

Marden Parish Council Neighbourhood Development Plan

Options Consultation Analysis

Consultation forms were sent to all properties within the Parish, as an article within News & Views. 61 individual forms were received, returned to a box in the village shop or by email to the Clerk. However some properties returned more than one form. As there are 1090 adults on the 2014 electoral register, the response rate was low.

This consultation was concerned with the level of development within Marden village as follows:

In the last 15 years over 30 homes have been built in Marden parish. The Herefordshire Council Core Strategy sets a target for Marden village for a further 40 houses to be built by 2031, in addition to 25 that have been given permission or built since 2011. In addition, there may be limited building in the hamlets of Burmarsh, Litmarsh and The Vault, for specifically defined local need only. However, the Steering Group for the Marden Neighbourhood Development Plan believes that the target of 40 is likely to be exceeded.

The Steering Group considers that in the next 17 years up to 100 new houses could be built in Marden village while remaining true to the Vision for Marden in 2031. The Steering Group believes that this level of development will help sustain existing parish facilities and may support their improvement while retaining and enhancing our rural character.

To finalise the Draft Neighbourhood Development Plan, we need your views about levels of development in Marden village. Please tick ONE box from the options below:

- | | |
|--|--------------------------|
| 1. <i>There should be only the 40 new houses required by the Herefordshire Council Core Strategy by 2031</i> | <input type="checkbox"/> |
| 2. <i>The preferred option of the Steering Group for 100 new houses by 2031</i> | <input type="checkbox"/> |
| 3. <i>Development of up to 150 new houses by 2031</i> | <input type="checkbox"/> |
| 4. <i>Development in excess of 150 new houses by 2031</i> | <input type="checkbox"/> |

Which area of the parish of Marden do you live in?

The results showed 30 responses identified 40 more new houses as the level of development, while 31 responses identified 100 new houses as the level of development. No response identified either up to or in excess of 150 houses to be developed.

43 respondents live within the settlement boundary, 16 respondents live outside the settlement boundary and 2 respondents did not identify an area.

Of those who live within the settlement boundary – 19 respondents identified 40 houses, 24 respondents identified 100 houses.

Of those who live outside the settlement boundary – 10 respondents identified 40 houses, 6 respondents identified 100 houses.

The following comments were made. Each bullet point gives comments from a separate form:

- Will help maintain local services
- At least 50% to be affordable for first time buyers
- Can I join the SG?
- Any more would swamp village, what about the school?

- Development by school is preferred
- Any development should be by the school
- I get a very strong impression that you have decided on the answer before asking strongly leaning question
- I feel 60 houses maximum would be ideal
- Too big and a village completely loses its character, support & identity. We are experiencing that now as it grows in housing
- Excess building traffic, any more than 40 would be a large estate - houses + garages + gardens + roads, what benefits would there be to the village? Danger to pedestrians/cyclists/dog walkers, where there are no pavements, of extra traffic
- More houses = more traffic - not wanted
- Bungalows should be included
- The roads are not suitable for too many houses
- There is already too much traffic in the village
- Dog barking incessant. New development will need dog warden to issue fines around the village
- 40 is enough thank you. You will spoil the peace and quiet we enjoy
- Local roads already poor without extra traffic
- Keen to preserve character of the parish
- This form is too easy to falsify by those who have interest in increasing support for greater development (response printed off website)
- I think development should be by the primary school where there is already a road. I am against Brook Farm (flooding/lack of services/too large development
- We like the idea of building on the site opposite the Post Office
- Whilst retaining its character as a rural village community, if the village is to remain sustainable the village must grow. Such growth must be balanced and in keeping with the rural nature of the village
- Properties spread throughout the parish rather than a concentrated single development
- An appropriate development close to the hub (ie. School, shop, community centre) of the village is more likely to be absorbed into, and enrich, the village entity than 'satellite' schemes on the outskirts
- One development phased over 10 years inc community facilities in first phase
- My preferred option for housing by the school
- By the shop I'd prefer for new houses
- My preferred option is in the centre
- I prefer my option to be by the shops
- New houses to be built within the boundary
- Development around the Marden school and home farm would be more central to village services and better safer access than other roads in village
- Essential need for a central community area for village
- Protect our most valuable asset - rurality and nature
- Tastefully developed
- I would like the village to remain a village and not become a town. There is another development going on in addition to this
- More houses means more cars, pollution and congested lanes and building on greenfield sites
- Should be built in Marden village area. Opposed to social housing