

**REGIONAL & LOCAL SETTLEMENTS**

As discussed in the wider landscape context Newington is a settlement located on the North Kent Plain, at the foot of the north-facing escarpment of the Kent Downs as they fall away towards the Thames Estuary. This topographic character creates the ideal conditions for an efficient linear lowland route linking the Kent coast (via Canterbury) with London, running broadly parallel with the Kent Downs.

This route was formalised by early Roman occupation as “Watling Street” (later the A2), and has been a significant element of regional movement infrastructure from the Roman era onwards.

With a focus on the route between Canterbury and Rochester, many of the settlements along this corridor have enjoyed major growth over the years, eg. Faversham, Sittingbourne, the Medway towns, etc. Notwithstanding these larger centres there are a number of smaller interstitial settlements which have experienced relatively restrained expansion up to the 20th century, and are now accommodating quicker organic growth.

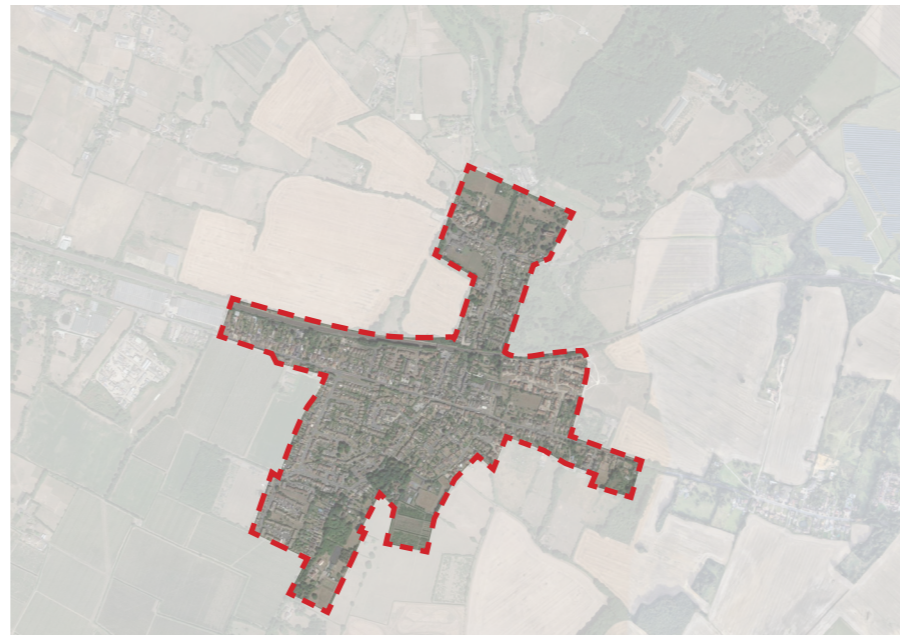
As such Newington has more in common with other settlements strung out further along the historic Watling Street corridor (Bapchild, Teynham, Boughton-under-Blean) than those which are geographically closer but geologically dissimilar (Stockbury, Hartlip, Lower Halstow).

The growth of these settlements has been driven by proximity to modernising transport corridors, eg. the LC&D Railway, historic Watling Street, the modern A2 / A2 bypass, and M2 motorway. These routes, whilst enabling population growth and more efficient methods of modern construction, have also resulted in a more homogeneous suburban character.

This means that careful consideration must be given to detailed appraisals of these settlements, with a focus on the historic elements which pre-date ‘regional suburbanisation’, and thus are more likely to be of a vernacular origin.

**DESIGN GUIDANCE**

Proposals should be mindful of the site’s geographical context, and how physical features have shaped previous development.



1. *Newington*



2. *Bapchild*



3. *Teynham*



4. *Boughton-under-Blean*