

Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on
Thursday 28 August 2014 at 19.00 in Marden Community Centre

Notes of the Meeting

Present: Michael Parkes (Chairman), David Bennett, Robin Brook, Arthur Fraser, Sandra Gladwyn, John Roberts and Nick Webster from the Steering Group.

In attendance: Alison Sutton Parish Clerk; Mark Barry and Jonathan Hines from Architype; Debbie and Glynn Owens; Councillors Robert Bartup, Patrick Meredith and Richard Dutson; 2 members of public

1. **Apologies** – Jon Stannard and Bill Wright from the Steering Group; Cllr Bruce Baker.

2. **Presentation by Architype on land at New House Farm** –

Debbie Owens explained that her father Dudley Price had lived in Marden for many years and she now lives at New House Farm. Debbie's son wishes to farm at New House and she and her family wish to continue living there. Therefore, rather than just selling the land to a developer, the family have appointed Architype as architects to take forward the development in consultation with the Parish Council and local residents.

Jonathan explained how Architype work and their aims for sustainable development in keeping with the village and rural nature of the parish. The development ethos is for carbon neutral, sustainable, local materials, in keeping with the area and in consultation with local residents.

Mark explained that site analyses have been done to consider the visual landscape, flood assessment, transport and many other issues relevant to the village. Architype will be sending a consultation questionnaire to every house in the parish very soon and are holding an open public consultation at the Community Centre on 15 September, when it is hoped to get feedback on the type of development residents think would benefit the parish. Outline proposals will then be drawn up for pre-application to Herefordshire Council and the Parish Council will be consulted again.

Various issues were then raised and noted by Architype:

The Steering Group recognises the need for development but also the need for services.

Concern about design, density, flexible accommodation, carbon footprint.

Keeping the roadside hedge as screening but not making the development have a feeling of being 'gated' and cut off from the village.

Lack of community space, such as a dedicated village/community centre that is not shared use as at present.

Need for any development to have outdoor green space to enhance the village and community aspect.

Lack of local employment, so consider work/live units.

Need to ensure that situation relating to local sewage system is not made worse for current residents.

Issue of roads and impact of more cars will need to be addressed.

3. **Vision for Marden till 2031** – It was agreed to use suggested vision with addition as follows:

In 2031 Marden, the community will have a strong sense of identity with a thriving Parish and vibrant village centre.

It will have a mix of high quality and low carbon lifetime design housing satisfying all needs and age ranges. The nature and scale of housing development will have enhanced our "village" appearance, feel and identity.

Necessary services – retail, service, school, community, care, sport & leisure, a dedicated multi-use community centre, public transport etc. will be provided and supported locally.

There will be adequate opportunities for working from home and more locally in activities that enhance, but at worst have no adverse impact, upon our natural environment.

Agricultural activity in the Parish should also enhance, but at worst have no further adverse impact, upon our natural environment.

Access to the countryside will be enhanced to support exercise, health and wider wellbeing.

The quality of all that is done in Marden should be an exemplar of good practice for other parishes.

4. **Draft objectives from themes** – Discussion about specific themes and policies identified there needs to be a policy to redress the imbalance in types and sizes of housing stock. Also consider a policy to encourage individual design for houses to provide visual enhancement of the community.
It was agreed that SG members would look at ideas for themes and circulate them in advance of the next meeting.
5. **Date of next meeting** – Tuesday 2 September CANCELLED. Next meeting now changed to **Thursday 25 September 2014** at 7.30 pm in the Community Centre

Alison Sutton – Parish Clerk
7 John Davies Place, Westcroft, Leominster, Herefordshire HR6 8JD
Tel: 07789 322771. Email: mardenclerk@gmail.com