to sink and the sea flooded back in. At the same time, silt from the rivers accumulated over the drowning forest and the area became marshland. Around 1500BC the area lifted again and the marsh began to dry out. Shingle was deposited along the shoreline. When the Romans reached Britain, however, the land was yet again sinking and much of the marsh was tidal estuary. By this time, men were draining the land and the rivers were again silting up the marshes. In the Middle Ages a series of bad storms battered across the area, sweeping away towns such as Old Winchelsea. As men erected artificial sea-defences, shingle continued to be deposited along the shore, gradually pushing the sea back from former ports such as New Romney. By the middle of the seventeenth century the marsh was fully reclaimed and similar in outline to today.

Traces of this extraordinary history can be seen in the modern landscape. The ancient cliffs, which have formed a constant backdrop to the changing marshland, are still recognisable despite centuries of erosion. Preserved tree-trunks from the Forest Uplift are occasionally found washed out of the soils of Pett Level, whilst shingle is still accumulating along the existing shoreline. The constant battle between water and land is also revealed by the place-names; the suffix 'eye' found for example in Oxney and Rye, means 'island'. Unlike the wooded parts of the High Weald, this is a landscape which has changed almost beyond recognition over the last thousand years. Indeed even today there are signs that the land is sinking yet again.



▲ *Coastline at Pett*

◀ *Ancient landlocked cliffs*

Appendix 11-C: Extracts of Shepway District Council's Landscape Character Assessment

LCA 20: ROMNEY MARSH COAST

Description

This LCA comprises a part of the flat coastal landscape on the eastern edge of Romney Marsh and the coast of the English Channel. The LCA comprises a strip of developed coastline incorporating a number of different settlements and holiday parks including New Romney, Littlestone-on-Sea, Greatstone-on-Sea, St Mary's Bay, and Dymchurch. The presence of the English Channel to the east and Romney Marsh to the west give the LCA an open, rural and exposed character. There are intermittent pockets of farmland and a golf course in the LCA. The settlements are linked by the A259, minor roads, and the Romney, Hythe and Dymchurch Railway. Sea defence is a characteristic feature of the area.

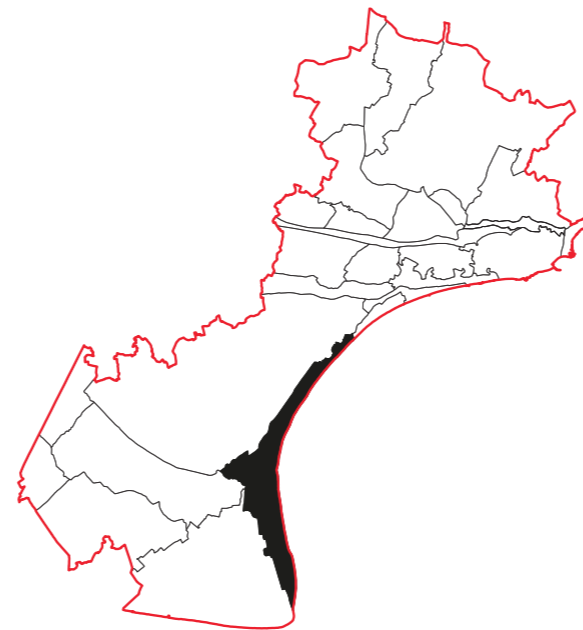
Landscape Designations

The area is partially within the Romney Marsh LLA.

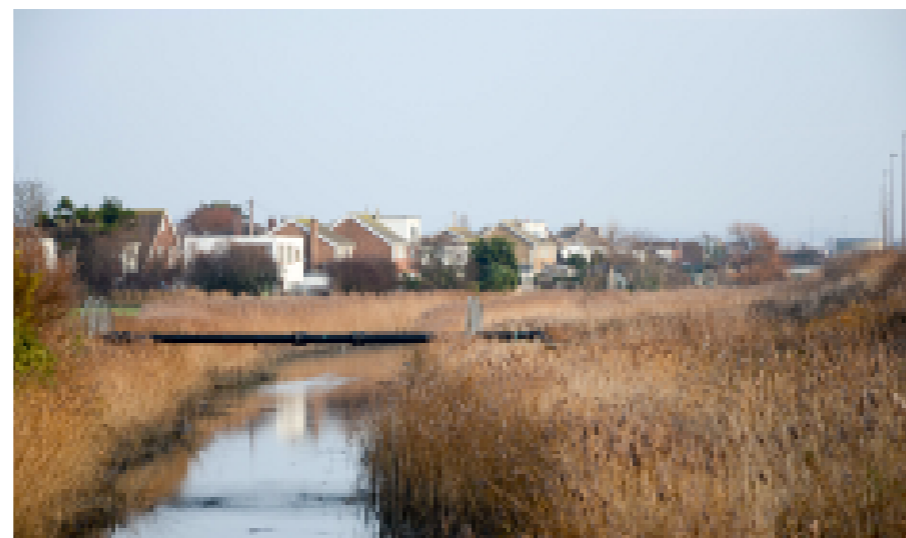
Key Characteristics

The key characteristics of this LCA are:

- Flat, open and exposed coastal landscape;
- Sea defences;
- Developed coastline with almost continuous settlement;
- Settlement located between the English Channel to the east and Romney Marsh to the west;
- Settlement linked by A259 and Romney, Hythe and Dymchurch Railway; and
- Development related to tourism.



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Landscape Value

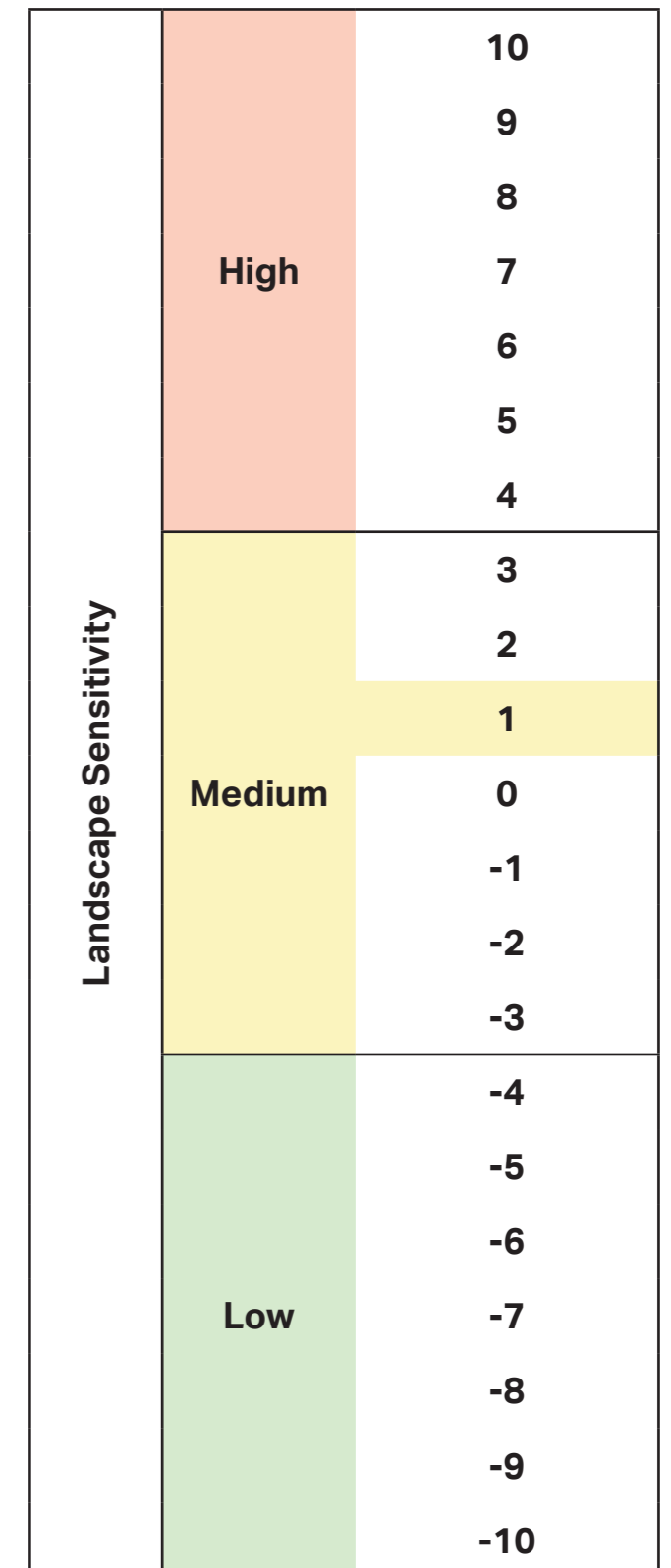
Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is considered to be in a fair condition with some evidence of good management practices.		0	
Scenic Quality	The LCA is considered to be of a moderate scenic quality, with some attractive views out across Romney Marsh to the west and the English Channel to the east.		0	
Rarity	The LCA is largely settled but its location between Romney Marsh and the English Channel is considered to give it some rare characteristics.		0	
Representativeness	The LCA is not considered to be representative of the characteristics of NCA 123: Romney Marshes.	-1		
Conservation Interests	The LCA includes parts of a RAMSAR, SPA, SAC and SSSI which are of international importance. It also includes a LNR, Lydd and Dungeness Conservation Areas, and a substantial number of listed buildings.			+1
Recreation Value	The LCA has good recreational opportunity along the coast, with beach access along the length of the character area, as well as a country park, golf course and LNR.			+1
Perceptual Aspects	The LCA has some sense of place owing to its distinctive location behind the coastal sea defences of the English Channel, and the backdrop of Romney Marshes.		0	
Associations	The LCA has a history of defence against cross-channel invasion, of which numerous structures are still evident in the landscape today.		0	
Total Score				+1

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Development would be likely to result in the loss of a few characteristic elements of the LCA.		0	
Addition	Development would not be an incongruous element within the landscape, but would devalue some of the characteristics of the LCA and would not be easily assimilated.		0	
Total Score				0

Landscape Sensitivity

Landscape Value	+1
Landscape Susceptibility	0
Landscape Sensitivity	+1



LCA 21: ROMNEY MARSH PROPER FARMLANDS

Description

This LCA comprises a part of the flat, open, low-lying wetland landscape of Romney Marsh. The LCA is predominantly arable farmland with small pockets of grazed pasture. Fields are generally bounded and divided by a network of drainage ditches rather than hedgerows, creating an open character. Settlement is minimal and dispersed across the area, primarily at nucleated villages that are evenly distributed. Narrow roads wind through the LCA, occasionally lined by hedgerows. There is almost no tree cover, with the small number of trees almost exclusively focused around settlement. Churches are prominent historical features in the landscape contributing to a sense of place. The northern boundary of the LCA is formed by the Royal Military Canal, a historic defensive structure that extends from Hythe in the east to Hastings in the west. Views across the LCA are often far-reaching, with the Greensand Ridge at the northern boundary a prominent feature. Farms and villages are evident in the landscape.

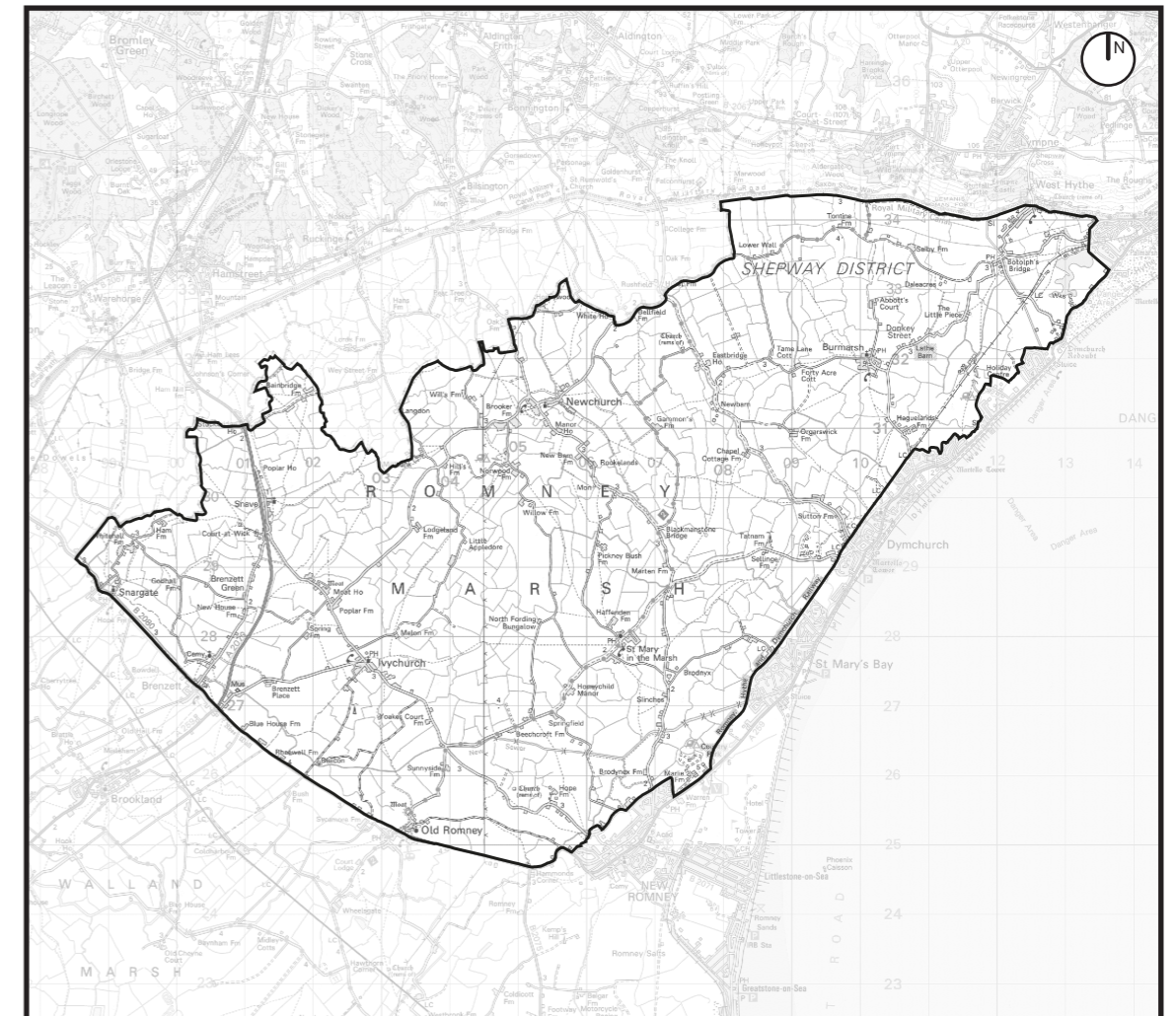
Landscape Designations

A narrow strip of land in the far north of the LCA is within the Kent Downs AONB, which extends along part of the northern edge of the LCA. The LCA is within the Romney Marsh LLA.

Key Characteristics

The key characteristics of this LCA are:

- Flat, open landscape;
- Low-lying;
- Agricultural landscape comprising predominantly arable land;
- Fields bounded by network of winding ditches;
- Dispersed nucleated villages;
- Scattered farmsteads;
- Narrow winding roads;
- Long distance views, including of the dramatic scarp to the north;
- Churches are prominent historical features; and
- Limited tree cover, predominantly around settlement.



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Landscape Value

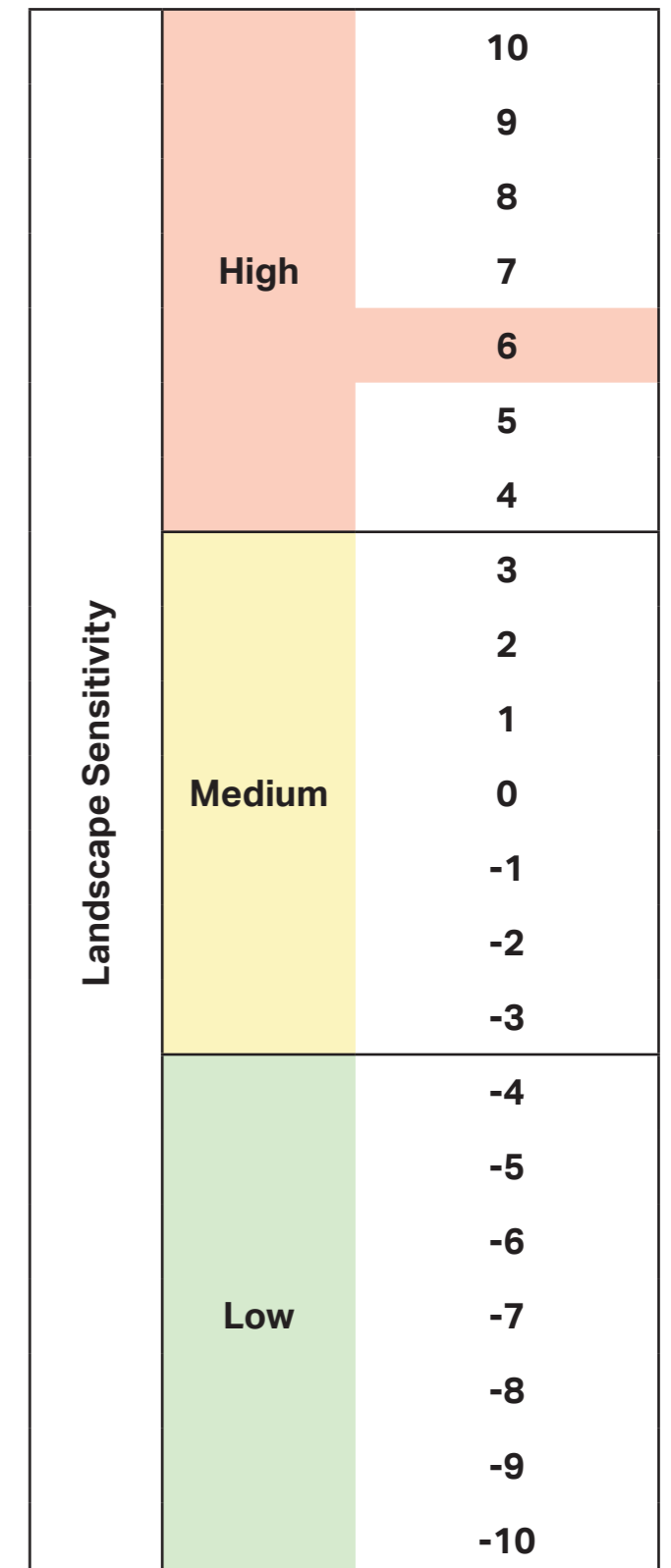
Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is considered to be in a good condition and well managed.			+1
Scenic Quality	The LCA is considered to be of a moderate scenic quality, with some attractive views across the Romney Marshes and towards the Greensand Ridge, high voltage pylons form localised detractors.		0	
Rarity	The flat agricultural landscape defined almost exclusively by ditches is considered to be a rare and distinctive characteristic within England.			+1
Representativeness	The LCA is considered to be highly representative of the key characteristics of NCA 123: Romney Marshes.			+1
Conservation Interests	The LCA includes Newchurch Conservation Area, and has a number of listed buildings and scheduled monuments, including the Royal Military Canal.		0	
Recreation Value	The LCA has a strong network of public rights of way between settlements, and National Cycle Network Route 2, which is a major long distance trail. The Royal Military Canal Path is a long distance recreational trail alongside the Royal Military Canal in the north of the area.			+1
Perceptual Aspects	The LCA is tranquil and has a sense of remoteness and a strong sense of place.			+1
Associations	The Romney Marsh landscape has a number of historical and cultural associations with links to past invasions and wars, literary authors, and smuggling.		0	
Total Score				+5

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Development in this area would be likely to result in loss or adverse effects to a few key characteristics or landscape elements that add value to the LCA.		0	
Addition	Development would be likely to represent an incongruous element within this LCA, and would be prominent from surrounding areas including the Kent Downs AONB.			+1
Total Score				+1

Landscape Sensitivity

Landscape Value		+5
Landscape Susceptibility		+1
Landscape Sensitivity		+6



LCA 22: BROOKLAND FARMLANDS

Description

This LCA comprises a part of the flat, low-lying wetland landscape of Romney Marsh. The LCA is predominantly arable farmland with small pockets of grazed pasture. Fields in this area are mostly bounded by a network of parallel linear ditches, with some hedgerows and trees in the west of the LCA. There is greater tree cover in this LCA than in other LCAs within Romney Marsh. The ditches in this LCA are generally oriented to run north-east to south-west, and are straighter than those in adjacent LCAs within Romney Marsh, creating a more linear landscape. Settlement in this area is limited to the nucleated village of Brookland and a small number of dispersed farmsteads. Other built development includes a recently completed solar farm and a line of high voltage pylons. Access across the area is by the A259 and a number of minor lanes and farm tracks. A railway line bisects the area on a north-west / south-east axis. Little Cheyne Court Wind Farm and Dungeness Nuclear Power Station are prominent in views out of the LCA. The LCA has a remote and tranquil character.

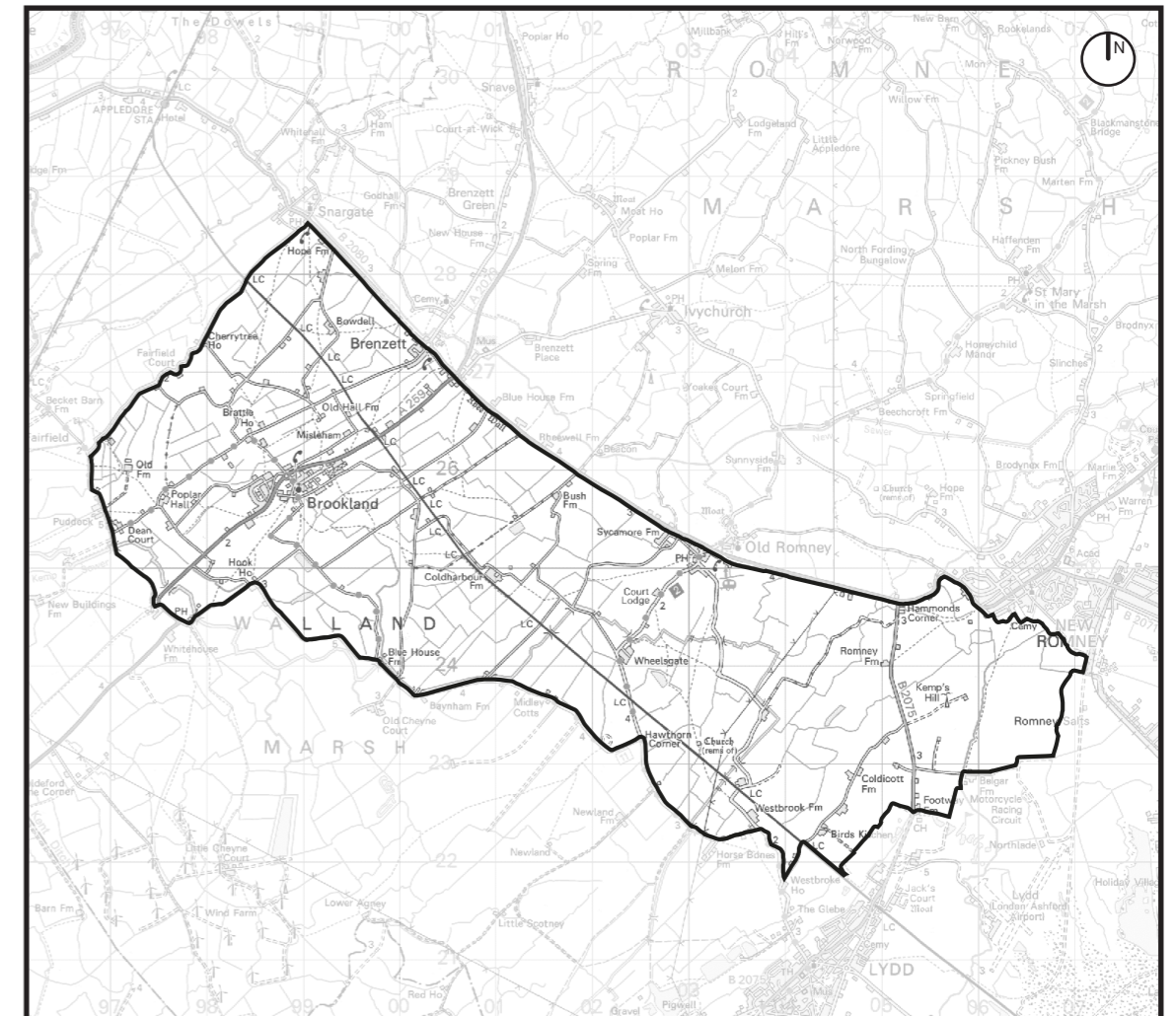
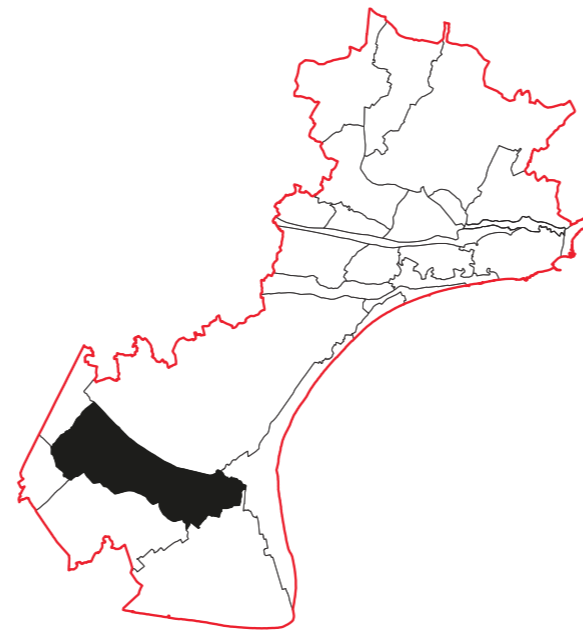
Landscape Designations

The LCA is within the Romney Marsh LLA.

Key Characteristics

The key characteristics of this LCA are:

- Flat, open landscape;
- Low-lying;
- Agricultural landscape comprising predominantly arable land;
- Fields bounded by network of generally parallel, linear ditches;
- Nucleated settlement;
- Scattered farmsteads;
- Narrow winding roads;
- More channelled views, including of the wind farm to the south
- Greater tree cover than surrounding areas of Romney Marsh; and
- Other built development includes a large solar farm and high voltage pylons.



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Landscape Value

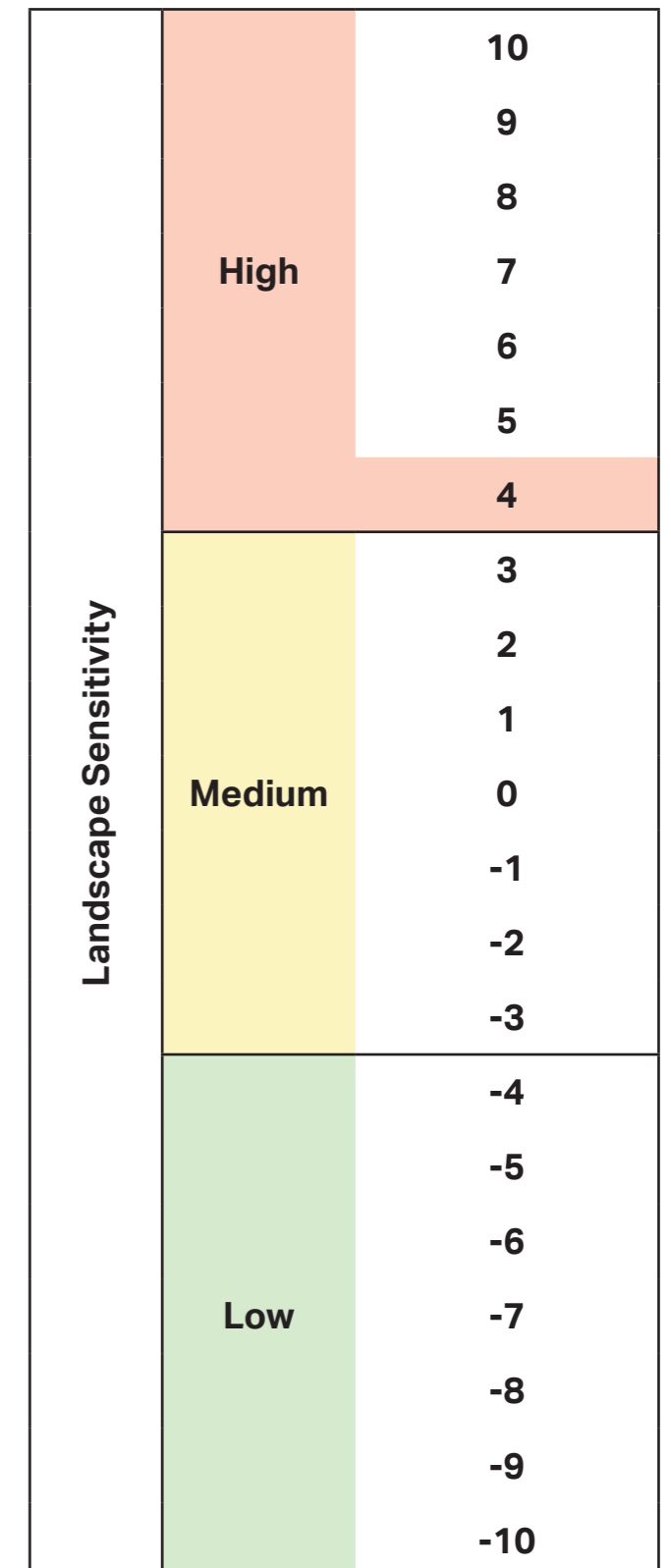
Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is considered to be in a fair condition with signs of good management practices.		0	
Scenic Quality	The LCA is considered to be of a moderate scenic quality, with some attractive views across the open landscape. However, there are several detracting features in views from within this LCA including Little Cheyne Court Wind Farm, high voltage pylons, Dungeness Nuclear Power Station, and a solar farm.		0	
Rarity	The flat agricultural landscape defined almost exclusively by ditches is considered to be a rare and distinctive characteristic within England.			+1
Representativeness	The LCA is considered to be highly representative of the characteristics of NCA 123: Romney Marshes.			+1
Conservation Interests	The LCA includes Brookland Conservation Area and a number of listed buildings.		0	
Recreation Value	The LCA has a good network of public rights of way and includes National Cycle Network Route 2, which is a major long distance trail.			+1
Perceptual Aspects	The distinctive character of Brookland and the wetland landscape give the LCA a sense of place. It has a remote and generally tranquil character.			+1
Associations	The Romney Marsh landscape has a number of historical and cultural associations with links to past invasions and wars, literary authors, and smuggling.		0	
Total Score				+4

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Development in this area would be likely to result in loss or adverse effects to a few key characteristics or landscape elements that add value to the LCA.		0	
Addition	Development in this area would be likely to be incompatible with its surroundings, and would devalue some of its characteristics.		0	
Total Score				0

Landscape Sensitivity

Landscape Value		+4
Landscape Susceptibility		0
Landscape Sensitivity		+4



LCA 23: THE DOWELS FARMLANDS

Description

This LCA comprises a part of the flat, low-lying wetland landscape on the western edge of Romney Marsh. The LCA is agricultural land and is predominantly grazed pasture for sheep. Fields in this area are bounded by a network of ditches. The LCA contains the greatest density of ditches within Romney Marsh. There is almost no settlement within the LCA, limited to a few farms located alongside roads in the north. Tree cover is very limited, sparsely located alongside roads and around farms only. A railway line bisects the area on a north-west / south-east axis.

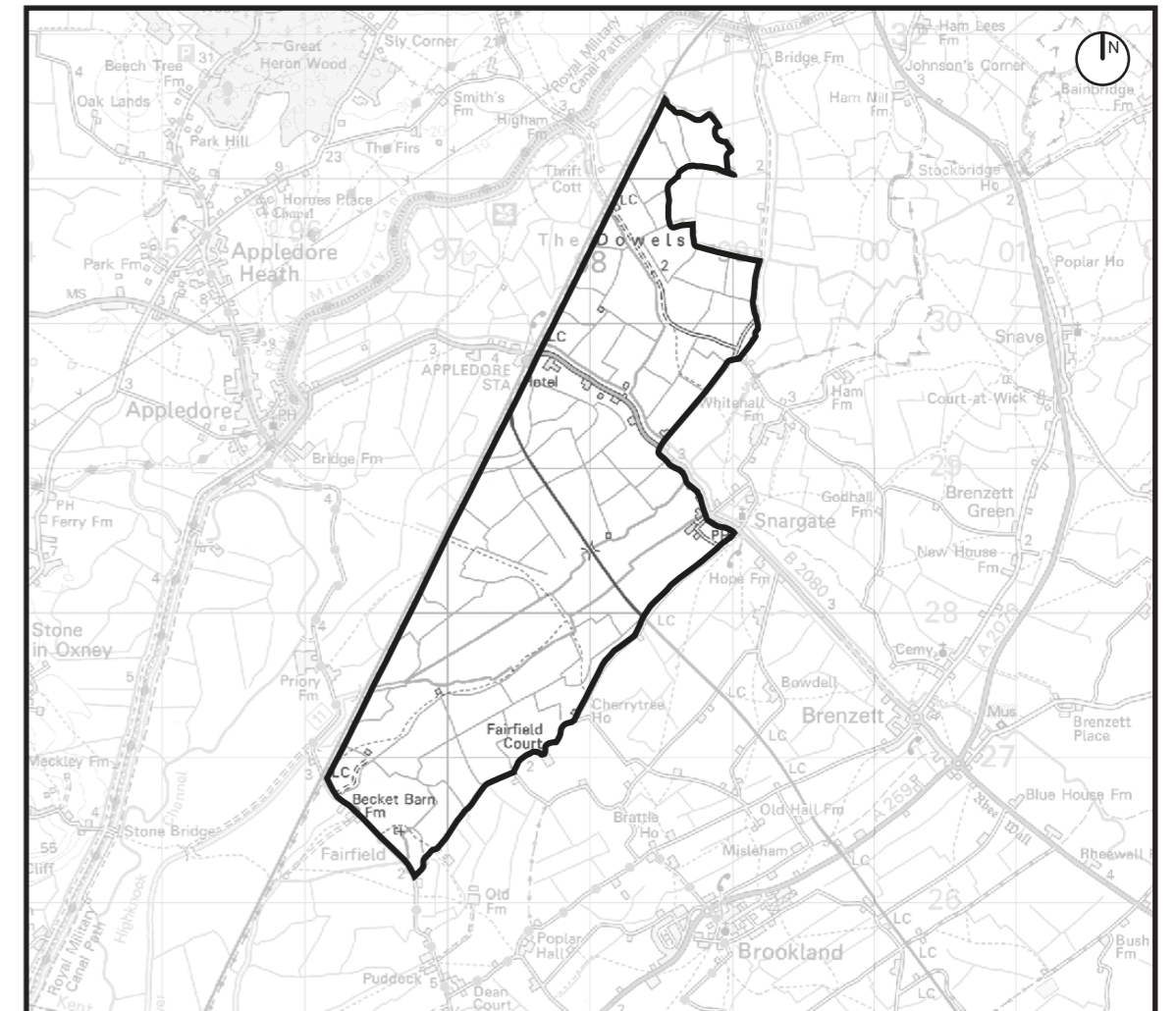
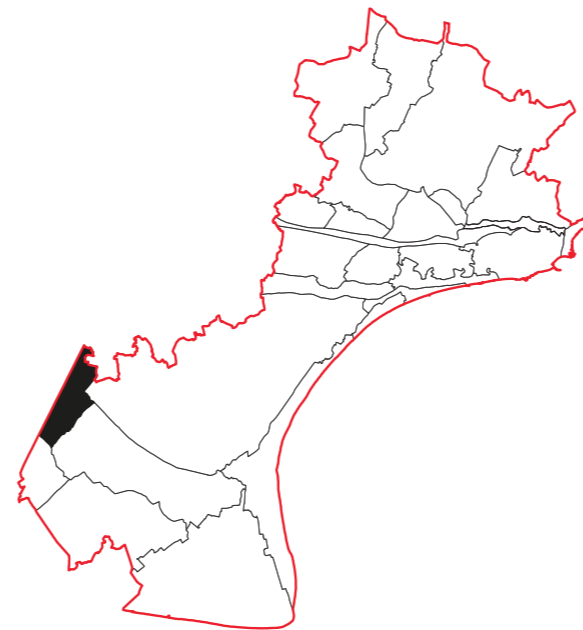
Landscape Designations

The LCA is within the Romney Marsh LLA.

Key Characteristics

The key characteristics of this LCA are:

- Flat, open landscape;
- Low-lying;
- Agricultural landscape which is predominantly pastoral sheep grazing;
- Fields bounded by network of winding ditches;
- Largely void of settlement;
- Narrow winding roads; and
- Views west towards the Low Weald Scarp in the High Weald AONB.



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Landscape Value

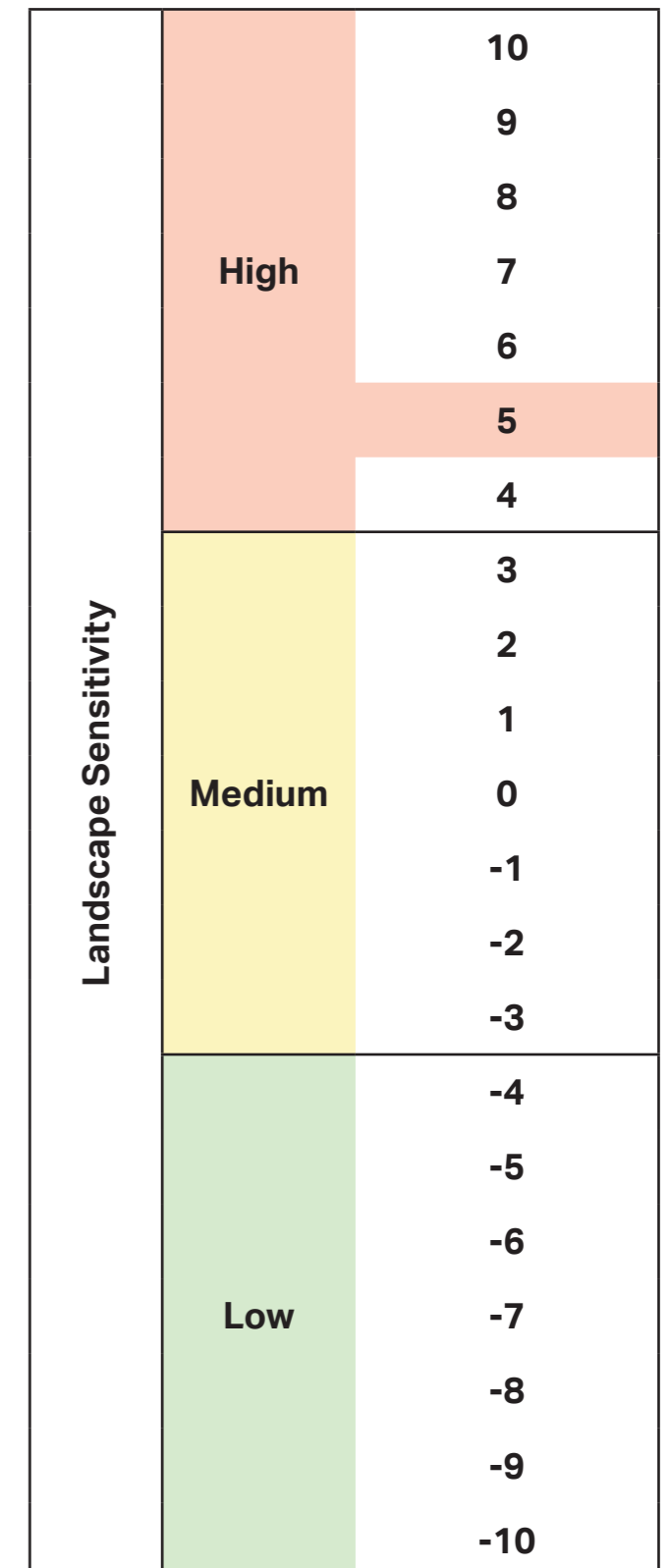
Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is considered to be in a fair condition with signs of good management practices.		0	
Scenic Quality	The LCA is considered to be of a moderate scenic quality, with some attractive views across the Romney Marshes and towards the High Weald AONB in the west.		0	
Rarity	The flat agricultural landscape defined almost exclusively by ditches is considered to be a rare and distinctive characteristic within England.			+1
Representativeness	The LCA is considered to be highly representative of the characteristics of NCA 123: Romney Marshes.			+1
Conservation Interests	The LCA includes parts of a RAMSAR, SPA and SSSI which are of international importance, and several scheduled monuments and listed buildings.			+1
Recreation Value	The LCA has a limited number of public rights of way and few other recreational opportunities.	-1		
Perceptual Aspects	The LCA is tranquil and has a sense of remoteness and a sense of place.			+1
Associations	The Romney Marsh landscape has a number of historical and cultural associations with links to past invasions and wars, literary authors, and smuggling.		0	
Total Score				+3

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Development in this area would be likely to result in loss or adverse effects to several key characteristics or landscape elements that add value to the LCA.			+1
Addition	Development would be likely to represent an incongruous element within this LCA.			+1
Total Score				+2

Landscape Sensitivity

Landscape Value		+3
Landscape Susceptibility		+2
Landscape Sensitivity		+5



LCA 24: HIGHKNOCK CHANNEL FARMLANDS

Description

This LCA comprises a part of the flat, low-lying wetland landscape on the western edge of Romney Marsh. The LCA is agricultural land with large-scale arable fields in the north of the area and smaller scale pastoral fields in the south. Fields are bounded by a network of ditches and there is almost no tree cover in the LCA. Settlement is limited to several farmsteads, which are reasonably noticeable in this open landscape. Little Cheyne Court Wind Farm is prominent in views from within the LCA.

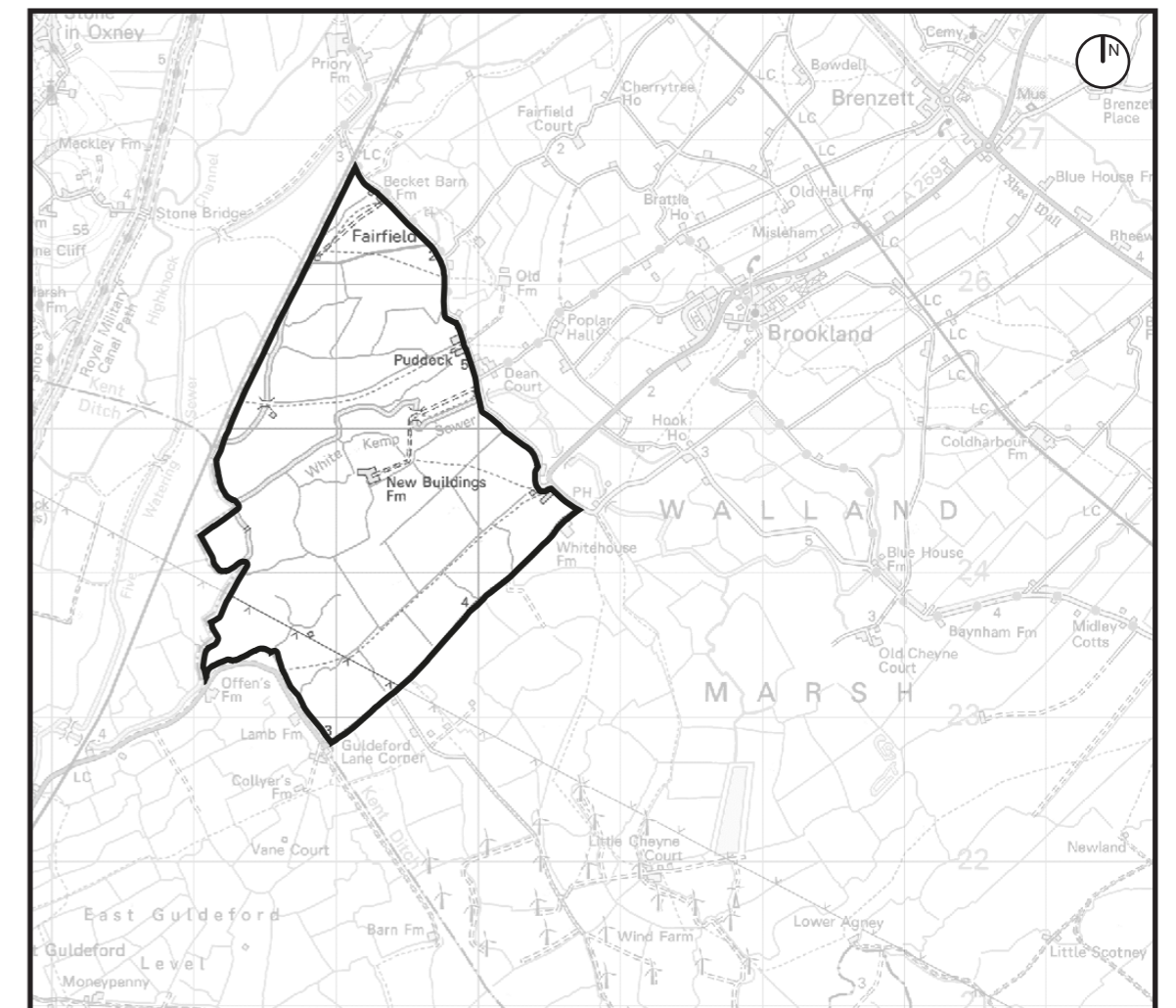
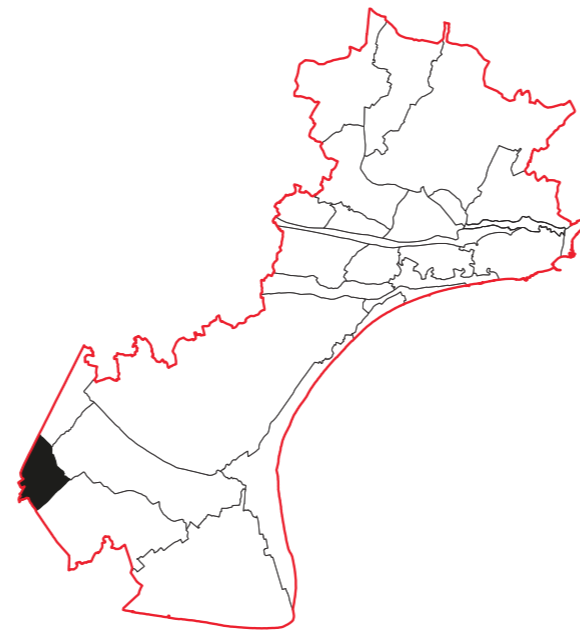
Landscape Designations

The LCA is within the Romney Marsh LLA.

Key Characteristics

The key characteristics of this LCA are:

- Flat, open landscape;
- Low-lying;
- Agricultural landscape with a mixture of arable and pastoral land;
- Fields bounded by network of winding ditches;
- Scattered farmsteads;
- Limited tree cover; and
- Little Cheyne Court Wind Farm prominent to the south-east.



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Landscape Value

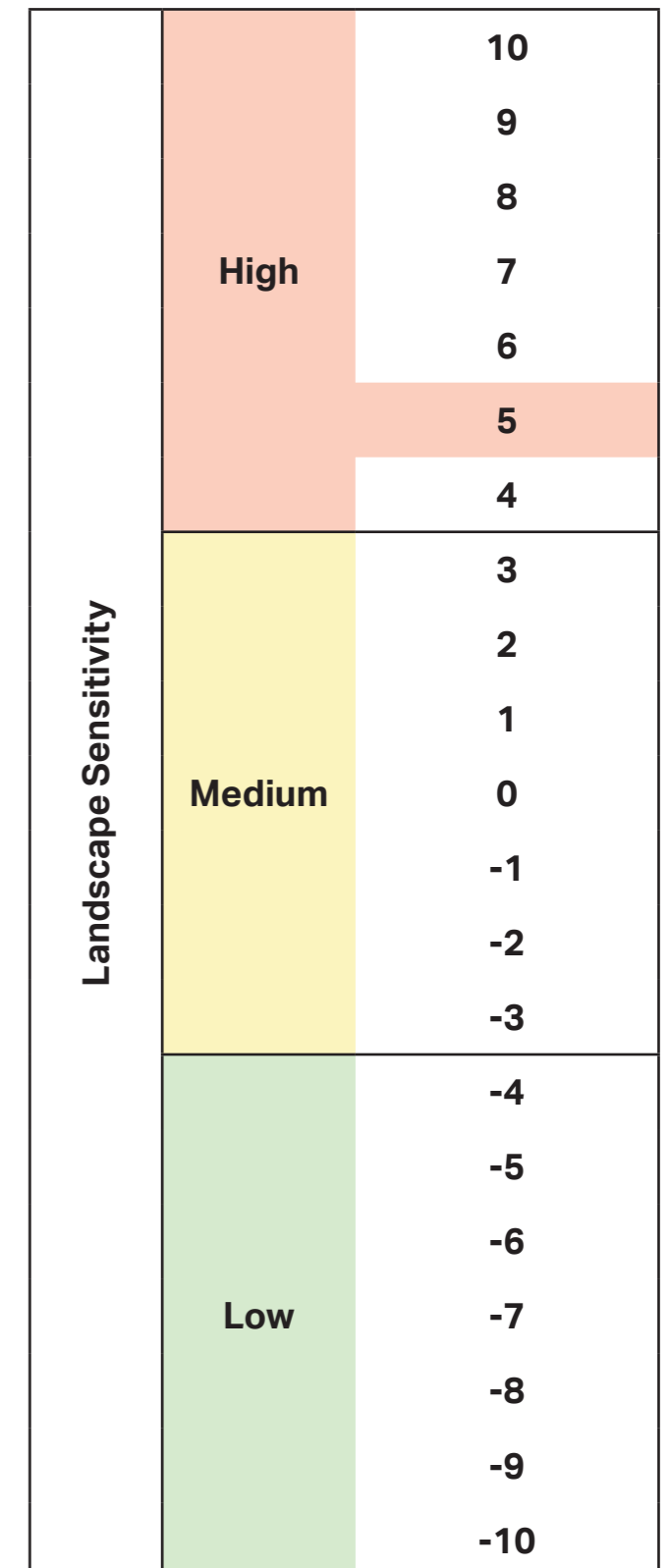
Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is considered to be in a fair condition with signs of good management practices.		0	
Scenic Quality	The LCA is considered to be of a moderate scenic quality, with some attractive views across the open landscape to the west. However, there are several detracting features in views from within this LCA including Little Cheyne Court Wind Farm and high voltage pylons.		0	
Rarity	The flat agricultural landscape defined almost exclusively by ditches is considered to be a rare and distinctive characteristic within England.			+1
Representativeness	The LCA is considered to be highly representative of the characteristics of NCA 123: Romney Marshes.			+1
Conservation Interests	The LCA includes part of a RAMSAR and SSSI which are of international importance, and several listed buildings.			+1
Recreation Value	The LCA has a limited number of public rights of way and few other recreational opportunities.	-1		
Perceptual Aspects	The LCA is tranquil and has a sense of remoteness and isolation.			+1
Associations	The Romney Marsh landscape has a number of historical and cultural associations with links to past invasions and wars, literary authors, and smuggling.		0	
Total Score				+3

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Development in this area would be likely to result in loss or adverse effects to several key characteristics or landscape elements that add value to the LCA.			+1
Addition	Development would be likely to represent an incongruous element within this LCA.			+1
Total Score				+2

Landscape Sensitivity

Landscape Value		+3
Landscape Susceptibility		+2
Landscape Sensitivity		+5



LCA 25: WALLAND MARSH FARMLANDS

Description

This LCA comprises a part of the flat, low-lying wetland landscape of Romney Marsh. The LCA is agricultural land predominantly in use as large-scale arable fields, which are divided and bounded by a network of ditches. There is a noticeable lack of settlement limited to a few dispersed farmsteads. Little Cheyne Court Wind Farm is a prominent land use in the south-west of the LCA, as are lines of high voltage pylons that cross the LCA from east to west and from north to south. There are no roads within the LCA, with farms accessed by tracks.

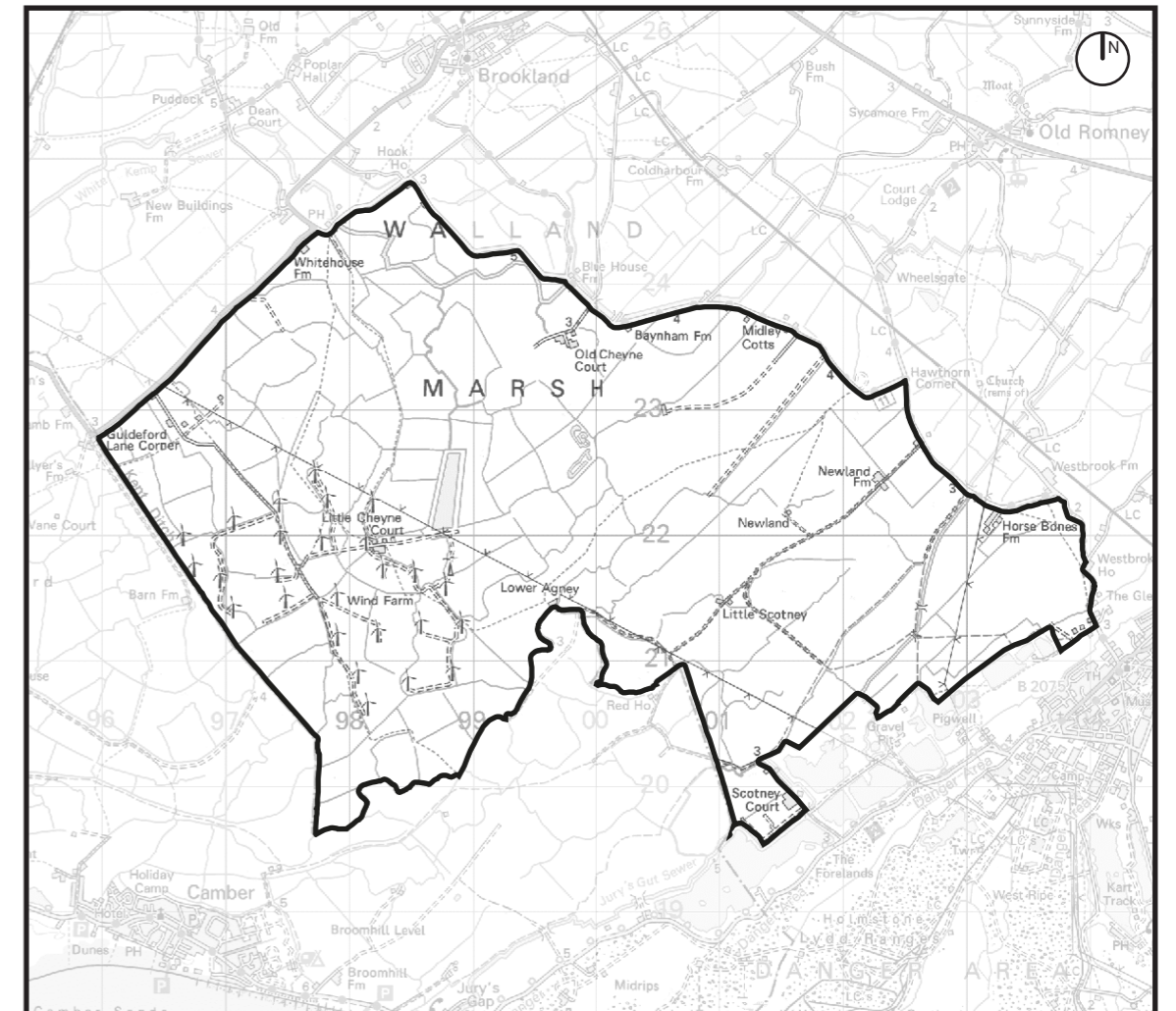
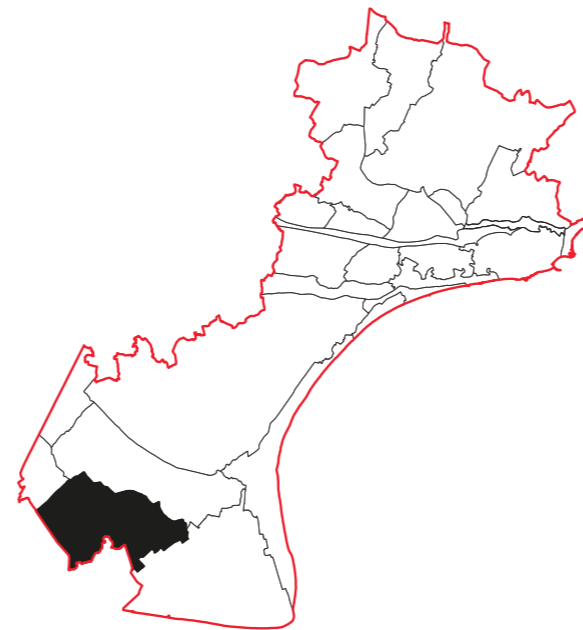
Landscape Designations

The LCA is within the Romney Marsh LLA.

Key Characteristics

The key characteristics of this LCA are:

- Flat, open landscape;
- Low-lying;
- Agricultural landscape predominantly in arable use;
- Large scale fields bounded by network of winding ditches;
- Few dispersed farmsteads;
- Limited tree cover;
- No roads, farms accessed by tracks;
- Little Cheyne Court Wind Farm a prominent land use; and
- High voltage pylons.



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Landscape Value

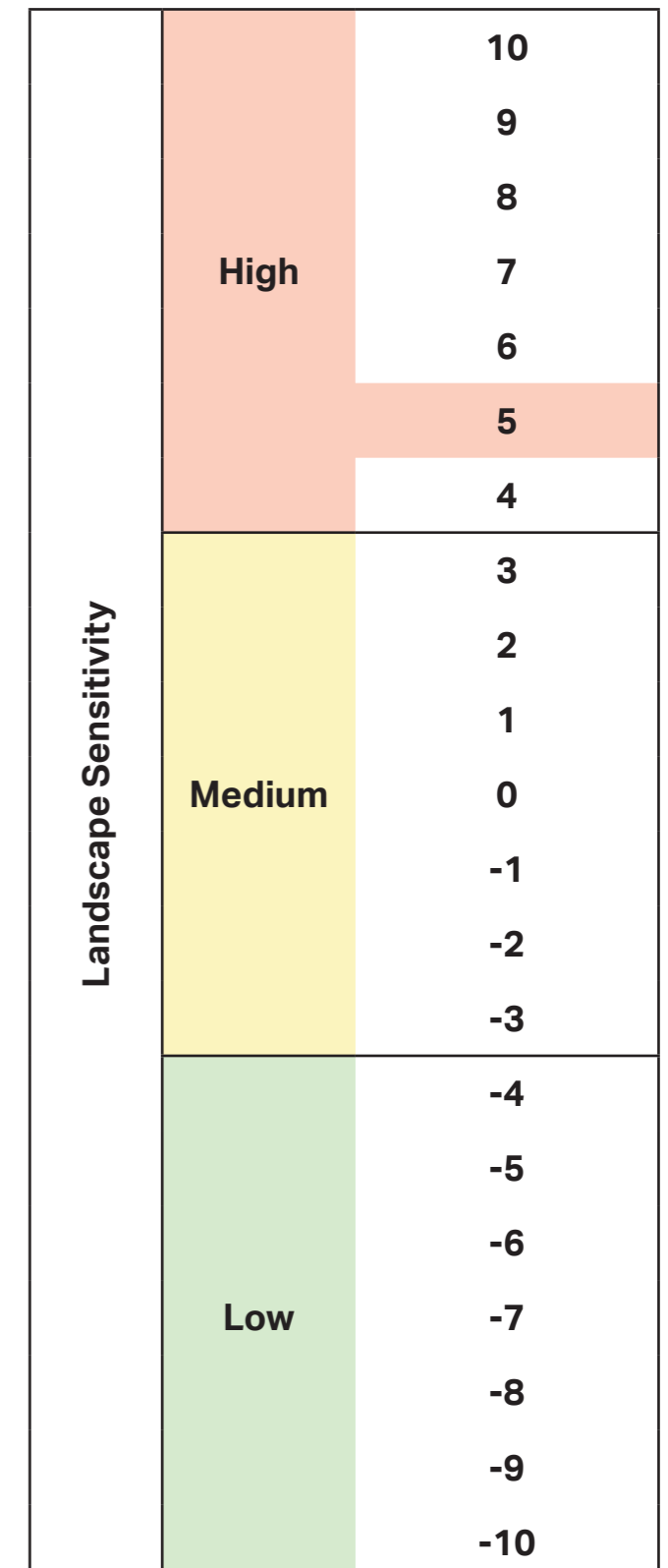
Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is considered to be in a fair condition with signs of good management practices.		0	
Scenic Quality	The LCA is considered to be of a moderate scenic quality, with some attractive views across the flat open landscape. However, there are several detracting features in views from within this LCA including Little Cheyne Wind Farm and high voltage pylons.		0	
Rarity	The flat pastoral landscape defined almost exclusively by ditches is considered to have a rare and distinctive character within England.			+1
Representativeness	The LCA is considered to be highly representative of the characteristics of NCA 123: Romney Marshes.			+1
Conservation Interests	The LCA includes parts of a RAMSAR, SPA and SSSI which are of international importance, and several listed buildings of local importance.			+1
Recreation Value	The LCA has a limited number of public rights of way and few other recreational opportunities.	-1		
Perceptual Aspects	The LCA is tranquil and has a sense of remoteness and isolation.			+1
Associations	The Romney Marsh landscape has a number of historical and cultural associations with links to past invasions and wars, literary authors, and smuggling.		0	
Total Score				+3

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Development in this area would be likely to result in loss or adverse effects to several key characteristics or landscape elements that add value to the LCA.			+1
Addition	Development in this area would be likely to be incongruous with its surroundings, and would devalue some of its characteristics.			+1
Total Score				+2

Landscape Sensitivity

Landscape Value	+3
Landscape Susceptibility	+2
Landscape Sensitivity	+5



LCA 26: DUNGENESS

Description

This LCA comprises a part of the flat, low-lying wetland landscape in the south-eastern corner of Romney Marsh on the coast of the English Channel. The LCA is a rare environment in the UK comprising extensive areas of shingle interspersed with settlement, farmland and wetland. There are extensive areas of open water including reservoirs, and an arable and pastoral field network divided by ditches. There is a wide range of land uses in the LCA including settlement, Dungeness Nuclear Power Station, Lydd Airport, farmland, Lydd Ranges (MoD land), and a golf course. Settlement is focused around the town of Lydd with some outlying farmsteads and fisherman's huts. There is no tree cover in the area except for within and around Lydd. Dungeness Nuclear Power Station and high voltage power lines are prominent in the south of the area. The LCA has a remote, isolated and tranquil character and is an open and exposed landscape.

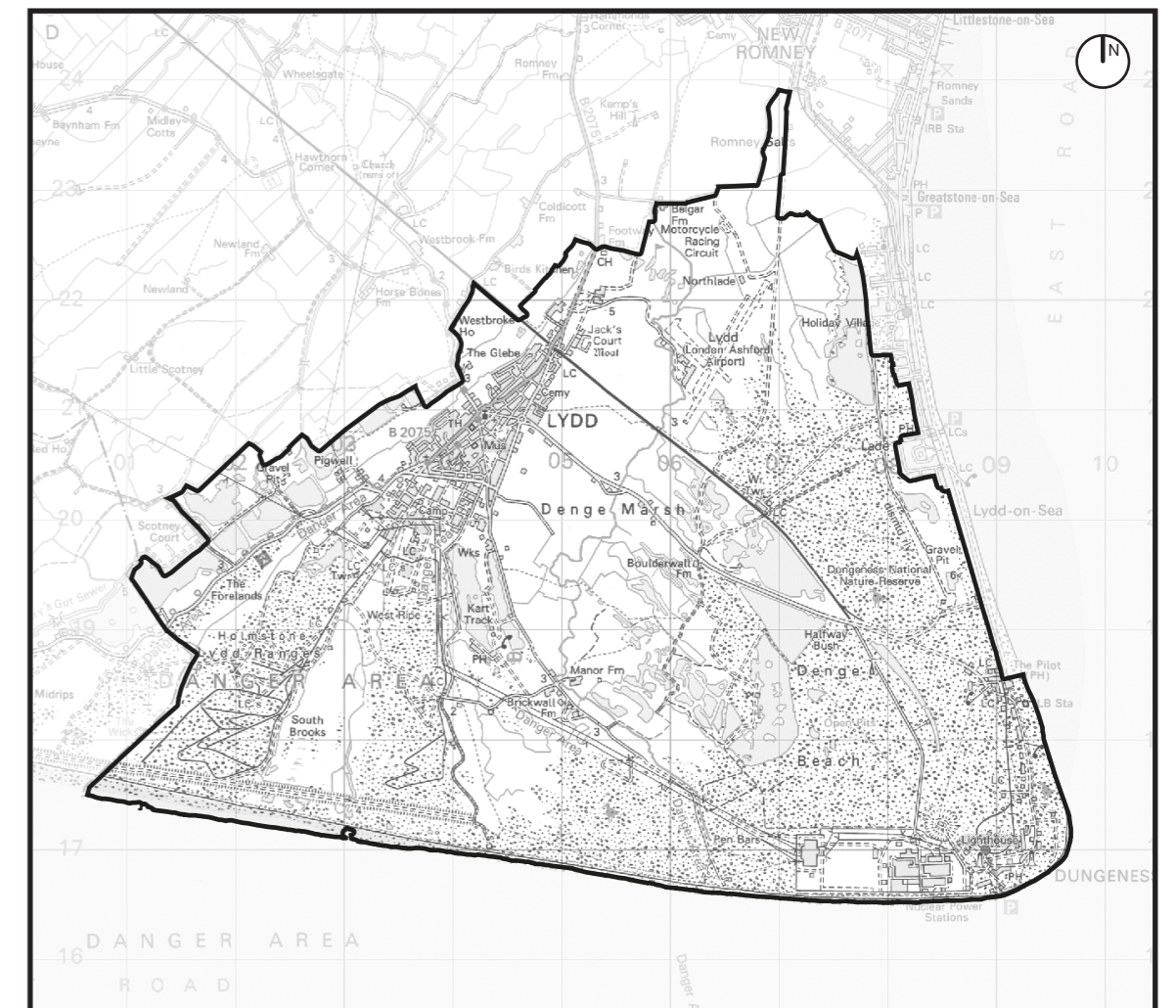
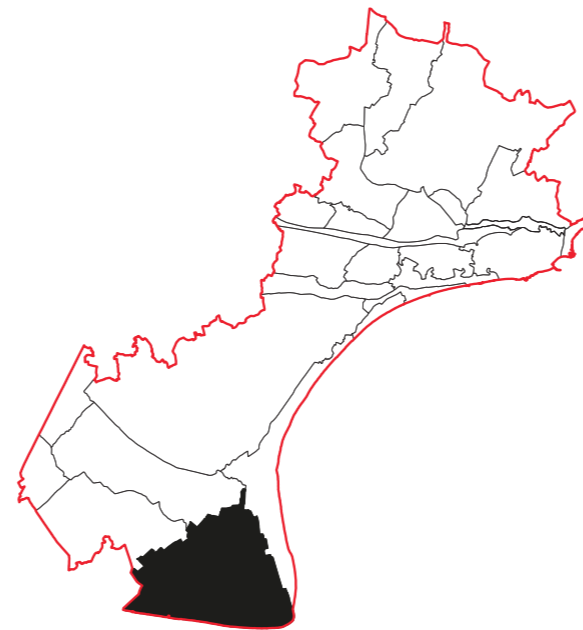
Landscape Designations

This LCA contains the Dungeness SLA; it is also partially within the Romney Marsh LLA.

Key Characteristics

The key characteristics of this LCA are:

- Flat, open and exposed landscape;
- Low-lying;
- Extensive shingle habitats;
- Variety of land uses;
- MoD land at the Lydd Ranges;
- Settlement focused around the town of Lydd;
- Few dispersed farmsteads;
- Dungeness Nuclear Power Station and high voltage pylons are prominent and form focal points in views;
- Almost no tree cover;
- Internationally important habitats; and
- Remote and tranquil character.



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Landscape Value

Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is considered to be in a good condition with the variety of habitats well managed, and generally good management practice evident.		0	
Scenic Quality	The LCA is considered to be of a moderate scenic quality, with some visual detractors in the form of power lines and the power station.		0	
Rarity	The habitats and character of the LCA are an exceptionally rare characteristic.			+1
Representativeness	The LCA is considered to be highly representative of the characteristics of NCA 123: Romney Marshes.			+1
Conservation Interests	The LCA includes parts of a RAMSAR, SPA, SAC and SSSI which are of international importance; Dungeness NNR of national importance; and Lydd and Dungeness Conservation Areas, and a substantial number of listed.			+1
Recreation Value	The LCA has a good network of public rights of way, part of National Cycle Network Route 2, and large open access recreational areas.			+1
Perceptual Aspects	The LCA is tranquil and has a sense of remoteness and isolation.			+1
Associations	The LCA has strong historical and cultural associations including prehistoric occupation, historic structures, and literary authors.			+1
Total Score				+6

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Development in this area would be likely to result in loss or adverse effects to several key characteristics or landscape elements that add value to the LCA.			+1
Addition	Development in this area would be a prominent feature and incongruous with the general perception of the LCA.			+1
Total Score				+2

Landscape Sensitivity

Landscape Value		+6
Landscape Susceptibility		+2
Landscape Sensitivity		+8

Landscape Sensitivity	High	10
		9
		8
		7
		6
	Medium	5
		4
		3
		2
		1
Low	0	
	-1	
	-2	
	-3	
	-4	
	-5	
	-6	
	-7	
	-8	
	-9	
	-10	

LANDSCAPE CHARACTER AREA 1: Romney Marsh Proper Farmlands

Location and Context

This extensive LCA is located in the north-eastern part of Romney Marsh. It is bounded on the northern side by the LPS boundary following the Royal Military Canal (although small extensions of the LCA continue beyond the Canal). To the west is The Dowels LCA, to the south-west (beyond the Rhee Wall) the Brookland Farms LCA, and to the east the Romney Marsh Coast LCA.

Several villages are contained within the LCA, including Snargate, Newchurch, Burmarsh, part of Brenzett, Ivychurch, St Mary in the Marsh and Old Romney.



Fig. 38: A typical scene within the Romney Marsh Proper LCA, near St Mary in the Marsh. The village, with its prominent church, is approached along a winding lane between arable fields and reed-fringed ditches.

Summary Description

This LCA comprises the area of Romney Marsh which was drained and settled by the end of the Saxon period, although in Roman times it comprised salt marsh surrounding a tidal lagoon. Today it is mainly arable farmland (with pockets of sheep pasture) but until recent years it had been used predominantly for grazing sheep. Fields are usually divided by a network of drainage ditches, although there are some hedgerows alongside roads. The predominance of ditches (which are often not visible from roads and paths) as field boundaries creates an open feel to the landscape. Nevertheless it feels relatively settled, with evenly-spaced historic villages interspersed with farms. The towers of village churches are distinctive features within the landscape, and there are some trees, particularly around villages. The villages are connected by a network of distinctive narrow lanes. Many of these lanes are sinuous in form and raised above the surrounding fields, reflecting their origins as salt-marsh creeks which were embanked as part of the process of reclaiming land from the sea over a thousand years ago.

Key Characteristics

- A flat landform, with the Lympne Escarpment rising steeply beyond the inland edge of the LCA. Fertile soils originating in tidal conditions of lagoon and salt marsh.
- Drained by a network of winding freshwater ditches (sewers), with some straighter ditches. The Royal Military Canal runs along the northern boundary and also aids drainage. No open water except an artificial fishing lake at the eastern end of the LCA.
- Land use is mostly arable agriculture, with some pockets of sheep pasture, and some caravan parks along the eastern edge.
- Semi-natural habitats include ditches (often reed-lined) and areas of grazing land. There are a few trees (including pollarded willows) and hedgerows, particularly around villages and farms.
- Settlement comprises nucleated villages (fairly evenly spaced) and scattered farms. There are some domestic and agricultural vernacular buildings (constructed of brick, tile and weatherboarding) and more modern buildings.
- Roads take the form of winding, often sinuous lanes of ancient origin which are popular for cycling. The A2070, which cuts through the western side of the LCA, is of more recent construction.
- An ancient landscape with a sense of timelessness. The pattern of lanes, villages, fields, ditches and farms was established in the Saxon period.
- Churches are prominent historic features within the landscape, acting as landmarks and contributing to sense of place. Other historic buildings include houses, pubs and farms.
- Views are often long, across open fields. In the north of the LCA, the scarp dominates views. To the south, views seawards are blocked by the sea wall. There are excellent elevated views across the LCA from the adjacent scarp.
- An open landscape, but not as expansive as other LCAs. It feels settled, with farms and villages present in views. The landscape has an irregular pattern, and the winding lanes can be very disorientating.



Fig. 39: Church and pub in Burmarsh Village



Fig. 40: Earthworks of a medieval farmstead at Pitches. Scheduled Monuments are retained as pasture to prevent damage



Fig. 41: View across Romney Marsh Proper from Lympne escarpment. Dungeness Power Station is visible on the horizon

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	Romney Marsh Settlements Romney Marsh Mixed Farmlands Romney Marsh: Lympne
Ashford Landscape Character Assessment (2009)	Romney Marsh Mixed Farmlands Royal Military Marshlands
Kent Downs AONB Landscape Character Assessment	Lympne: Romney Marsh
East Sussex County Landscape Assessment	N/A

Natural influences and sites

- From approx. 2000BC until the end of the Roman period, this area was a horseshoe-shaped saltmarsh surrounding a tidal lagoon of sand and mudflats, sheltered by a bank of shingle on the seaward side. The shore was the present inland cliff line.
- From the late Roman period, the area was flooded by the sea, leading to an accumulation of silt and an eventual rise in the land area, which was subsequently drained and occupied.
- Drainage ditches contain wildlife habitats.
- Local Wildlife Sites include Royal Military Canal, Ivychurch churchyard & meadow near Dymchurch.
- Part of Romney Warren Local Nature Reserve is within this area.

Cultural influences and sites

- Buried evidence for Roman salt working on areas of former salt marsh.
- Roman 'Saxon Shore' fort at Stutfall, on the scarp (former cliff line) to the north of the LCA.
- During the Saxon period, the land was drained and occupied. Creeks within the salt marsh were dug out and used as freshwater drainage channels. Material dug out from the creeks was used to raise the adjacent banks to keep seawater out. These raised banks (known as 'walls') became causeways across the marsh, and eventually today's tarmacked roads.
- Walls also became the boundaries of the large landowning estates (often ecclesiastical). In the 9th Century, these evolved into parish boundaries. Churches were established on islands of raised land, roughly in the centre of each parish. All church sites (except Snave and Snargate) were present by 1100AD.
- Following depopulation in the 14th Century, the area was put down to sheep pasture, and remained so until the 1940s.
- The Marsh is still drained by a network of sewers, which drain into the sea at low tide through sluices in the sea wall. Associated with the watercourses are numerous historic structures such as sluices, pumps and bridges.
- Numerous historic villages and farms contain several listed buildings.
- Villages of Old Romney and Newchurch are Conservation Areas.
- Several Scheduled Monuments, including surviving earthworks of medieval sites and farmsteads, ruined churches of Eastbridge and Hope All Saints, early medieval flood defences at St Botolph's Bridge, and the Royal Military Canal.
- The north-eastern part of the LCA is within the Kent Downs AONB, and of national importance for its scenic quality.
- Visitor attractions include the Romney Marsh Visitors Centre, Romney Marsh Wartime Collection, Air Light beacon near Ivychurch, historic churches, and cycle routes along country lanes.
- Children's Author Edith Nesbit is buried in St Mary's in the Marsh churchyard.
- HLC shows 'small, irregular enclosures' are unique to this LCA.

Visual and perceptual qualities

- An open landscape, but not as expansive as some other LCAs due to the presence of the scarp to the north, and the slightly smaller scale of fields.
- A settled landscape with a strong sense of time-depth.
- Views within the LCA are long, with low horizons, and are strongly affected by skies, light and weather conditions.
- An irregular pattern of roads and fields which can lead to a sense of disorientation.
- Church towers are focal points on the horizons, and contribute to orientation and sense of place.

Forces for change in the landscape

- Until WW2, this LCA was almost entirely sheep pasture. Since then it has been progressively ploughed, and drainage has been improved to enable intensive arable use. This has had a major impact on the landscape, and has also resulted in loss/ damage of buried archaeological sites (particularly evidence of the medieval landscape). Traditional bridges are at risk of damage from wide farm machinery. Biodiversity has been affected, particularly plants, insects and birds, and it has also led to drying out and shrinkage of soils and resulting lowering of the land surface.
- The scale of new buildings is increasing, particularly agricultural and industrial buildings, which can be very prominent within the landscape.
- Village extensions are not always well screened or integrated into the surrounding landscape.
- Climate change is likely to result in sea-level rise and a greater frequency and intensity of storm events, making flooding of the area more likely. It may also affect crop choices, the seasonal cycle of farming, and the presence of tree pests and diseases, all of which will affect the landscape.

Recommendations for landscape enhancement

<p>Protect</p> <ul style="list-style-type: none"> • Historical sites and buildings and their settings. Consider improved interpretation for Scheduled Monuments, particularly those adjacent to footpaths and cycle routes. • Historic structures associated with water management where possible. • Wildlife sites, avoiding development in these locations. • Historic lanes, ensuring that their rural character is not eroded by insensitive highways improvements or urbanising features such as signage.
<p>Manage</p> <ul style="list-style-type: none"> • Farmland, promoting agri-environment schemes to enhance biodiversity, for example encouraging unploughed field margins to act as wildlife corridors. • Watercourses, combining effective drainage with wildlife habitat (for example through creating stepped-profile banks) in accordance with IDB byelaws. • Existing trees and hedgerows around villages and farms, continuing management of pollarded willows. Consider replanting over-mature willow and thorn trees (with regard to IDB byelaws) so they remain a feature in the landscape around villages and farms.
<p>Plan</p> <ul style="list-style-type: none"> • To retain the rural character of villages, ensuring that any new development is sensitively sited and screened with native trees to minimise its impact in views. Materials should be carefully chosen to blend with the existing built environment, and to minimise the visual intrusion of large structures. • To ensure that new development is of an appropriate scale and massing, so that existing vernacular buildings are not dwarfed. • To protect the settings of historic sites and buildings, paying particular attention to the visual impacts of structures which appear on the horizon in views.
<p>Potential Landscape Partnership Scheme project opportunities</p> <ul style="list-style-type: none"> • <i>Blue Lanes</i> project promoting habitat management in watercourses and wetlands. • <i>Green Lanes for Bumblebees</i> project, promoting positive management of field margins to provide bumblebee habitats. This LCA has extensive areas of arable farmland for this project. • <i>Sentinels on the Marsh</i> project focussing on churches and their landscape settings. This is particularly relevant for this LCA, where there are several village churches in landscape settings. • <i>Rediscovering the 5th Continent</i> project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. Trails could be established around the LCA. • <i>Heritage, Geomorphology and Land Use</i> project to field walk ploughed fields, looking for small archaeological finds. • Additional project to record surviving Lookers' huts.

LANDSCAPE CHARACTER AREA 2: Brookland Farmlands

Location and Context

This LCA is located in the centre of Romney Marsh. To the north-east (beyond the Rhee Wall/ A259) is the Romney Marsh Proper LCA, and to the south (beyond the medieval sea walls which mark the southern boundary of the LCA) are the Highknock Farmlands and Walland Marsh Farmlands LCAs. To the west, the landscape merges into the Dowels LCA, and to the east there is a gradual transition into the Romney Coast and Dungeness LCAs.

The village of Brookland is within this LCA.



Fig. 42: A typical scene in the Brookland Farmlands LCA, looking south along King Street, near Brookland. A straight lane follows a tree-lined watercourse through farmland. The parish boundary runs parallel.

Summary Description

The boundaries of this LCA broadly follow an area of marsh which was reclaimed from the sea and settled in the early medieval period. This process was undertaken systematically, creating a strongly linear landscape, with parallel lanes and field boundaries, although the pattern is stronger at the western end of the LCA. The historic pattern of strip-shaped parish boundaries also shows how the reclaimed land was divided between existing parishes located in Romney Marsh Proper. The only village within this LCA is Brookland, although there are scattered farms (mostly along roads) and the ruin of Midley church. This is the most densely-treed LCA, and parallel lines of trees (mostly willow) and hedgerows are a distinctive feature of this LCA, particularly in the western part. Land use is predominantly arable, although there are some small areas of surviving sheep pasture.

Key Characteristics

- A flat landform with fertile soils, increasingly peaty towards the west.
- Land is drained by a series of parallel ditches, running north-east to south-west. The ditches are straighter than those in other LCAs, reflecting their different origins.
- Land use is predominantly arable agriculture, with some pasture, particularly at the eastern and western ends of the LCA. Fields are generally bounded by ditches, with some hedgerows/ trees along roads and near settlements.
- Semi-natural habitats include remnant areas of grazing pasture, verges and ditches. There are also more trees than in other LCAs, usually straight lines of willow or thorn.
- Settlement is limited to the village of Brookland, and part of Brenzett, with scattered farms of varying sizes. The sparse settlement pattern reflects the LCA's origins as expansion farmland for existing neighbouring parishes.
- Railway line to Dungeness runs through the area, but there are no stations.
- Roads comprise narrow lanes and tracks. Those running north-east to south-west are much straighter than those found in other LCAs. The A259 follows the northern boundary along the Rhee Wall. The lanes forming the southern boundary are more convoluted, following former sea walls constructed along existing watercourses.
- A remarkably intact medieval landscape, retaining its distinctive pattern of lanes, tracks, ditches, villages and farms which have been in place since the medieval period.
- Other surviving historic features include Brookland church (with its detached steeple), the isolated remains of Midley church, the Rhee wall and embanked roads along former sea walls.
- Views are often channelled along lanes and tracks. In the west of the LCA they are relatively contained by trees and vegetation, but in the east they are more expansive. Midley church ruin is a focal point.
- Although it is sparsely settled, Much of this LCA has a strong sense of orientation, and a regular pattern, particularly in the west.



Fig. 43: Sheep pasture near Midley (Local Wildlife Site) containing remains of wartime structures. Midley ruined church is visible beyond



Fig. 44: Elevated lane along the Hook Wall, a medieval sea wall at the southern boundary of the LCA



Fig. 45: Brookland church, with its distinctive detached shingle steeple

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	Brookland Farms
Ashford Landscape Character Assessment (2009)	N/A
Kent Downs AONB Landscape Character Assessment	N/A
East Sussex County Landscape Assessment	N/A

Natural influences and sites

- Until c. 1100 AD, this was an area of saltmarsh, regularly inundated by the sea. Sediment deposited by the sea before its reclamation has resulted in fertile soils and productive farmland.
- A small area at the eastern end of the LCA is part of the Dungeness, Romney Marsh & Rye Bay SSSI.
- Surviving sheep pasture near Hawthorn Corner is a Local Wildlife Site.

Cultural influences and sites

- The LCA contains a largely intact medieval landscape, representing systematic expansion of the drained marsh area between 1100-1300AD. At this time, salt marsh was reclaimed from the sea for use as farmland in response to population pressure.
- The method of reclamation created a regular pattern of parallel lanes, tracks and watercourses. Parish boundaries are also parallel, providing each parish with resources of farmland and marsh. Some parishes within the LCA were new, but many are extensions of parishes already existing on Romney Marsh proper. The regular landscape pattern is particularly marked in the west of the LCA.
- Medieval sea walls surviving as earthworks in the landscape, often topped by lanes, including the southern boundary of the LCA, which follows the Midley Wall, Hook Wall and Great Wall.
- The Rhee Wall (forming the northern boundary of the LCA) was constructed as a channel to carry water to scour out the silted harbour at New Romney.
- Scheduled Monument at Midley Church, now an isolated ruin standing within a large arable field.
- Extensive pottery scatters on the surface of ploughed fields.
- Conservation Area at Brookland includes Brookland Church with its detached shingle steeple.
- Historic structures associated with watercourses, e.g. sluices and bridges.
- Concentration of Listed Buildings at Brookland, with some outlying Listed Buildings, mostly farms. Many of these buildings display vernacular features including hung tiles and hipped roofs. Most are constructed of brick and tile, with some rendered or weatherboarded.
- HLC shows a high proportion of regular enclosures within this LCA.

Visual and perceptual qualities

- A relatively regular and small-scale landscape compared to other LCAs within Romney Marsh, partly because of the greater number of trees.
- A strong sense of orientation due to the linear pattern of the landscape, particularly in the west.
- A tranquil and quiet landscape, with little movement away from main roads.
- Midley church appears as a landscape feature in the east of the LCA. The Little Cheyne Court Windfarm is visible in views towards Walland Marsh LCA.



Fig. 46: Bridge over Tore Petty Sewer, near Midley Church

Forces for change in the landscape

- Conversion of sheep pasture to intensive arable use since the 1940s, affecting the character and appearance of the landscape, loss of historic features and damaging biodiversity and archaeology.
- Traditional bridges are at risk of damage from wide farm machinery.
- Upgrading of main roads, and the construction of the Brookland bypass which introduces a curved main road into a landscape of straight lanes.
- Urbanisation along main roads, particularly around the Brenzett roundabout.
- Construction of solar farm between Millbush Lane and Beggars Bank Lane.
- Little Cheyne Court Wind Farm (in the Walland Marsh LCA) visible on the horizon.
- Extensions to villages, and to farm complexes, which can be very prominent within the landscape.
- Climate change, particularly impacts of rising sea levels and increased rainfall and storm events, is likely to increase flood risk. Warmer weather conditions could also stress trees, particularly in times of summer drought, and allow new tree pests and diseases to thrive.

Recommendations for landscape enhancement

<p>Protect</p> <ul style="list-style-type: none"> • Historical sites and landscape features (both designated and non-designated-e.g. WW2 military structures and features associated with water management), providing appropriate interpretation. • The settings of Scheduled Monuments (Midley Church) and Listed Buildings. • The pattern and rural character of lanes, avoiding suburbanisation through unnecessary signage and other visual clutter.
<p>Manage</p> <ul style="list-style-type: none"> • Farmland, retaining remaining pasture, and using agri-environment schemes to promote positive conservation management of features such as field verges. • Existing hedgerows and lines of trees (specifically willow and thorn) alongside roads and field boundaries, replacing trees where they are over mature or lost from the landscape. Note- any tree planting alongside adopted watercourses must have regard to IDB byelaws. • Watercourses, where possible combining habitat creation with drainage functions (e.g. stepping of bank profiles) in accordance with IDB byelaws. • Designated nature conservation sites, in accordance with their Management Plans. Where possible, increase their biodiversity value whilst enhancing landscape patterns and features (for example planting and pollarding of lines of willow trees). Again, have regard to IDB byelaws.
<p>Plan</p> <ul style="list-style-type: none"> • To take into account the linear landscape pattern and traditional tree species when integrating any new development into the landscape. • To enhance village edges, filtering views and minimising hard development edges. • To ensure that farm expansion/ diversification projects are of a suitable scale within the landscape, and that they respect existing historic farm buildings.
<p>Potential Landscape Partnership Scheme project opportunities</p> <ul style="list-style-type: none"> • <i>Blue Lanes</i> project promoting habitat management in watercourses and wetlands. • <i>Green Lanes for Bumblebees</i> project, promoting positive management of field margins to provide bumblebee habitats. • <i>Sentinels on the Marsh</i> project focussing on churches and their landscape settings. Brookland and Midley churches are within this LCA. • <i>Rediscovering the 5th Continent</i> project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. • <i>Heritage, Geomorphology and Land Use</i> project to field walk ploughed fields, looking for small archaeological finds. • Additional project to record surviving Lookers' huts.

LANDSCAPE CHARACTER AREA 3: Walland Marsh Farmlands

Location and Context

This relatively large LCA is located in the south-west of Romney Marsh. To the north-east (beyond medieval banks topped by winding lanes) is the Brookland Farmlands LCA, and to the north-west (beyond the A259 and Camber Road) is the Highknock Channel Farmlands LCA. Camber Road, the edge of development in Camber and part of Lydd Road form the southern boundary with the Camber Coast LCA. To the south-east is Dungeness LCA, with the boundary following the edge of the gravel quarries along Lydd Road.

East Guldeford (located at the western edge of Walland Marsh) is the only village within the LCA.



Fig. 47: A typical scene on Walland Marsh, looking across East Guldeford Level from Camber Road. The area of sheep pasture in the foreground is designated SSSI. Little Cheyne Court windfarm is on the horizon.

Summary Description

This LCA approximates to an area of salt marsh which was reclaimed for use as grazing land in the 15th and 16th Centuries. Some parts of the area (particularly around its edges) had previously been reclaimed but subsequently lost to the sea. The few farms are accessed by tracks (there are no public roads apart from at the peripheries of the LCA) and the only village within the LCA is Guldeford, at the western edge. Large parts of the LCA are still used as sheep pasture, particularly in the south, although arable crops and turf growing also occur. The lack of settlement and the large scale of the irregular fields give the LCA an exceptionally open and expansive feel with low horizons and big skies. In the parts which are still under pasture it is possible to have a glimpse of what most of Romney Marsh must have looked like until it was ploughed in recent decades. The Little Cheyne Court windfarm was constructed in 2008, and is now a prominent feature in views across Walland Marsh.

Key Characteristics

- A flat landscape of reclaimed salt marsh, including some of the lowest-lying land on Romney Marsh.
- Drained by a network of ditches, many sinuous in form, but with some straight channels. Reservoirs form occasional areas of open water.
- Land use is a mixture of arable and pastoral farmland, with irregular fields bounded by ditches. Walland Marsh has some of the most extensive surviving areas of sheep pasture. Some land is used for turf growing.
- Semi-natural habitats include extensive areas of grazing marsh, and occasional wetland areas. Reed-lined watercourses also offer some habitat. Trees and hedgerows are rare, and generally planted for shelter around farms and along tracks.
- Settlement is very limited, and comprises widely-spaced farms constructed on 'islands' of higher ground. The village of East Guldeford is at the western edge of the LCA.
- A distinctive lack of roads within the LCA. Many tracks (some of which are Public Rights of Way) cross Walland Marsh and provide access to isolated farms. National Cycle Route 2 runs along the southern edge of the LCA.
- A landscape which with a complex history of reclamation and loss over several centuries. Evidence of various phases of drainage can be seen in the landscape in the form of ditches, sluices and earth banks.
- Various WW2 military structures, including pill boxes, and a large hanger at Old Cheyne Court.
- Little Cheyne Court wind turbines are prominent vertical features in views across the marsh, together with pylons from Dungeness Power Station, and overhead wires to farms.
- Views are exceptionally long and uninterrupted. It is a large-scale, very open and exposed landscape with low horizons and large skies, and changing patterns of light.
- The lack of roads and settlement mean that this is a peaceful and relatively empty landscape, although the wind turbines are large and dynamic features.



Fig. 48: East Guldeford Church



Fig. 49: Walland Marsh scene near Wainway Wall. Note the surface water and traditional sheep fencing



Fig. 50: Nature reserve area near the Woolpack Inn. The photo is taken from the medieval Great Wall, which runs into the distance

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	Walland Marsh Farmlands
Ashford Landscape Character Assessment (2009)	N/A
Kent Downs AONB Landscape Character Assessment	N/A
East Sussex County Landscape Assessment	Rye - Winchelsea Area

Natural influences and sites

- Soil analysis shows that the area around Cheyne was a raised bog before being inundated by the sea.
- Historically, this was an area of salt marsh, and the sinuous patterns of the salt marsh creeks can still be seen in the courses of some watercourses. The Wainway channel crossed the area east-west and was used as an anchorage. Initially it flowed eastwards towards New Romney, but following the great storm of 1287, it changed course and flowed south-west to enter the sea near Broomhill. It has now silted up and disappeared, but can be traced through the soil record and documentary evidence.
- Parts of the area (those still under sheep pasture) are within the Dungeness, Romney Marsh and Rye Bay SSSI.
- A slightly smaller area (focussed on the Guldeford and Broomhill Levels, and the wetland areas in the north of the LCA) are also a designated Ramsar site for their wetland habitats.
- The Romney Marsh private nature reserve in the north of the LCA is an area of farmland now managed as a wetland for wildlife.

Cultural influences and sites

- The open landscape and lack of buildings or roads reflects the fact that the area was reclaimed for use as pasture, rather than for settlement. Sheepfolds (some with associated buildings) can be seen across the southern and western parts of the LCA.
- A complex history of drainage, reclamation and loss to the sea over several centuries, but the entire area was only finally successfully reclaimed in 1585. Many of the earth walls and drainage channels associated with different phases of reclamation survive in the landscape, although some have been lost by ploughing in the 1990s. Often, salt marsh creeks were embanked and used as the freshwater drains, so many of the watercourses are sinuous in form. Others were artificially cut and have straighter courses. Some watercourses have associated historic structures such as bridges and sluices.
- Listed Buildings at Stones and Scotney Court.
- Buried remains of Broomhill Church (in use until the 16th Century) north of Camber. This area appears to have been protected from the sea until c. 1500, but by 1535 records report that the protecting shingle barrier had been breached, and tides were flowing up to the Kent Wall.
- WW2 military structures including pill boxes, and a large hanger at Old Cheyne Court.

Visual and perceptual qualities

- A very sparsely settled landscape, which feels empty and remote.
- The lack of roads within the LCA means it is physically very inaccessible and feels isolated.
- A large-scale landscape, with big skies and an exceptional sense of openness due to the flat landform and lack of vegetation or settlement. There is little shelter, and the land feels very exposed to wind and weather.
- A strongly horizontal landscape, in which vertical features (e.g. pylons) are very prominent.
- The Little Cheyne Court wind farm is prominent in views. It introduces large and dynamic vertical elements into the landscape, which affect views, landscape character and the sense of tranquillity.
- Long-distance views out to Lydd church tower, Rye and Dungeness Power Station provide a sense of orientation.
- Extensive areas of sheep pasture are smooth in texture, and the ditch field boundaries are difficult to see, so fields appear to merge into each other.

Forces for change in the landscape

- Ploughing of sheep pasture in the 1990s has resulted in loss/ damage of historic landscape features such as earth banks and traditional bridges, and has also affected the appearance of the landscape.
- Addition of fertilizer to sheep pasture, reducing its ability to support wild flowers, grasses, insects and birds.
- Soil desiccation, shrinkage and loss following ploughing of peaty soils.
- Turf growing (a relatively new land use).
- Construction of large houses and farm buildings.
- Construction of Little Cheyne Court wind farm (2008).
- Visual impacts of development in Camber village (in adjacent LCA).
- Climate change and associated sea level rise is likely to lead to increased flooding and vulnerability from the sea.

Recommendations for landscape enhancement

<p>Protect</p> <ul style="list-style-type: none"> • Surviving historical features within the landscape, including earth banks, lookers' huts & WW2 sites. • Surviving historic features associated with water management and access where possible. • Investigate options for the future use and maintenance of the WW2 hanger at Old Cheyne Court.
<p>Manage</p> <ul style="list-style-type: none"> • Pastoral farmland, keeping sheep fencing, sheepfolds, bridges etc. in good repair, and retaining its biodiversity value. Manage designated sites in accordance with their Management Plans. • Arable farmland, encouraging features such as field margins and verges along tracks to act as wildlife corridors and habitats for farmland birds. • Water channels and wetland areas, enhancing biodiversity value whilst retaining functionality for drainage (e.g. by introducing stepped profiles to the channels), in accordance with IDB byelaws. • Promote public access to the private nature reserve in the north of the LCA (this would require landowner consent and co-operation). • Public Rights of Way, keeping them passable, and improving waymarking where necessary.
<p>Plan</p> <ul style="list-style-type: none"> • To ensure that the visual impacts of large or vertical structures are carefully considered in planning decisions. • To encourage any new farm buildings to be of sympathetic design, materials and location (e.g. clustered with other agricultural buildings), but respect the setting of Listed Buildings.
<p>Potential Landscape Partnership Scheme project opportunities</p> <ul style="list-style-type: none"> • <i>Blue Lanes</i> project promoting habitat management in watercourses and wetlands. • <i>Green Lanes for Bumblebees</i> project, promoting positive management of field margins to provide bumblebee habitats. • <i>Sentinels on the Marsh</i> project focussing on churches and their landscape settings. East Guldeford church is within this LCA, and the LCA also contributes to the landscape setting of Lydd church. • <i>Rediscovering the 5th Continent</i> project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. In this LCA, trails could take the form of circular walks/ cycle routes from Camber and Lydd which tell the story of the history of Walland Marsh. • <i>Heritage, Geomorphology and Land Use</i> project to field walk ploughed fields, looking for small archaeological finds. • Additional project to record surviving Lookers' huts. • Additional project to survey surviving earthworks, and potentially match them with documentary records (identified as a potential project by the Romney Marsh Research Group). • Additional project to involve local communities in the management of wetland areas (this would require landowner co-operation).

LANDSCAPE CHARACTER AREA 4: The Dowels Farmlands

Location and Context

This LCA is located in the north-west of Romney Marsh. Much of its northern boundary follows the Royal Military Canal, although there is a small northward extension of the LCA along the Horsemarsh Sewer towards Kenardington. The eastern borders of the LCA are gradual transitions into the Romney Marsh Proper and Brookland Farmlands LCAs rather than sudden changes in landscape character. The boundaries follow lanes and footpaths within these transitions. The south-western boundary (with the Highknock Channel LCA) follows the B2080, lanes and watercourses, and marks a change in field size and enclosure pattern.

There are no villages within this LCA.



Fig. 51: A typical scene in the Dowels, near Thrift Cottage. A drainage ditch separating pastoral fields is crossed by a traditional plank bridge. The scarp of the Low Weald can be seen on the horizon.

Summary Description

The majority of this LCA was not drained successfully until the construction of the Royal Military Canal in the early Nineteenth Century, and required artificial drainage using windmills, and later pumps. Its soils are peaty, and often waterlogged and boggy, creating rough grazing land predominantly used as sheep pasture. The resulting rushes and reeds create distinctive textures and colours within the landscape. The area contains the greatest density of freshwater channels, and is also characterised by the close proximity of the scarp to the north and west. Settlement is limited to occasional farms (along the B2080) and the hamlet around Appledore Station. This is an open, quiet and largely inaccessibly landscape with many relics of sheep farming, including sheepfolds, looker's huts, sheep fencing and plank bridges across drainage ditches. Fairfield church, (near the southern boundary with the Brookland Farms LCA) is a picturesque spot, with the church isolated within its setting of sheep pasture.

Key Characteristics

- An exceptionally low-lying part of Romney Marsh, parts of which are only 1m above sea level. The landform rises steeply to the north of the LCA, to form the Low Weald scarp.
- Former fen vegetation created a deep layer of peat. Peat soils are fertile, but cause difficulties with drainage.
- A dense network of drainage channels cover the area. Water is pumped from drainage channels into larger watercourses, including the Royal Military Canal.
- A large proportion of the area remains sheep pasture, although there is some arable land use, particularly around the peripheries of the LCA. Fields are bounded by ditches, and there is some traditional sheep fencing.
- Semi-natural habitats include wetlands, freshwater watercourses and wet pasture. The area is nationally and internationally designated for its wetlands. Hedgerows and trees occur along lanes and around farms.
- Settlement is limited to scattered cottages and farms along roads (often at the edges of the LCA) and the hamlet around Appledore Station.
- Roads comprise rural lanes, but some parts of the LCA are not accessible by road. A track following the Military Road associated with the Royal Military Canal runs along its northern bank. The Ashford to Hastings railway line runs through the area, with a station at Appledore.
- This not a particularly ancient landscape, but it nevertheless has a strong sense of timelessness. This is largely because of the proportion of surviving pasture, and the features associated with sheep farming.
- Other surviving historic features include Fairfield Church, a well-preserved section of the Rhee Wall, the Royal Military Canal and a WW2 underground operations base.
- A tranquil and peaceful landscape, with little modern development. The landscape feels open, and areas of wetland and wet pasture give it a variety of textures and colours.
- Fairfield church is a popular viewpoint, and photogenic spot.
- Views north and west are towards the Low Weald scarp, and the area is also visible in views from the scarp.

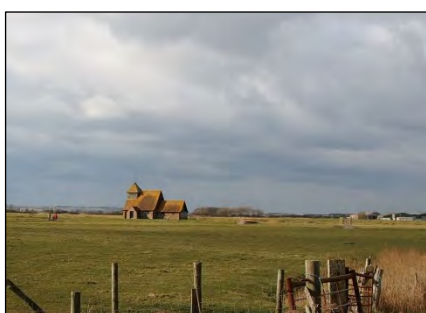


Fig. 52: Fairfield Church in its landscape setting



Fig. 53: Sheep pens



Fig. 54: Traditional shelter in sheep pasture, probably a looker's hut.

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	Highknock Channel and Dowels
Ashford Landscape Character Assessment (2009)	The Dowels Marshland Pasture
Kent Downs AONB Landscape Character Assessment	N/A
East Sussex County Landscape Assessment	N/A

Natural influences and sites

- An exceptionally low-lying area, which was not effectively drained until the early 19th century. Freshwater carried down by streams from the scarp exacerbates drainage problems, and water naturally collects in this area.
- The Dowels contain a relatively dense pattern of freshwater ditches, and there are some wetland areas. Much of the area is designated SSSI (part of the Dungeness, Romney Marsh and Rye Bay SSSI) and is also a designated Ramsar site- representing wetlands of international importance.
- A deep layer of peat accumulated in this area when it was fen carr (wet woodland) for several thousand years. Subsequently little sediment was deposited above the peat because of the area's distance from the sea. Therefore the peat is close to the surface, and is visible in ditch banks. It causes problems for drainage as it swells when wet, blocking channels and sluices.

Cultural influences and sites

- Various attempts to drain this low-lying and peaty area have left their marks on the landscape. In the 1620s an attempt was made to drain 200 acres of marsh between Appledore, Snargate and Fairfield. It was a major scheme, involving 3.5 miles of walls, new channels and access roads. It failed in storms and was abandoned in 1627.
- In c. 1620 no scots were paid on the Dowels, which were described as '*certain wet lands...which always in winter or summer lie drowned.*'
- The area was not successfully drained until construction of the Royal Military Canal enabled water to be pumped into it and away. Power for pumping was initially supplied by windmills, then steam, diesel and finally electric pumps.
- A range of Scheduled Monuments, including well-preserved earthworks of the Rhee Wall, the Royal Military Canal, and a WW2 underground operations base near Bentley Bridge.
- Occasional Listed Buildings, mostly farmhouses located along roads at the periphery of the LCA.
- Fairfield Church (A listed building) is one of the most photographed spots on Romney Marsh. The church stands isolated on a low rise amidst sheep pasture and ditches.
- There are also non-designated historic features within the landscape, including banks, drainage ditches, and traditional sheep-farming features, such as plank bridges, sheep fencing, lookers' huts, sheepfolds etc. Much of the LCA remains as pasture, so these features have survived. There are also surviving historic features associated with water management and drainage, such as sluices and pumps.
- HLC shows a high proportion of small, regular enclosures within this LCA.

Visual and perceptual qualities

- This is a relatively inaccessible area, with few roads or public rights of way. It feels tranquil, and has a strong sense of timelessness, particularly in areas which remain as sheep pasture. It also has the feel of a working landscape.
- The wetland vegetation, occasional hedges, and views towards the more wooded scarp give the landscape a textured quality. Its pattern is smaller in scale than the adjacent Highknock Channel LCA, and its pattern is less regular than the Brookland Farmlands LCA.
- Fairfield church is a popular viewpoint.
- Views north and west are stopped by the Low Weald scarp, which creates a relatively high horizon, and reduces in the sense of openness in views north and west.
- The area forms the foreground in views to the Low Weald scarp, and is also visible in elevated views from the scarp.

Forces for change in the landscape

- Ploughing of former sheep pasture has taken place in some parts of the LCA, particularly at the edges. Movement of farm machinery over wet soils causes problems of scarring, and many gateways are deeply rutted and muddy.
- Ploughing of peat soils causes exposed peat to dry out and shrink, lowering land levels and increasing the need for artificial drainage.
- Management of farmland varies within the LCA. There are occasional pockets of fly tipping, burning etc. The landscape (and the historic features it contains) are vulnerable to incremental change and neglect.
- Damage/ neglect of interpretation panels along the adjacent to the Royal Military Canal.
- Climate change, particularly rising sea levels and increased rainfall, is likely to mean that flooding becomes an increasing problem.

Recommendations for landscape enhancement

Protect

- Scheduled Monuments and their settings, and the structure and setting of Fairfield Church.
- Surviving features of sheep farming, trying to avoid their incremental loss through neglect.
- Surviving features associated with water management, drainage and access where possible.

Manage

- Pastoral farmland, retaining traditional features where possible, whilst allowing livestock farming to modernise and remain profitable.
- Areas which have been converted to arable use, encouraging promotion of field margin habitats.
- Wetlands and watercourses, combining enhancement of habitats with drainage functions, in accordance with IDB byelaws.
- Hedgerows and trees alongside roads and within the wider landscape.
- Designated nature conservation sites in accordance with their Management Plans.

Plan

- To retain the area's strong sense of place and timelessness.
- To take into account when making planning decisions the relatively small scale of the existing buildings within the area, the relatively undeveloped feel of the area, and its importance in views from the scarp.
- To retain the character of rural lanes, resisting insensitive highways measures such as road widening and unnecessary signage.

Potential Landscape Partnership Scheme project opportunities

- *Blue Lanes* project promoting habitat management in watercourses and wetlands.
- *Green Lanes for Bumblebees* project, promoting positive management of field margins to provide bumblebee habitats.
- *Sentinels on the Marsh* project focussing on churches and their landscape settings. Within this LCA, Fairfield Church is a key landscape feature.
- *Rediscovering the 5th Continent* project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. In this LCA, this could include replacing interpretation panels along the Royal Military Canal, and trails along lanes and footpaths from Appledore Station.
- *New Lookers* project to involve local people in reporting heritage crime could also be used to report incidences of fly tipping.
- Additional project to record surviving Lookers' huts.
- Additional project to enable occasional public access to the WW2 underground operations base.

LANDSCAPE CHARACTER AREA 5: Highknock Channel

Location and Context

This LCA is located at the western edge of Romney Marsh. Its western boundary follows the Royal Military Canal. The eastern boundary mostly follows roads and watercourses. It borders the Dowels, Brookland Farmlands, Walland Farmlands and Camber Coast LCAs, and is distinguished from them by a change in field size and landscape scale. In some cases the change between adjacent LCAs is abrupt, whilst in others it is more transitional.

There are no villages within the Highknock Channel LCA, although there are some farms located along roads around the edge of the LCA.



Fig. 55: A typical scene in the Highknock Channel LCA. The Five Watering Sewer flows between large arable fields. The Isle of Oxney (part of the High Weald AONB) forms the horizon in this view looking south-west.

Summary Description

This LCA was one of the last areas of Romney Marsh to be drained. It is within the valley of the former course of the river Rother, now known as the Highknock Channel. It was flooded periodically until the early Nineteenth Century, and is shown on early maps as 'Appledore Water.' Most of the LCA comprises large, exceptionally flat and featureless arable fields with rich dark brown peaty soils, divided by ditches. Settlement is limited to occasional farms, often with large farm buildings. Towards the south of the LCA, the scale of the landscape becomes slightly smaller, and there is some sheep pasture. The scarp of the High Weald AONB provides a backdrop in views towards the west, and in the southern part of the LCA, the elevated town of Rye is visible on the horizon.

Key Characteristics

- A flat landscape (a former flooded valley) which rises abruptly beyond its western boundary to form the steep slopes of the Isle of Oxney.
- Historically a broad tidal inlet (known as Appledore Water) and part of the valley of the River Rother. This is now reduced to the narrow and winding Highknock Channel. A number of straight drainage channels run through the area, many of which discharge via pumps into the Royal Military Canal.
- Exceptionally fertile soils comprising a thick layer of peat overlain with accumulations of silt.
- Land use is primarily arable agriculture in very large fields divided by ditches. In the south of the area the scale of the landscape is slightly smaller and there is some sheep pasture.
- Semi-natural habitats are limited to watercourses and occasional lines of trees. In the south of the LCA there is some improved grassland habitat.
- Settlement is very sparse, comprising scattered (and often large) farms, mostly located around the edges of the LCA.
- Few roads or footpaths within the LCA, although lanes, the Royal Military Road and the A259 run along the periphery. The Ashford - Hastings railway line runs through the LCA.
- Its relatively recent reclamation for agriculture means that there are few roads, settlements or historic features within the landscape.
- Royal Military Canal (Scheduled Monument) runs along the western edge of the area.
- A relatively featureless landscape, large in scale with uninterrupted and expansive views dominated by big skies.
- A strong sense of remoteness and isolation in central parts of the LCA.
- Views westwards are dominated by the Low Weald scarp, the Isle of Oxney and the hilltop town of Rye. To the south, Little Cheyne Court windfarm, power lines and Dungeness Power Station can be seen on the horizon.



Fig. 56: The Highknock Channel near Stone Bridge; all that remains of Appledore Water, along which Henry VIII's warships were floated



Fig. 57: The Royal Military Canal (and associated earthworks) at Appledore, looking south. A WW2 pillbox is on the right bank



Fig. 58: Looker's hut at Buss Barn. The fireplace can be seen in situ through the window.

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	Highknock Channel and Dowels
Ashford Landscape Character Assessment (2009)	Highknock Arable Marshlands
Kent Downs AONB Landscape Character Assessment	N/A
East Sussex County Landscape Assessment	Rye-Winchelsea Area

Natural influences and sites

- A deep layer of peat which accumulated in fen carr (wet woodland) conditions, overlain with sediment-rich soils laid down by rivers and tidal inlets. The soils here are therefore exceptionally fertile.
- Historically, the area was a tidal inlet known as Appledore Water, part of the channel of the river Rother in its former course to the north and east of the Isle of Oxney. In 1635 the course of the river Rother was diverted so it flowed south of the Isle of Oxney, through Wintersham Level. The narrow and winding Highknock channel is all that remains of the natural watercourse.
- Much of the area was not effectively drained until the Royal Military Canal was built, and water could be pumped into the canal.
- Some watercourses, and areas which remain under pasture in the south of the LCA, are within the Dungeness, Romney Marsh and Rye Bay SSSI.

Cultural influences and sites

- In the 15th century, Appledore Water provided access to shipbuilding centres in the Rother valley at Hythe and Reading. In 1490, Henry VIII's warship *The Regent* was floated down Appledore Water following its construction at Reading.
- A well-preserved section of the Royal Military Canal runs between Appledore and Rye (Scheduled Monument).
- Occasional Listed Buildings, usually farmhouses around the edges of the area.
- Surviving but dilapidated looker's hut (with interior fittings) at Buss Barn.
- Structures such as sluices and pumping stations associated with drainage and water management.
- The High Weald AONB, of national importance for its scenic quality, is adjacent to the western edge of the LCA.
- HLC shows a high proportion of large enclosures within this LCA.

Visual and perceptual qualities

- Fields are of a huge scale, and relatively featureless. Because of its comparatively recent reclamation and arable use, there is little sense of time depth.
- Relatively inaccessible, with few roads or footpaths within the LCA. Away from roads, the LCA feels remote and peaceful.
- The scale of the landscape is slightly smaller in the southern part of the LCA, where there are pockets of sheep pasture.
- An exposed and empty landscape, with little shelter. Changes in skies, weather and light can be dramatic.
- The scarp to the west on the Isle of Oxney catches the eye and is a feature in views, contributing to sense of place. The hilltop town of Rye is visible on the horizon in the southern part of the LCA.
- The Little Cheyne Court windfarm, power lines and Dungeness power station can be seen in views to the south.
- The LCA forms the foreground to views towards the High Weald AONB, and is also important in elevated views from it.

Forces for change in the landscape

- In recent years a number of large farm buildings have been constructed which are prominent features within the LCA.
- Intensive arable agriculture has resulted in a loss of habitats. Ploughing also leads to drying and shrinkage of peat, leading to a lowering of the ground surface, and increasing difficulty in drainage.
- Loss of traditional pastoral buildings and features (e.g. sheepfolds and lookers' huts) through neglect because they are no longer needed.
- Risk of damage to historic bridges etc. by large farm machinery.
- Fly tipping along main roads.
- Climate change is likely to lead to increased flood risk as a result of rising sea levels, increased rainfall and increased intensity and frequency of storm events. It may also affect farmers' future choices of crops and the seasonal patterns of farming practices.

Recommendations for landscape enhancement

Protect

- Surviving historic features associated with traditional land uses, urgently recording structures (such as lookers' huts) which are in advanced stages of neglect and disrepair.
- Structures associated with historic water and drainage management, such as bridges, pumps and sluices, where possible.
- Views which contribute to the setting of the High Weald AONB.
- Remaining pasture.

Manage

- Farmland, improving its wildlife value where possible through creation of wildlife corridors and habitat mosaics. These could include schemes to enhance the wildlife value of field margins, planting of additional trees, etc.
- Watercourses, aiming for a balance between wildlife habitats and efficiency of drainage (e.g. consider creating stepped bank profiles, in accordance with IDB byelaws).
- Designated nature conservation sites in accordance with their Management Plans.

Plan

- To consider the visual impacts of large farm buildings when assessing planning applications. Such buildings should be sensitively sited (for example considering whether they appear on the skyline or against the scarp, and whether they are seen in conjunction with existing structures). The choice of materials, colours and finishes should also be carefully chosen.
- To protect the character of rural lanes, and to avoid suburbanisation and unnecessary signage along main roads.

Potential Landscape Partnership Scheme project opportunities

- *Blue Lanes* project promoting habitat management in watercourses and wetlands.
- *Green Lanes for Bumblebees* project, promoting positive management of field margins to provide bumblebee habitats.
- *Rediscovering the 5th Continent* project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. In this LCA, trails could start from Appledore village and railway station. Interpretation could also be enhanced along the Royal Military Canal.
- *New Lookers* project to involve local people in reporting heritage crime could also be used to report incidences of fly tipping.
- Additional project to record surviving Lookers' huts. This LCA contains a particularly good example (with much of the interior intact) at Buss Barn, opposite Priory Farm.

LANDSCAPE CHARACTER AREA 6: Dungeness Shingle

Location and Context

This triangular-shaped LCA is located in the south-west of Romney Marsh, and comprises a broad promontory which extends into the English Channel. It is open to the sea on the south and east sides. To the north-west are the Walland Farmland and Brookland Farmland LCAs, and to the north-east is the Romney Coast LCA.

The town of Lydd is within this LCA, as is the dispersed settlement of Dungeness, and associated industrial and military buildings.



Fig.59: A typical scene in Dungeness LCA, including vegetated shingle, scattered cottages and Power Station.

Summary Description

Dungeness is a unique environment within the UK, comprising extensive deposits of shingle, interspersed with smaller areas of farmland, wetland and settlement. Shingle ridges further inland are well-established, whilst those at the sea's edge are very mobile, and the landform is constantly evolving. The earliest evidence for settlement on Romney Marsh has been found here, including prehistoric tools and pottery associated with Roman salt production. The area is of international importance for its wildlife and habitats, including its bird life, and the rare and often colourful plants which colonise the shingle, including low-lying prostrate vegetation. Much of the area is a National Nature Reserve, and it is popular with visitors.

This is an extraordinarily evocative and powerful landscape, its mood constantly changing in response to light, weather and season. The landscape is dominated by a combination of natural shingle (and associated vegetation) with a strong horizontal form, and large man-made vertical structures including lighthouses, Dungeness nuclear power station, pylons, and sound mirrors. There are also structures associated with ongoing military use of the area. The historic town of Lydd has strong visual and cultural connections with Dungeness. On Dungeness itself, settlement comprises fishermen's huts, holiday cottages and temporary buildings, which give it a sense of impermanence, a quirky character and a very strong sense of place.

Key Characteristics

- Unique underlying geology of shingle ridges extend for several miles inland, and still evolving due to longshore movement of shingle
- Extensive areas of open water, mostly flooded aggregate extraction quarries, and wetlands associated with the RSPB reserve. The shingle also holds a large freshwater aquifer.
- Many different land uses on the shingle and associated areas, including nature reserve, nuclear power station, airport, farmland, military site, quarries and settlement.
- A wide range of natural and semi-natural habitats, many of which are nationally and internationally designated for their wildlife value. The extensive areas of vegetated shingle are exceptionally rare and contain unique flora. There are almost no trees except around Lydd.
- Settlement includes the historic town of Lydd (which has strong visual and cultural connections with Dungeness) and informal settlement of fishermen’s huts and temporary structures at Dungeness itself.
- The informal and temporary nature of settlement at Dungeness gives it a quirky and very distinctive character. The wooden huts and bungalows have no property boundaries.
- Access is restricted within military and farmland areas, and around the power station, but much of the area is accessible as a nature reserve. It can be accessed by road or on the Romney Hythe and Dymchurch railway.
- An exceptionally rich historic and cultural environment, including prehistoric occupation sites, the Saxon town of Lydd, historic farms, lighthouses, military sites (including the 1920s sound mirrors and WW2 installations), fishing equipment and the famous shingle garden developed by Derek Jarman in the 1980s.
- A landscape of strongly horizontal natural shingle features, combined with large vertical man-made structures (power station, pylons, Lydd church tower, lighthouses etc.) which form focal points in views.
- A popular place for visitors, busy in summer but empty in winter.
- An evocative and exposed landscape, with strong seasonal changes created by the weather, the light, and the colours of plants growing on the shingle.
- Abandoned fishing boats on the beach create a sense of desolation, but also have a sculptural quality.



Fig. 60: View looking east, showing Nature Reserve (to left of road), power station, pylons, and military zone (to right of road).

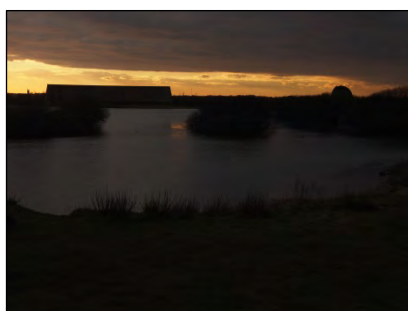


Fig. 61: Sunset over sound mirrors. Two mirrors can be seen- a dome-shape and a curved wall. Lydd church tower is to the left.



Fig. 62: Derek Jarman’s shingle garden at Prospect Cottage, Dungeness.

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	Dungeness Shingle
Ashford Landscape Character Assessment (2009)	N/A
Kent Downs AONB Landscape Character Assessment	N/A
East Sussex County Landscape Assessment	Rye- Winchelsea Area

Natural influences and sites

- A deep natural sink of shingle, forming the only designated desert in Western Europe. It is a strongly dynamic landscape, with longshore drift eroding the southern side of the ness and moving and depositing shingle eastwards. Inland, shingle ridges mark the locations of former coastlines.
- Almost the entire area is within the Dungeness, Romney Marsh and Rye Bay SSSI. Much of it is also a designated Ramsar site (a wetland of international significance).
- Much of the LCA is also within the Dungeness SAC, internationally designated for its perennial vegetation on shingle banks (including low-growing horizontal shrubs) which comprises the most diverse and extensive examples of vegetated shingle in Europe. The fen communities in wetter areas between the banks are also of international importance.
- Part of the area (to the north-west of the Power Station) is an internationally-designated SPA for its bird populations. This area includes part of the National Nature Reserve managed by the RSPB.

Cultural influences and sites

- Evidence for prehistoric occupation has been found in quarries, including axe heads which were traded across Europe. Later evidence for Roman salt working has also been excavated.
- In early medieval times, Lydd was a thriving Corporate Cinque port, but was stranded inland when its harbour silted up. Lydd church contains Saxon stonework and its tall tower is a prominent feature across surrounding marshes. The town contains a concentration of Listed Buildings, and a Conservation Area. There are strong cultural links between Lydd and Dungeness, including farming on Denge marsh, and several centuries of smuggling activity.
- A strong history of military innovations following construction of Lydd Barracks in the 1880s. These include the development of Lyddite (forerunner to dynamite), experimentation with sound mirrors to detect approaching aircraft (these are now Scheduled Monuments) and the WW2 PLUTO (PipeLine Under The Ocean) project to supply piped fuel to allied forces in France. Some of the bungalows in Dungeness were constructed to hide PLUTO installations.
- Many structures associated with the coast and associated fishing industry, including sea walls, Dungeness lifeboat station, two lighthouses (the 1904 lighthouse is now some distance inland due to accretion of the shingle), fishing boats, winches, huts and net-boiling ketches on the beach.
- Informal settlement at Dungeness, including fishermen's huts, railway carriages and bungalows.
- Lydd Airport (London Ashford) was the first civil airport to be constructed in Britain after WW2, primarily serving wealthy clients crossing the channel. It has just been given permission to expand.
- Dungeness A nuclear power station constructed in the 1950s, followed by Dungeness B.
- Dungeness has become widely known through its use in films, and the publicity surrounding Derek Jarman's cottage, with its garden of shingle-loving plants and driftwood sculptures.

Visual and perceptual qualities

- A unique area with a very strong sense of place.
- The natural landscape of horizontal shingle ridges contrasts with the vertical man-made structures such as pylons, lighthouses and the power station.
- A strong presence of the sea and sky, and sense of being 'on the edge.' This is enhanced by changes in light, weather and season, which in turn affect the vivid colours of vegetation.
- Dungeness has an informal 'frontier' feel and is a working landscape. It is not pristine, but the abandoned and dilapidated fishing equipment has sculptural quality.
- Vast expanses of shingle feel remote and desolate, but other parts feel settled and busy.
- Views are long and expansive (partly due to lack of trees) with prominent vertical features.
- Landmarks include power stations, lighthouses and Lydd church tower.

Forces for change in the landscape

- Constant movement of shingle due to natural coastal process, resulting in erosion of the beach to the south of the power stations. This necessitates artificial replenishment of the beach using lorry loads of shingle transported from the eastern end of the ness.
- The conservation management of large parts of the LCA should be a positive change, enhancing both biodiversity and landscape character.
- Development pressure e.g. airport expansion, power station redevelopment, aggregate extraction, military uses, residential demand.
- Potential loss of character of settled areas due to new development which is not sympathetic in terms of its size, materials, design or siting. What is appropriate varies greatly depending on the location and type of new development. Expanding tourist facilities at Dungeness (e.g. lighting, car parks) would also undermine the area's character.
- Climate change is likely to impact on this exposed coast, particularly through sea level rise, and increased frequency and intensity of storm events. The types of plants and animal species inhabiting the area may also be affected by changes in environmental conditions.

Recommendations for landscape enhancement

<p>Protect</p> <ul style="list-style-type: none"> • The unique character and ad-hoc feel of settlement on Dungeness, including (for example) through restricting building height, avoiding permanent structures and keeping properties open rather than fenced. At the same time, the expressions of individuality and spontaneity which are so important to the sense of place should be able to continue. • Historic sites and their landscape settings, particularly those structures which are seen from a distance, e.g. the Sound Mirrors, Lighthouses and Lydd church tower.
<p>Manage</p> <ul style="list-style-type: none"> • Nature conservation sites, in accordance with their management plans. Consider additional defined footpaths/ boardwalks so shingle vegetation is not damaged through trampling, and raise awareness of the importance of the shingle habitats. • Farmland (especially areas which are not covered by environmental designations), enhancing their value for wildlife. • Areas in military use, allowing occasional public access if appropriate.
<p>Plan</p> <ul style="list-style-type: none"> • To protect the special character of Dungeness (See 'protect' note above) through the planning process, but without stifling individuality. • When making planning decisions, consider the scale, form, materials and massing of existing buildings of that type. For example, very large scale industrial structures and small-scale domestic structures are both present. However, large scale domestic buildings would appear out of place.
<p>Potential Landscape Partnership Scheme project opportunities</p> <ul style="list-style-type: none"> • <i>Blue Lanes</i> project promoting habitat management in watercourses and wetlands. • <i>Green Lanes for Bumblebees</i> project, promoting positive management of field margins to provide bumblebee habitats. This will have limited application in this LCA, but there is some farmland on Denge Marsh and around the airport. • <i>Sentinels on the Marsh</i> project focussing on churches and their landscape settings. Lydd church is a prominent feature in the landscape, seen from Dungeness and the surrounding Marsh. • <i>Rediscovering the 5th Continent</i> project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. In this LCA, projects could be focussed on encouraging visitors who come to Dungeness to explore the wider Romney Marsh area, as well as providing additional interpretation of wildlife and historic features within the LCA. • Additional project focussed on public landscape art, perhaps working with local artists.

LANDSCAPE CHARACTER AREA 7: Romney Marsh Coast

Location and Context

This long, narrow LCA is located at the eastern edge of the Study Area. It comprises the settlements along the east-facing coast between Dungeness and Hythe. Although the eastern LPS boundary stops at the high-tide line, the LCA continues to the low-tide line. The western (inland) boundary of the LCA follows either the line of the Romney, Hythe and Dymchurch railway, or the settlement edges.

There are several settlements within the LCA, although some merge into each other. Settlements within the LCA include Lydd-on-Sea, Greatstone-on-Sea, Littlestone-on-sea, New Romney, St Mary's Bay and Dymchurch



Fig. 63: The Dymchurch wall looking north. Note the cannon mounted on the Martello tower on the left.

Summary Description

This LCA comprises a strip of developed east-facing coastline, including associated shingle, sandy beaches and sand dunes. Settlements vary in age from the historic towns of New Romney (a planned Norman town and Cinque Port) and Dymchurch, through to the Edwardian development of Littlestone-on-Sea and 20th Century coastal bungalows, caravan parks and housing estates. Despite the developed nature of the settlements, the constant presence of the sea to the east and Romney Marsh to the west means that it retains its open and rural context. The settlements are connected by the Romney, Hythe and Dymchurch Railway, and small-scale steam engines are a regular sight and sound.

This stretch of coastline needs constant defence from the sea, as much of the development and the marsh behind is at or below sea level. The Dymchurch wall was started in 1288 to supplement the protection provided by natural banks of shingle. Today, a sea wall runs for much of the length of the LCA, and in the northern part is a highly-engineered structure, defended on the seaward side with rock armour. As well as invasion from the sea, Romney Marsh has also been threatened with invasion by armies crossing the channel. Consequently, the coastline contains a number of defensive structures, including distinctive Martello Towers from the Napoleonic Wars. The area is a popular holiday destination, and contains many caravan parks and associated tourism development.

Key Characteristics

- Landform comprises a bank of shingle running north-east – south-west, with associated beaches and sand dune systems. Some settlements have expanded onto the drained marshland on the inland side.
- Several of the major drainage channels (sewers) draining the marsh discharge into the sea at low tide through sluices in the sea walls.
- Land use is primarily settlement and recreation, with occasional small pockets of farmland.
- Semi-natural habitats include extensive shingle, sandy beaches and sand dune systems, many of which are designated for their nature conservation importance.
- Settlement includes the Saxon settlements of Dymchurch and New Romney (later a Cinque Port) with medieval buildings and churches. Other settlement dates from the 20th Century and much is tourism-related.
- Tourism/ recreation development includes Edwardian guest houses at Littlestone, interwar seaside bungalows and caravan parks. There are also golf courses and amusement parks.
- The Romney, Hythe and Dymchurch steam railway is a distinctive feature of the area.
- A259 runs through the northern part of the LCA (behind the sea wall) linking Hythe and New Romney. Southern part of the LCA is accessed by a straight road behind the shingle bank.
- Sea defences are essential to supplement the natural shingle barrier and prevent flooding of settlements and farmland. The Dymchurch wall has been maintained for over 800 years.
- A history of defence against cross-channel invasion, with surviving structures from the Napoleonic wars (including Martello Towers) and WW2.
- New Romney church tower and Littlestone Tower are landmarks in views. Many views from within the area include the sea or the marsh inland, so it retains a sense of openness.
- Seasonal variations in character increased by the seasonality of the tourist industry.
- A wide range of textures and colours, with sea walls, roads, beaches, groynes and buildings forming linear features in the landscape.
- Cultural associations with smuggling, made famous through the Dr Syn novels.



Fig. 64: Medieval buildings in New Romney



Fig. 65: Littlestone-on-Sea, with shingle beach, fishing boats, beach huts and Edwardian hotels



Fig. 66: Engines from the Romney, Hythe and Dymchurch Railway steam through Lydd-on-Sea

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	The Romney Coast
Ashford Landscape Character Assessment (2009)	N/A
Kent Downs AONB Landscape Character Assessment	N/A
East Sussex County Landscape Assessment	N/A

Natural influences and sites

- A dynamic natural environment, comprising mobile shingle and sand dunes. Historically, the LCA comprised a spit of shingle which protected the marshes behind from inundation by the sea. However, the mobile shingle can be breached in storms. The northern part of the shingle bank around Dymchurch has therefore been artificially strengthened since the 13th Century.
- Sediment movement also caused the silting of Romney harbour in the 13th Century.
- Beaches and shingle banks at the southern end of the LCA are designated SSSI, SAC and Ramsar for their nature conservation importance, specifically vegetated shingle and wetland habitats. The shingle is also within the Dungeness National Nature Reserve.
- Sand dune systems at Greatstone and Romney Warren, designated SSSI for their dune habitats and the grassland plant communities they support. Part of Romney Warren is a Local Nature Reserve.

Cultural influences and sites

- Long history of occupation, including Roman material (associated with salt working) found at Dymchurch. Dymchurch and New Romney were established by Domesday, and following the Battle of Hastings, William the Conqueror secured Romney on his way to Dover. New Romney expanded as a planned town and became a Cinque Port. Its harbour silted up in the 13th Century, and the Rhee Wall channel was constructed in an attempt to scour the harbour.
- A range of sea defences required to supplement the natural shingle barrier. The Dymchurch Wall was constructed in 1288, initially with a framework of staked thorn and brushwood capped with clay. Stone groynes were built into the sea to dissipate the wave action. The wall was stone-faced in the 19th century and is now concrete protected with rock armour.
- Early 20th Century coastal engineering included closure of the gap between Littlestone and Greatstone (a sandy bay which was all that remained of the New Romney harbour inlet).
- Defensive structures survive from the Napoleonic Wars (Lade Fort, Martello Towers) and WW2 (pill boxes, Mulberry Harbour off Littlestone on Sea). Several are designated Scheduled Monuments.
- The area developed as a tourist destination during the 20th Century, with the construction of Edwardian guest-houses at Littlestone, inter-war bungalows along the coast, caravan sites, holiday camps and associated entertainment sites. Beaches are popular for recreation, including sand-yachting at Greatstone.
- Romney, Hythe and Dymchurch railway constructed in 1927 as a project by an eccentric inventor and racing driver. It is a small-scale steam railway which runs public services, and its distinctive trains, track, stations, signals and bridges are important features within the landscape of the LCA.
- Conservation Areas in Dymchurch, New Romney and Littlestone-on-Sea.
- Numerous Listed Buildings, concentrated in older settlements (including several Martello Towers).
- A long history of smuggling within the LCA, made famous by the Dr Syn novels by Russell Thorndyke, set in Dymchurch.

Visual and perceptual qualities

- The narrow form of the development means that there are usually views out to sea and/ or across the marsh, so it still feels relatively rural. Littlestone Tower and New Romney church are landmarks.
- Strong seasonal changes in perceptions of the LCA - in winter it can feel quite bleak, exposed and abandoned, but in summer it is busy, colourful and bustling with tourists.
- The sights, sounds and smells of the steam railway contribute to sense of place.
- The sweep of the bay and presence of the Marsh create a sense of space. Sea, sand, shingle, dunes, concrete, groynes and buildings combine to give varied patterns and textures to the landscape.

Forces for change in the landscape

- Loss of open coast, particularly in the Mid-20th Century. Linear bungalows along the coast create a ‘serrated’ skyline. The problem is exacerbated by recent replacement of bungalows with houses.
- Coastal development has impacted on the settings of historic structures. Lydd Fort is now surrounded by houses, and the southern Martello Tower in Dymchurch is stranded in a carpark.
- The rise and subsequent fall of the tourism industry has affected the character of the area. There are caravan parks throughout the LCA, but also an abandoned holiday camp at St Mary’s Bay.
- Many interpretation boards are in poor condition, suggesting a recent lack of funding.
- Litter, particularly in summer.
- Changes in the fishing industry affecting the economy and land uses within the LCA. Abandoned boats can be seen on the beach at Littlestone.
- Dymchurch sea wall is a hard feature in views from inland, physically and visually separating sea from land.
- The low-lying coastal settlements within this LCA are particularly vulnerable to rising sea levels and storm damage associated with climate change.

Recommendations for landscape enhancement

<p>Protect</p> <ul style="list-style-type: none"> • Historic buildings and their settings. Take opportunities which arise to enhance settings which have been damaged through insensitive development in the past. • The remaining sections of undeveloped coast. • Streetscapes, particularly in New Romney and Dymchurch Conservation Areas.
<p>Manage</p> <ul style="list-style-type: none"> • Golf courses and sand dune systems to enhance their biodiversity value. • Designed nature conservation sites, in accordance with their Management Plans. • Existing interpretation boards etc., replacing those which have become dilapidated or illegible.
<p>Plan</p> <ul style="list-style-type: none"> • To respect the scales of existing buildings. For example, don’t replace bungalows with houses. • To allow good quality modern design in appropriate locations, using materials, styles and scales which respect existing development in the vicinity. • Consider opportunities to ‘soften’ the appearance of the back of the Dymchurch wall, for example using coir rolls to grow salt-tolerant plants. • To ensure that screen-planting schemes associated with new development use native trees (e.g. thorn, willow and holly) rather than ornamental species such as <i>Leylandii</i>, which are visually intrusive and not in keeping with the character of the landscape. • To protect the remaining sections of undeveloped open coast from development. • To minimise visual impacts of development in views from the marsh.
<p>Potential Landscape Partnership Scheme project opportunities</p> <ul style="list-style-type: none"> • <i>Blue Lanes</i> project promoting habitat management in watercourses and wetlands. • <i>Sentinels on the Marsh</i> project focussing on churches and their landscape settings. • <i>Rediscovering the 5th Continent</i> project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. This is particularly important in this LCA, as the majority of residents and visitors stay here, but much of the interpretation is currently in poor condition. There is potential to develop circular walks and trails between railway halts, and to encourage local residents to understand and engage with the landscape on their doorstep. • Additional project to build on the excellent community art projects already on display around New Romney, perhaps extending them to other settlements.

LANDSCAPE CHARACTER AREA 8: Camber Coast

Location and Context

This relatively small LCA is located in the south-west of the Study Area. To the west is the River Rother, and to the south the sea (Rye Bay). Although the LPS boundary stops at the high water mark, the LCA boundary extends to the low water mark.

To the north are the Walland Farmlands LCA and Highknock Channel LCA, with the boundaries of the Camber Coast LCA following the river wall, roads and settlement edges.

The settlement of Camber is within this LCA.



Fig. 67: View east from sand dunes. Camber village is on the left of the photo. Camber Sands and beach-front development is on the right. Early-colonising grasses are establishing on newly-formed dunes.

Summary Description

This LCA is the most recently-settled within Romney Marsh, and comprises the south-facing coast of Camber Sands and the associated tourism and recreational development. This is a sandy landscape, with an extensive sandy beach at Camber Sands, and a mobile dune system to the north, much of which is used as a golf links. The village of Camber developed as a tourist resort associated with the beach in the Mid-20th Century, largely around the Pontins development. Also within this LCA are the former aggregate quarry at Northpoint (which is now a lake used for recreation and watersports) and the adjacent strip of salt marsh along the margin of the river Rother. The feel of the landscape varies greatly depending on weather and season. In the summer it is warm and bustling, but in winter it can feel very desolate. The Camber sand dunes reach over 10m high, and afford good views across Walland Marsh.

Key Characteristics

- A landscape dominated by both mobile and stabilised sand. An extensive ridge of sand dunes rises to over 10m in height. The remainder of the LCA is flat and close to sea level.
- River Rother forms the western boundary of the LCA. Large area of open water at Northpoint Lake. Formerly an aggregate quarry and now used for recreation.
- Land use includes settlement and recreation, with extensive areas of semi-natural habitats.
- Semi-natural habitats include Camber Sands beach and dune system, saltmarsh along the river Rother, and open water at Northpoint Lake.
- Settlement dates from the Mid-20th Century onwards, and primarily comprises holiday development based around Pontins Holiday Park. There are also some permanently-occupied dwellings and new housing estates.
- Camber Road (between Rye and Lydd) runs through the LCA. It is followed by National Cycle Route 2 for much of its length. There are also residential streets, and tracks within caravan sites.
- A popular holiday and visitor destination, which has developed around the large sandy beach.
- The sand dunes form the highest land in the area, and provide excellent views across the surrounding marshes and Rye Bay. They also form the horizon in views seawards from Walland Marsh.
- Strong seasonal variations in character throughout the year, reflecting changes in weather, light, season and numbers of visitors.
- The bright and light colours of the holiday buildings and caravans mean that they stand out in the open landscape and contrast with the open marsh landscape behind.



Fig. 68: Pontin's, Camber



Fig. 69: Golf links on stable sand dune system, Rye Golf Club



Fig. 70: Saltmarsh habitat along the river Rother. Rye is visible on the horizon

Landscape Character Areas identified in existing Landscape Character Assessments within this LCA	
Kent Landscape Character Assessment (2006)	N/A
Ashford Landscape Character Assessment (2009)	N/A
Kent Downs AONB Landscape Character Assessment	N/A
East Sussex County Landscape Assessment	Rye-Winchelsea Area

Natural influences and sites

- A landscape which has seen great physical changes in past centuries. Prior to the 13th Century, the area was protected by the shingle barrier which connected Fairlight and Dungeness. This broke down in the 13th Century, allowing tides to flow inland through the breach, and creating a bay. Coastal processes of sand and shingle movement have re-orientated the beaches and allowed the headlands to advance towards each other, narrowing the bay and creating today's landform.
- A dynamic landscape strongly influenced by wind-blown sand. Camber sand dunes have accumulated since 1800 as a result of the interaction between wind, sand and plants, and are continuing to form on the seaward side.
- All of the undeveloped parts of the LCA are within the Dungeness, Romney Marsh and Rye Bay SSSI.
- Camber Sands beach and part of Northpoint lake are also designated SPA for their importance as bird habitats.
- The foreshore, parts of the dunes, saltmarsh and Northpoint Lake are also designated Ramsar sites, representing wetlands of international significance.

Cultural influences and sites

- 16th Century maps show the Camber Channel being used as anchorage for ships. During the 100 Years War it was used for ships massing ready to cross the English Channel.
- The 1921 OS map shows a steam tramway connecting Rye and Camber, with a station on the east bank of the River Rother, near the golf links. There was also a ferry across the River Rother between Camber and Rye Harbour. The only buildings in Camber were farmhouses, cottages and an inn. Northpoint is shown as a beach rather than a lake.
- Broomhill Sea wall was built in the 1760s to replace the natural shingle barrier. Originally constructed of clay, it is now faced with concrete and protected by an artificial bank of shingle. Repairs to the wall are ongoing.

Visual and perceptual qualities

- Long, panoramic views from the tops of dunes across the LCA and over the surrounding marsh and sea. Dungeness is visible on the eastern horizon, and the Little Cheyne Court wind farm on Walland Marsh is also prominent in views. To the south there are views towards the Fairlight cliffs.
- A marked contrast between the built development (often brightly coloured or light in colour) within the LCA and the natural colours of the open marsh and coast beyond. Development associated with this LCA is very apparent in views from Walland Marsh, although the ridge of sand dunes forms a natural horizon behind it.
- Development is largely screened by sand dunes in views looking inland from the beach.
- Industrial land uses on the western bank of the river Rother impact on some views within the LCA.
- The LCA has a smaller size and scale than the surrounding LCAs.
- Sand dunes create strong textures and distinctive colours in the landscape.
- In summer, the LCA has a bustling, holiday atmosphere, but in the winter it can feel deserted and exposed.

Forces for change in the landscape

- Mobile sand - blowing across the LCA (particularly during onshore winds), and accumulating as sand dunes.
- Natural processes of coastal erosion damaging sea walls and necessitating ongoing maintenance.
- Litter, particularly along the strand line of the river Rother.
- Large-scale, urban style buildings which contrast with the rural character of the adjacent marsh.
- Recent housing developments on the western edge of the village, and continued demand for holiday accommodation, caravan parks etc.
- Climate change (particularly associated sea level rise, and increase in storm intensity) increases the flood risk, and the rate of coastal change.

Recommendations for landscape enhancement

Protect

- The undeveloped character of views looking inland from the beach. In these views, the sand dunes screen most of the development.

Manage

- Nature conservation sites (dunes, salt marshes, open water, wetlands and beaches) in accordance with their management plans.
- Recreation sites, to enhance their biodiversity and landscape value, as well as their recreation value. This will require partnership working with landowners.

Plan

- To ensure that any new development is well-designed and sited, and is sympathetic to its landscape context in terms of its materials, scale and design.
- To minimise the visual impacts of any new development, especially in views from the marsh. Ensure that any screening vegetation uses native species (e.g. thorn, willow and holly) rather than ornamental species.

Potential Landscape Partnership Scheme project opportunities

- *Blue Lanes* project promoting habitat management in watercourses and wetlands. Within this LCA, Northpoint Lake is the largest area of wetland and open water.
- *Rediscovering the 5th Continent* project, including guided trails, promotion of cycling, interpretation of historic sites and landscape features. This is important within this LCA, because there are opportunities to engage with residents and visitors. There are opportunities to promote trails and circular walks from Camber into Walland Marsh along existing Public Rights of Way.
- Additional project to record and map the changing positions and heights of sand dunes.
- Additional project to pick up litter, particularly along the strand line of the river Rother.

Appendix 17-A: Long List of Major Accidents and Disasters

Table 1: Long List of Major Accidents and Disasters

MAJOR ACCIDENT OR DISASTER	FURTHER CONSIDERATION REQUIRED?	JUSTIFICATION	POTENTIAL RECEPTORS	COVERED IN OTHER CHAPTERS?
Geophysical				
Earthquakes	No	The Proposed Development is not located in a geologically active area and, as such, earthquakes are not considered to be a real risk or serious possibility.	N/A	N/A
Landslides	No	The risk of landslides would be considered as part of the geotechnical design, ensuring the risk is designed out in terms of the vulnerability of the Proposed Development to these types of events. However, given the flat nature of the land this risk is considered low. The Proposed Development is not anticipated to increase the risk of landslip at the Proposed Development or elsewhere as it is not substantially heavy, and the Proposed Development is relatively flat. The Proposed Development would not significantly change the erosion potential of the soil or stability of the land. British Geological Survey (BGS) (Ref 3) determines that the susceptibility to landslides in the vicinity of the Proposed Development ranges from moderately low to low.	N/A	N/A
Sinkholes	No	The Proposed Development is not anticipated to increase the risk of landslip at the Proposed Development or elsewhere as it is not substantially heavy, and the site of the Proposed Development is relatively flat. The Proposed Development would not significantly change the erosion potential of the soil or stability of the land.	N/A	N/A
Hydrology				
Flooding	Yes	Parts of the Proposed Development are located within Flood Zones 2 and 3 (Ref 4). Both the vulnerability of the Proposed Development to flooding, and its potential to exacerbate flooding, will be covered in the Flood Risk Assessment (FRA) and reported in the ES. Mitigation will be	Property and people in areas of increased	Chapter 10: Water Environment

MAJOR ACCIDENT OR DISASTER	FURTHER CONSIDERATION REQUIRED?	JUSTIFICATION	POTENTIAL RECEPTORS	COVERED IN OTHER CHAPTERS?
		considered and, where necessary, incorporated into the Proposed Development design.	flood risk	
Tsunamis / Storm Surges	No	The Proposed Development is not located in a tsunamis risk zone.	N/A	N/A
Meteorological				
Blizzards	No	The Proposed Development is not considered to be more vulnerable to blizzards than any other development. It would be designed to cope with the local climate and extreme weather events. Blizzards should not affect the integrity of the Proposed Development.	N/A	N/A
Cyclonic Storms	No	Although storms occur in the UK, their destructive force tends to be much less than in other parts of the world and the Proposed Development is not particularly vulnerable to any potential effects. It would be designed for the local climate and weather extremes.	N/A	N/A
Thunderstorms	No	As the Proposed Development includes metal components, there is a risk of lightning strikes. However, these risks would be removed or reduced through inbuilt control systems and, therefore, can be scoped out.	N/A	N/A
Droughts	No	Droughts are only considered as a disaster due to water shortages for essential services and where there are indirect impacts on food production, loss of soils etc. The Proposed Development is not considered to be vulnerable to drought.	N/A	N/A
Extreme temperatures	No	While impacts such as exposure of site infrastructure to greater heat intensity and work/delivery disruption due to heavy snow, these are not expected to have a significant impact on the Proposed Development. It would be designed to account for temperature fluctuations from climate change.	N/A	N/A
Air Quality Events	No	The Proposed Development is not considered to be more vulnerable to air pollution than any other development. It would be designed to cope with the local air quality, which is anticipated to be good (There are no Air Quality Management Areas (AQMAs) within 5 km of the Proposed Development). High air pollution should not affect the integrity of the Proposed Development.	N/A	N/A

MAJOR ACCIDENT OR DISASTER	FURTHER CONSIDERATION REQUIRED?	JUSTIFICATION	POTENTIAL RECEPTORS	COVERED IN OTHER CHAPTERS?
Wildfires	No	The Proposed Development is not located close to any densely wooded areas or peatlands. Should weather conditions during construction become hot and dry for a long period of time, further consideration would be given to hot work activity locations.	N/A	N/A
Biological				
Human disease	No	The construction and operation of the Proposed Development would not give rise to any disease epidemics.	N/A	N/A
Animal disease	No	The Proposed Development would not be a source of any disease epidemics and spread would be controlled through containment of infected animals including prohibition of transportation.	N/A	N/A
Plant disease	Yes	Standard control measures, as set out in the Outline CEMP, would be implemented by the appointed contractor during construction to handle and dispose of any diseased, invasive plants to prevent their spread.	Habitats and species	Chapter 9: Ecology and Biodiversity and Chapter: 11 Landscape and Visual
Societal				
Terrorism / Crime / Civil Unrest	No	It is considered the Proposed Development is unlikely to be a target for these types of incidents due to its rural location and low number of exposed targets.	N/A	N/A
War	No	The Proposed Development is not considered to be more vulnerable to war than any other development.	N/A	N/A
Transport				
Road Accidents	Yes	During construction there will be an increase in heavy construction plant and equipment on the local road network which may increase the risk of road traffic accidents. The potential for transport effects will be considered within Chapter 15: Transport and Access . The potential for glint and glare to affect road users will be considered in the Other Environmental Topics ES chapter. Mitigation will be considered and, where necessary, incorporated into the Proposed Development design.	Road users	Chapter 15: Transport and Access and Chapter 17: Other Environmental Topics (Glint and Glare)

MAJOR ACCIDENT OR DISASTER	FURTHER CONSIDERATION REQUIRED?	JUSTIFICATION	POTENTIAL RECEPTORS	COVERED IN OTHER CHAPTERS?
Rail Accidents	Yes	There is a railway line that runs adjacent to the Proposed Development used for transport and delivery to / from Dungeness Power Station. During construction activities there is an increase in risk of rail related industries whilst working close to the railway line. The potential for transport effects will be considered within Chapter 15: Transport and Access . The potential for glint and glare to affect rail users will be considered in the Other Environmental Topics ES chapter. Mitigation will be considered and, where necessary, incorporated into the Proposed Development design.	Rail users	Chapter 15: Transport and Access and Chapter 17: Other Environmental Topics (Glint and Glare)
Aviation Disasters	Yes	The closest airfield is the Woodridge/Meadow Farm Airfield located approximately 6.7 km north of the Proposed Development. The closest airport is the Lydd airport located approximately 3.0 km southeast of the Proposed Development. The following airfield are also located within the study area north of the Proposed Development: Hamilton Farm Airfield is approximately 9.6 km away and Harringe Court Airstrip airfield is approximately 11 km away. The potential for glint and glare to affect planes will be considered in the Other Environmental Topics ES chapter. Mitigation will be considered and, where necessary, incorporated into the Proposed Development design.	Aircraft users	Chapter 17: Other Environmental Topics (Glint and Glare)
Engineering Accidents / Failures				
Cyber accident/ failure	Yes	The Applicant is accountable for ensuring the resilience of their assets to national security risks, including from cyber-attacks. The Proposed Development will implement good industry standard controls against cyber accident and failure to minimise this risk so that it is negligible.	Employees and people using grid network	N/A
Infrastructure	No	The Proposed Development will be developed following the most up to date regulations and standards in place at the time of its development. These requirements have been developed to reduce the risk of accidents of failures and draw upon experiences from around the world.	N/A	N/A
Bridge failure	No	No bridges are to be used or constructed as part of Proposed Development.	N/A	N/A
Tunnel failure or fire	No	There are no tunnels located in proximity to Proposed Development.	N/A	N/A

MAJOR ACCIDENT OR DISASTER	FURTHER CONSIDERATION REQUIRED?	JUSTIFICATION	POTENTIAL RECEPTORS	COVERED IN OTHER CHAPTERS?
Reservoir (dam) failure	No	Areas near the Proposed Development are at risk from flooding from reservoirs, however, flooding extents are unlikely to extend to the Proposed Development.	N/A	N/A
Flood defence failure	Yes	Parts of the Proposed Development may be at risk of flooding from coastal flood defence failure. This will be covered in the FRA and reported in ES, both in terms of the risk to the Proposed Development and increased risk caused by the Proposed Development. Mitigation will be considered and, where necessary, incorporated into the Proposed Development design.	Property and people in areas of increased flood risk	Chapter 10: Water Environment
Mast and tower collapse	No	There are electric overhead line power lines near the Proposed Development. During construction, any work required near electric overhead power lines would be adequately controlled and consulted on with the operator, and appropriate site-specific risk assessments completed which would consider such aspects as the voltage and height as well as size and reach of any machinery or equipment.	N/A	N/A
Utilities failure (electricity, gas, water supply and sewage)	Yes	The Proposed Development has the potential to affect existing utility infrastructure. To identify any existing infrastructure constraints, both consultation and a desk-based study will be undertaken. Consultation with relevant utilities providers is a routine part of solar development and consultees may include water, gas and electricity utilities providers and telecommunications providers as appropriate.	Employees and local residents	Chapter 17: Other Environmental Topics (Telecommunications)
Fires	Yes	There may be potential for fire due to the battery storage element of the Proposed Development. However, the BESS would include cooling systems designed to regulate temperatures to within safe conditions which minimises the risk of fire. In addition, the Proposed Development design would include adequate separation between battery banks to ensure an isolated fire would not become widespread and lead to a major incident. Fire detection and suppression features would be installed to detect (e.g. multispectral infrared flame detectors) and suppress (e.g. water base suppression systems) fires to minimise this risk. The BESS will be located more than 30 m from residential receptors and other occupied buildings outside of the DCO Site Boundary, as	Employees, local residents, local aquatic habitats and species	Outline Battery Safety Management Plan (Standalone document to be submitted with DCO)

MAJOR ACCIDENT OR DISASTER	FURTHER CONSIDERATION REQUIRED?	JUSTIFICATION	POTENTIAL RECEPTORS	COVERED IN OTHER CHAPTERS?
		required by NFCC safety guidelines, and therefore unplanned fire emissions modelling is not warranted. An Outline Battery Safety Management Plan will be prepared for the Proposed Development and submitted alongside the DCO application. The development of the Framework Battery Safety Fire Management Plan will be considered in the iterative design of the Proposed Development ensuring that design requirements to ensure fire safety (such as ensuring adequate provision of land for water storage) and management of any firewater runoff are captured.		
Electrical hazards (electric shock, arc flash, arc blast).	Yes	The Proposed Development concerns high voltage electrical equipment which carries risks associated with its accidental discharge. This risk would be controlled through an appropriate maintenance schedule and adherence with the Health and Safety at Work in terms of appropriate control measures. There are negligible risks to the environment or other people.	Employees	N/A
Industrial Accidents				
Major Accident Hazard Sites	No	There are no COMAH establishments within 5 km of the Proposed Development.	N/A	N/A
Nuclear	No	The Proposed Development is located approximately 8.5 km northeast of the Dungeness Nuclear Power Station. This site is regulated by the Office for Nuclear Regulation (ONR) (Ref 5) and will have has its own set of robust mitigation measures to reduce the risk of a major accident. ONR recommends that a consultation zone of 3km be used for non-COMAH regulated energy storage developments such as the Proposed Development (Ref 6). Nuclear incidents can be scoped out for further assessment.	N/A	N/A
Fuel Storage	No	There are no Fuel Storage sites within the study area.	N/A	N/A
Mines and Storage Caverns	No	The Proposed Development is not located close to any Coal Mining Reporting Areas (Ref 7).	N/A	N/A
UXO	No	The Proposed Development is located within an area of low risk from unexploded ordnance (UXO).	N/A	N/A

MAJOR ACCIDENT OR DISASTER	FURTHER CONSIDERATION REQUIRED?	JUSTIFICATION	POTENTIAL RECEPTORS	COVERED IN OTHER CHAPTERS?
Pollution Accidents				
Air	Yes	<p>Construction activities may cause an increase in the exposure to dust and emissions from vehicles and construction plant. This would be temporary in nature and emissions associated with construction plant and vehicles are managed under specific air quality legislation. Effects of the Proposed Development on Air Quality will be considered as part of the EIA.</p> <p>Gaseous hazardous substances are not expected to form part of the operation of the Proposed Development, however there is potential for release of toxic substances to air originating from a fire at the BESS. Mitigation measures would be presented in the Outline OEMP.</p>	Employees, local residents, local habitats and species	OEMP
Land	Yes	<p>During the construction phase there may be an increase in the risk of leaks and spillages of hazardous materials associated with the construction activities. This risk would be controlled through standard control measures which would form commitments within the Outline CEMP.</p> <p>During operation there aren't expected to be any hazardous substances that could be released to groundwater / other land based receptors.</p>	Employees, local residents, local habitats and species	Chapter 9: Ecology and Biodiversity and Chapter 17: Other Environmental Topics (Ground Conditions)
Water	Yes	<p>During the construction phase there may be an increase in the risk of leaks and spillages of hazardous materials associated with the construction activities. This risk would be controlled through standard control measures which would form commitments within the Outline CEMP.</p> <p>Liquid hazardous substances are not expected to form part of the operation of the Proposed Development, however there is potential for release of toxic substances entrained within firewater originating from a fire at the BESS.</p> <p>Mitigation for this event includes the measures as outlined above for fire risk.</p>	Employees, local residents, local aquatic habitats and species	Chapter 10: Water Environment and Outline Battery Safety Management Plan