

Northiam

| ID | Site Name | Compliance with Core Strategy Policy | Total Residential Units | SHLAA Conclusions |
|---------------|--|--|-------------------------|--|
| NO12/ NO13 | Land at Donsmead, Station Road, Northiam | <p>Land at Donsmead is sited behind existing ribbon development along Station Road. NO12 consists of two paddocks which are fairly enclosed from the wider AONB landscape but is still sited outside the existing settlement boundary and contrary to Policy OSS3. The County's Land Assessment stipulates there is possible capacity to accommodate development here providing it was close to the village fringe at this location with appropriate mitigation in place including strengthening field boundaries and tree belts. However any development potential would still be subject to the other policies in Core Strategy. Two ponds are located within the boundaries of NO12/NO13 and there is scope for of enhancement of green infrastructure in accordance with Policy EN5. Initial assessments from Highways have indicated a safe access into NO12 can be readily achieved via removal of the Donsmead property (Policy TR3).</p> <p>Along with NO12, NO13 is also located outside the settlement boundary and contrary to Policy OSS3, OSS4. There is a right of way which runs along the western boundary and bisects (north west to south east) NO12 connecting up to the nearby industrial estate to the east. The northwest section of the site is reasonably well enclosed and consists of a small donkey paddock however nearby existing residential properties on the western and northern boundary would have to have their amenity respected with a sufficient buffer zone (to accord with Policy OSS5). Given the relative enclosed nature of this part of NO13 development potential is acceptable on the north west parcel of land only – but it should come forward as part of overall development package alongside NO12. The remaining southern half of NO13r, indicated in red, slopes from north to south with views across the valley. There is a tree belt sited along the southern boundary and could be strengthened to minimise visual intrusion into the countryside. No housing or employment potential on the lower slopes of NO13 as it would constitute unacceptable encroachment into the AONB. However recreation or the development of a green space is an appropriate use for the southern half of NO13 and should be linked with any proposed development.</p> <p>NO12 and NO13 was previously indicated in the 2010 SHLAA as a red site because of its relative distance away from the core of the village; contributes to ribbon development along Station Road and its relatively poor sustainability credentials. The only shop located in Northiam is sited on Station Road (approx. 450 metres from the edge of NO12). The Village Hall is also located on Station Road and is also within reasonable distance of NO12/NO13. There is also bus stop located on Station Road which affords access to an hourly service connecting Northiam with the wider locality.</p> <p>The developers have also been in informal discussions with local stakeholders to address any shortfall in local infrastructure capacity as well as the possibility of improving community facilities in the village (Policy OSS4, IM2) whilst the development of NO12/NO13 is outside the settlement boundary it is contrary to Policy OSS3 there is scope upon balance of considerations including the provision of community infrastructure to the village to warrant further investigation.</p> | Est 66 | Suitable and developable, subject to more detailed investigations and analysis (green site). |
| NO15 | Land South of Northiam C of E Primary School | <p>Approximately 0.3ha in size NO15 is sited south of the existing primary school but abuts the southern urban fringe of Northiam. Outside the existing settlement boundary (OSS3) NO15 is well enclosed and in keeping with the form of the village. The site also has relatively strong sustainability credentials being relatively close to the historical core of the village and readily accessible by foot to local amenities including the local school, dentist and local church. NO15 also abuts the Conservation Area and care should be taken not to compromise the setting, existing pattern of development or the integrity of the CA (policy EN2). Highways advice stipulate access can be achieved off the A28 where site lines are good, although opposite a junction. ESCC Highways advise "Visibility achievable along whole of site frontage onto Main Street. Access position should be at either furthest north or south points of the site frontage." Conformity with Policy TR3. There is a property located to the south of NO15 any proposal should respect the amenity of the existing property as well as character and appearance of the locality (Policy OSS4 and Policy OSS5).</p> <p>The site is reasonably well enclosed with a thick tree belt fronting onto the A28 although where possible this should be retained and enhanced (policy EN5).</p> | Est 6 dwellings | Suitable and developable subject to more detailed investigations and analysis (green site). |
| NO1 | Land r/o 23 Goddens Gill (Hall), Northiam | Currently in community use but outside the existing the settlement boundary (Policy OSS3, OSS4, OSS5) and in the AONB (Policy EN1, RA2). Shared access with access to residential garages. NO1 is relatively well screened from the wider landscape but is surrounded on three sides by ancient woodland and wet woodland (policy EN5) and could impact on net developable area. Any proposal to include it for housing would be contrary to Policy CO1 (loss of community facilities). | N/a | Not suitable (red site) |

| ID | Site Name | Compliance with Core Strategy Policy | Total Residential Units | SHLAA Conclusions |
|------|--|--|-------------------------|-------------------------|
| NO3 | Coppards Lane Industrial Estate | NO3 is an important local employment estate with several occupiers currently in operation. The land gently falls from north to south but nevertheless within the AONB (Policy RA1, Policy OSS3, Policy EN1). Detached from the main village it is not well related in terms of village fringe nor is it accessible to local amenities and services (contrary to RA1, OSS4, OSS5). NO3 should be retained for employment purposes as Northiam is identified in the CS as having a requirement for further employment to support the vitality of the village. Development at NO3 for housing only would be contrary to Policy EC3 subject to the criteria set by the policy. | N/a | Not suitable (red site) |
| NO4 | A H S Limited, Coppards Lane, Northiam | No, Adjacent to wider Coppards Land Industrial Estate, NO4 is located on the north east fringe of Northiam and is currently in use as an employment site but within the AONB. As with NO3 it should retain for employment purposes and does not relate with the village fringe and is relatively distant from many of the villages amenities. Contrary to Policy OSS1, OSS4, OSS3, RA1 | N/a | Not suitable (red site) |
| NO5 | Land at Timber Lodge, Northiam | No not suitable for housing. NO5 is approximately 0.4 ha is sited within the existing settlement boundary and consists of an existing property and associated backland. A pond is located in the front of the property (Policy EN5). The existing residential property (retained) fronts onto Station Road and contributes to a strong build line of low density dwellings. Further intensification of housing fronting onto Station Road here would be at odds with the general streetscape character Policy EN3, Policy OSS5. The backland associated with NO5 is considered too small to accommodate six dwellings and above and has been discounted from the process. | N/a | Not suitable (red site) |
| NO7 | Land at Friars Cote Farm Buildings, Northiam | NO7 is located outside the settlement boundary and within the AONB (Policy OSS3, Policy EN1 are applicable) and located on a prominent ridge. Wet woodland and ancient woodland to the north which could impact on net developable area (Policy EN5). Redundant farm buildings will require further investigation but general loss of farming practices and loss of agricultural buildings will generally be resisted as it would be contrary to the vision of the CS to create a viable rural economy (Policy RA2 and Policy RA3). In addition the ESCC Landscape Assessment stipulates this area has long views, a strong sense of place and development should be resisted on open slopes. Poor access via a single unmade track will require significant upgrading to accommodate significant of housing (Policy TR3). There are better sites located in on the edge of the village which relate better to the village fringe, less of a landscape impact and are more sustainable in relation to access to local services (Policy RA1). Development of NO7 would ham the character and setting of the village. Not suitable for housing. | N/a | Not suitable (red site) |
| NO8 | Land at Friars Cote Farm Field, Northiam | Located outside the settlement boundary within the AONB (Policy OSS3, OSS4 and Policy EN1 applies). Further loss of farming practices would be contrary to Policy OSS1(e) and Policy RA2 (i) in which the CS vision supports and promotes sustainable land based industries to underpin the rural economy. NO8 is relatively distant from the village's main amenities and services in comparison to other sites (Policy RA1). The County Landscape Assessment also stipulates development of NO8 would impact negatively on AONB with better sites located elsewhere and would be contrary to Policy EN1 (i). NO8 also form part of a historic field boundary network identified by the High Weald AONB Unit which is integral to the character of the AONB. Gill woodland to the north identified to the north. Not suitable for housing | N/a | Not suitable (red site) |
| NO9 | Land east of Frewen College, Northiam | Located outside the settlement boundary and within the AONB but also in use for agricultural purposes, its loss to housing would be contrary to Policies OSS3/OSS5/EN1. The field boundary is also a key AONB key feature identified by the High Weald Unit and should be retained. Adjacent to B2068 but far removed from the main core of Northiam, local amenities and services in an unsustainable location, development of NO9 would be contrary to Policy RA1. | N/a | Not suitable (red site) |
| NO11 | Land east of Hayes Plat, Northiam | Large rural area adjacent to B2068 to the south of Northiam and outside the settlement boundary (OSS3). The western end of NO11 is the high point and the landform gently descends to south and east. There are several species of trees (including oak, lime and sycamore) scattered across site at field boundary but significant ancient woodland located to the north and east of the site as well as several ponds located within the site boundary (Policy EN1 and EN5 would apply). There is some development potential at the western end where it abuts the village fringe but it is also is the most exposed part of the site. | N/a | Not suitable (red site) |

| ID | Site Name | Compliance with Core Strategy Policy | Total Residential Units | SHLAA Conclusions |
|------------------|--|--|-------------------------------|-------------------------|
| NO14 | Land at Newlands, Northiam | Located off Dixters Lane C20NO14 lies outside the settlement boundary and within the AONB (policy OSS3 and OSS4 applicable) the boundaries are well screened by a thick tree belt (Policy EN5) Dixters Lane could provide access although an alternative would be Crockers Lane although this is a single unmade track and will have to be upgraded to make it acceptable in Highways terms. (Policy TR3). The site is exposed to the wider countryside and the County's Landscape Assessment stipulates this part of the village fringe is more exposed in the landscape than other parts of Northiam and development here is unacceptable. Given access constraints and the elevated nature of NO14, the site is not suitable for housing. | N/a | Not suitable (red site) |
| NO16 | Land r/o Swallows, Main street, Northiam | Right of Way (footpath) crosses close to East boundary and the site abuts the existing Conservation Area. NO16 sits within the ANOB and outside the settlement boundary (OSS3, OSS4, EN1) but is centrally located behind existing properties fronting onto Main Street (one of which is listed) as well as the setting of the Conservation Area (Policy EN2). Access would be delivered off Fullers Lane but would require upgrading to improve capacity of any significance (Policy TR3). Given the strong sense of place and rural character in this part of village fringe landscape constraints would prohibit any significant development here. | N/a | Not suitable (red site) |
| NO18 | Land adj to Little Haven, Station Road | NO18 is located to the northeast of the Northiam within the AONB and relates poorly to the centre of the village. Development at NO18 would be contrary to Policy EN1, Policy RA1 and Policy OSS3. Goddard industrial estate is located to the east while the sewage works abuts the southern boundary of NO18 (Contrary to Policy OSS4 and Policy OSS5). | N/a | Not suitable (red site) |
| NO19s/NO19/NO10W | Blue Cross Animal Hospital | NO19s/NO19/NO10W would all be considered together as a comprehensive development. However there are significant access issues attached with this location (contrary to Policy TR3). Beales Lane is a historic routeway and would be difficult to upgrade to an appropriate standard. Further access options to the north and south are constrained by poor visibility or the requirement to removal a property within a Conservation Area in order to have a sufficient, safe viable vehicular access. Regard should be given to the close proximity of NO19s/NO19/NO10W next to Conservation Area and a number of listed buildings (Conformity to Policy EN2). Not suitable for housing. | N/a | Not suitable (red site) |
| NO20 | Ballards, Station Road, Northiam | Located to the north of Northiam, NO20 is detached from the village fringe and relates poorly in terms of local services. Located in the AONB. Contrary to Policy OSS3, OSS4, RA1, EN1. Not suitable for housing. | N/a | Not suitable (red site) |
| NO21 | Muddy Duck Restaurant | Currently occupied as a restaurant the former pub is listed and sits within Conservation Area in the centre of the village. Comprehensive redevelopment of the site would also require the demolishing the existing listed building subsequently harming the integrity of the conservation area and would be contrary to Policy RA1 (i) and Policy EN2 | N/a | Not suitable (red site) |
| NO22 | Goddens Gill Amenity Area | Partially within the settlement boundary (OSS3 would be applicable) NO22 is a well-established open space serving the local community. The loss of NO22 for housing would be contrary to Policy CO3. NO22 is identified in the Open Space and Recreation Study and it meets a requirement for recreational open provision for the village. Not suitable for housing | N/a | Not suitable (red site) |
| | | | New Sites Estimate: 72 | |