

3.6.7 Nonington

3.391 Nonington is located in the western part of the District, just over 1km to the east of Aylesham. There are no local shops but there is a primary school, hourly bus service, public house, church, village hall and a recreational ground. The parish has a population of around 906 people ⁽⁴⁰⁾ and 354 dwellings ⁽⁴¹⁾.

3.392 The village has two conservation areas, Church Street (to the west) and Easole Street (to the east) and a high proportion of listed buildings.

3.393 One site has been allocated and there is one change to the Settlement Confines. The change in the confines reflect the outcome of an appeal decision. Both are in the eastern part of the village and are identified on the diagrammatic plan below.

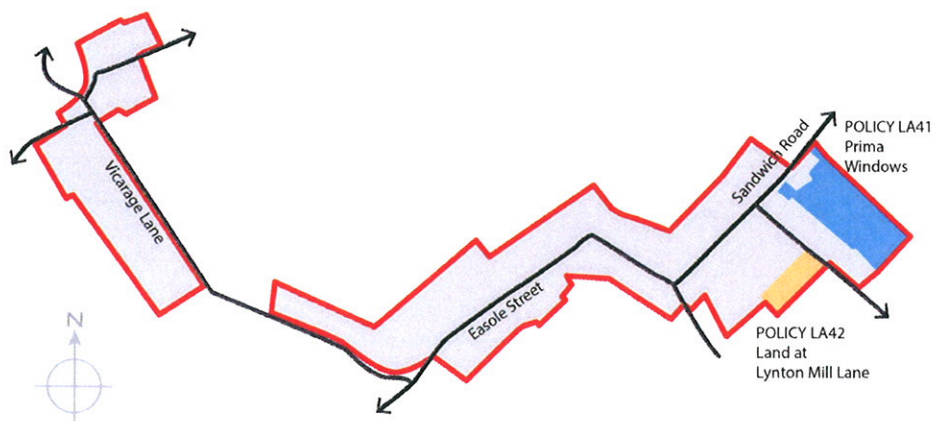


Figure 3.22 Diagram illustrating the allocation sites and changes to the settlement confines in Nonington

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Prima Windows, Easole Street, Nonington

Site Location and Characteristics

3.394 The 1.14ha site is located on the eastern edge of Nonington and is occupied by a manufacturing company. It is rectangular in shape and consists of two large industrial buildings which are located on the north western half of the site and open space at the south eastern half. The site is screened from the open countryside by a line of mature trees along the north eastern boundary. There is an existing vehicular access from Easole Street. The current site provides off street parking at the eastern corner of the site for workers. This is for approximately 20 to 25 cars but is not sufficient for the business and vehicles park along Easole Street which is at the entrance to the site. Southern Water has advised there is insufficient sewerage (underground) capacity directly available to serve this site.

40 2011 Census table QS103EW

41 2011 Census table QS418EW

Site Context

3.395 The site is on the edge of Nonington and the adjacent land uses reflect this with residential development to the south and east and open countryside to the north and west. The site is adjacent to a Conservation Area and four listed buildings; one of which is located adjacent to the main entrance of the site.

3.396 The company operating here has indicated that they are looking to relocate so that they can expand their business and the development of the site would enable this move.

Proposed Development

3.397 The design of the proposed development should be guided by its location on the edge of the countryside and the neighbouring heritage assets. It is considered that development of this site could enhance the setting of the Listed Buildings and Conservation Area with removal of industrial buildings. The parking issues along Sandwich Road should be also be alleviated through the change of use. Any development would, however, have to reflect current grain and density of existing development in the village. Appendix 3 of the Heritage Strategy has indicated that there are four Heritage 'Themes' that should be considered as a starting point for any development proposals. These are 'Settlement', 'Archaeology', 'Listed Buildings' and 'Conservation Areas'.

3.398 The line of mature trees along the north eastern boundary must be retained to reduce the impact of the built form on the wider landscape and to retain a soft edge to the village.

3.399 Early discussions should take place with Southern Water, as part of any planning application process, regarding connecting this site to the sewerage network at the nearest point of adequate capacity.

Policy LA 41

Prima Windows, Easole Street/Sandwich Road, Nonington

The site is allocated for residential development with an estimated capacity of 35 dwellings. Planning permission will be permitted provided that:

- i. the existing boundary hedgerows and vegetation is retained along the north eastern boundary;
- ii. development reflects the spatial character of the surrounding development;
- iii. due regard is made to the topography of the landscape; and
- iv. the development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.

