

## Appendix 3

### Summary of Dungeness Stakeholder Consultation

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**1. Please list any special qualities, distinctive features or areas, which you consider make a positive contribution to the Conservation Area.**

- *Dungeness is unique. It is the largest shingle promontory in Europe with its own weather system and microclimates in the shingle ridges. This has been recognised, the whole area now being a National Nature Reserve with nearly eight thousand acres of Sites of Special Scientific Interest and other designated conservation areas. This aspect of the Dungeness peninsular is adequately monitored by English Nature with the local Countryside Project on hand to check out on a daily basis that the guidelines are adhered to.*
- *The Dungeness Conservation Area, sometimes referred to as “The Village”, has an eclectic collection of buildings monitored by Shepway Planning Department regarding alterations and additions. The unique aspect of Dungeness has to be raised regarding buildings in “The Village” as the geographical history of this settlement is unusual to say the least and has culminated in a unique hamlet.*
- *Matthew Poker’s (1617) map of Romney Marsh depicts “The Cabins” at Dungeness which were used by the local fishermen, probably Lydd men, in the herring season. “The Cabins” are shown on the east side of the peninsular which gradually accrues owing to the movement of shingle around the Ness, referred to as long shore drift. Archaeologists have calculated how far inland these buildings would have been and have made a great effort to trace them, with no success. This is probably because “The Cabins” would have been of a temporary nature using materials to hand such as flotsam and jetsam and easily transported light materials from local areas. It must be remembered that carrying anything substantial or permanent like stone or brick across loose shingle would not have been viable. The buildings only needed to last a few years as the shoreline would have grown away from them so new ones would be constructed nearer the sea using, probably, what was serviceable of the old. It is difficult to put a date on when Dungeness was inhabited on a permanent basis but even when that did occur the buildings were still of this semi-permanent nature as the shoreline kept growing away from them so new ones continued to be built to the east. This all changed when the road was constructed in 1938.*

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**2. Can you identify any key features that you feel have been eroded over time?**

- *The shore line through gravel extraction and natural erosion*

**3. Can you identify any development that has taken place since designation, which you feel has had a negative effect on the Conservation Area?**

- *The Nuclear Power Station*

**4. Can you identify any areas on the attached map that you consider should be included or excluded from the Conservation Area? Please give your reasons.**

- *The Pilot should be included for historical local interest*
- *The conservation area should be extended to include the old RNSS terrace of houses and the few cottages between the existing conservation footprint and these cottages. The RNSS cottages were built in the 19<sup>th</sup> century to house the officers who signalled to ships using flags. Indeed the conservation area should be extended to include all the old buildings on the Dungeness Estate in the vicinity of the existing conservation area.*

**5. In your opinion, how effective do you consider the present controls over development to be? Please explain.**

- *Effective in that the area maintains open space. Strict planning control maintains the unique area*
- *The natural environment at Dungeness is more important than the built environment, being designated for protection under both European and National laws to ensure the survival of rare plants and insects and geological formations – Special Area of Conservation and Site of Special Scientific Interest. The Dungeness area as a whole supports on third of the plant species in the UK including many rare plants which are essential habitats for birds and a variety of rare insects and other invertebrates. Therefore, there should be no new building on the Dungeness Estate and when existing buildings are replaced they should be built on the existing footprint only. This means no decking extensions. The fact that some houses may have been allowed to have decking should not be used as a precedent for more. The Council should ignore previous precedents and set new criteria which would prohibit further building and decking extensions.*
- *Fishing has declined at Dungeness and most the houses are now in the ownership of “incomers” and “weekenders”. These folk are used to boundaries to their properties, as most folk are, and wish to mark out their ownership with fences and gardens. Planning permission has been granted to do this in some cases and not others which seems a little perverse. Some of the houses have been extended and have to conform to building regulations so as time goes on they tend to become more uniform in appearance as is evident if one looks at the latest extensions and rebuilds as Shepway’s planning department seems to favour black or dark brown weatherboarding for cladding these projects.*

**6. Are there any buildings or structures that you consider are of note for their architectural or historical importance? Please list.**

- *Properties constructed around the old railway carriages for private use.*
- *The old lighthouse,*
- *Round House*
- *The Sanctuary*
- *Restored old tanning copper*
- *RNLI Coastguard Cottages*
- *Waterling House*
- *RH&D railway & café*
- *The Britannia*

**7. Can you identify any open spaces, significant trees or hedges that you feel make a contribution to the special character of the Conservation Area? Please list.**

- *Derek Jarman's garden at Prospect Cottage*

**8. What would you say were the most significant views, vistas or panoramas, either within, into or from the Conservation Area? Please specify.**

- *Lydd Church*
- *France on a clear day*

**9. In your opinion, what impact does road traffic have upon the Conservation Area?**

- *To the actual road: with Power Station traffic and visitors came potholes – but walk boards out to sea by the lighthouse conserves the beach area*
- *Usually settlements have a framework from their inception which includes a main street and other track ways, with boundaries delineated in some way or another. All these rules were broken at Dungeness as the inhabitants made their own tracks with backstays over their footwear, moving from place to place at will. The dwellings had no boundaries as the beach was valueless regarding crops etc. so the whole hamlet was mobile. When the permanent road was in place movement forward with the houses halted so what can be seen now is a “frozen” mobile settlement.*

**10. Do you think that there are any areas that would benefit from being ‘car-free’? If so, please describe.**

- *Improvements are taking place with designated parking areas*

**11. How well designed and accessible do you find the car parking areas? Please comment.**

- *Information boards have been installed – both 10/11 have improved area considerably already.*

**12. Are the streets and public areas generally appealing and easy to use? Please comment.**

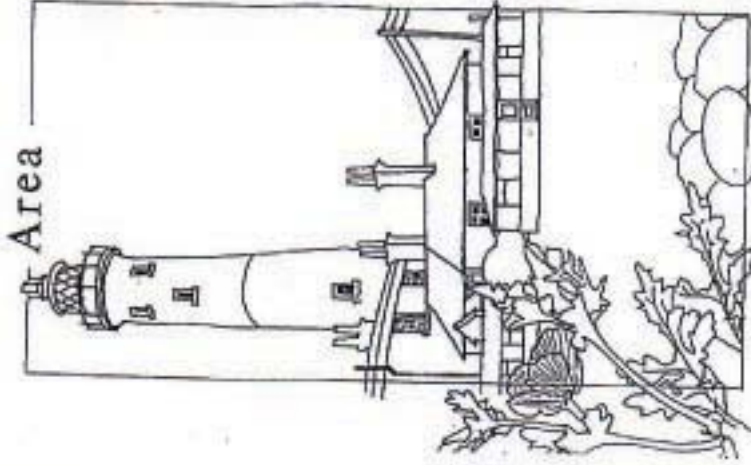
**13. Do you consider that street furniture complements the Conservation Area or if not, what improvements would you suggest?**

**14. Do you feel that sufficient Conservation Area guidance exists to guide development proposals (however small or large)? If not, what would you like to see?**

- *It is clear that Dungeness must be treated carefully regarding planning or the ambience of the place will change. Conservation is a difficult issue too as nothing can stay the same, life and growth goes on. It was considered that disturbance of the shingle was the enemy of the environment at Dungeness but mans presence has made it what it is. English Nature report number 571 "Dungeness before 1960: the landscape and the people" illustrates this. To treat Dungeness in the same category as other villages regarding Conservation, Architecture and Planning would be a cardinal sin.*

# DUNGENESS

## Conservation



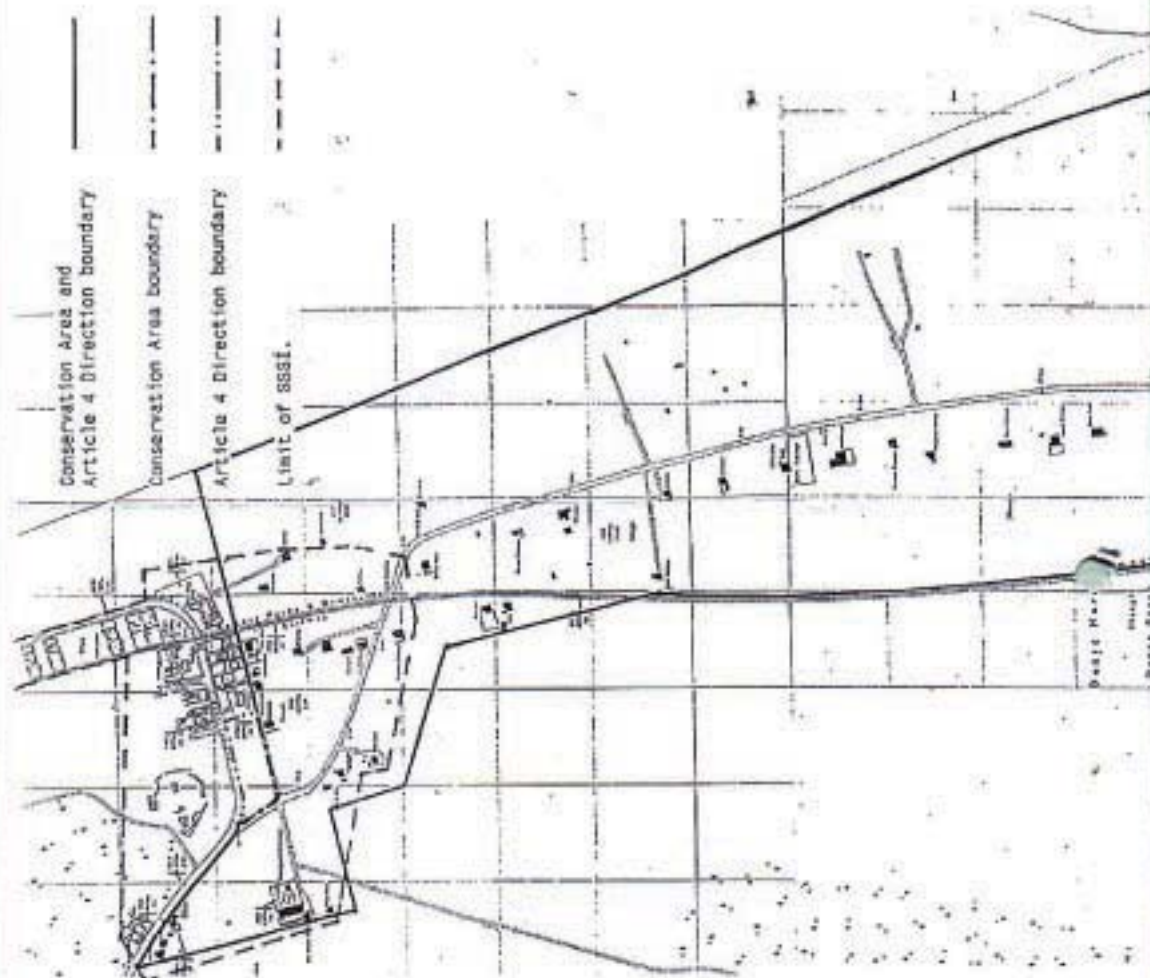
Guidance to  
Property Owners

SHEPWAY

Shepway District Council  
Development Services Department  
Civic Centre  
Castle Hill Avenue  
Folkestone CT20 2QY  
0303 850388

### REFERENCES

- TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (LISTED BUILDING AND CONSERVATION AREAS)  
TOWN AND COUNTRY PLANNING DEVELOPMENT ORDER 1988  
WILDLIFE AND COUNTRYSIDE ACT 1981  
THE BUILDING ACT 1984  
THE BUILDING REGULATIONS 1991



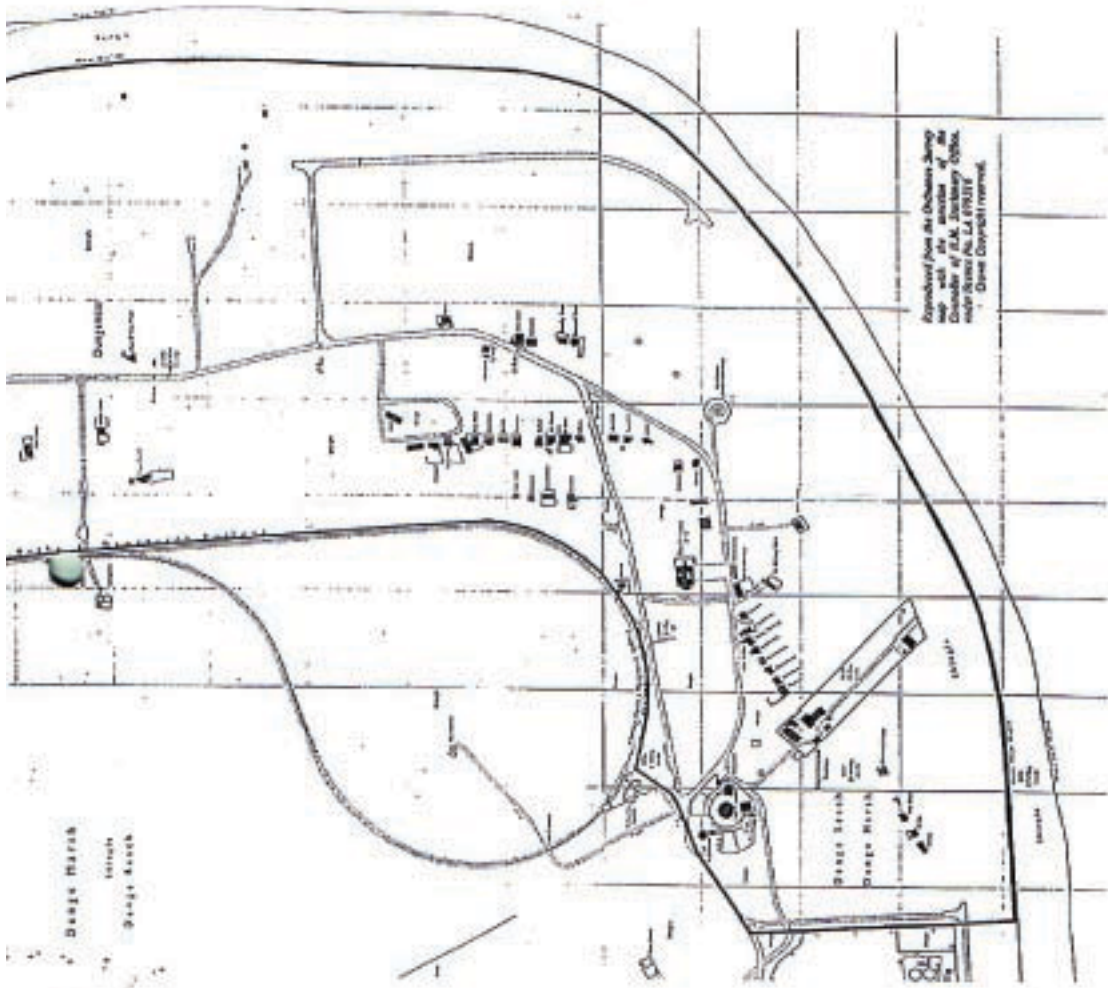
#### 4.0 Site of Special Scientific Interest

4.1 Site of Special Scientific Interest (SSSI) is the term used to denote an area of land notified under the Wildlife and Countryside Act 1981 (as amended) as being of special nature conservation interest. English Nature is the statutory body for nature conservation in England. The SSSI at Dungeness was first notified in 1951 and re-notified in 1988. Dungeness forms what is known as a "Cuspate Foreland" which is a triangular shaped foreland with the apex pointing seaward. It is arguably the most important stretch of new land added to England since 1600 and provides an excellent example for tracing the natural development of coastlines. Although the shingle ridges which form Dungeness are not unique it is the total assemblage that gives the site its scientific importance. The sequence of ridges is in places severely damaged and so conservation is essential to maintain the geomorphological record of the area.

4.2 There are also natural plant communities which are little changed by man's activities. Freshwater pools supporting the Medicinal Leech and Great Crested Newt are protected by the Wildlife and Countryside Act. The shingle supports the Stinking Hawsbeard and Early Spider Orchid which are protected by the same Act. Lichens, flowering plants and invertebrates with restricted distribution have been recorded. Several botanical communities on the vegetated shingle are unique to the area. Dungeness is important for the variety of birds which breed and over-winter. Several breeding and wintering species are of national importance. Sanderling reaching internationally important levels.

4.3 English Nature require four months notice in writing before the carrying out of any operation listed in the notification as likely to damage the special interest of the site. If you do not know which operations are listed or what information





Approved for the Deben Valley  
 Conservation Area by the  
 Council of SA. January 2004.  
 Map based on LA 1991  
 © Dave Daymond 2004

English Nature at the address below.

4.4 An owner or occupier who carries out a notified operation, or allows one to be carried out without giving four months written notice to English Nature could be liable, on summary conviction, to a fine up to £1000.

For full details and further information about SSSI's in England contact:

English Nature  
 The Countryside Management Centre  
 Coldebarbour Farm  
 Wye  
 Ashford  
 Kent TN25 50B  
 0233 812525

#### 5.0 Conclusion

5.1 This leaflet gives an outline of the controls exercised in this sensitive location. If the guidelines are followed obtaining consent to carry out work acceptable to you and the Council should not be difficult. If in doubt which procedure to follow contact the:

Design Architect extn.381  
 Planning Officers extn.441,445 or 449  
 (between 8am to 10.30am and 4pm to 5pm)

at the Civic Centre Folkestone 0303 850388

Site meetings can be arranged if required.

5.2 Building work may also require consent under the Building Regulations. For information contact a Building Control Officer on extn.484.

1.0 The Conservation Area

1.1 On the 26th June 1985(amended 1989) part of Dungeness (see map over) was declared a Conservation Area to protect the unique character of buildings and landscape and enable their continued enjoyment by residents and visitors.

1.2 Dungeness is an unusual Conservation Area with few listed buildings. Dwellings are small, low and largely built of light and economic materials. There are wooden fishermen cottages, with pitched roofs housing net stores, old railway carriages with lean-to extensions and small shed-like cabins.

1.3 These simple structures combined with the open shingle landscape produce a unique character. It was this character that persuaded the Council to designate the Conservation Area.

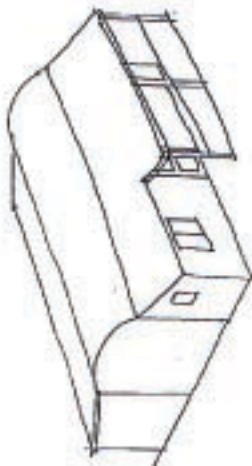
2.0 Article 4 Direction

2.1 The Town and Country Planning Act 1990 enables the Secretary of State for the Environment to make orders which allow certain types of development to be carried out without having to apply for planning permission. These forms of development are known as permitted development. Article 4 allows the council to make a Direction requiring householders and landowners to make planning applications for all developments which would otherwise have been "permitted development" including hardstandings, fences and walls.

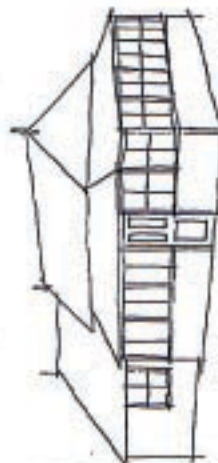
2.2 An Article 4 Direction was imposed in March 1985 to prevent the gradual rebuilding of dwellings in brick and tile to a larger size with an inevitable loss of character. The Article 4 Direction requires planning permission to be obtained before such works are carried out.



Fishermans Cottage and Net Loft



Railway carriage plus lean-to's



Cabin and extensions

3.0 Design

3.1 The following guidance is meant to help building owners plan extensions, alterations or improvements and to protect the unique character of Dungeness.

a. Materials. New roofs, walls, doors and windows should match those existing in material form, colour and detail.

b. Height. No extension should be taller than the existing building.

c. Joinery. Windows and doors should be painted timber of simple and plain traditional design. Aluminium, UPVC, stained timber, leaded lights and hardwood "Georgian" doors are not considered suitable.

d. Extensions. A plan size of 50% of the original dwelling is the maximum advised.

e. Boundaries. Fences of wire, wood or other means of visually enclosing plots will be discouraged except where enclosing small yards close to dwellings. The marking of boundaries with low posts may be permitted.

3.2 It is recommended that residents or prospective purchasers of properties planning extensions or alterations should contact the Design Architect at the Civic Centre who will give advice in detail.