

Marden Neighbourhood Development Plan

Marden
Neighbourhood Development Plan

Welcome to this Community Consultation event

**The following display sheets show the changes –
shown in red – made to policies:**

- **Following the Main Modifications made to Herefordshire Council's Core Strategy Document and**
- **Following the responses received during the Regulation 14 Consultation undertaken on the Marden NDP in January-February 2015**

Main Modifications to Herefordshire Council's Core Strategy that affect Marden NDP

- The **MINIMUM** target for new dwellings is now a percentage of the total number of houses **within the Parish**, not just within Marden village as previously
- The new minimum target has increased to 104 – from 65 – **to be built by 2031**
- However, it must be recognized that the minimum target for new housing in Marden parish may be built in a shorter time-scale
- Of the 104 dwellings, 44 have already been built or approved – leaving 60 to be allocated or identified within Marden NDP

- **All settlements identified in Figures 4.20 and 4.21 of the Core Strategy are now included for housing growth, not just the main village in a parish – Marden village is identified in Figure 4.20; Litmarsh, Burmarsh and The Vauld are identified in Figure 4.21**
- **The primary focus for this housing will be in those settlements highlighted in Figure 4.20 – Marden village**
- **In the remaining smaller settlements, particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned**
- **In parishes which have more than one settlement listed, the relevant NDP will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned**

- **The Settlement Boundaries for smaller settlements will be defined in either NDPs or the Rural Areas Site Allocation DPD**

Vision

By 2031 Marden will have grown proportionally and will remain a rural parish and village. It will continue to have a strong sense of identity and have a vibrant village centre. The smaller surrounding hamlets and the countryside will have been protected from over-development.

Marden will have a mix of open market and affordable housing, of high quality, sustainable homes satisfying all needs and age ranges. The nature and scale of housing and commercial development will have enhanced our rural appearance, feel and identity and protected the countryside. 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 opportunities for working from home as well as locally, in activities that positively enhance our natural environment. Continuing agricultural and other business activities in the Parish will also enhance our natural and built environment. Access to the countryside will be improved and enhanced to support exercise, health and wider wellbeing.

Objectives

To achieve our Vision for Marden in 2031 the Steering Group has identified the following objectives for the Marden Neighbourhood Development Plan.

OBJECTIVE 1 – To deliver a vibrant village centre through a level of housing growth that is proportionate to the size and scale of Marden village and the surrounding countryside so that it retains its rural character.

OBJECTIVE 2 – To ensure that housing development in the surrounding hamlets of Litmarsh, Burmarsh, The Vault and other hamlets is managed appropriately.

OBJECTIVE 3 – To ensure all new development is informed by best practices current at the time of development and is designed to be in keeping with the surrounding character of the parish while promoting a heterogeneous appearance.

OBJECTIVE 4 – To ensure that new housing is provided in a suitable range of tenures, types, sizes, affordability ranges and is flexible in usage so that local people of all ages can continue to live in the parish in a suitable home, whilst families are attracted to the area and local housing needs are met.

OBJECTIVE 5 – To ensure that Marden has the appropriate local and community facilities to support present demand, future projected growth and demographic change. Developments must make a positive and tangible impact on the range and availability of community facilities and infrastructure by creating a focal point for the village.

OBJECTIVE 6 – To welcome employment opportunities including working from home while ensuring current, new or expanded businesses within the parish are sympathetic to the environment or residential amenity.

OBJECTIVE 7 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through sustainable development by protecting key environmental and heritage assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints.

OBJECTIVE 1 – To deliver a vibrant village centre through a level of housing growth that is proportionate to the size and scale of Marden village and the surrounding countryside so that it retains its rural character.

Policy M1 (Marden 1) – Scale and Type of New Housing Development in Marden village

In order to retain the rural character of Marden village over the plan period, proposals for new housing development will only be permitted within the Settlement Boundary or on allocated sites, as shown in Appendix 9, in accordance with the Herefordshire Core Strategy and where it meets all the following criteria:

- (a) Designed to be an integrated addition to the village, well connected to the existing village settlement and community facilities;
- (b) Does not lead to the loss of protected open space, shops or other local facilities;
- (c) **Maintains an appropriate density in context with the immediate surrounding area and not exceeding 25 dwellings per hectare;**
- (d) Ensures appropriate and safe access can be achieved;
- (e) Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities);
- (f) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- (g) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;
- (h) Reflects the scale and function of the village of Marden; and
- (i) **Ensures that any likely significant effect on the River Wye SAC is avoided or adequately mitigated.**

In addition, the use of a brownfield site within the Settlement Boundary or conversion/replacement of an existing building or the use of an infill site will be given priority.

OBJECTIVE 1 – To deliver a vibrant village centre through a level of housing growth that is proportionate to the size and scale of Marden village and the surrounding countryside so that it retains its rural character.

Policy M3 – Scale and Type of New Housing Development in the countryside

Proposals for new housing in the countryside, will only be considered in the following circumstances:

- (a) Meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work; or
- (b) Accompanies and is necessary to the establishment or growth of a rural enterprise; or
- (c) Involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
- (d) Would result in the sustainable re-use of a redundant or disused building(s); or
- (e) Is rural exception housing in accordance with Policy H2 of the Herefordshire Core Strategy; and
- (f) Ensures that any likely significant effect on the River Wye SAC is avoided or adequately mitigated.

OBJECTIVE 2 – To ensure that housing development in the surrounding hamlets of Litmarsh, Burmarsh, The Vauld and other hamlets is managed appropriately.

Policy M2 – Scale and Type of New Housing Development in designated hamlets

In order to retain the rural character of the three settlements, proposals for new housing within the Litmarsh, Burmarsh and The Vauld, will be considered in accordance with the Herefordshire Core Strategy subject to the following criteria:

- (a) Located on an infill site or an allocated site, as shown in Appendix 9;
- (b) Small-scale comprising of 1-3 dwellings; 1-5 dwellings on the site allocated in Appendix 9 only;
- (c) Maintains an appropriate density in context with the immediate surrounding area and not exceeding 25 dwellings per hectare;
- (d) Ensures appropriate and safe access can be achieved;
- (e) Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities);
- (f) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- (g) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;
- (h) Reflects the scale and function of the settlement; and
- (i) Ensures that any likely significant effect on the River Wye SAC is avoided or adequately mitigated.

For the purposes of this policy infill is defined as

- Development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides; and
- Development within the settlement which does not involve outward extension of that area; and
- Development of the site is a complete scheme and not the first stage of a larger development.

OBJECTIVE 3 – To ensure all new development is informed by best practices current at the time of development and is designed to be in keeping with the surrounding character of the parish while promoting a heterogeneous appearance.

Policy M4 – General Design Principles

All new housing development within the parish will be considered when it meets all the following criteria:

- (a) Gives priority to the use of brownfield sites or involves conversion of an existing building;
- (b) Utilises existing services and facilities (where appropriate and practicable);
- (c) Does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- (d) Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure;
- (e) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function;
- (f) Includes the use of sustainable and high energy efficient development using environmental technology for electricity generation, heating and cooling, where appropriate; and
- (g) Where contaminated land is present, includes appropriate remediation where it can be demonstrated that this will be effective.

As described in the Vision, Marden Parish is a rural area with a special character. Development will be considered which would make a positive contribution to that character and be of good design and quality. In seeking to protect and enhance the identity of the Parish, all development will take account of the following:

- (h) Maintain the historic pattern of development by respecting the layout associated with historic plots in the immediate area;
- (i) Suitability of the overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene;
- (j) Use, and where appropriate re-use, of local and traditional materials;
- (k) Use of space and landscape design;
- (l) Movement to, within, around, and through the development;
- (m) Include adequate parking, garaging, private and public amenity space for future residents;
- (n) Originality and innovation;
- (o) Use of Sustainable Drainage Systems.

OBJECTIVE 4 – To ensure that new housing is provided in a suitable range of tenures, types, sizes, affordability ranges and is flexible in usage so that local people of all ages can continue to live in the parish in a suitable home, whilst families are attracted to the area and local housing needs are met.

Policy M5 – Ensuring an appropriate range of tenures, types and sizes of houses

All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish in accordance with the housing needs of the Parish.

Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.

OBJECTIVE 5 – To ensure that Marden has the appropriate local and community facilities to support present demand, future projected growth and demographic change. Developments must make a positive and tangible impact on the range and availability of community facilities and infrastructure by creating a focal point for the village.

Policy M6 – Protection/extension of Local Community Facilities

Developments must make a proportionate, positive and tangible improvement to the level of community facilities. Such facilities should, wherever possible, be located in or adjacent to the settlement boundary, close by existing community facilities and provided that:

- (a) The community facility is accessible by walking and cycling and has appropriate car parking;
- (b) There are opportunities to integrate services;
- (c) Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and
- (d) The proposal would not have any adverse effect on neighbouring residential amenity.

There will be a presumption in favour of the re-use of local community facilities for community and health type uses. The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- (e) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking or
- (f) Satisfactory evidence is produced that there is no longer a need for the facility.

The current local community facilities within the Parish include but are not limited to: school; community centre; playing fields, recreation ground including children's play equipment and tennis courts; and two public houses.

OBJECTIVE 6 – To welcome employment opportunities including working from home while ensuring current, new or expanded businesses within the parish are sympathetic to the environment or residential amenity.

Policy M7 – New local employment opportunities

The development of new local employment opportunities will be considered within the Settlement Boundary and allocated sites providing that they:

- (a) Do not have a detrimental impact on surrounding residential amenity
- (b) Do not lead to the loss of open space or green infrastructure
- (c) Are located close to existing highways and do not have an unacceptable impact on traffic.

Marden Parish Council will support the integration of live-work units within new developments.

OBJECTIVE 6 – To welcome employment opportunities including working from home while ensuring current, new or expanded businesses within the parish are sympathetic to the environment or residential amenity.

Policy M8 – Supporting enhancing and protecting existing local employment

Existing sources of local employment will be protected from change from business to residential use. Development that would lead to the expansion or improvement of existing business premises will be considered when it:

- (a) Is suitable in terms of size, layout, access, parking, design and landscaping;
- (b) Does not harm the amenity of nearby occupiers;
- (c) Does not harm the character, appearance or environment of the site and its surroundings;
- (d) Has adequate access, or potential access, by a choice of transport modes;
- (e) Retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area; and
- (f) Includes mechanisms to improve environmental performance to that of current best practice standards.

Redevelopment or change of use of existing employment premises will only be permitted when:

- (g) The employment premises have been empty **for six months or more** and during that time actively marketed without securing a viable alternative employment use
- (h) Equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of local employment space.

OBJECTIVE 6 – To welcome employment opportunities including working from home while ensuring current, new or expanded businesses within the parish are sympathetic to the environment or residential amenity.

Policy M9 – Supporting Development of Communications Infrastructure

The development of new high speed broadband infrastructure to serve the Parish will be supported:

- (a) Where it is sympathetically designed and appropriate suitably camouflaged
- (b) All new residential and commercial development will be required **to facilitate the infrastructure to support** high speed broadband.

OBJECTIVE 7 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through sustainable development by protecting key environmental and heritage assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints.

Policy M10 – Protection of Local Green Spaces

The local green spaces listed below and shown in Appendix 8 are protected from development in accordance with Paragraphs 76 and 77 of the National Planning Policy Framework (NPPF):

Land round war memorial; pond; area at top of Rudge Grove; area at Small Ashes, C1124/C1125 junction; area opposite Paradise Meadow; areas where flagpoles and notice boards are sited.

New development which impacts adversely on the openness, biodiversity or geodiversity of these sites will not be permitted.

OBJECTIVE 7 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through sustainable development by protecting key environmental and heritage assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints.

Policy M11 – Landscape Character

All development proposals will have to show regard to the distinctive landscape character of the Herefordshire Lowlands Character Area by:

- (a) Outside the Marden settlement boundary, retaining the development form of scattered hamlets and farmsteads within the wide setting of the area
- (b) Using appropriate local building materials
- (c) Retaining existing field patterns and boundaries, including low hedgerows and tree cover
- (d) Protecting and enhancing areas of woodland
- (e) Encouraging country stewardship and similar schemes to enhance the biodiversity and natural and historic environments.

OBJECTIVE 7 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through sustainable development by protecting key environmental and heritage assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints.

Policy M12 – Flood Risk and Surface Water Run-off

All new residential development will be located on Flood Zones 1 or 2.

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

Opportunities, where appropriate, should help to conserve and enhance watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site.

Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Driveways and parking areas should use porous materials where possible, in line with current planning requirements.

The protection, management, and planning for the preservation of existing, and delivery of new green infrastructure is supported in accordance with Herefordshire Core Strategy Policy LD3, to maximise the retention of surface water on sites.

OBJECTIVE 7 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through sustainable development by protecting key environmental and heritage assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints.

Policy M13 – Public Rights of Way/Connectivity

Proposals for the enhancement and improvement of the Public Rights of Way within the Parish will be supported.

Proposals for improved linkages and accessibility within Marden and to the areas beyond will be supported.

All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- (a) Enhanced public access and appropriate signage from residential areas
- (b) New footpaths, cycle routes and bridleways linking to existing and new networks
- (c) Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

Marden NDP

- **New minimum target for development in Marden parish is 104**
- **Of these, 44 have already been built or approved (though approval does not mean the houses will definitely be built) – leaving 60 to be allocated or identified within Marden NDP**

The recommendation of the Steering Group for Marden NDP is to keep the allocations for development within Marden village as agreed following the Community Consultation earlier in 2015 and the first Regulation 14 Consultation January- February 2015

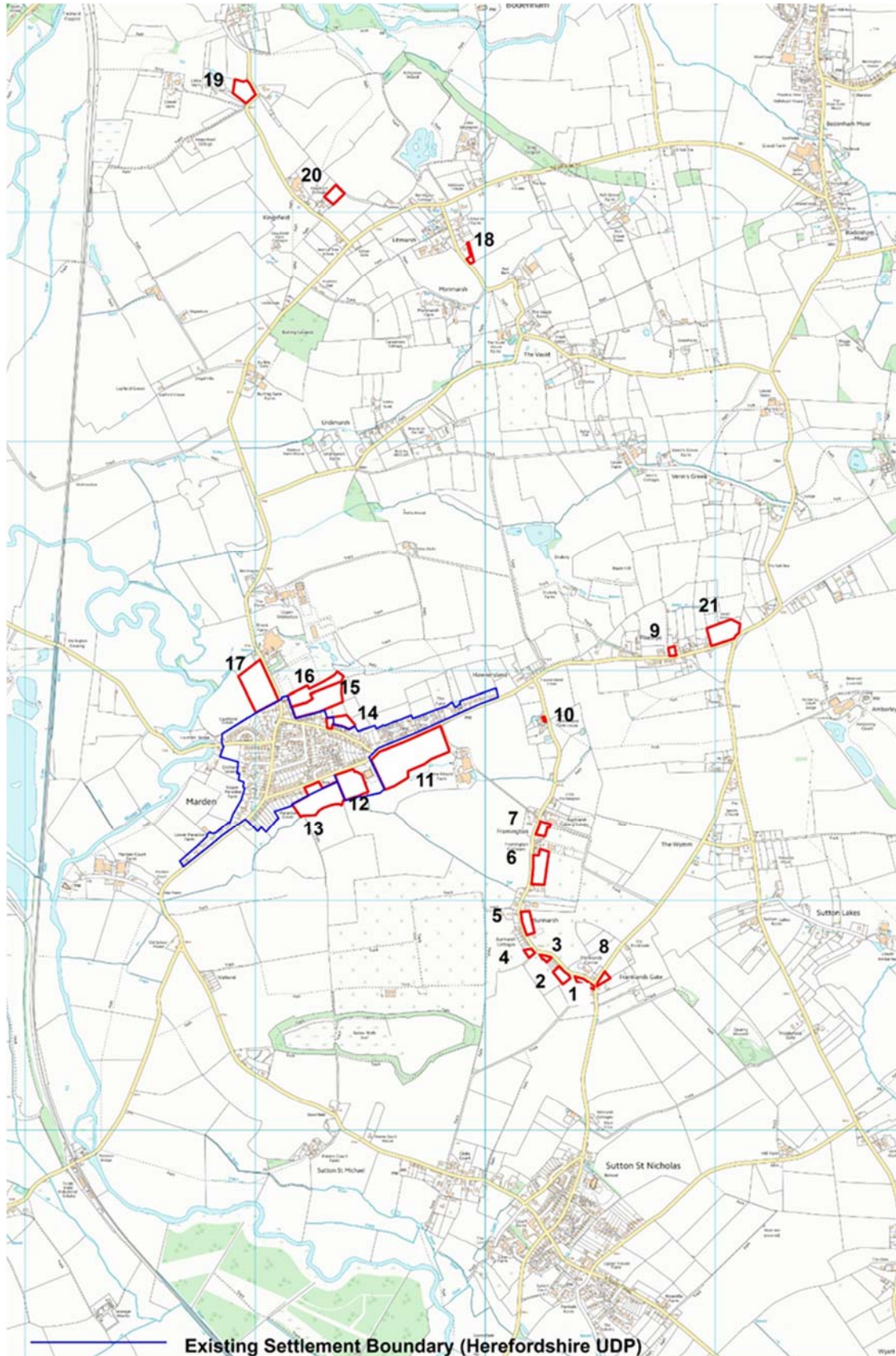
- **These allocations are for 60 houses on the New House Farm site and 5 houses on the road frontage to the west of Rose Villa (includes site of house and outbuildings)**

- **To allocate an appropriate number of dwellings in the designated hamlets of Litmarsh, Burmarsh and The Vauld, after defining Settlement Boundaries for the hamlets**

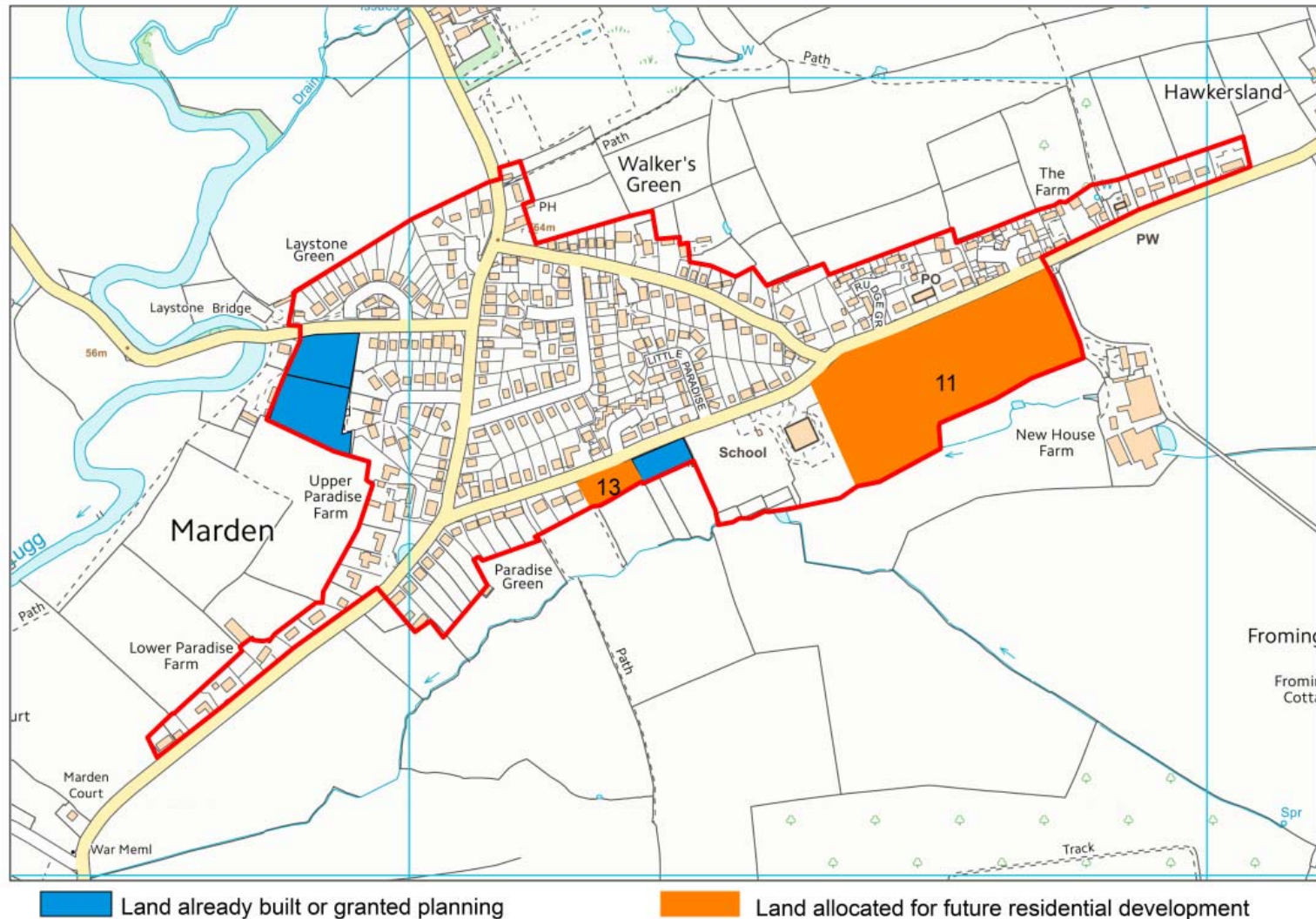
The following display sheets show:

- **Map of all sites submitted to the ‘Call for Sites’ in November 2014**
- **Map of the sites allocated following the Community Consultation 10-11 January 2015**
- **Rose Villa showing all sites now approved or allocated**

Map of all 21 sites submitted to Marden Parish 'Call for Sites' 1-21 November 2014



Sites for development allocated in Marden village following Community Consultation 10-11 January 2015, with amended Settlement Boundary



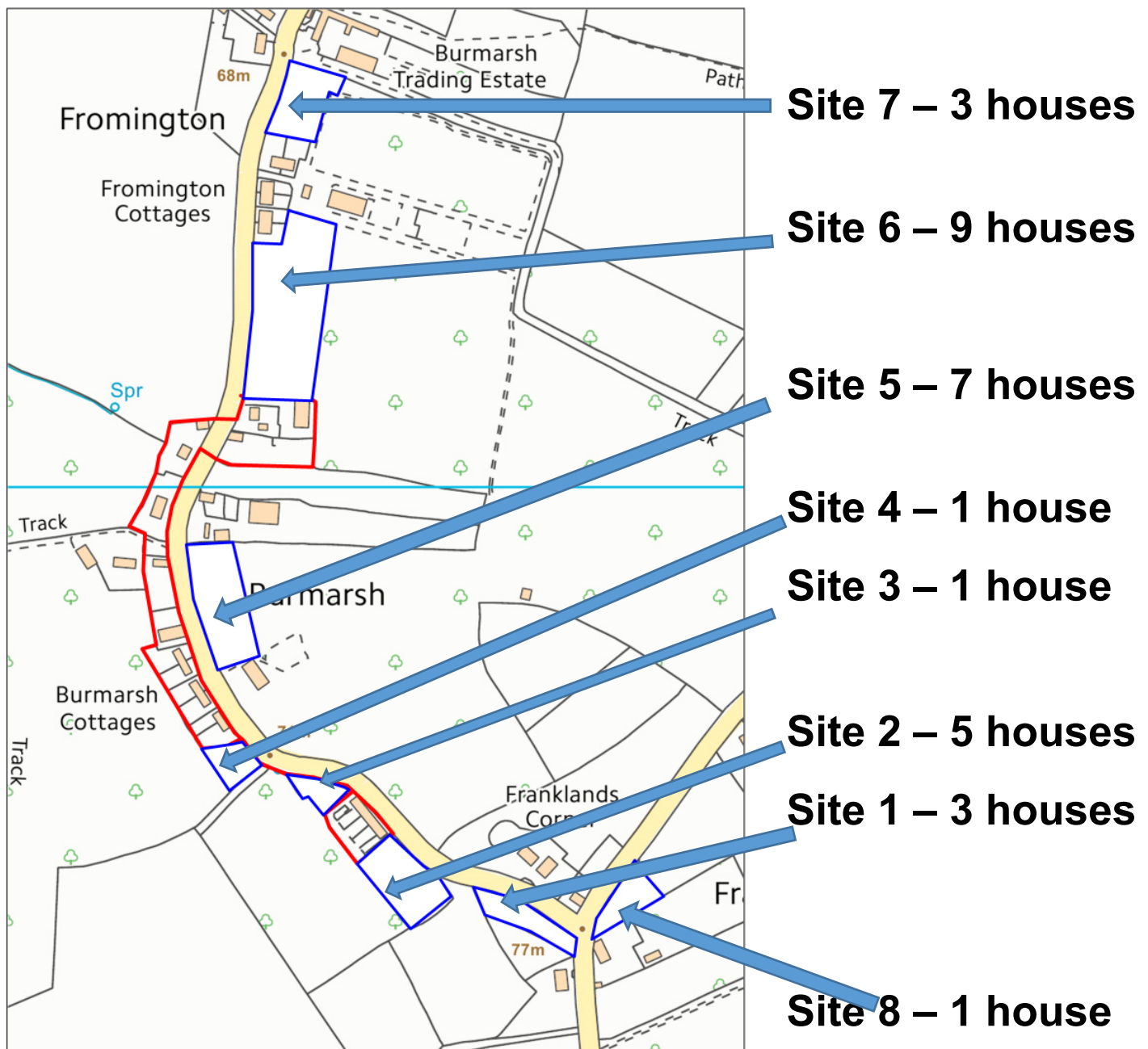
Rose Villa site showing plots with planning approval and allocated within the NDP (as above)



Outline Application approved for 5 houses – Reserved matters for 4 houses approved November 2014

Outline Application approved for 9 houses July 2015

**Map of all 8 sites submitted in
BURMARSH to the 'Call for Sites' –
showing potential number of houses
(taken from the Call for Sites
Assessment Report)**



Sites 1-7 submitted by Savills on behalf of Farmcare Ltd

Site 8 submitted by Frankland Cottage

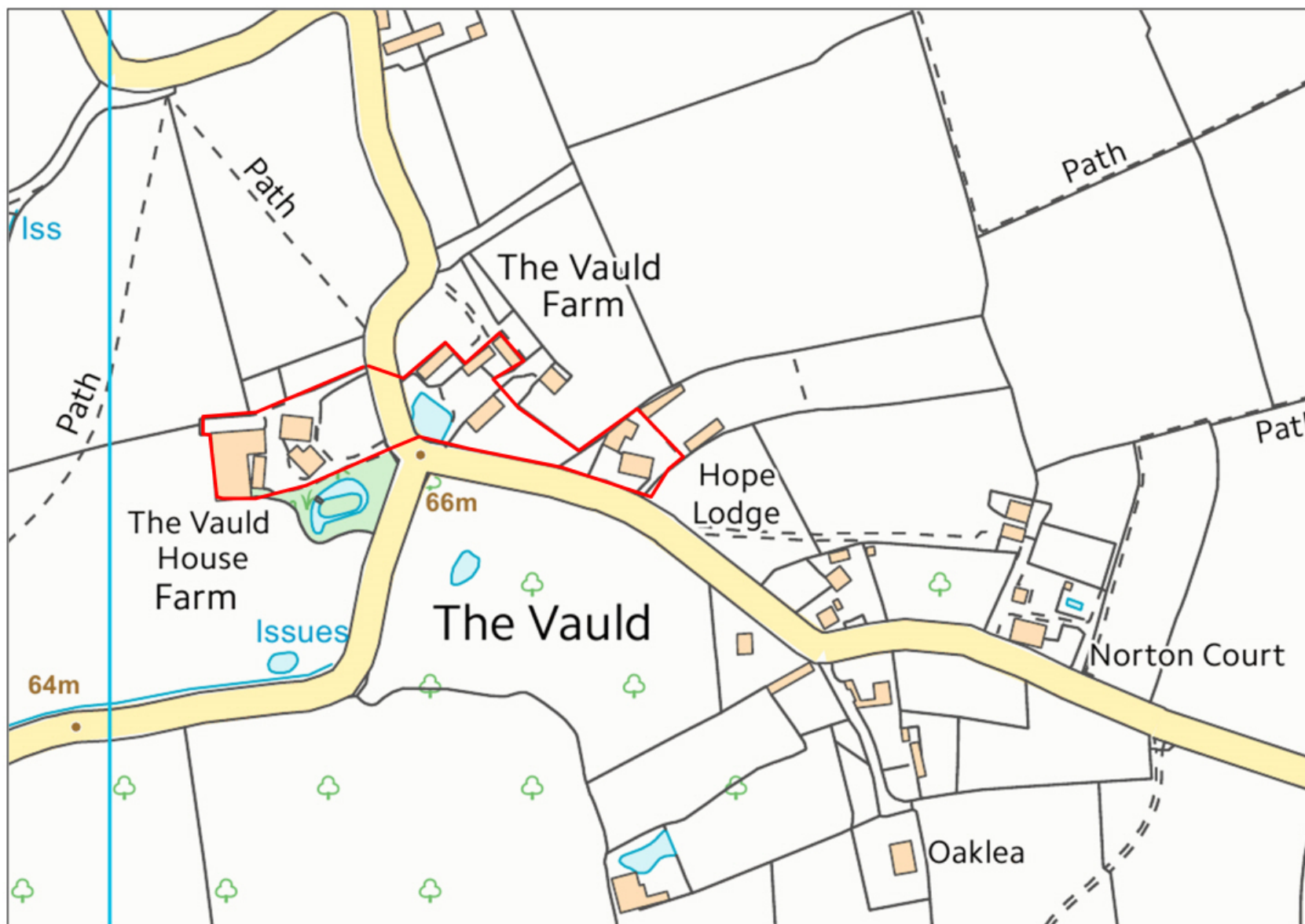
Defining Settlement Boundaries for the hamlets of The Vauld, Litmarsh and Burmarsh

- 1. A Settlement Boundary (SB) is a line that is drawn on a plan around a hamlet, which reflects its built form, this is also known historically as an 'envelope'**
- 2. The SB traces the built up area and excludes roads and other lines of communication**
- 3. Where appropriate the SB should include new developments that have occurred recently**
- 4. The SB should include land allocated for development within a Neighbourhood Development Plan**
- 5. The SB can exclude large gardens, orchards, agricultural buildings and other areas**
- 6. It is not guaranteed that an application for development on land within a SB will be approved, as policies within the NDP, local (county) and national policies will have to be adhered to**
- 7. Advantages to defining a SB –**
 - Ensures a more plan-led and controlled approach to future housing growth**
 - Protects the countryside from unnecessary, inappropriate development and prevents ribbon development**

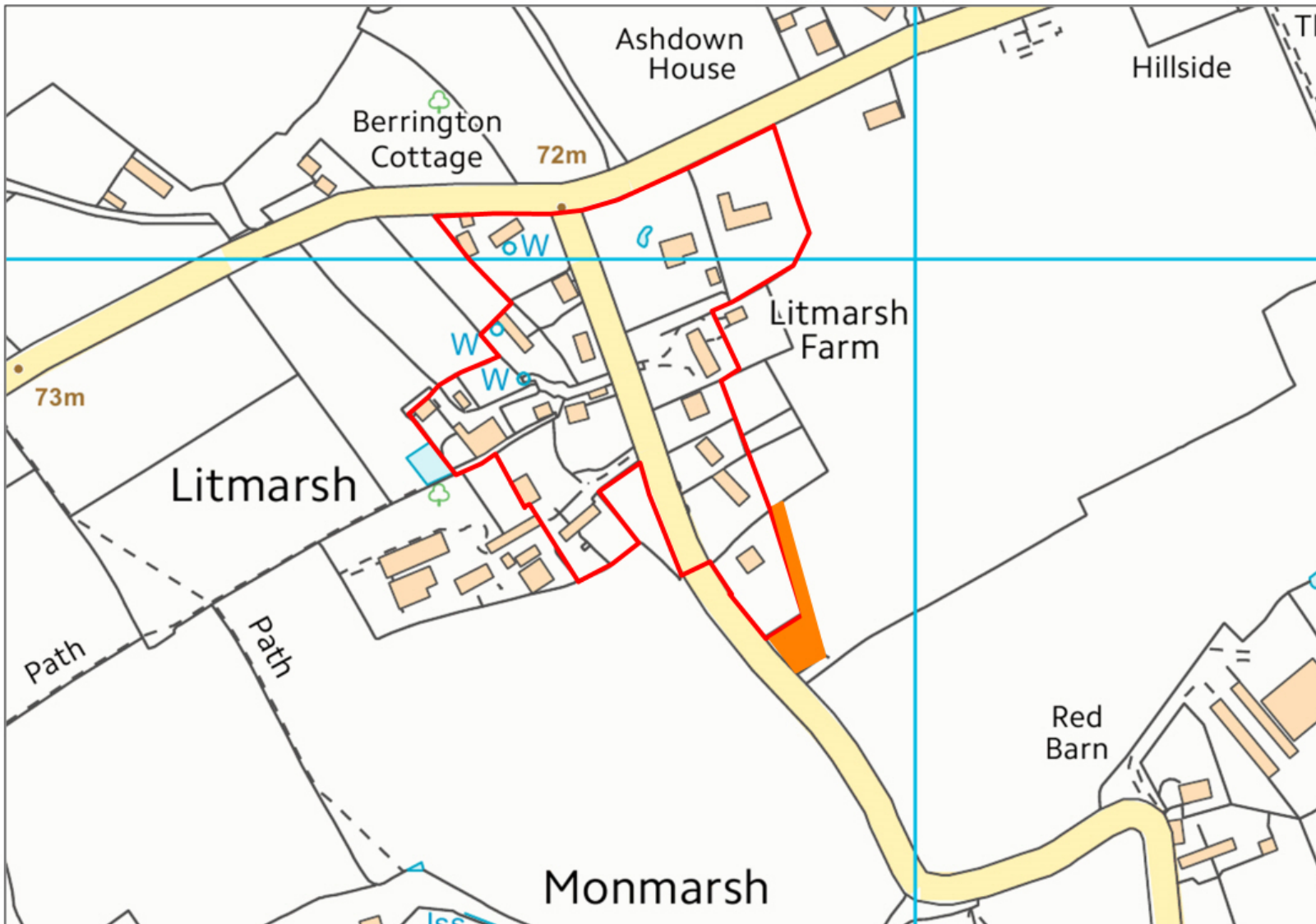
Rationale for allocation of sites in The Vauld, Litmarsh and Burmarsh

- 1. The Vauld – No sites were submitted to the ‘Call for Sites’ that are within or adjacent to the proposed Settlement Boundary (SB)**
- 2. Litmarsh – One site (no. 18) was submitted to the ‘Call for Sites’ that is adjacent to the proposed SB**
 - **The NDP Steering Group consider allocation of this site for 1 dwelling is proportionate to the dwellings currently within the proposed SB**
- 3. Burmarsh – 8 sites in Burmarsh were submitted to the ‘Call for Sites’ (nos. 1-8 on map before), of which 5 are adjacent to the proposed SB**
- 4. The NDP Steering Group consider that allocating one site with the potential capacity of 5 dwellings (as noted in the Site Assessment Report for the Call for Sites):**
 - **Is proportionate to the dwellings currently within the proposed SB**
 - **Would not extend the built form to include Fromington or Franklands Corner – which the Steering Group consider are separate from Burmarsh**
 - **Allows reasonable development in the largest of the 3 designated hamlets**

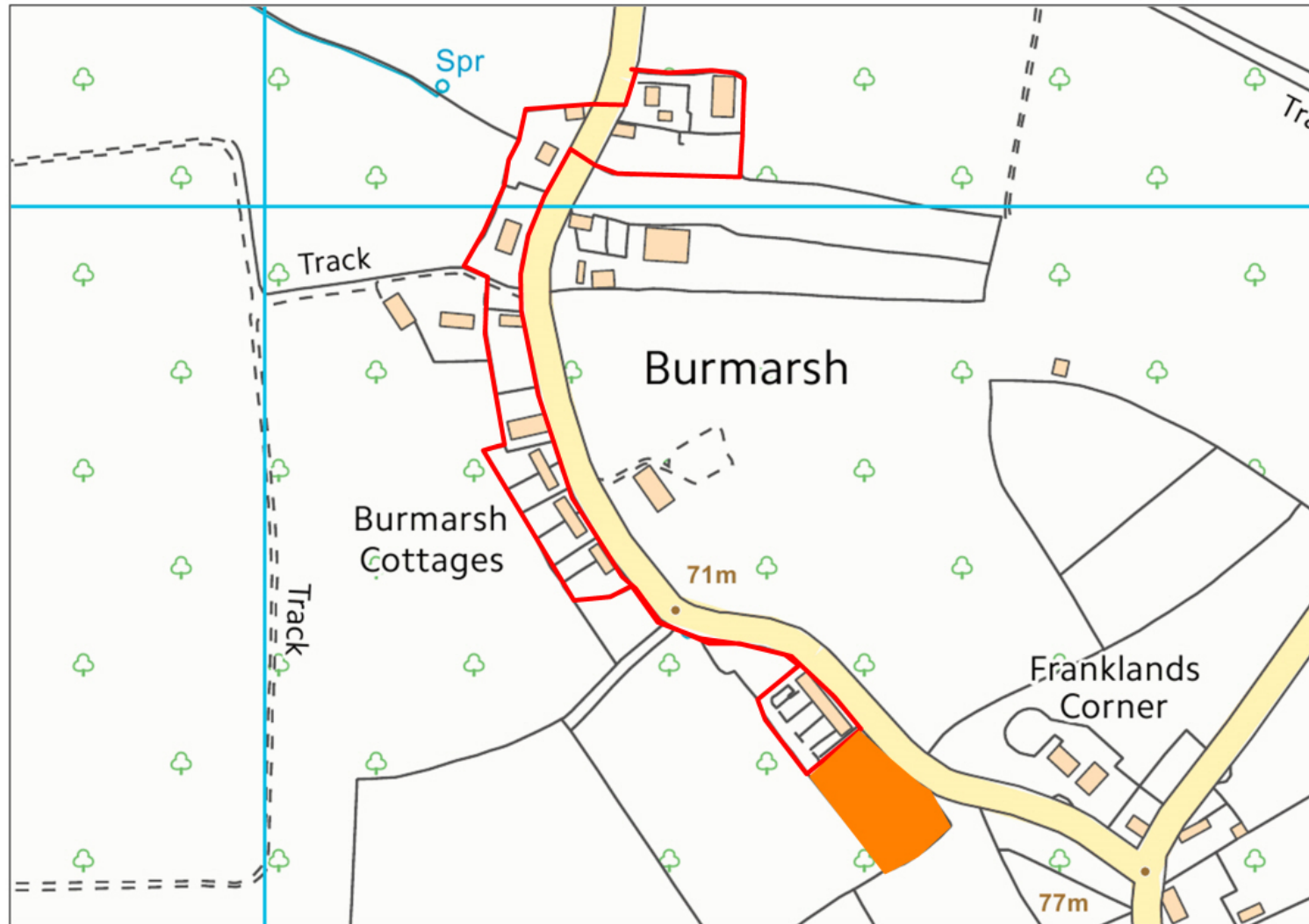
Proposed Settlement Boundary for The Vault



**Proposed Settlement Boundary for Litmarsh
showing proposed site allocation (shown in orange)**



Proposed Settlement Boundary for Burmarsh showing proposed site allocation (shown in orange)



Development in open countryside

In rural locations outside of settlements (defined in either NDPs or the rural areas site allocations DPD), residential development will be limited to proposals which satisfy one or more of the following criteria:

1. Meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4 of the Core Strategy; or
2. Accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. Involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
4. Would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
5. Is rural exception housing in accordance with Policy H2; or
6. Is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
7. Is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

Currently the following applications for development have been submitted to Herefordshire Council for approval:

- Land opposite Brook Farm – for up to 49 houses
- New House Farm – for 90 houses (not 60 as in the current NDP Draft)

If these applications are approved by Herefordshire Council, there could be 139 new dwellings in Marden village – instead of 65 allocated in the current NDP draft and an extra 6 in hamlets

Marden Parish Council has objected to or commented on the 2 applications above, with the main points as follows:

Objections/comments on Land opposite Brook Farm –

- **Concerns about traffic and problems for pedestrians**
- **Flood risk and sewage issues**
- **Non-compliance with emerging Neighbourhood Development Plan – as this site was not allocated**
- **Position of site, extending village northwards and**
- **S106 Heads of Terms agreement**

Objections/comments on New House Farm –

- **Concerns about number and density of houses**
- **Non-compliance with emerging Neighbourhood Development Plan – as this site was allocated for 60 houses not 90**
- **Transport issues and**
- **S106 Heads of Terms agreement**

The full Response to Application documents can be seen here today

List of Green Spaces to be Protected

- . Land round the war memorial**
- . Pond**
- . Area at top of Rudge Grove**
- . Area at Small Ashes, C1124/C1125 junction**
- . Area opposite Paradise Meadow**
- . Areas where flagpoles and notice boards are sited**

Map of protected green spaces

- 1. Land round war memorial 2. Pond 3. Area at top of Rudge Grove**
4. Area at Small Ashes, C1124/C1125 junction 5. Area opposite Paradise Meadow
6. Areas where flagpoles & notice boards are sited



Results of Community Consultation Event

10-11 January 2015 – 1

Do you feel the Vision, Objectives and Policies of the current draft Neighbourhood Development Plan are sufficient to meet the needs of the Parish to 2031?

Yes – **162** (81.8% of those who answered the question)

No – **18** (9.0% of those who answered the question)

How do you rank the sites for housing development within or adjacent to the settlement boundary so that Marden Parish can best achieve the Vision and Objectives in the Neighbourhood Development Plan? Please rank the 5 sites in your order of preference. 1 for your 1st choice, 5 for your 5th choice
Lowest total is the most preferred site

Site 11 (Land by New House Farm) – total 436

Site 13 (Rose Villa) – total 488

Site 15 (Campsite by The Volunteer) – total 603

Site 16 (S&A site) – total 640

Site 17 (Land opposite Brook Farm) – total 642

Results of Community Consultation Event

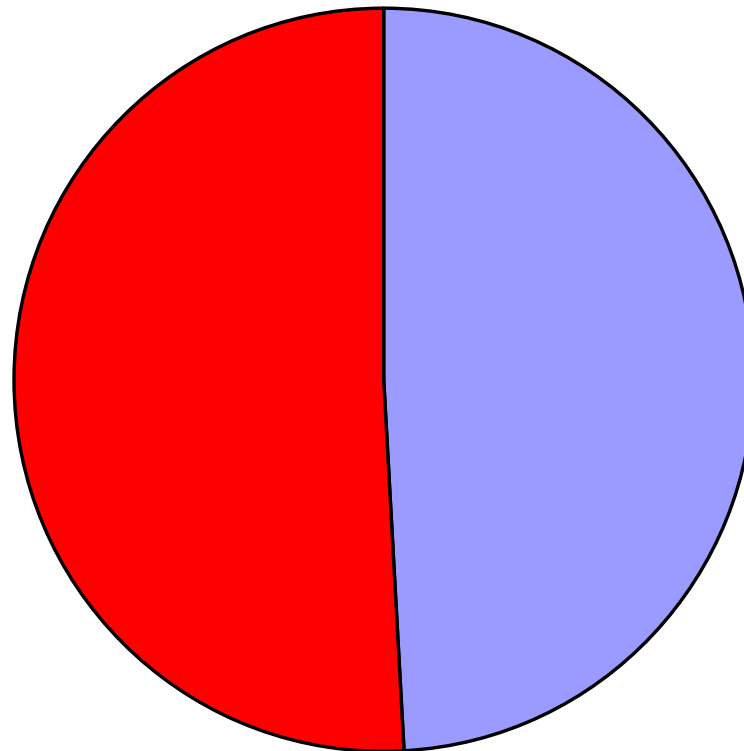
10-11 January 2015 – 2

Analysis of comments made on response forms – topics and total number of comments for each topic

Topics	Total
Concern about roads and/or traffic	23
Negative views on roads/traffic relating to Site 11	3
Negative views on roads/traffic relating to Site 13	4
Negative views on roads/traffic relating to Site 15	8
Negative views on roads/traffic relating to Site 16	9
Negative views on roads/traffic relating to Site 17	10
Wish for only 40 houses or no development	11
Wish for reduced number of houses or none on Site 11	12
Wish for reduced number of houses or none on Site 13	9
Wish for reduced number of houses or none on Site 15	18
Wish for reduced number of houses or none on Site 16	21
Wish for reduced number of houses or none on Site 17	26
Prefer development on smaller sites	15
Prefer brownfield site or infill development	4
Wish for affordable housing/starter or family homes	10
Wish for warden/sheltered housing or housing for elderly	5
Need for surgery and dental services in Marden	14
Need for or concern about other services - broadband/sewerage/water/drainage	10
Concerns about school capacity	6
Need/wish for a village centre/green	10
No need/wish for a village centre	3
Need/wish for new community centre/hall/facilities	12
More street lighting required	4
No more street lighting required	2
Need for more public transport	7
Need for more footpaths/cycleways	8
Need for a village pub	7
Need for a cricket pitch/football ground	8
More/better retail facilities required	3

Result of November 2014 Options Consultation on how many houses should be built in Marden village by 2031

Number of respondents who wanted 40 or 100 houses



■ 40 new houses = 30

■ 100 new houses = 31