

Marden  
Neighbourhood Plan

Call for Sites  
Assessment Report

December 2014

Kirkwells

The Planning People



# **Marden Call for Sites Assessment Report**

## **1.0 Background**

- 1.1 In November 2014 Marden Parish Council carried out a Call for Sites exercise, as part of the preparation of the Draft Neighbourhood Plan. In order to publicise the Call for Sites notices were placed on Parish noticeboards throughout the Parish, and the information was included on the Parish Council website.
- 1.2 The consultation period for submitting site proposals was 3 weeks, and the closing date for the submission of sites was 21<sup>st</sup> November 2014.
- 1.3 This report assesses the potential suitability and availability of the submitted sites for housing across Marden up to the end of the plan period, explores any constraints that might affect their suitability, deliverability or availability for development, and recommends a proposed course of action.
- 1.4 Twenty one sites which were put forward by interested parties and landowners. All were put forward in accordance with the Herefordshire Council Neighbourhood Planning Guidance Note 21: Guide to site assessment and choosing allocation sites.<sup>1</sup>
- 1.5 This report also includes the methodology of how the assessment was carried out.

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<sup>1</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-development-plan-guidance>

## **2.0 How much housing is required?**

- 2.1 Marden falls within the Hereford Housing Market Area (HMA) as defined in Policy RA1 in the emerging Herefordshire Core Strategy.
- 2.2 Proportionate to rural HMA characteristics and reflective of future housing needs, a growth target of 18% across the HMA is identified. The Call for Sites and Site Assessment process should assist the Parish in determining the proposed location and level of new housing development proposed up to 2031 (the Neighbourhood Plan period).
- 2.3 The Rural Settlement Hierarchy Background Paper<sup>2</sup> produced by Herefordshire Council in 2010 identified Marden as having 484 dwellings. If the housing growth target for the Herefordshire HMA of 18% were applied, Marden would have to find 87 dwellings for future housing growth to 2031. In addition Burmarsh, Litmarsh and The Vault are also identified as villages where housing development will be restricted to that which meets the needs of people with local connections or affordable housing.
- 2.4 The total dwellings figure of 484 was disputed with Herefordshire Council, who confirmed that the figure of 360 dwellings in the settlement boundary was correct. This results in a figure of 65 dwellings to be provided.
- 2.5 4 dwellings have recently been approved to the west of Rose Villa and there are 16 proposed at Paradise Meadows (however permission has not yet been granted)
- 2.4 The Neighbourhood Plan Steering Group considers that in order to maintain sustainable growth of the village, further housing can be accommodated on suitable sites which satisfy the vision and objectives of the plan. This report assesses the suitability of the sites submitted.

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<sup>2</sup>

[https://beta.herefordshire.gov.uk/media/5358051/Rural\\_Settlement\\_Hierarchy\\_Paper\\_November\\_2010\(3\).pdf](https://beta.herefordshire.gov.uk/media/5358051/Rural_Settlement_Hierarchy_Paper_November_2010(3).pdf)

### 3.0 Methodology

- 3.1 The assessments were carried out in accordance with the guidance provided by Herefordshire Council in Neighbourhood Planning Guidance Note 21 (see footnote 2 on previous page)
- 3.2 For this assessment, all submitted sites were visited, photographed, assessed and scored against the following criteria.

#### *Location*

Sites within existing Settlement boundary	3
Sites adjacent to existing Settlement boundary (2 sides)	2
Sites adjacent to existing Settlement boundary (1 sides)	1
Open Countryside	0

#### *Brownfield/Greenfield*

Brownfield	3
Greenfield	0

#### *Access to Drainage/Water/Utilities/Services*

All services – Gas, electricity, main sewage and water	3
Access to all except main sewage and water	2
No access	0

#### *Accessibility to community centre*

Less than 500m	3
501-1000m	2
1001-1500m	1
Over 1500m	0

#### *Flood Zone*

Flood Zone 1	3
Flood Zone 2	2
Flood Zone 3	0

#### *Suitability/Constraints*

Unconstrained	3
Minor Constraints	2
Significant constraints	1
Totally Inappropriate	0

Appendix 1 and 2 to this report contain the assessment and scores for each site. Appendix 3 includes the Site Analysis sheets for the 21 sites assessed

## 4.0 Recommendation

- 4.1 Whilst the following sites were identified as constrained, in terms of the scoring applied they came out as the best sites. The dwelling capacity for each of these sites was calculated on basis of 25 dwellings per Hectare (65% of site developable), which is considered low but appropriate for the rural character of the area. However if the density was increased, the potential capacity would be increased. The sites which accommodate 1-4 dwellings are not suitable as an allocation, however a policy to manage the development of the sites which can accommodate 1-4 dwellings should be included in the Plan.

*Site 13 – Land at Rose Villa*

Site Area – 2 Ha

Potential Capacity along front - 5 dwellings.

*Site 14 – Land at Little Woodbine*

Site Area – 0.35 Ha

Potential Capacity - 2 dwellings.

*Site 12 – Playing Fields*

Site Area – 1.24 Ha

Potential Capacity - 20 dwellings.

*Site 15 – Land to rear of Volunteer*

Site Area – 1.5 Ha

Potential Capacity front section of site - 8 dwellings.

*Site 10 – Hawkersland Farm*

Site Area – 0.01 Ha

Potential Capacity - 1 dwellings.

**Total 36 dwellings.**

Additional sites

*Site 11 – Land west of New House Farm*

Site Area – 4.4 Ha

Potential Capacity - 72 dwellings.

*Site 9 – Land at Greenbank*

Site Area – 0.12 Ha

Potential Capacity - 2 dwellings.

**Total 74 dwellings.**

- 4.2 The recommendation is that the Steering Group should consider whether these sites should be taken forward in the Neighbourhood Plan. Consideration should

also be given to including a criteria based policy for any further housing applications that would come forward during the plan period beyond these sites. The consideration of taking sites forward should include the amount of growth the Steering Group/Parish Council wish to see in the Parish.

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## Appendix 1

	Existing settlement	Brownfield or Greenfield	Accessibility to services	Proximity to community centre	Flood Zone	Suitability/Constraints	Site area (Ha)	Potential capacity
Site 1	Open Countryside	Greenfield	No access	2.3 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Does not relate to village. Isolated. Final Assessment - Inappropriate	0.154	3
Site 2	Open Countryside	Greenfield	No access	2.2 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Can relate to existing built form. Isolated. Final Assessment - Significant constraints	0.298	5
Site 3	Open Countryside	Greenfield	No access	2.1 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Corner infill plot. Can relate to existing built form. Isolated. Final Assessment - Significant constraints	0.078	1
Site 4	Open Countryside	Greenfield	No access	2 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Infill plot. Can relate to existing built form. Isolated. Final Assessment - Significant constraints	0.1	1
Site 5	Open Countryside	Greenfield	No access	1.9 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Does not relate to existing built form. Isolated. Final Assessment - Inappropriate	0.426	7
Site 6	Open Countryside	Greenfield	No access	1.7 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Does not relate well to existing built form. Isolated. Final Assessment - Inappropriate	0.58	9

Site 7	Open Countryside	Greenfield	No access	1.5 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Infill plot. Can relate to existing built form. Isolated. Final Assessment - Inappropriate	0.188	3
Site 8	Open Countryside	Greenfield	All services	2.4 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Infill plot. Can relate to existing built form. Isolated. Final Assessment - Significant constraints	0.298	1
Site 9	Open Countryside	Greenfield	All services	1.4 km	1	Within existing ribbon of development. Access and parking for stables to rear. Infill plot. Can relate to existing built form. Open countryside. Final Assessment - Minor constraints	0.12	2
Site 10	Open Countryside	Greenfield	All services	1 km	1	Open countryside Within group of existing buildings. May be suitable for conversion. Final Assessment - Minor constraints.	0.01	1
Site 11	Edge of settlement - 2 sides	Greenfield	No access	0.3 km	1	Open countryside on edge of settlement. No major policy constraints (Listed Buildings etc). Can integrate frontage development with village. Final Assessment - Significant constraints	4.4	72
Site 12	Within settlement	Greenfield	All services	0.1 km	1	Sports facilities within settlement. Restrictive covenant. Can integrate frontage development with village. Final Assessment - Significant constraints	1.24	20
Site 13	Edge of settlement/Within settlement	Greenfield	All services	0.26 km	1	Front of site would be suitable for development. Rear would extend the village southwards. Front - infill. Final Assessment - Minor constraints	2	Total -32 Front - 5
Site 14	Edge of settlement/Within settlement	Greenfield	All services	0.27 km	1	Front of site would be suitable for development. Rear would extend the village northwards. Front - infill. Final Assessment - Minor constraints	0.35	Total - 5 Barns area - 2
Site 15	Edge of settlement - 2 sides	Greenfield	No access	0.5 km	1	Front of site can integrate if suitable access achieved - Final Assessment - Minor constraints	1.5	Total - 24 Front - 8

Site 16	Edge of settlement	Greenfield	No access	0.57 km	1	Front of site can integrate if suitable access achieved - Final Assessment - Minor constraints	1	Total -16 Front -8
Site 17	Edge of settlement	Greenfield	No access	0.57 km	1	Would extend village in a northerly direct. Difficult to integrate. Close to SSSI, SAC and SWS. Final Assessment - Inappropriate	4.46	73
Site 18	Open Countryside	Greenfield	No access	3.5 km	1	Cultivated area on edge of hamlet. Can integrate with surrounding hamlet. Final Assessment - Significant constraints	0.16	1
Site 19	Open Countryside	Greenfield	No access	3.6 km	1	Open countryside. Isolated site. Does not relate. Final Assessment - Inappropriate	0.63	10
Site 20	Open Countryside	Greenfield	No access	3.1 km	1	Open countryside. Isolated site. Does not relate. Final Assessment - Inappropriate	0.42	6
Site 21	Open Countryside	Greenfield	No access	1.7	1	Within existing ribbon of development. Existing stables, buildings yard and grazing. Infill plot. Can relate to existing built form. Open countryside. Final Assessment - Minor constraints	1.14	18

## Appendix 2

	Existing settlement	Brownfield or Greenfield	Access to services	Proximity to community centre	Flood Zone	Suitability/ Constraints	Total	Potential Capacity
Site 1	0	0	0	0	3	0	3	3
Site 2	0	0	0	0	3	1	4	5
Site 3	0	0	0	0	3	1	4	1
Site 4	0	0	0	0	3	1	4	1
Site 5	0	0	0	0	3	0	3	7
Site 6	0	0	0	0	3	0	3	9
Site 7	0	0	0	1	3	0	4	3
Site 8	0	0	3	0	3	1	7	1
Site 9	0	0	3	1	3	2	9	2
Site10	0	0	3	2	3	2	10	1
Site 11	2	0	0	3	3	1	9	72
Site 12	3	0	3	3	3	1	13	20
Site13	3	0	3	3	3	2	14	5
Site14	3	0	3	3	3	2	14	2
Site15	2	0	0	3	3	2	10	8
Site16	1	0	0	2	3	2	8	8
Site17	1	0	0	2	3	0	6	73
Site18	0	0	3	0	3	1	7	1
Site19	0	0	0	0	3	0	3	10
Site 20	0	0	0	0	3	0	3	6
Site 21	0	0	3	0	3	2	8	18

## **Appendix 3**

### **Marden Neighbourhood Development Plan**

#### **Call for Sites November 2014**

#### **Site Analysis**

Settlement: Burmarsh

Site Reference: Site 1

Site Address: Land to south of Frankland, Burmarsh

Area: 0.154 Hectares

Description: Small isolated site consisting of trees and shrubs. Flat

Existing Use: Vacant

Previous Use: Agricultural Land

Greenfield: Fallow – Trees/shrubs

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Two dwellings to north east. Access to narrow lane. No contamination issues. No watercourses apparent

Site located close to bus route/bus stop

No Public Right of Way adjacent.

Access would have to be created to adopted highway subject to satisfactory junction improvements.

Distance to community centre – 2.3 km

Isolated site. Scattered dwellings. Difficult to integrate with surrounding built environment.

Surrounding buildings – traditional style, two storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

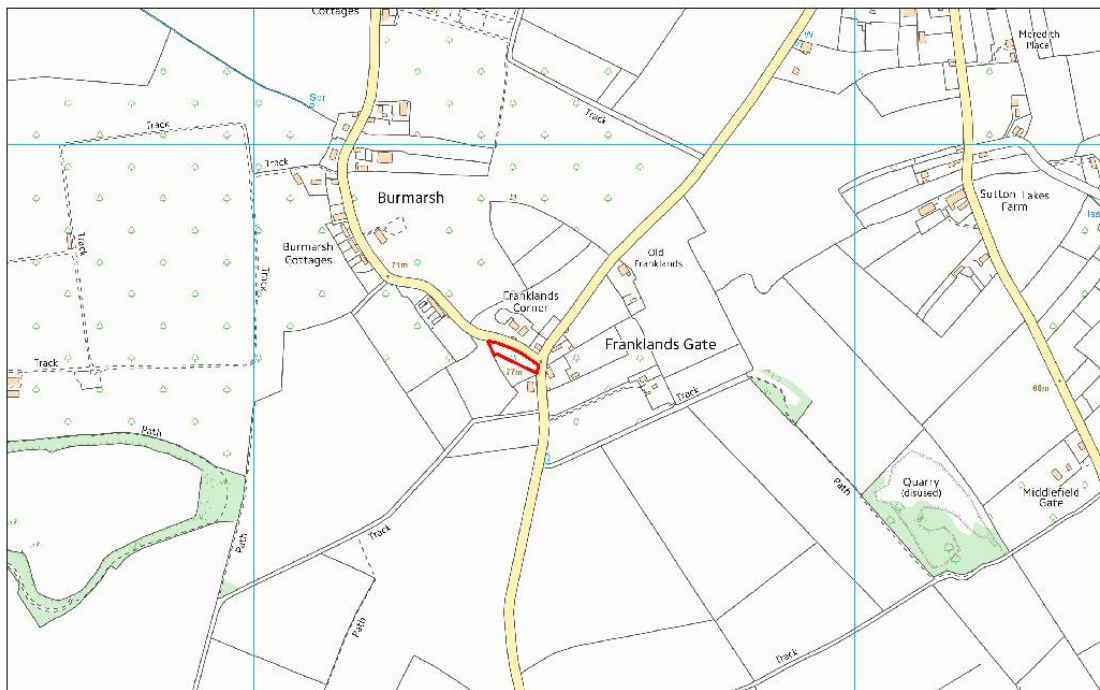
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Burmarsh

Site Reference: Site 2

Site Address: Land to east of No 1, Burmarsh Cottages, Burmarsh

Area: 0.298 Hectares

Description: small isolated agricultural site consisting of trees. Flat

Existing Use: Agriculture/Horticulture

Previous Use: Agricultural Land

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Group of dwellings to north east. Access to narrow lane. No contamination issues. No watercourses apparent

Site not located close to bus route/bus stop

No Public Right of Way adjacent.

Access would have to be created to adopted highway subject to satisfactory junction improvements.

Distance to community centre – 2.2 km

Isolated site. Terrace of dwellings adjacent. Infill site. Can integrate with surrounding built environment.

Surrounding buildings – traditional style, two storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

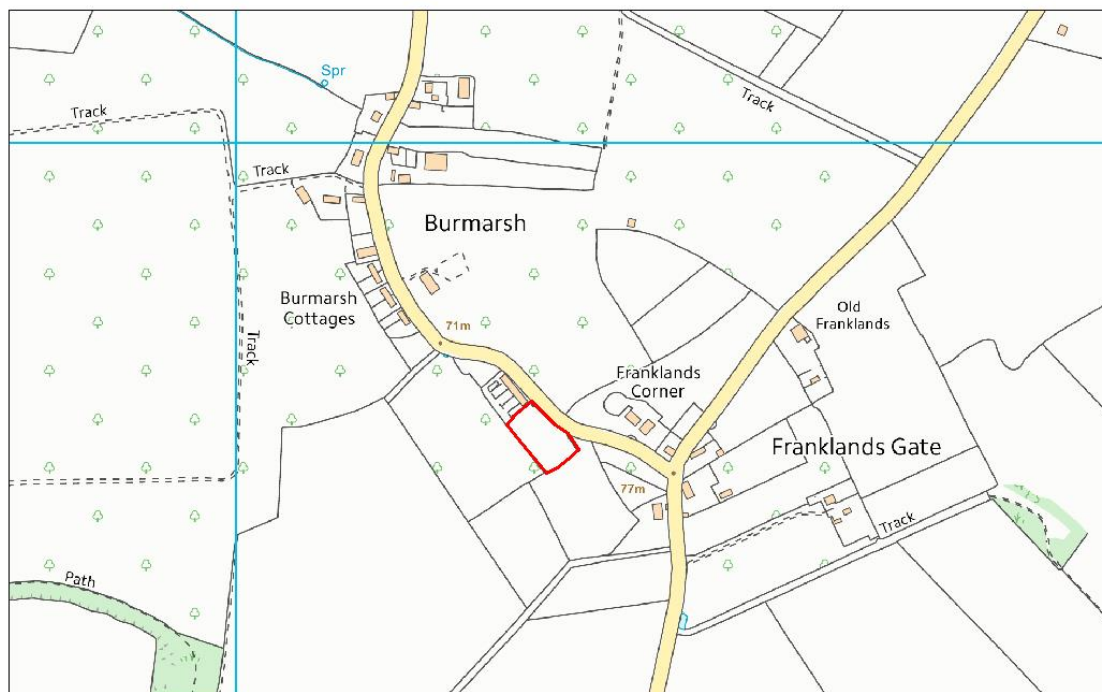
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Burmarsh

Site Reference: Site 3

Site Address: Land to west of No 8 Burmarsh Cottages, Burmarsh

Area: 0.078 Hectares

Description: small isolated site grassland. Overhead cables run through site. Telegraph pole in middle of site Flat

Existing Use: Vacant grassland

Previous Use: Grassland

Greenfield: Grassland

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Group of dwellings to south. Access to narrow lane. No contamination issues. No watercourses apparent

Site not located close to bus route/bus stop

No Public Right of Way adjacent.

Access would have to be created to adopted highway. Corner plot close to bend in lane. Narrow lane.

Distance to community centre – 2.1 km

Isolated site. Terrace of dwellings adjacent. Infill site. Can integrate with surrounding built environment. Corner plot

Surrounding buildings – traditional style, two storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

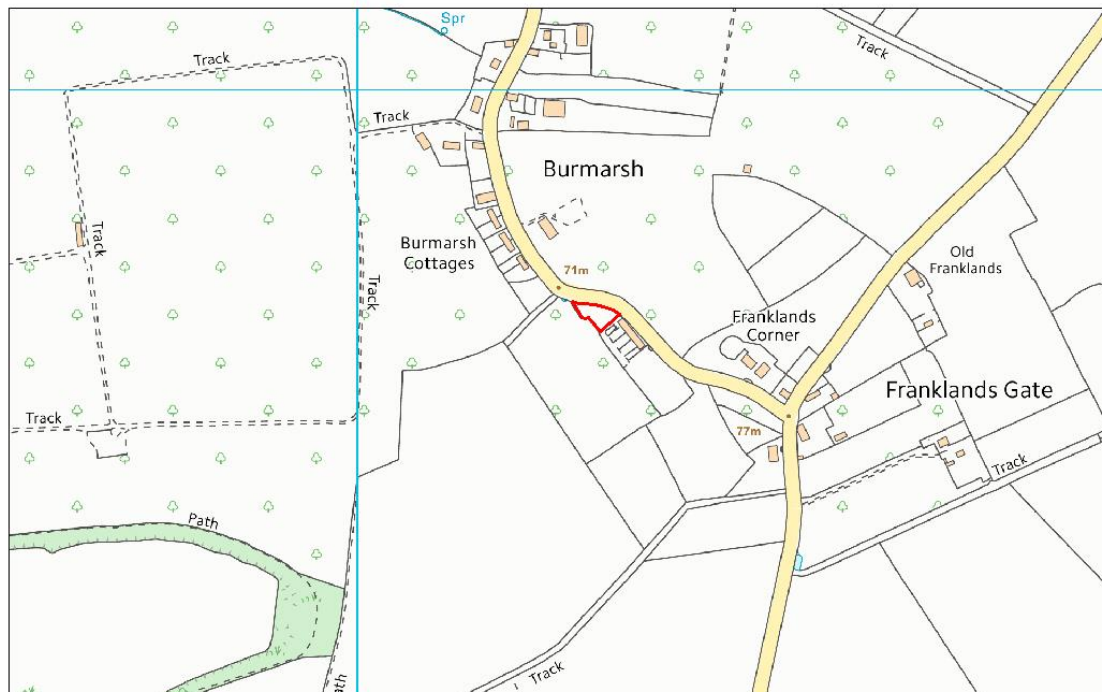
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Burmarsh

Site Reference: Site 4

Site Address: Land to south of No 14, Burmarsh Cottages, Burmarsh

Area: 0.103 Hectares

Description: small isolated site with some trees to south. Flat

Existing Use: Vacant

Previous Use: Agricultural Land

Greenfield: Fallow

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Group of dwellings to north. Access to narrow lane. No contamination issues. No watercourses apparent

Site not located close to bus route/bus stop

No Public Right of Way adjacent.

Access would have to be created to adopted highway subject to satisfactory junction improvements.

Distance to community centre – 2.0 km

Isolated site. Row of semi-detached dwellings adjacent. Ribbon development. Infill site. Can be integrated with surrounding built environment.

Surrounding buildings – modern style, two storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

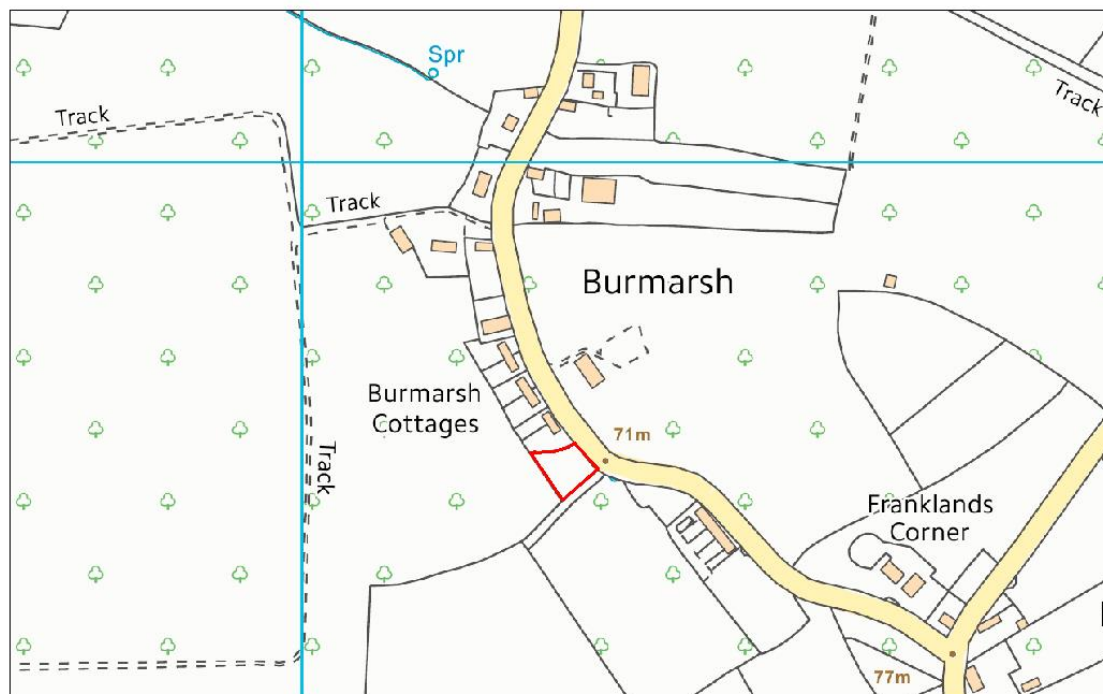
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Burmarsh

Site Reference: Site 5

Site Address: Land to east of the Orchards, Burmarsh

Area: 0.426 Hectares

Description: small isolated agricultural site consisting of trees. Flat

Existing Use: Agriculture/Horticulture

Previous Use: Agricultural Land

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Group of dwellings opposite. Single dwelling to north and agricultural buildings to south. Access to narrow lane. No contamination issues. No watercourses apparent

Site not located close to bus route/bus stop

No Public Right of Way adjacent.

Access would have to be created to adopted highway subject to satisfactory junction improvements.

Distance to community centre – 1.9 km

Isolated site. Group of dwellings, ribbon development opposite. Difficult to integrate with surrounding built environment.

Surrounding buildings – traditional style, two storey and modern single storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

Grade II Listed building – Burmarsh House to north.

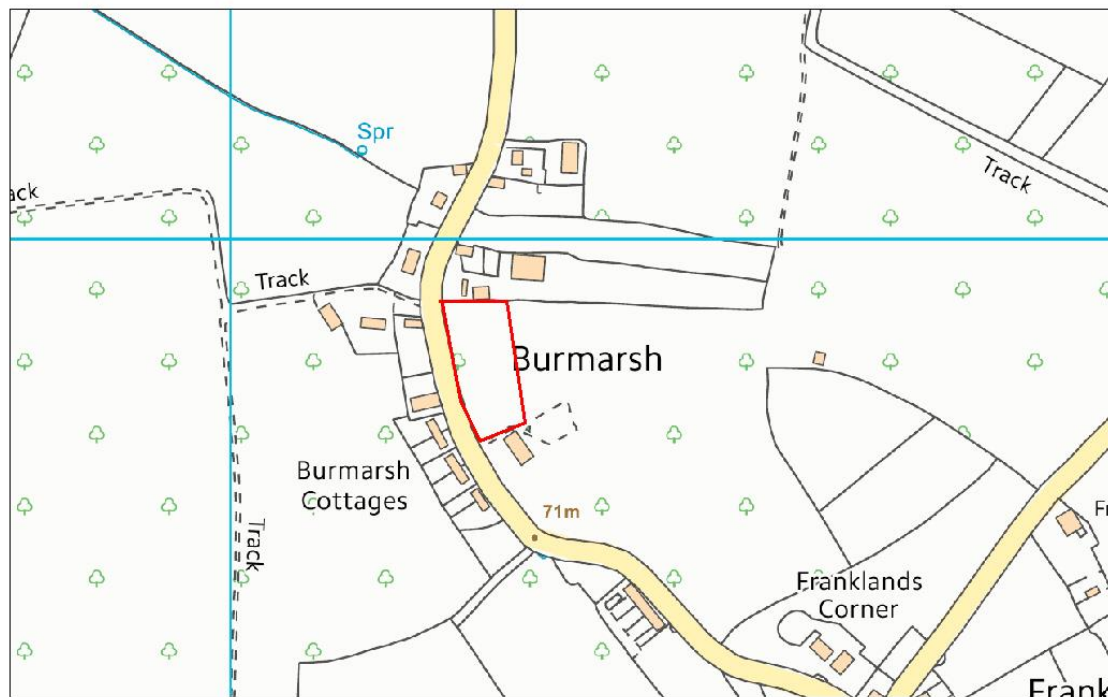
No conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Fromington

Site Reference: Site 6

Site Address: Land to south Fromington Cottages, Fromington

Area: 0.58 Hectares

Description: small isolated agricultural site consisting of trees. Flat

Existing Use: Agriculture/Horticulture

Previous Use: Agricultural Land

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Single storey dwelling to south. Group of two-storey dwellings to north. Access to narrow lane. No contamination issues. No watercourses apparent

Site not located close to bus route/bus stop

No Public Right of Way adjacent.

Access would have to be created to adopted highway subject to satisfactory junction improvements.

Distance to community centre – 1.7 km

Isolated site. Difficult to integrate with surrounding built environment. Scale too large for area

Surrounding buildings –Two storey/single storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

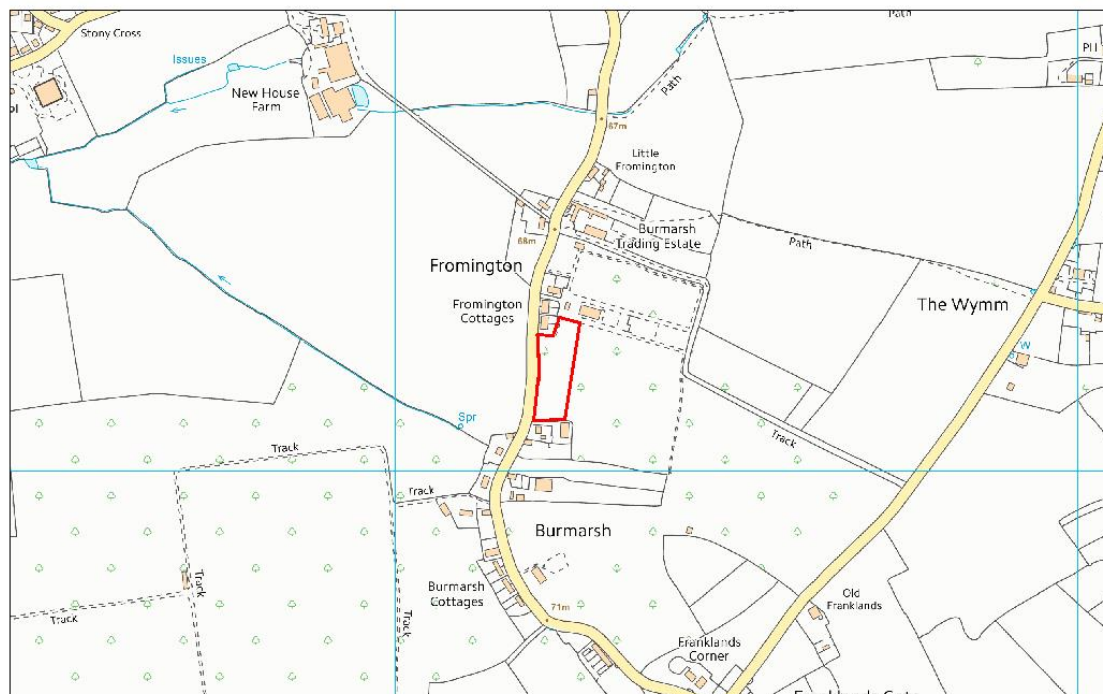
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Fromington

Site Reference: Site 7

Site Address: Land to north of Fromington Cottages.

Area: 0.188 Hectares

Description: small isolated grassed site with some trees. Flat

Existing Use: Grassland

Previous Use: Agricultural Land

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Group of dwellings to north and south. Access to narrow lane. No contamination issues. No watercourses apparent

Site not located close to bus route/bus stop

No Public Right of Way adjacent.

Access would have to be created to adopted highway subject to satisfactory junction improvements.

Distance to community centre – 1.5 km

Isolated site. Can be integrated with surrounding built environment. Small scale development

Surrounding buildings – traditional style, two storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

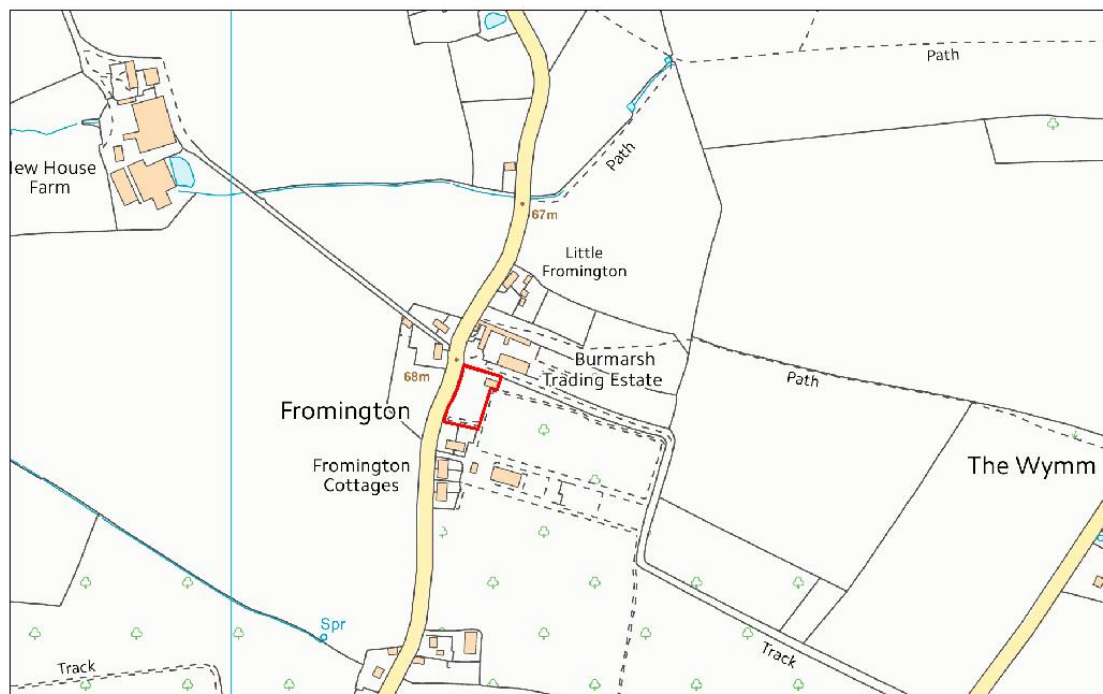
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Burmarsh

Site Reference: Site 8

Site Address: Land at Frankland Cottage, Burmarsh

Area: 0.298 Hectares

Description: Flat garden area for adjacent dwelling

Existing Use: Garden

Previous Use: Garden

Greenfield: grassland/garden

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. Single dwelling adjacent. Access to lane. No contamination issues. No watercourses apparent

Site located close to bus route/bus stop

Public Right of Way adjacent.

Access would have to be created to adopted highway subject to satisfactory junction improvements.

Distance to community centre – 2.4 km

Isolated site/garden. Terrace of dwellings adjacent. Can integrate with surrounding built environment.

Surrounding buildings – traditional style, black and white dwelling single storey. No other amenity issues.

## Policy Constraints

Flood Zone 1

No listed building/conservation area

TPO – no details

Agricultural land Grade 3

No designated wildlife areas

Utilities would be required to service the site.



# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Marden

Site Reference: Site 9

Site Address: Land at Greenbank, Marden

Area: 0.12 Hectares

Description: Flat area, provides access to stables beyond. Area also provides parking to stables. Trees and hedgerows

Existing Use: parking/access

Previous Use: agriculture

Greenfield: grassland/parking/access

Adjacent Uses: Agriculture/Equestrian/Residential

Existing Policy: Open Countryside

Site is located between existing dwellings. Infill site outside settlement. Existing access. Area provides parking and access to stables to rear. No contamination issues. No watercourses apparent

Site located close to bus route/bus stop

No Public Right of Way adjacent.

Ribbon development. Can integrate with surrounding area.

Distance to community centre – 1.4 km

Surrounding buildings two storey to south and east. Single storey to west. Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

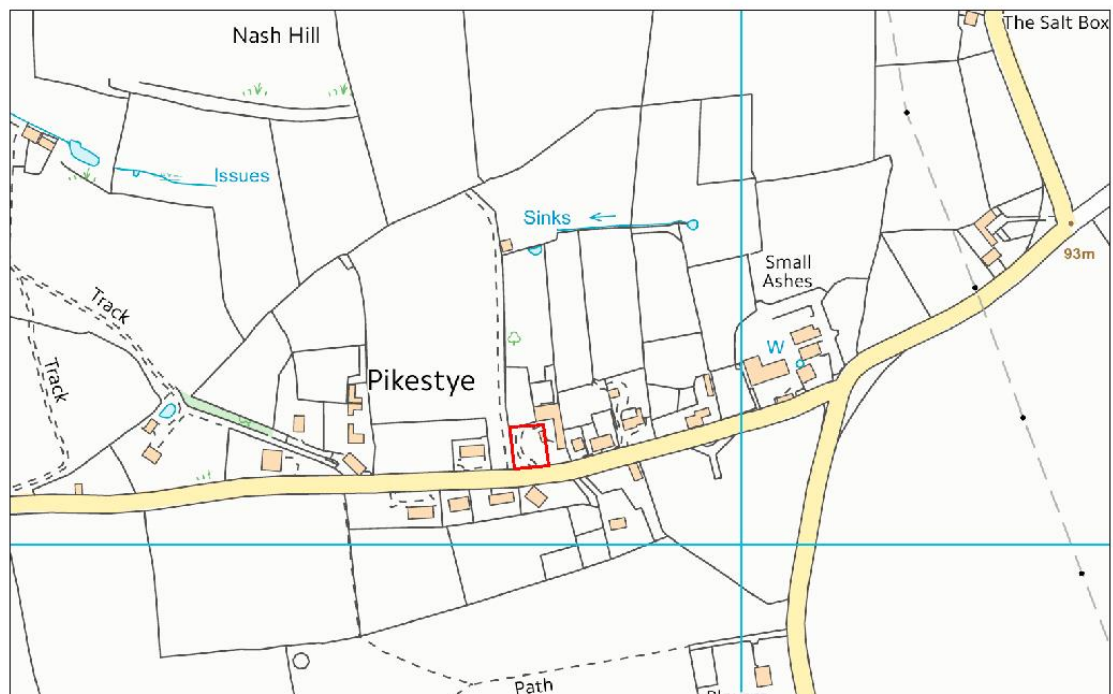
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 10

Site Address: Land at Hawkersland Farm, Marden

Area: 0.01 hectares

Description: Red brick former agricultural building adjacent to road. Building suitable for conversion. Access from existing hard surfaced area in front of farmhouse

Existing Use: Agriculture

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in within a group of existing buildings including farmhouse. Existing access to lane. No contamination issues. No watercourses apparent

Site located close to bus route/bus stop

Public Right of Way adjacent.

Distance to community centre – 1 km

Within a group of existing buildings including farmhouse. Building may be suitable for conversion. Will integrate with surrounding built environment.

Surrounding buildings – Traditional two storey

## Policy Constraints

Flood Zone 1

Adjacent to Grade II Listed Building.

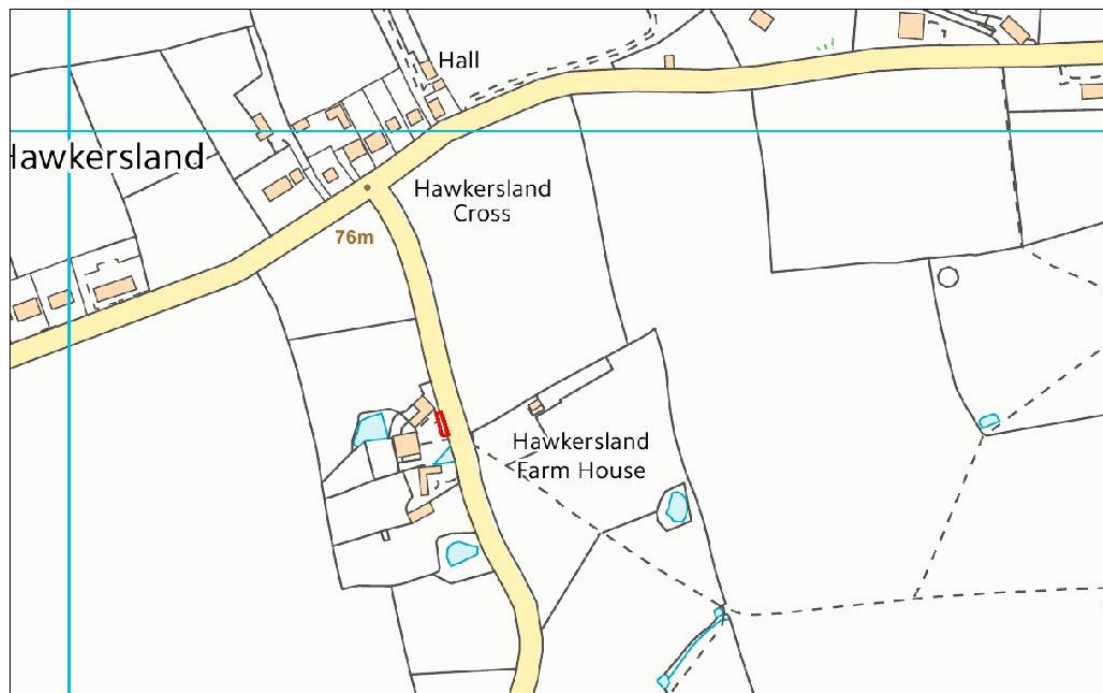
No conservation area

TPO – no details

No loss of agricultural land (Surrounding area Grade 2)

No designated wildlife areas

Utilities would be required to service the site. (Available within yard)



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 11

Site Address: Land to west of New House Farm, Marden

Area: 4.4 hectares

Description: Agricultural land adjacent to community centre. Trees and hedgerows on perimeter. Poplar trees on access road. Flat site

Existing Use: Agriculture

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside on edge of village. Existing access to main road. New access would be required to serve the development. No contamination issues. Small stream to southern boundary.

Site located close to bus route/bus stop

No Public Right of Way adjacent.

Adjacent to settlement boundary on two sides

Isolated site on edge of village. Frontage development can integrate well with village.

Distance to community centre – 0.3 km

Agricultural land on edge of village.

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

Adjacent to two Grade II Listed Buildings.

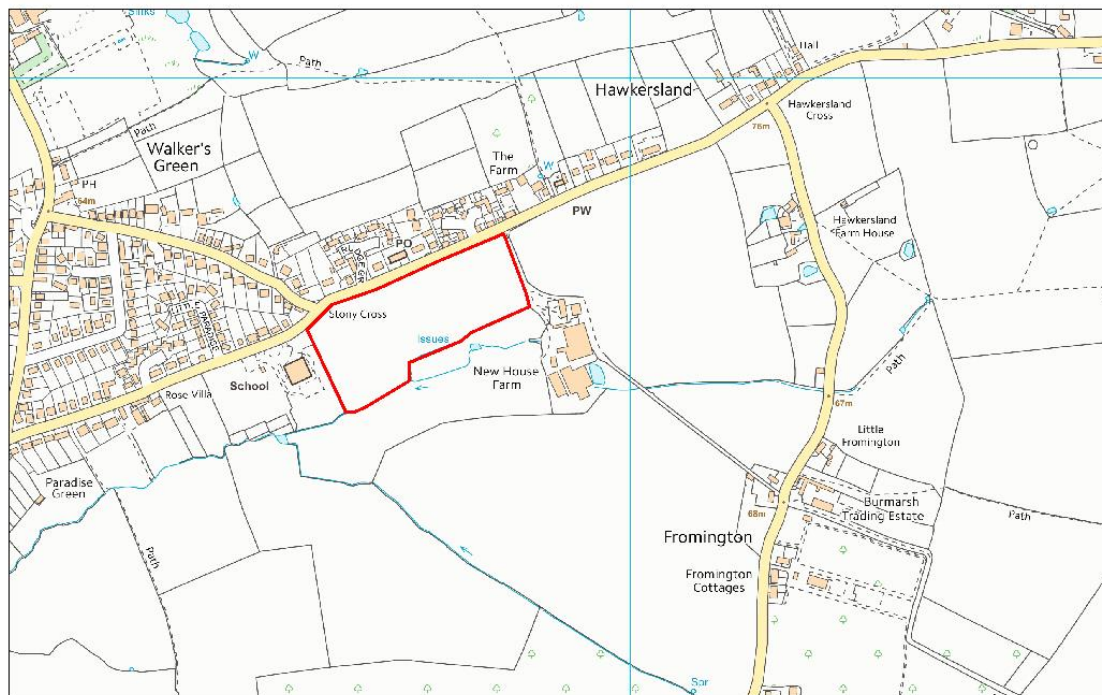
No conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 12

Site Address: Playing field adjacent to school, Marden

Area: 1.24 hectares

Description: Existing playing field and children's play area, Tennis courts, picnic area and changing facilities. Trees and hedgerows. Significant views across site to ridge beyond which is Sutton Walls

Existing Use: Sports facilities

Previous Use: Sports facilities

Greenfield: playing pitches

Adjacent Uses: Education/Agriculture/Residential

Existing Policy: Open Countryside

Site is within village, with open countryside and significant views to rear. Existing access to main road for school. New access would be required to serve the development. No contamination issues. Small stream to southern boundary. Restrictive covenant.

Site located close to bus route/bus stop

No Public Right of Way adjacent.

Within settlement boundary

Distance to community centre – adjacent.

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

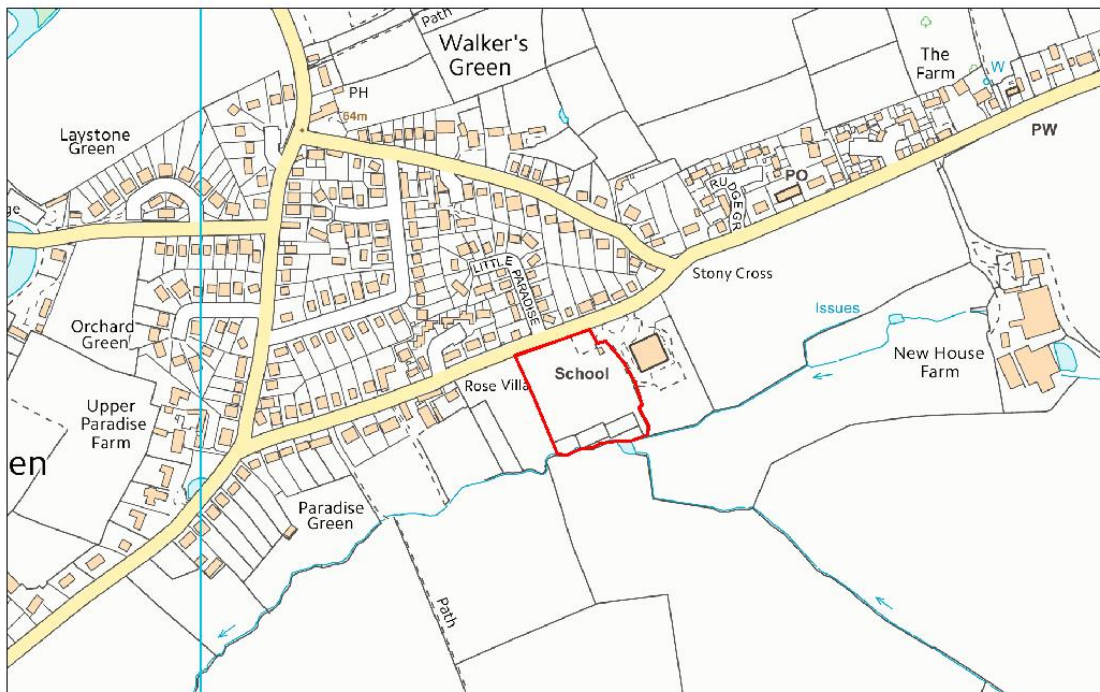
No listed buildings/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 13

Site Address: Land at Rose Villa Farm, Marden

Area: 2 hectares

Description: Agricultural land and buildings within village. Shops and two storey development opposite. Hedgerows within site. Bus stop opposite. Site slopes upwards from road.

Existing Use: Agriculture

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Settlement boundary

Front of site is within the village, rear of site is in open countryside on edge of village. Existing access to main road. . No contamination issues. Small stream to southern boundary. Front of site would be suitable as an infill site and would integrate well with village.

Site located close to bus route/bus stop

Public Right of Way adjacent.

Front within settlement boundary. Rear would produce backland development. Front can integrate well with village.

Distance to community centre – 0.26 km

Rear is agricultural land on edge of village.

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

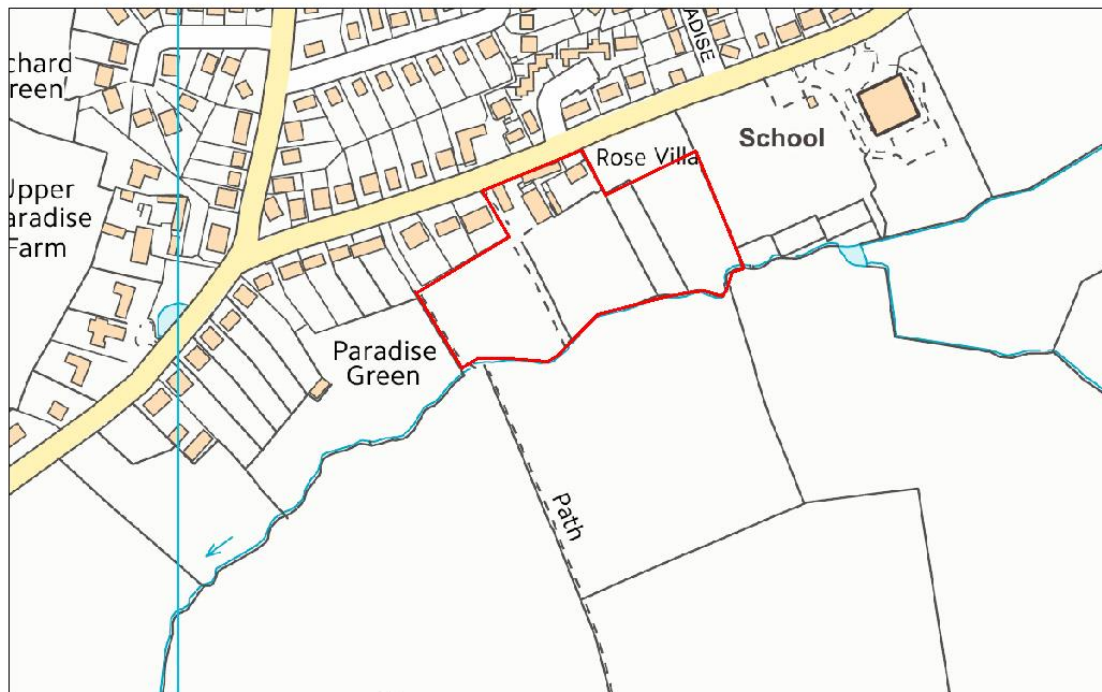
No listed buildings/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 14

Site Address: Land at Little Woodbine, Marden

Area: 0.35 hectares

Description: Garden area, two barns and a small orchard. Dilapidated barns. Flat access. Trees and hedgerows on perimeter. Flat site

Existing Use: Agriculture

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Part within settlement boundary. Part Open Countryside

Front of site is within settlement boundary and provides access to rear of site and Little Woodbine adjacent. Front of site and one barn are within settlement boundary. Rear of site is in open countryside and would create backland development. Difficult to integrate rear of site with surrounding built environment. Existing access to main road. No contamination issues. No water features apparent on site.

Site located close to bus route/bus stop

No Public Right of Way adjacent.

Distance to community centre – 0.27 km

Backland agricultural land on edge of village. Front of site would be suitable

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

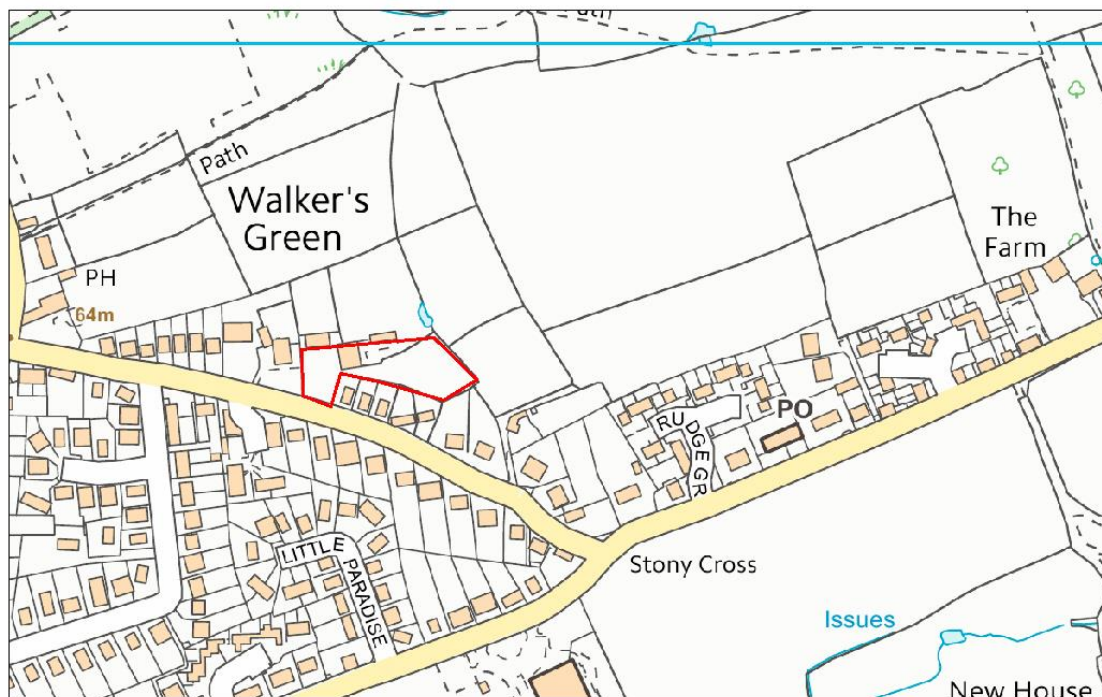
No listed buildings/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 15

Site Address: Land to rear of Volunteer PH, Marden

Area: 1.5 hectares

Description: Flat site accessed from pub car park. Trees and hedgerows on site. Overhead electric cables run across site. Grassland

Existing Use: Grassland/Camp site/cricket field

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Front part of site could integrate with existing village. Rear would extend the settlement into open countryside. Existing access to main road. No contamination issues. No water features apparent on site. Planning permission previously refused on access grounds. Adjacent to settlement boundary on two sides.

Site located close to bus route/bus stop

No Public Right of Way adjacent.

Distance to community centre – 0.5 km

Grassland on edge of village behind public house. Front section of site would be suitable if suitable access could be obtained.

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

Adjacent to Grade II listed building.

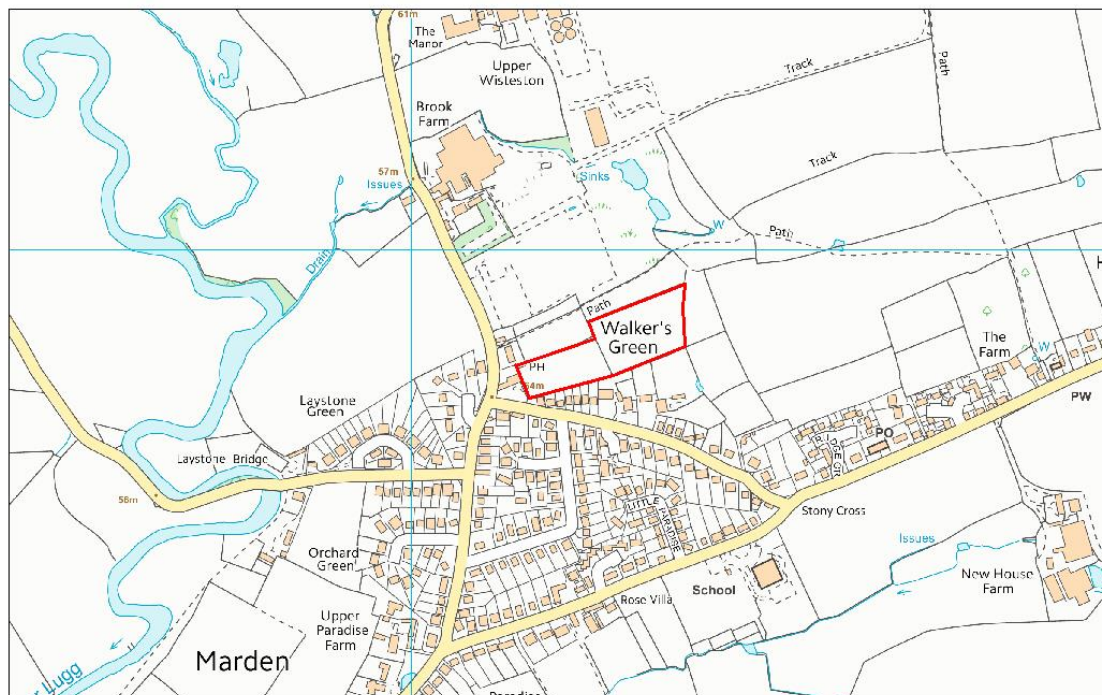
No conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 16

Site Address: Land between Brook Farm and Marden village, Marden

Area: 1 hectares

Description: Fallow site. Hedgerows and trees within site. Electric cables across site.

Existing Use: Derelict

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Front part of site could integrate with existing village. Rear would extend the settlement into open countryside. Existing PROW access to main road. Would require vehicular access creating. No contamination issues. Pond at eastern boundary of site. .

Site located close to bus route/bus stop

Public Right of Way runs through site.

Distance to community centre – 0.57 km

Backland agricultural land on edge of village. Front of site would be suitable

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

Grade II Listed building adjacent

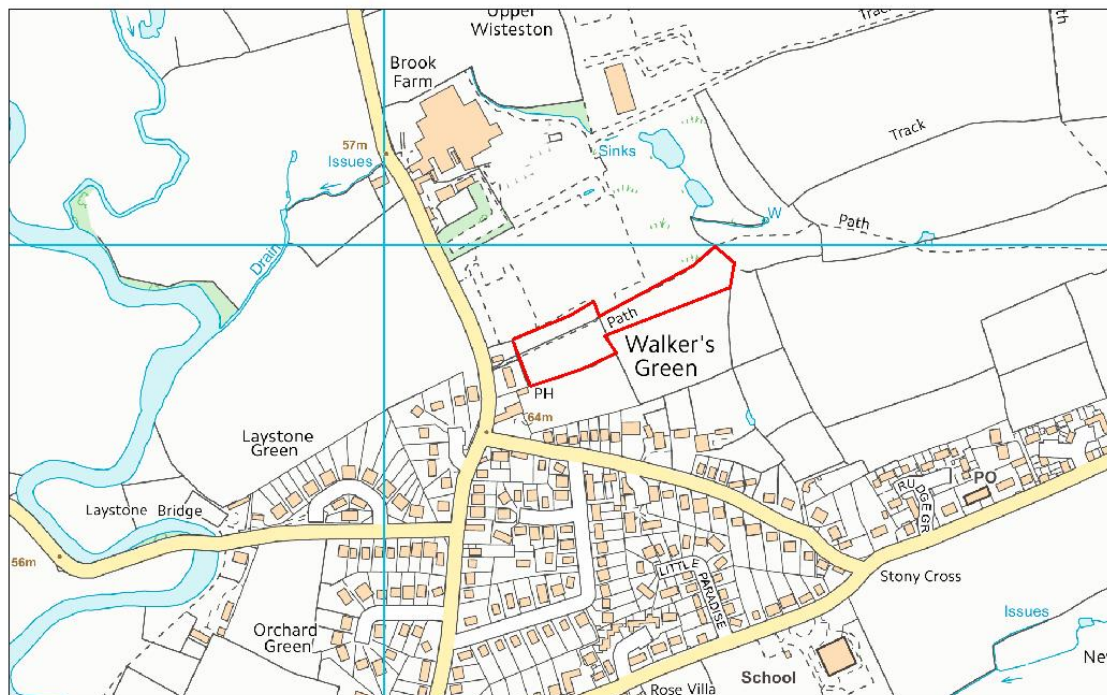
Not Conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 17

Site Address: Land opposite Brook Farm and Marden village, Marden

Area: 4.46 hectares

Description: Agricultural field. Hedgerows and trees within site.

Existing Use: Agriculture

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site on edge of village. Would extend settlement considerably

Site located close to bus route/bus stop

Public Right of Way runs through site.

Distance to community centre – 0.57 km

Agricultural land on edge of village. Would extend settlement in a northerly direction. Would be difficult to integrate with village.

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

Grade II Listed building opposite

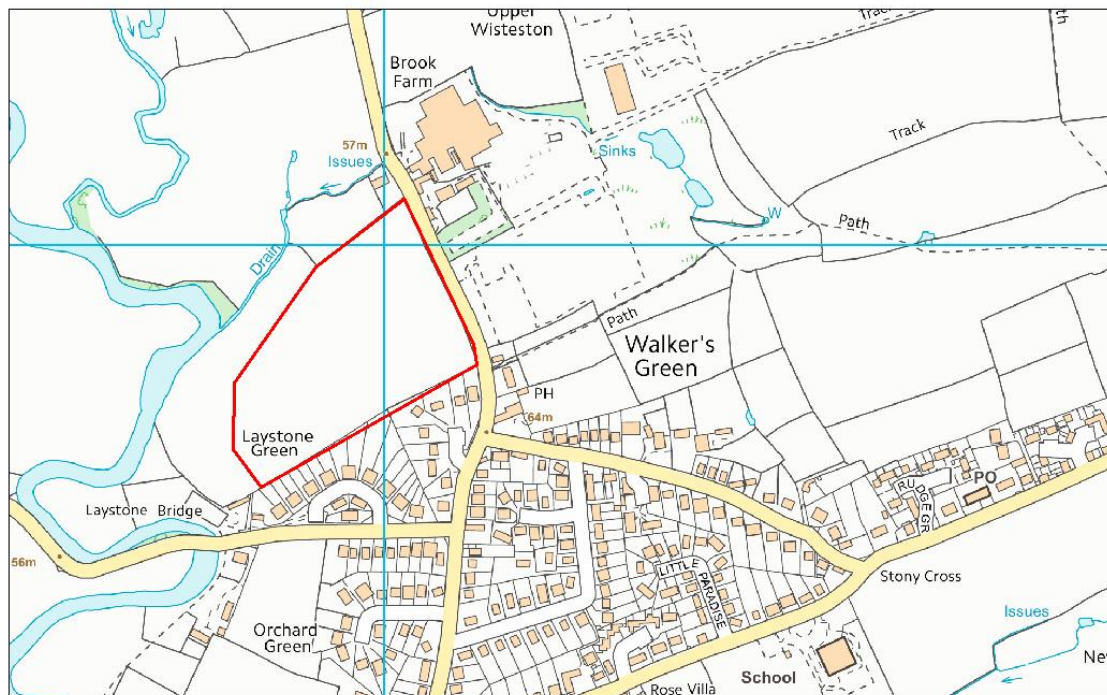
Not Conservation area

TPO – no details

Agricultural land Grade 2

Site extends to SSSI, SWS, SAC

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Litmarsh

Site Reference: Site 18

Site Address: Land adjacent to Broxash, Litmarsh

Area: 0.16 hectares

Description: Land on edge of hamlet of Litmarsh. Hedgerows and trees within site. Flat access to existing driveway.

Existing Use: Agriculture

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site in smallholding area on edge of hamlet of Litmarsh, containing number of trees

Site located close to bus route/bus stop

No Public Right of Way adjacent.

Distance to community centre – 3.5 km

Cultivated area of land adjacent to edge of hamlet. Could integrate with surrounding built form.

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

No Listed building adjacent

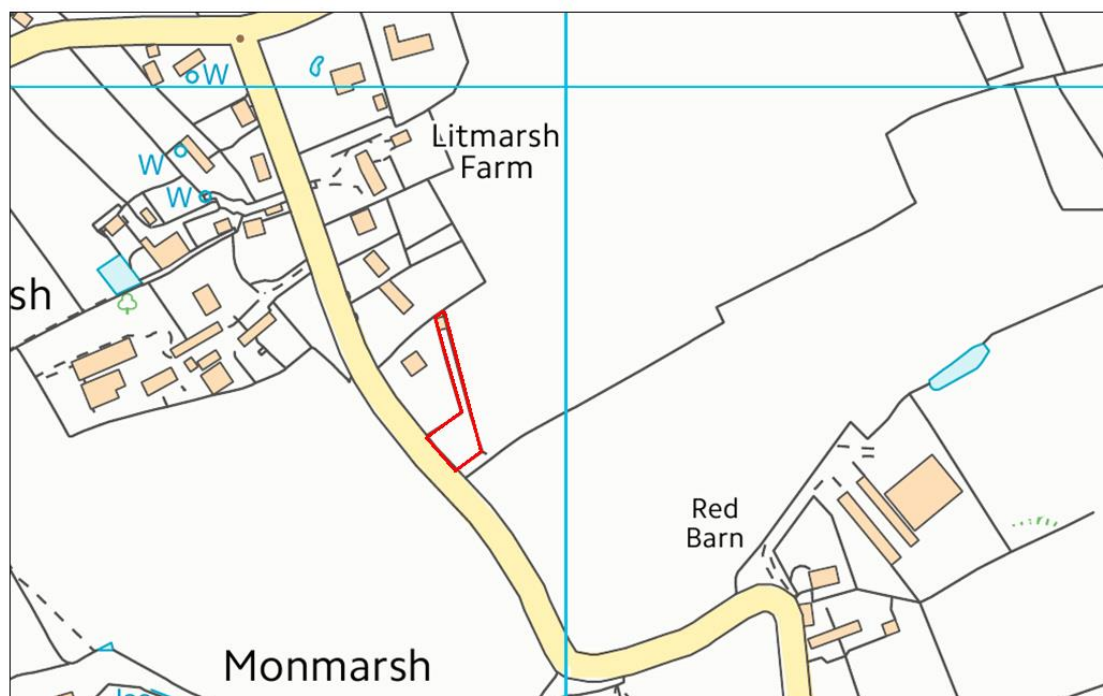
Not Conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 19

Site Address: Land at Little Vern, Marden

Area: 0.63 hectares

Description: Horse Paddock, grassland. Hedgerows and trees within site.

Existing Use: Horse Paddock

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site located in open countryside adjacent to two dwellings in large plots.

Site not located close to bus route/bus stop

Public Right of Way adjacent.

Distance to community centre – 3.6 km

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

No Listed building adjacent

Not Conservation area

TPO – no details

Agricultural land Grade 3

No designated wildlife areas

Utilities would be required to service the site.



**Marden Neighbourhood Development Plan**  
**Call for Sites November 2014**  
**Site Analysis**

Settlement: Marden

Site Reference: Site 20

Site Address: Land at Kingsfield House, Marden

Area: 0.42 hectares

Description: Horse Paddock, grassland. Hedgerows and trees on perimeter.

Existing Use: Horse Paddock

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site located in open countryside adjacent to isolated dwellings.

Site not located close to bus route/bus stop

Public Right of Way to rear of site.

Isolated site. Does not relate well.

Distance to community centre – 3.1 km

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

No Listed building adjacent

Not Conservation area

TPO – no details

Agricultural land Grade 3

No designated wildlife areas

Utilities would be required to service the site.



# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Marden

Site Reference: Site 21

Site Address: Land at Small Ashes, Marden

Area: 1.14 Hectares

Description: Flat area, agricultural buildings, stables, menage and yard area. Trees and hedgerows

Existing Use: Agricultural/Outdoor leisure

Previous Use: agriculture

Greenfield: grassland/yard buildings

Adjacent Uses: Agriculture/Equestrian/Residential

Existing Policy: Open Countryside

Site is located between existing dwellings. Infill site outside settlement. Existing access. No contamination issues. No watercourses apparent

Site located close to bus route/bus stop

Public Right of Way adjacent.

Ribbon development. Can integrate with surrounding area.

Distance to community centre – 1.7 km

Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

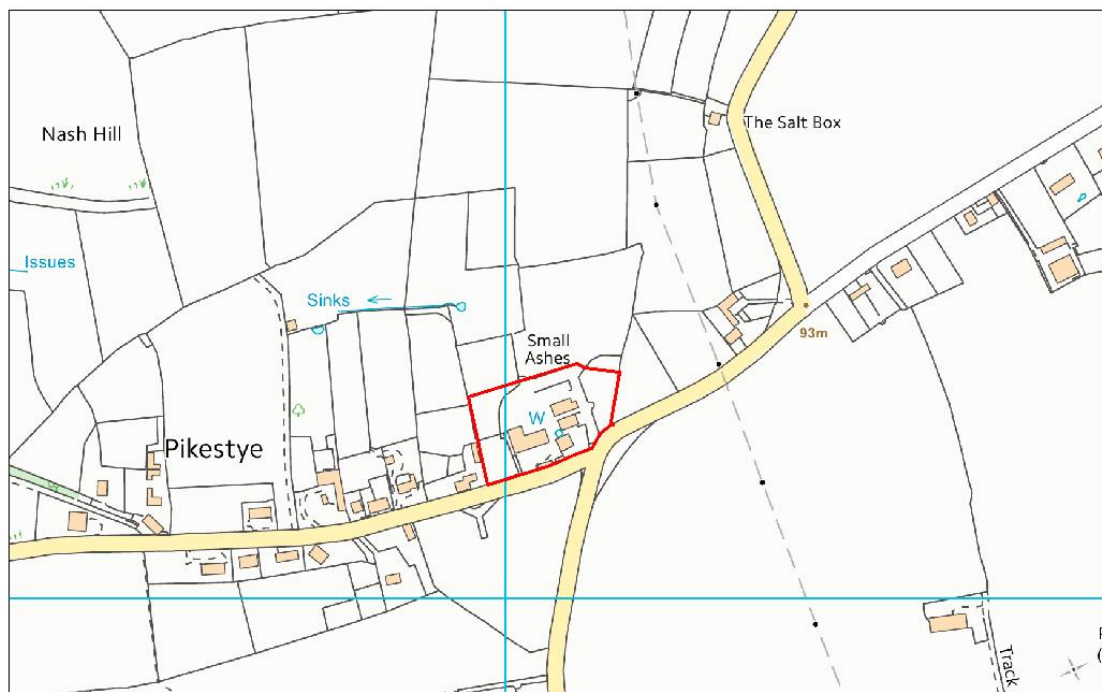
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No designated wildlife areas

Utilities would be required to service the site.



# kirkwells

## The Planning People

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