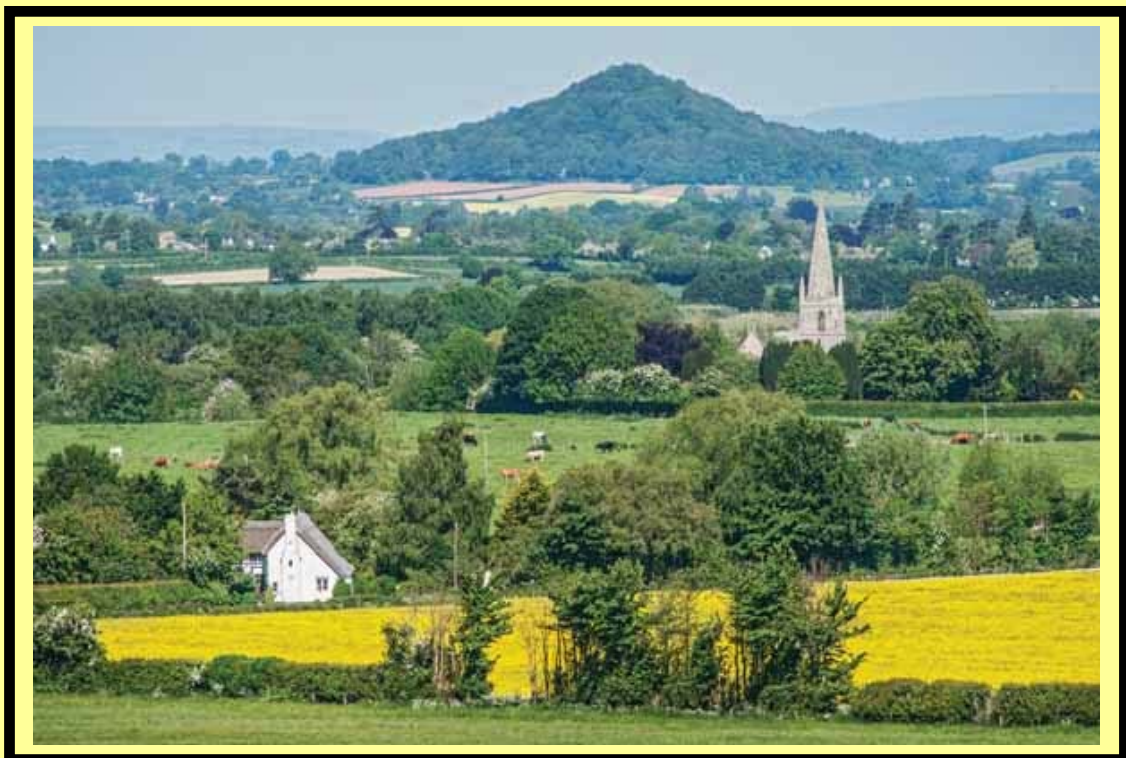


Marden Neighbourhood Development Plan To 2031

Community Consultation version
July 2015

Changes in draft highlighted in red



Acknowledgements

Marden Parish Council

The Members of the Steering Group for the Neighbourhood Development Plan:

David Bennett

Robin Brook

Arthur Fraser

Sandra Gladwyn

Michael Parkes

John Roberts

Jon Stannard

Nick Webster

Bill Wright

Kirkwells Ltd. – Planning Consultants

Project administrator: Alison Sutton – Parish Clerk

Photographs:

Front cover – Brian Skinner

Back cover – Mike Steadman

The preparation of this Neighbourhood Development Plan has been possible due to a grant from the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTP/Planning Aid England and partners, available through the My Community Rights website.

Published:

Contents

The Vision for Marden in 2031	3
Introduction and Background	4
Why are we preparing a neighbourhood development plan for Marden?	6
Process of preparing the Plan	8
National and county planning policy issues	9
Key Issues for Marden Parish	10
Objectives	11
Marden Neighbourhood Development Plan policies	12
How to comment on this document	26
Next steps	27
Appendix 1 – Flood plain map of Marden parish	28
Appendix 2 – Listed buildings	29
Appendix 3 – List of relevant policies	33
Appendix 4 – Scoping questionnaire March 2014	37
Appendix 5 – Questionnaire September 2014 and map of the Settlement Boundary	39
Appendix 6 – Options Consultation November 2014	41
Appendix 7 – Map of all sites submitted in ‘Call for Sites’	43
Appendix 8 – Map of 5 sites for Open Event consultation and Report of the Open Event 10-11 January 2015	44
Appendix 9 – Map of Settlement Boundary and Allocated Sites in Marden village and rationale Maps of Settlement Boundaries for Litmarsh, Burmarsh and The Vauld and Allocated Sites in Litmarsh and Burmarsh	47
Appendix 10 – Map of green spaces	51
Glossary of Terms	52

1 The Vision for Marden in 2031

- 1.1 Our Neighbourhood Development Plan sets out the vision for the area that reflects the thoughts and feelings of local people with a real interest in their community.

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.

- 1.2 Our Neighbourhood Development Plan sets out positively how we will achieve this Vision and how the parish will change over the Plan period (2015-2031) and beyond. To ensure we achieve this, our Plan includes policies on housing, community and leisure facilities, employment, improvements to transport, heritage and environment.

2 Introduction and Background

- 2.1 Taking advantage of the new powers available to parish councils, granted through the Localism Act 2011, the Marden Parish Council applied to be designated as a neighbourhood planning body for the parish area, (see Figure 1). Neighbourhood planning status was approved by Herefordshire Council in October 2013.
- 2.2 Marden is one of the largest parishes in Herefordshire which covers 1,396 hectares. Marden Parish includes a number of hamlets including Burmarsh, Urdimash, The Vault, Venn's Green, The Vern and Litmarsh, with further housing scattered around the parish. Marden village is situated about a mile east of the main A49 Hereford-Leominster road some six miles north of Hereford.
- 2.3 The village of Marden is the main settlement in the Parish, and contains a range of services. Most of the housing is concentrated around the triangle of roads of Paradise Green and Walkers Green. The current local facilities within the Parish include: a Post Office and general store; hairdresser and beautician; Minimarket; a chiropodist; and two public houses.
- 2.4 The population of the parish is 1,302 residents living in 560 households (2011 Census). The density is 0.93 persons per hectare which is high in comparison to Herefordshire generally (at 0.8 persons per hectare).
- 2.5 Hereford and Leominster provide employment opportunities for residents, while others travel to Gloucester, Ledbury, Malvern, Worcester and further afield for work. There is a small industrial estate at Burmarsh. The S & A Group, a leading UK based grower, packer, importer, exporter and distributor of soft fruit and vegetables, is sited within the parish. There are also a number of micro-enterprises and self-employed residents located here. There are several small industrial units and a drinking water bottling plant. a number of guesthouses in the parish cater for visitors who wish to explore the surrounding countryside.
- 2.6 The Parish includes the River Wye Special Area of Conservation (SAC), and the River Lugg Site of Special Scientific Interest (SSSI), which runs along the length of the River Lugg on the western boundary of the Parish. The Parish also includes some areas of ancient woodlands. Other areas of the parish are at risk of flooding as shown on the map at Appendix 1. There are currently 54 Listed Buildings within the Parish. A complete list is provided in Appendix 2.
- 2.7 The origin of the Marden Parish name is buried deep in the mists of time; Marden was an "Enclosed settlement in Maund". A settlement has existed in this area since before A.D.782, as a camp of Caractacus and afterwards was the residence of the Mercian Kings. The District name may have meant, "place at the hollows" from the old English *maga* = *stomach* or else represents a Celtic name *magnis* = *place at the rocks* which is the same as the Roman name for Kenchester. The Domesday Book Records show the

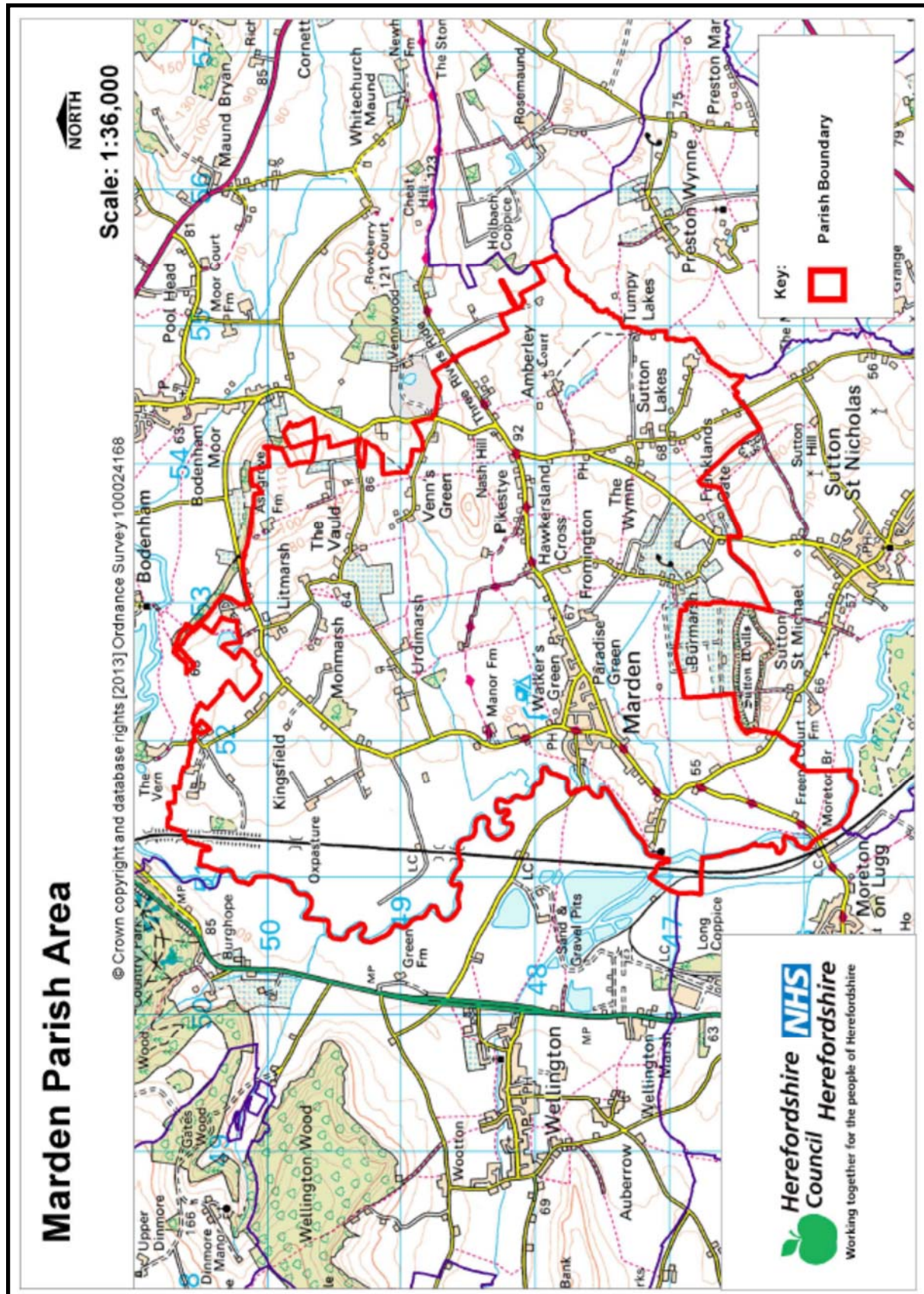
name *Maurdine*, which in the 12th century became *Magewurdin*. At some time, the Parish was a part of a Royal Manor and was ceded to Queen Katherine of Aragon by King Henry VIII.

- 2.8 Agriculture has seen a change in recent years. Marden was once the home of the famous Vern herd of white-faced Hereford cattle bred by Captain R. S. De Q. Quincey, who had a great influence on the development of the breed. Hopfields, which covered many acres of land throughout the parish, have now gone and with them the happy hop-picking days that once kept the villagers and pickers from the Rhondda Valley busy in the autumn. As well as arable crops such as wheat and oats some orchards still remain, but the biggest development has been that of a large soft fruit and vegetable enterprise on the edge of the village, which gives full and part time work for locals and for a large number of seasonal workers.
- 2.9 Education was promoted in Marden in 1610 by the generosity of a wealthy widow, Jane Shelley. She established an educational foundation with the object of assisting the poor and needy children. Students today still benefit from the trust, and the old thatched schoolhouse, now privately owned, can be seen at the Sutton Walls approach to the village. The original village school, a pleasant Victorian building built in 1874, finally closed its doors in April 1994, when the long awaited new school and community hall opened. The school gained Academy Status in 2014 and currently takes 75-100 pupils up to the age of eleven years.
- 2.10 A new recreational area for the younger children has been provided on the playing field where football and tennis continue to thrive. Expansion of the play area is anticipated as funding becomes available.
- 2.11 There are three places of worship in the parish. Marden Chapel, originally run by the Plymouth Brethren but now interdenominational. There is a small stone chapel at Amberley. It was once privately owned by Lady (Coutts) Lindsay of Amberley Court, but now goes with the living of Marden and the Church of St Mary the Virgin. This church is an old stone edifice in the Early English style with a square tower and spire. The church is situated on the bank of the river Lugg about a mile from the new centre of the village. The site is rather puzzling to the visitor until they learn that the original church was built over the traditional spot where St Ethelbert was first buried after being murdered in AD 794 by an officer of King Offa at the contrivance of the queen. A Holy Well, which is said to have sprung up at that time, can still be seen in the church today.
- 2.12 The river Lugg forms part of the western boundary of the parish and is well loved by fishermen. It is also the home of a mythical mermaid who is said to be holding down one of the church bells, which accidentally fell into the river. A walk along the riverbank may be rewarded with sightings of kingfisher, heron, sandpiper or sand martin and even the flowering rush in due season.

3 Why are we preparing a Neighbourhood Development Plan for Marden?

- 3.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. Parish Councils can now as well, by preparing a Neighbourhood Development Plan.
- 3.2 Neighbourhood development plans, when complete, form part of the statutory development plan for an area. They will also be used to promote, guide and control what goes where and, importantly, will be used to help determine local planning applications.
- 3.3 The Parish Council decided that this was an important right to exercise, and applied to be designated a neighbourhood planning body for the whole area covered by the Parish. (See Figure 1). Herefordshire Council approved this application in October 2013. Since designation the Parish Council's Steering Group have been preparing this Draft Neighbourhood Development Plan. When the Plan is finalised, following consultation with parishioners, it will have enabled the people of Marden to have played a part in shaping the future of the parish.

Figure 1 – The Marden Neighbourhood Plan Area (PSMA number 0100054426)



4 Process of preparing the Plan

- 4.1 Neighbourhood Development Plans have to be prepared following a procedure set by government, see Figure 2.

Figure 2 – The Neighbourhood Planning Process



- 4.2 A six week consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 was carried out between 5th February 2015 until 19 March 2015, with Marden Parish residents, businesses and consultation bodies.
- 4.3 However, Herefordshire Council's Core Strategy document has just been through the Examination process and the Examiner is insisting on some major modifications, some of which will have a significant impact on the Marden NDP. As a result, the Steering Group have taken time to consider the implications of these changes, as well as considering the responses to the representations that were made in the first Regulation 14 Consultation. The Draft Plan has been amended so that it complies with the probable modifications to the Core Strategy, ready for when they are finalised. Another Community Consultation event is now being undertaken before a second Regulation 14 consultation.
- 4.4 Following this, the Plan will be further revised to take account of feedback from parishioners during this second consultation, and it will be then submitted to Herefordshire Council. A further six week consultation by Herefordshire Council will take place. The Plan will then be submitted for Independent Examination and the process will culminate in a local referendum on whether the plan should be made part of the statutory development plan for Herefordshire.

5 National and county planning policy issues

- 5.1 The Marden Neighbourhood Development Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF).
- 5.2 This means our Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire’s Core Strategy. Therefore, our Neighbourhood Development Plan has been prepared to be in “general conformity” with Herefordshire’s existing and emerging planning policies.
- 5.3 Herefordshire Council’s strategic planning policy is contained in two key documents:
- The 2007 Herefordshire Unitary Development Plan (UDP). Our Neighbourhood Development Plan must be in “general conformity” with the UDP; and
 - The UDP will be replaced eventually by the Herefordshire Core Strategy. The Core Strategy has reached Independent Examination stage and is expected to be adopted in 2015. Until adopted our Neighbourhood Development Plan has to take account of the emerging Core Strategy.
- 5.4 The relevant policies are listed in Appendix 3.

6 Key issues for Marden Parish

- 6.1 An initial scoping questionnaire was undertaken by the Steering Group in March 2014 to identify the areas which the community considered should be brought forward into the Marden Neighbourhood Development Plan. However, although the questionnaire went to every household in the parish, the response rate was 8%. The results indicated the importance to residents of housing development and environmental issues. The analysis is shown in Appendix 4.
- 6.2 A second questionnaire was undertaken in September 2014, relating to possible modification of the Settlement Boundary. The consensus was that the existing Settlement Boundary should be retained as shown in Appendix 5. The response rate was 7.5%. The analysis of the questionnaire is shown at Appendix 5. Following this consultation, it was noted that the settlement boundary could not be kept in the form shown in the consultation. In addition it was noted that there were many areas within or adjacent to the settlement boundary that could be developed and therefore a decision was made to undertake a 'Call for Sites', which occurred in November 2014.
- 6.3 In November 2014, in preparation for finalising the Draft Plan, a third questionnaire was undertaken to obtain parishioners' responses to an option relating to the number of houses that might be built up to 2031. The consultation considered whether to maintain the numbers at the indicative target in Herefordshire Council's Core Strategy or accept that there will be a higher level of development. Based on the results, an acceptable level of development was felt to be between 40-100 additional houses to be built within or adjacent to the settlement boundary by 2031. The results of this consultation are given in full in Appendix 6.
- 6.4 Following the 'Call for Sites', 21 possible sites were submitted (see Appendix 7). Seven of the sites are within or adjacent to the settlement boundary and various options for allocating sites were considered. An Open Event was held on 10-11 January 2015 to gain residents views on the best option for allocating sites for development, to support the Vision and Objectives of the Plan. The report of the Open Event is shown in Appendix 8.
- 6.5 In 2011, the Marden Community Centre (now incorporated in the Marden Village Trust) undertook a consultation with the users of the Community Centre to try and address the problems of shared use of the Community Centre. This highlighted the lack of space and problems of too many users requiring access at the same time. An architect's plan of a possible new building to address this was commissioned. Although the siting of such a new build would now be changed from the original concept, the need for more community facilities continues to increase.
- 6.6 The results of all these community consultations were considered by the Steering Group when drafting this Neighbourhood Development Plan.

7 Objectives

7.1 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.

8 Marden Neighbourhood Development Plan Policies

- 8.1 This section of the Marden Neighbourhood Development Plan sets out the policies that will be used to determine planning applications up to 2031, in order to achieve our vision and objectives.
- 8.2 Since 2007 housing growth has been managed by the policies H4 and H5 in the Herefordshire Unitary Development Plan.
- 8.3 These policies will eventually be replaced by new planning policy being prepared by Herefordshire Council in the emerging Core Strategy. This identified Marden as a main village within the Herefordshire Housing Market Area (HMA). Villages such as Marden in this HMA are identified for “on average” indicative 18% growth up to 2031. If Marden parish were to only grow by the indicative 18% over this period, this would result in around **104** new homes. However, planning applications for housing that have been approved and/or built since 2011, of which there are **44** houses, are included within the target of **104**, with **60** remaining to be built to meet the minimum target required in the Core Strategy.
- 8.4 **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 Vauld and other hamlets is managed appropriately.

Technical Evidence

- 8.5 Policy H4 of the Herefordshire Unitary Development Plan identifies a list of settlements as main villages. The policy states that the provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.
- 8.6 Policy RA1 of the emerging Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Hereford HMA approximately 1870 dwellings will be required over the plan period and villages should have a target of 18% growth.
- 8.7 Policy RA2 of the emerging Herefordshire Core Strategy (2011-2031) states that the growth target will assist to inform the level of housing development in the villages. All Neighbourhood Development Plans shall aim to provide levels of housing to proportionally meet these targets in a locally focused way.

- 8.8 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. This has been identified as a figure of 580 dwellings. Applying the housing growth target of 18% for the plan period, Marden is required to find in the region of 104 dwellings. However, planning commitments to date account for 44 dwellings in total. This requires a figure of 60 dwellings to be accounted for within the Neighbourhood Plan.
- 8.9 The Core Strategy identifies Marden as being the settlement which will be the main focus of proportionate housing development, and Burmarsh, Litmarsh and The Vault as being other settlements within the parish where proportionate housing is appropriate.
- 8.10 Other relevant Policies are as follows:
Herefordshire Unitary Development Plan – S3, H4, H5, H7, H8, H9, H10, H14, HBA13, LA3
Herefordshire Core Strategy – SS1, RA3, RA4, RA5, H2, H3.

Local Evidence

- 8.11 A 'Call for Sites' was issued and ran during November 2014. This brought forward 21 possible sites from land owners and other interested parties. All these sites were then independently and objectively assessed and scored against agreed criteria by Kirkwells, Planning Consultants, who provided the Steering Group with a comprehensive report and addendum (both available in full at www.mardenvillage.org.uk). 14 submitted sites were in open countryside or hamlets surrounding Marden and could not be allocated within this Neighbourhood Development Plan, **at that time**. They **were** subject to the National Planning Policy Framework 2011 that states housing should be located where it will enhance or maintain the vitality of rural communities, or they had to comply with Policy H2 for rural exception sites of Herefordshire Council's emerging Core Strategy.
- 8.12 Of the 7 submitted sites within or adjacent to the Settlement Boundary, one site (Site 14) was assessed by Kirkwells as suitable for only 2 dwellings and therefore was too small to allocate. Site 12, the playing field next to the school had been identified as a protected green space (it has now been redesignated as a community facility) within the Plan and therefore the Steering Group considered this site as not suitable for development. The 5 remaining sites within or adjacent to the Settlement Boundary, as shown in Appendix 8, were ranked by Kirkwells as follows:
- | | |
|---------|-----------|
| Site 11 | Ranked 3 |
| Site 13 | Ranked 1 |
| Site 15 | Ranked 2 |
| Site 16 | Ranked 4 |
| Site 17 | Ranked 5. |
- 8.13 The 5 sites considered by the Steering Group to be suitable for public consultation were then assessed by the Steering Group against the Vision and Objectives in the Plan. In order to collect views on the draft Plan and possible housing site allocations, an open consultation event was held on

10-11 January 2015. The full report of the Open Event can be seen in Appendix 8.

- 8.14 Parishioners attending the Open Event were asked to rank the five identified sites for housing development so that Marden Parish can best achieve the Vision and Objectives in the Neighbourhood Development Plan. The results of this ranking are given below with the total score (lowest number denotes the most preferred site):
1. Site 11 (Land by New House Farm) – total score 436
 2. Site 13 (Rose Villa) – total score 488
 3. Site 15 (Campsite by The Volunteer) – total score 603
 4. Site 16 (S&A site) – total score 640
 5. Site 17 (Land opposite Brook Farm) – total score 642.
- These results are consistent with the SHLAA conducted by Herefordshire Council in 2012. In addition to ranking the sites, many parishioners also expressed a variety of particular concerns related to development in the Parish. As part of the analysis of the Open Event responses, comments were grouped in topics. The four main topics were: concern about traffic and roads; development of Site 11 as a first choice; desire for lower levels of development; and the need for local community facilities (to see all the comments received, please see www.mardenvillage.co.uk). The topics identified are consistent with previous recurring topics.
- 8.15 Comments on the scale of development, together with consideration by the Steering Group over many months, have informed the decision on development limits. Based on the evidence from the consultations undertaken, the site assessment report and consideration at Steering Group meetings, on 19 January 2015 the Steering Group identified and agreed two sites for allocation for housing development: Site 11 (Land by New House Farm) for up to 60 houses; and Site 13 (Rose Villa) for up to 5 houses on road frontage. The settlement boundary was amended to include Site 11 and Paradise Meadow phase 2 (already granted planning permission) both of which were adjacent to the previous settlement boundary designated in Herefordshire Council's Unitary Development Plan. In allocating sites, the Steering Group has considered the questions in Herefordshire Council's Planning Guidance Note 21 – "Guide to site assessment and choosing allocation sites". See Appendix 9 for the allocated sites and the rationale relating to this Guidance.
- This paragraph will change following the Consultation 18-19 July 2015**

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.

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 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.

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.

- 8.16 **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.**

Technical Evidence

- 8.17 Policy DR1 of the Herefordshire Unitary Development Plan states that where relevant to the proposal, all development will be required to:
1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;
 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;
 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;
 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and
 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.

- 8.18 Policy LD4 of the emerging Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:
- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
 - the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
 - the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
 - the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

- 8.19 Relevant Policies are as follows:
 Herefordshire Unitary Development Plan – S1, S2, DR1, H13, HBA12.
 Herefordshire Core Strategy – SS1, SS6, LD1, LD4, SD1.

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.

8.20 **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.**

Technical Evidence

- 8.21 Policy H9 of the Herefordshire Unitary Development Plan relates to Affordable Housing states that on sites of 6 or more dwellings 35% Affordable Housing will be required.
- 8.22 Policy H10 of the emerging Herefordshire Core Strategy (2011-2031) states that a target of 35% affordable housing provision is required in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value area.
- 8.23 Policy H3 of the emerging Herefordshire Core Strategy (2011-2031) states that residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites not entirely intended to meet a specialist need, developers will be expected to:
1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
 2. provide housing capable of being adapted for people in the community with additional needs; and
 3. provide housing capable of meeting the specific needs of the elderly population by:
 - providing specialist accommodation for older people in suitable locations;
 - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
 - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.
- 8.24 Relevant Policies are as follows:
Herefordshire Unitary Development Plan – S3, H9, H10.

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 and low cost market housing should integrate with open 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.

- 8.25 **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.**

Technical Evidence

- 8.26 Policy S11 of the Herefordshire Unitary Development Plan states that the needs of the community for services and facilities will be addressed by:
1. ensuring that the provision of necessary infrastructure minimises environmental consequences;
 2. supporting the use of renewable energy resources where they are economically and environmentally sustainable; and
 3. making provision for the retention of existing community facilities, particularly where there is under provision, and for the further development of social, health, education and community care facilities which are located close to the community they serve.
- 8.27 Policy SC1 of the emerging Herefordshire Core Strategy states that development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.
- 8.28 In addition, of the emerging Herefordshire Core Strategy states that the provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:
1. all new residential dwellings; or
 2. retail and employment proposals of greater than 1000 square metres of floor space or the equivalent of 15 or more full-time employees; or
 3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

- 8.29 Relevant Policies are as follows:
 Herefordshire Unitary Development Plan – S8, S11, H19, HBA9, RST4, CF5, CF6, TCR14
 Herefordshire Core Strategy – SS1, SS6, SC1, OS1, OS2, OS3.

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.

- 8.30 **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.**

Technical Evidence

- 8.31 Policy E6 of the Herefordshire UDP states that the extension or expansion of existing businesses will be permitted providing that the proposal can be satisfactorily accommodated within the existing site; or that suitable land for the purpose is otherwise available and that the proposal is of a scale and character appropriate to the locality.
- 8.32 Policy E1 of the emerging Herefordshire Core Strategy states that development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:
- The proposal is appropriate in terms of its connectivity, scale, design and size;

- The proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify an existing business operation;
- The proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will also be encouraged.

8.33 Other Relevant Policies are as follows:

Herefordshire Unitary Development Plan – S1, S2, E5, E6, E8, E9, E10, E11, E12, E13, CF3.

Herefordshire Core Strategy –RA5, RA6, E1, E2, E3, MT1, LD1, SD1.

Local Evidence

- 8.34 In November 2014, a letter was sent to over 100 businesses sited within the Parish, to raise awareness about the Neighbourhood Development Plan process and how it might impact on their business and workforce. Business owners were encouraged to attend a Steering Group meeting to discuss any concerns or to contact the Steering Group by email/post. One response was received which highlighted issues of problems with low broadband speeds, the importance of the local shop/post office and flooding resulting in closure of roads giving access to Marden.

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.

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.

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.

- 8.35 **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.**

Technical Evidence

- 8.36 Policy DR1 of the emerging Core Strategy states that where relevant to the proposal, all development will be required to:
1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;
 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;
 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;
 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and
 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.
- 8.37 Policy LD4 of the emerging Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
- the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
- the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
- the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

- 8.38 Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and Neighbourhood Development Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.

Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

- 8.39 Relevant Policies are as follows:
 Herefordshire Unitary Development Plan – S1, S7, S11, DR1, DR4, H19, HBA9, LA2, LA3, CF6, NC1, T6, T7.
 Herefordshire Core Strategy – SS1, SS4, SS6, SS7, LD1, LD3, SD1, SD3, MT1.

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.

Name of Site	Distance from Community Centre	Special Qualities/Local Significance
Land round the war memorial	900-1000 m	Commemorating local residents
Pond	500 m	Longstanding wetland habitat of local significance
Area at top of Rudge Grove	150-200 m	Open green space in heart of village
Area at Small Ashes, C1124/C1125 junction	1700 m	Visibility and safety area on edge of village
Area opposite Paradise Meadow	600-700 m	Visually attractive green area
Areas where flagpoles & notice boards are sited	Adjacent	Site for information and flag flying for notable events

Policy M11 – Landscape Character

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

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

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.

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.

9 How to comment on this document

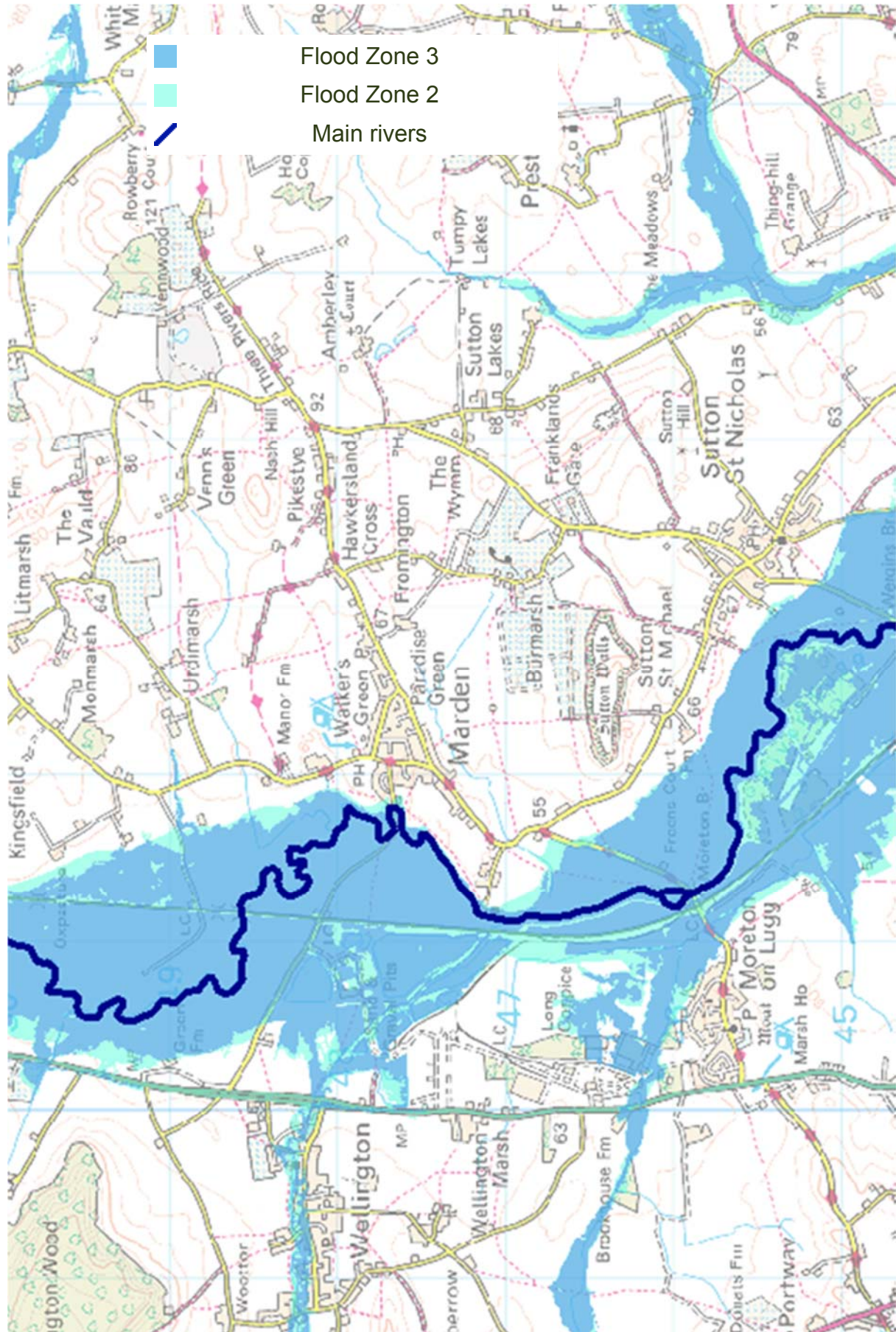
- 9.1 This is the second Regulation 14 Draft of the Marden Neighbourhood Development Plan. To comment on this Draft you can download a Representation Form on the Neighbourhood Development Plan page at www.mardenvillage.co.uk, or email mardenclerk@gmail.com and request a Form, or ring the Parish Clerk on 07789 322771 and request a form, or write to Marden Parish Clerk, 7 John Davies Place, Westcroft, Leominster, HR6 8JD.
- 9.2 Printed copies of the Draft and the representation form will be available at the following locations: the Post Office, the Minimarket, St Mary's Church, the Community Centre, and the Amberley Arms and from members of the Steering Group.
- 9.3 All comments must be received by .

This section is not relevant until the second Regulation 14 Consultation starts.

10 Next Steps

- 10.1 Following this six week consultation with Marden Parish residents and businesses, and consultation bodies, the Plan may be revised to take account of feedback from responses received during the consultation.
- 10.2 The final version will be submitted to Herefordshire Council. A further six-week consultation by Herefordshire Council will take place. The Plan will then be submitted for Independent Examination and the process will culminate in a local referendum on whether the Plan should be made part of the statutory development plan for Herefordshire.

Appendix 1



Appendix 2

Listed Buildings, English Heritage (<http://list.english-heritage.org.uk/mapsearch.aspx>)

There are 53 Listed Buildings in the Parish of Marden, 1 Scheduled Monument as follows:

BENNETT MONUMENT ABOUT 50 YARDS SOUTH-EAST OF CHURCH OF ST MARY	Listing	BENNETT MONUMENT ABOUT 50 YARDS SOUTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
HARRIS MONUMENT ABOUT 20 YARDS EAST-NORTH-EAST OF CHURCH OF ST MARY	Listing	HARRIS MONUMENT ABOUT 20 YARDS EAST-NORTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
HEADSTONE ABOUT 15 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY	Listing	HEADSTONE ABOUT 15 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE	Listing	BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE, MARDEN, Marden, County of Herefordshire	II
UPPER PARADISE FARMHOUSE	Listing	UPPER PARADISE FARMHOUSE, PARADISE GREEN, Marden, County of Herefordshire	II
LONGLANDS COTTAGE	Listing	LONGLANDS COTTAGE, PIKESTYE, Marden, County of Herefordshire	II
THE NOOK	Listing	THE NOOK, PIKESTYE, Marden, County of Herefordshire	II
BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE	Listing	BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE, PIKESTYE, Marden, County of Herefordshire	II
THE MOORS	Listing	THE MOORS, SUTTON LAKES, Marden, County of Herefordshire	II
STADDLESTONES	Listing	STADDLESTONES, SUTTON LAKES, Marden, County of Herefordshire	II
IVY COTTAGE	Listing	IVY COTTAGE, TUMPY LAKES, Marden, County of Herefordshire	II
BARN ABOUT 30 YARDS NORTH OF THE VAULD FARMHOUSE	Listing	BARN ABOUT 30 YARDS NORTH OF THE VAULD FARMHOUSE, THE VAULD, Marden, County of Herefordshire	II
BARN ATTACHED TO WEST END OF ESTON HOUSE	Listing	BARN ATTACHED TO WEST END OF ESTON HOUSE, VENNS GREEN, Marden, County of Herefordshire	II
VENN'S LANE FARMHOUSE	Listing	VENN'S LANE FARMHOUSE, VENNS GREEN, Marden, County of Herefordshire	II
BRADNOR	Listing	BRADNOR, WALKER'S GREEN, Marden, County of Herefordshire	II

IVY COTTAGE	Listing	IVY COTTAGE, WALKERS GREEN, Marden, County of Herefordshire	II
ASH GROVE	Listing	ASH GROVE, Marden, County of Herefordshire	II
BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE	Listing	BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE, Marden, County of Herefordshire	II
BRICKHOUSE	Listing	BRICKHOUSE, Marden, County of Herefordshire	II
HAWKERSLAND COTTAGE	Listing	HAWKERSLAND COTTAGE, Marden, County of Herefordshire	II
HAWKERSLAND FARMHOUSE	Listing	HAWKERSLAND FARMHOUSE, Marden, County of Herefordshire	II
MARDEN CHAPEL AND HOUSE ADJOINING TO EAST	Listing	MARDEN CHAPEL AND HOUSE ADJOINING TO EAST, Marden, County of Herefordshire	II
NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS	Listing	NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS, Marden, County of Herefordshire	II
OLD SCHOOL HOUSE	Listing	OLD SCHOOL HOUSE, Marden, County of Herefordshire	II
AMBERLEY CHAPEL	Listing	AMBERLEY CHAPEL, AMBERLEY, Marden, County of Herefordshire	II*
LITMARSH FARM	Listing	LITMARSH FARM, LITMARSH, Marden, County of Herefordshire	II
MORETON BRIDGE (THAT PART IN MARDEN CP)	Listing	MORETON BRIDGE (THAT PART IN MARDEN CP), Marden, County of Herefordshire	II*
STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE	Listing	STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE, Marden, County of Herefordshire	II
PIKESTYE COTTAGE	Listing	PIKESTYE COTTAGE, PIKESTYE, Marden, County of Herefordshire	II
CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE	Listing	CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE, PIKESTYE, Marden, County of Herefordshire	II
LITTLE DURANCE	Listing	LITTLE DURANCE, SUTTON LAKES, Marden, County of Herefordshire	II
RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST	Listing	RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST, SUTTON LAKES, Marden, County of Herefordshire	II

THE VAULD FARMHOUSE	Listing	THE VAULD FARMHOUSE, THE VAULD, Marden, County of Herefordshire	II*
HOP KILNS, HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE	Listing	HOP KILNS, HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE, THE VAULD, Marden, County of Herefordshire	II
BROOK FARMHOUSE	Listing	BROOK FARMHOUSE, WALKERS GREEN, Marden, County of Herefordshire	II
LITTLE VENN'S GREEN	Listing	LITTLE VENN'S GREEN, VENNS GREEN, Marden, County of Herefordshire	II
ETSON HOUSE	Listing	ETSON HOUSE, VENNS GREEN, Marden, County of Herefordshire	II
BROOKSIDE	Listing	BROOKSIDE, TUMPY LAKES, Marden, County of Herefordshire	II
WATERWAY AND ATTACHED CIDER HOUSE TO NORTH	Listing	WATERWAY AND ATTACHED CIDER HOUSE TO NORTH, SUTTON LAKES, Marden, County of Herefordshire	II
AMBERLEY COURT	Listing	AMBERLEY COURT, AMBERLEY, Marden, County of Herefordshire	I
CHURCH OF ST MARY	Listing	CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	I
OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT	Listing	OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT, Marden, County of Herefordshire	II
BURMARSH HOUSE	Listing	BURMARSH HOUSE, BURMARSH, Marden, County of Herefordshire	II
BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY	Listing	BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
DANIEL MONUMENT ABOUT 25 YARDS EAST OF CHURCH OF ST MARY	Listing	DANIEL MONUMENT ABOUT 25 YARDS EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
CHURCH HOUSE	Listing	CHURCH HOUSE, MARDEN, Marden, County of Herefordshire	II
LEYSTONE BRIDGE	Listing	LEYSTONE BRIDGE, LEYSTONE GREEN, Marden, County of Herefordshire	II*
HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS	Listing	HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS	II

WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE		WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE, PARADISE GREEN, Marden, County of Herefordshire	
THE WHITE HOUSE	Listing	THE WHITE HOUSE, PIKESTYE, Marden, County of Herefordshire	II
IVY COTTAGE	Listing	IVY COTTAGE, SUTTON LAKES, Marden, County of Herefordshire	II
YEW TREE COTTAGE	Listing	YEW TREE COTTAGE, SUTTON LAKES, Marden, County of Herefordshire	II
LITTLE VAULD	Listing	LITTLE VAULD, THE VAULD, Marden, County of Herefordshire	II
BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE	Listing	BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE, THE VAULD, Marden, County of Herefordshire	II
Sutton Walls (camp)	Scheduling	Sutton, County of Herefordshire	

Appendix 3

Relevant National and Local Policy

National Planning Policy

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.

Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment

12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Plan-making: Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Herefordshire Unitary Development Plan 2007

The Unitary Development Plan was adopted in March 2007 and is the principal element of Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004.

This means that, where regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. The Marden Neighbourhood Plan should be in “general conformity” with the Policies of the adopted plan.

- S1 – Sustainable development
- S2 – Development requirements
- S3 – Housing
- S6 – Transport
- S7 – Natural and historic heritage
- S8 – Recreation, sport and tourism
- S11 – Community facilities and services
- E5 – Safeguarding employment land and buildings
- E6 – Expansion of existing businesses
- E8 – Design standards for employment sites
- E9 – Home based businesses
- E10 – Employment proposals within or adjacent to main villages
- E11 – Employment in the smaller settlements and open countryside
- E12 – Farm diversification
- E13 – Agricultural and forestry development

DR1 – Design
 DR2 – Land use and activity
 DR4 – Environment
 DR6 – Water resources
 DR7 – Flood risk
 H4 – Main villages, settlement boundaries
 H5 – Main villages, housing land allocations
 H7 – Housing in the countryside outside settlements
 H8 – Agricultural and forestry dwellings and dwellings associated with rural businesses
 H9 – Affordable housing
 H10 – Rural exception housing
 H13 – Sustainable residential design
 H14 – Re-using previously developed land and buildings
 H19 – Open space requirements
 TCR14 – Village commercial facilities
 T6 – Walking
 T7 – Cycling
 S7 – Natural and historic heritage
 LA2 – Landscape character and areas least resilient to change
 LA3 – Setting of settlements
 NC1 – Biodiversity and development
 HBA9 – Protection of open areas and green spaces
 HBA12 – Re-use of rural buildings
 HBA13 – Re-use of rural buildings for residential purposes
 S8 – Recreation, sport and tourism
 S11 – Community facilities and services
 CF5 – New community facilities
 CF6 – Retention of existing facilities

Herefordshire Core Strategy Submission Publication, 2014

However the document provides part of the strategic planning policy context for neighbourhood planning and the Marden Neighbourhood Plan pays due regard to the following Core Strategy Policies:

SS1 – Presumption in favour of sustainable development
 SS2 – Delivering new homes
 SS3 – Releasing land for residential development
 SS6 – Environmental quality and local distinctiveness
 SS7 – Addressing climate change

Place Shaping: Rural Areas

Housing Strategy

RA1 – Rural housing strategy
 RA2 – Herefordshire's villages
 RA3 – Herefordshire's countryside
 RA4 – Agricultural Forestry and rural enterprise dwellings
 RA5 – Re-use of rural buildings

General Policies

H1 – Affordable housing – threshold and targets
 H2 – Rural exception sites
 H3 – Ensuring an appropriate range and mix of housing

SC1 – Social and Community Facilities

OS1 – Requirement for open space, sports and recreation facilities
 OS2 – Meeting open space, sports and recreation needs

OS3 – Loss of open space, sports or recreation facilities

MT1 – Traffic management, highway safety and promoting active travel

E1 – Employment provision

E2 – Redevelopment of existing employment land and buildings

E3 – Homeworking

LD1 – Landscape and townscape

LD2 – Biodiversity and geodiversity

LD3 – Green infrastructure

LD4 – Historic environment and heritage assets

SD1 – Sustainable design and energy efficiency

SD3 – Sustainable water management and water resources

SD4 – Wastewater treatment and river water quality

Appendix 4

Analysis of scoping questionnaire undertaken in March 2014

Questionnaire on Topics for Marden Neighbourhood Plan

Whilst some detail is included under some headings, this is only for illustration and to guide your thinking. The actual detail will be developed once the community has agreed the Topics.

1. Housing Growth– what, where, how much, how quickly? Issues and concerns may include:

- Large scale development
- Small scale and in-fill development
- “Affordable” or Social housing
- Housing densities
- Housing for Older/Younger/Disabled People
- Housing on Farms
- Energy efficiency

Should we include Housing Growth as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

2. Jobs and the Local Economy – what, where, how much, how quickly? Issues and concerns may include:

- Agricultural uses
- Business, manufacturing, engineering
- Retail
- Leisure & catering
- Working from home
- Local workplaces
- Tourism
- Preventing adverse impacts

Should we include Jobs & Economy as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

3. Protecting our Environment. Issues and concerns may include:

- Green spaces & wildlife
- Opportunities for active leisure
- Flood risk
- Landscape & Views
- Historic features, listed building and sites

Should we include Environment as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

4. Improving Community Facilities & Services – what, where, how much, how quickly? Issues and concerns may include:

- Open spaces, including sports/leisure
- Medical and related services, e.g. doctors, dentists, pharmacy, clinic
- Herefordshire Council services

Should we include Community Facilities as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

5. Improving Infrastructure. Issues and concerns may include:

- Roads, footpaths
- Public transport
- High Speed Broadband

Should we include Infrastructure as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

6. Sustaining our Community & Well-being. Issues and concerns may include:

- Shaping development to secure the long-term future for our Parish and to support community wellbeing
- Retail & businesses, pubs, sports hall etc

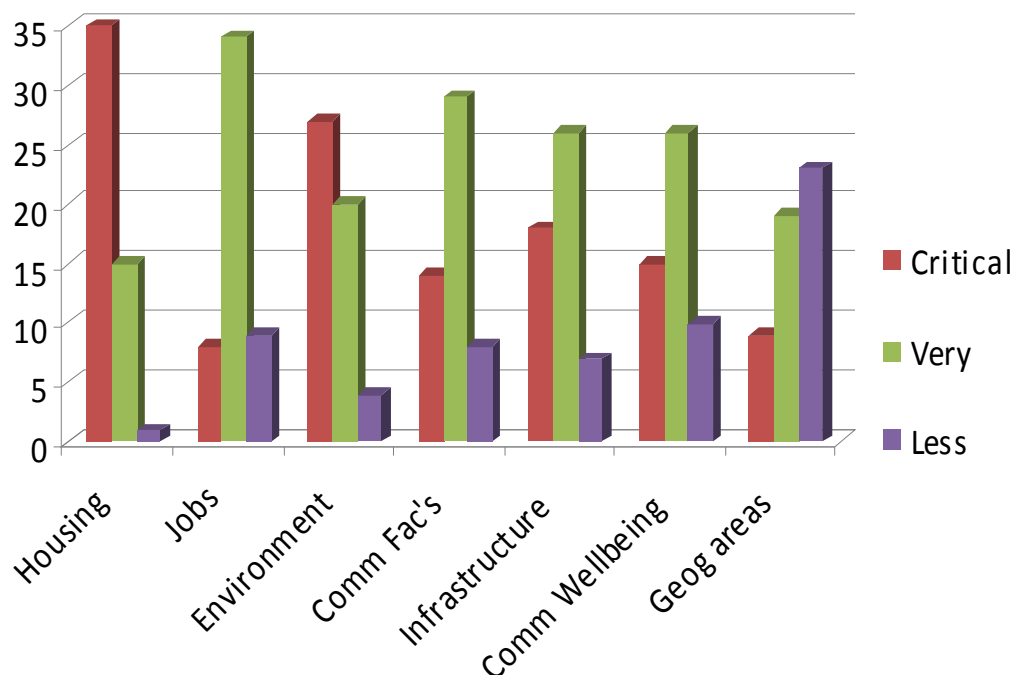
Should we include Sustainability & Wellbeing as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

7. Different guidance for different Geographical Areas? Marden Parish has a mix of geography and existing development and use. Do you think that the Marden Plan should attempt to give different guidance for different areas of the Parish?

Circle how important you think this topic is? Critical / Very important / Less important

Please add comments on the above topics and list any other issues you would wish to see included below. If you need to, please feel free to attach additional pages to this questionnaire.



Community facilities – comm fac's

Appendix 5

Neighbourhood Development Plan Questionnaire Analysis

Questionnaires were sent to all properties within the Parish, as an article within News & Views. 47 individual forms were received. It is not possible to identify if more than 1 completed questionnaire applied to a specific property, as forms were returned to a box in the village shop or emailed to the Clerk.

There were 57 responses, as some questionnaires gave details of more than 1 adult on a form. No respondent identified as 'Aged 18-25' or 'Not currently employed'. Not all questionnaires had complete demographic data and some individuals did not answer every question. Therefore the analysis uses the responses given for each question.

1. The preferred option of the Steering Group is to extend the Settlement Boundary to include the land for Paradise Meadows phase 2 and the proposed development between the school and New House Farm, to achieve the 18% target of about 90 houses.

Do you agree with this option?

31.5% of respondents (18) strongly agreed – of these 66.6% (12) live 'Within the current Settlement Boundary', 11.1% (2) live 'Close to the Settlement Boundary', 22.3% (4) live 'Within the rural parish'

50.8% of respondents (29) agreed – of these 58.6% (17) live 'Within the current Settlement Boundary', 6.8% (2) live 'Close to the Settlement Boundary', 34.4% (10) live 'Within the rural parish'

1.7% of respondents (1) disagreed – who lives 'Within the current Settlement Boundary'

15.7% of respondents (9) strongly disagreed – of these 88.8% (8) live 'Within the current Settlement Boundary', 11.2% (1) lives 'Close to the Settlement Boundary'

Overall 82.4% respondents strongly agreed/agreed

2. Do you think the Settlement Boundary could be altered in a different way to achieve the same amount of growth and new houses?

14% (8) of respondents stated 'Yes' – of these 62.5% (5) live 'Within the current Settlement Boundary', 12.5% (1) live 'Close to the Settlement Boundary', 25% (2) live 'Within the rural parish'

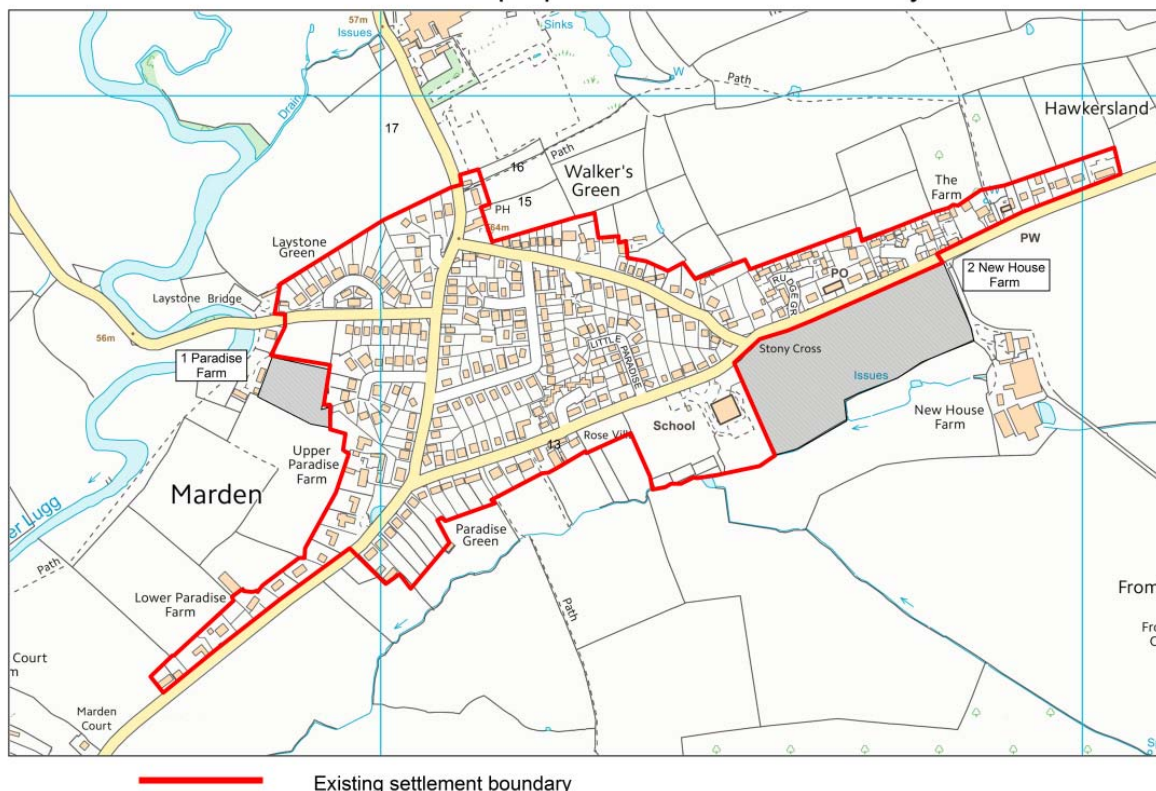
Comments:

- Find a field on the outskirts of Marden not in the middle of the village! We live opposite the field and moved from Hereford to be in the countryside. If these houses go up then we will be moving as we will not look at them
- Expand the phase 2 Paradise Farm, as the services are already installed in this area
- Not use green field sites
- This is proposed development in open countryside. See Hereford Core Strategy – 90 houses is disproportionate – 'for individual villages of each HMA this is translated as a % of the total number of dwellings in the village core' i.e. maybe half of 90. Allowing for brownfield development conversions (e.g. demolish house and replace with 4 flats) the proposed number gets smaller. The areas outlined for extension of the settlement boundary are far too big. New House Farm proposed extension to

settlement boundary could absorb the 16 houses planned for Paradise Farm 2 and allowing for say, another 20, the area could be much smaller, retaining more open countryside outside the limit of the present boundary

- 90 seems to be a very large number of properties. I only agree if the mix of properties favours the lower end of the housing market allowing young work people to purchase (not only affordable housing)
 - The Council has already decided to approve phase 2 at Paradise Meadows so the boundary is to all intents and purposes redundant. Additionally if the boundary is expanded then it will be 'acceptable' to add housing beyond the perimeter because it is only just outside but is adjacent
 - I wouldn't have a problem with the proposed development at Brook Farm but believe New House to be a better option
 - Small developments outside village
 - Paradise Meadows is already over developed. Target can be achieved by only developing area by school
 - Use the land behind Rudge Grove and Springfields. Space reserved for possible expansion of school
 - It would be a good idea for the provision of a new village community hall to be built on the New House Farm site, as the one at the school is too small
3. 45.6% (26) males; 54.4% (31) females
 52.6% (30) aged 26-65; 38.5% (22) aged 65+
 36.8% (21) employed/self employed; 59.6% (34) retired

Land to be added to proposed settlement boundary



Appendix 6

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. There should be only the 40 new houses required by the Herefordshire Council Core Strategy by 2031 ☐
2. The preferred option of the Steering Group for 100 new houses by 2031 ☐
3. Development of up to 150 new houses by 2031 ☐
4. Development in excess of 150 new houses by 2031 ☐

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.

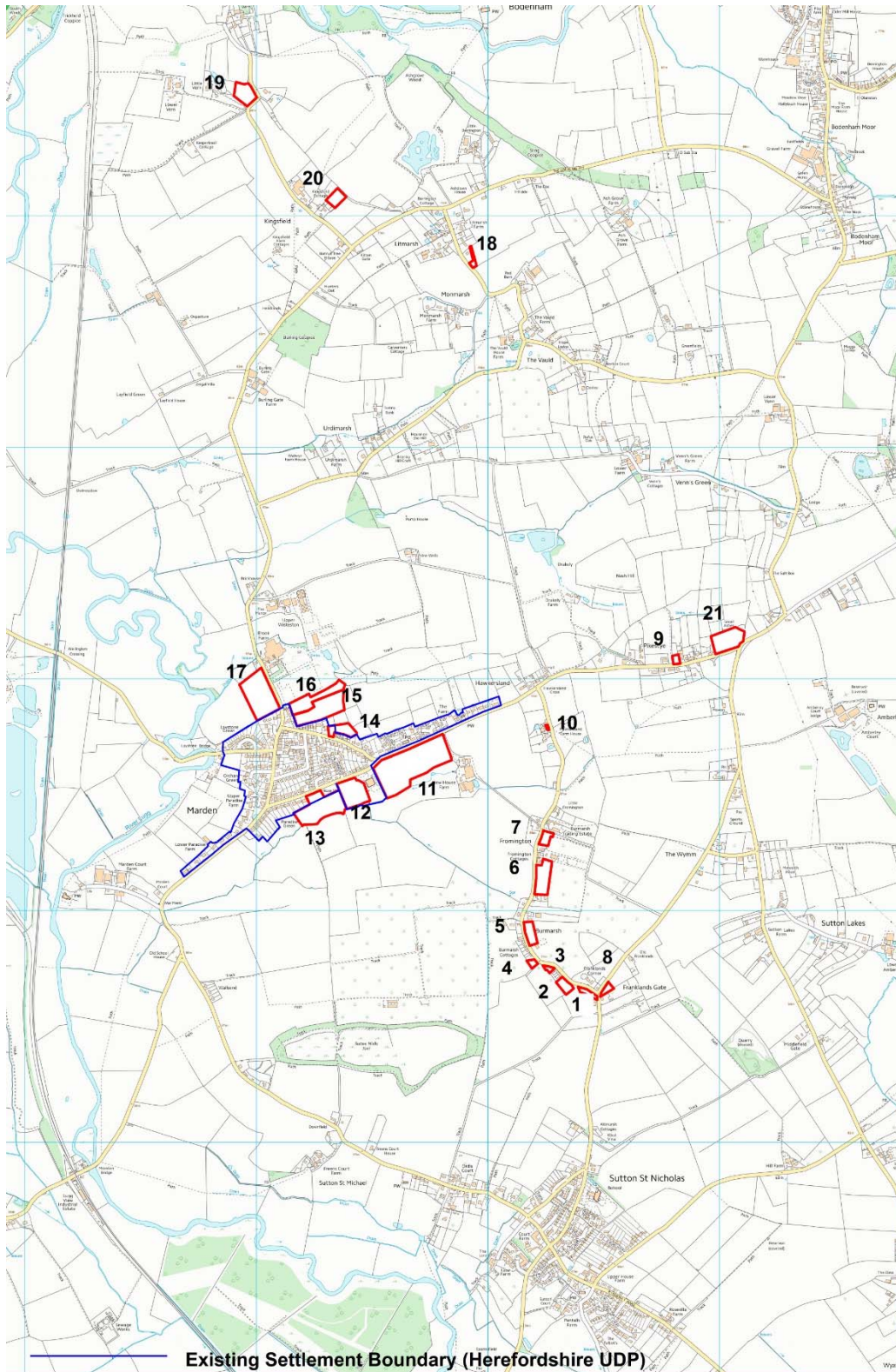
Of those who live outside the settlement boundary – 10 respondents identified 40 houses, 6 respondents identified 100 houses.

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

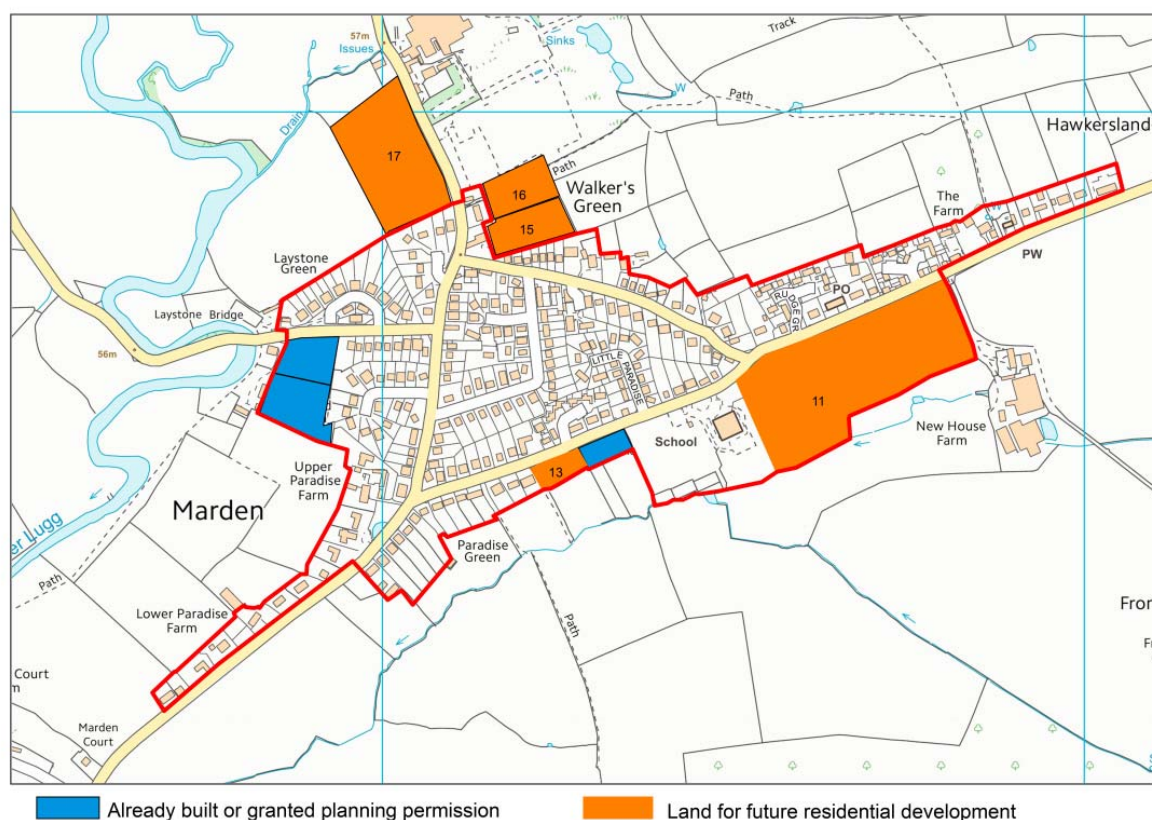
Appendix 7

Map of all sites submitted in Marden Parish 'Call for Sites' 1-21 November 2014 (21 sites in total)



Appendix 8

Map of 5 sites for Open Event consultation 10-11 January 2015



Report of the Open Event on 10-11 January 2015 Marden Draft Neighbourhood Development Plan 2015-2031

The Open Event was held on two days to get residents' views on 2 specific issues. As previous consultations had elicited a low response, it was important that this event was well attended. To this end the Steering Group hand-delivered a flyer to almost every household in the parish.

The turnout over the 2 days totalled 216 individuals out of 1090 on the 2014 electoral register, a response rate of 19.8%. 141 households were represented out of 611 households and businesses on the most recent list available, 23.0% response.

There were 198 response forms returned by people who attended the event, and of these 137 not only answered the questions but also made comments. Therefore the Steering Group believe that this consultation provided good community engagement. Of the 198 response forms returned, not everyone answered the first question about the Vision, Objectives and Policies. 5 residents did not rank the sites at all, 2 stating there should be no development. In some cases only some of the sites were ranked and therefore the rest of the sites were ranked equally for accurate statistical analysis – for example if only 3 sites were ranked 1, 2 and 3, the other 2 sites were both ranked 4. In a few cases, residents had ranked 2-3 sites equally and these scores were used in the analysis.

The responses to the questions are shown below, with further analysis given later.

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? *Please circle your choice*

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

An analysis of all the comments that were made was undertaken and a number of specific and recurring topics were identified. In relation to question 1, most of those who answered 'no' (about the Vision, Objectives and Policies being sufficient to meet the needs of the Parish) made comments about keeping development numbers to the 40 indicated in Herefordshire Council's emerging Core Strategy document or stated they did not want any development. The rest of the comments were made in response to the question ranking the sites or as general comments.

The topics and total number of comments for each topic are given below:

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

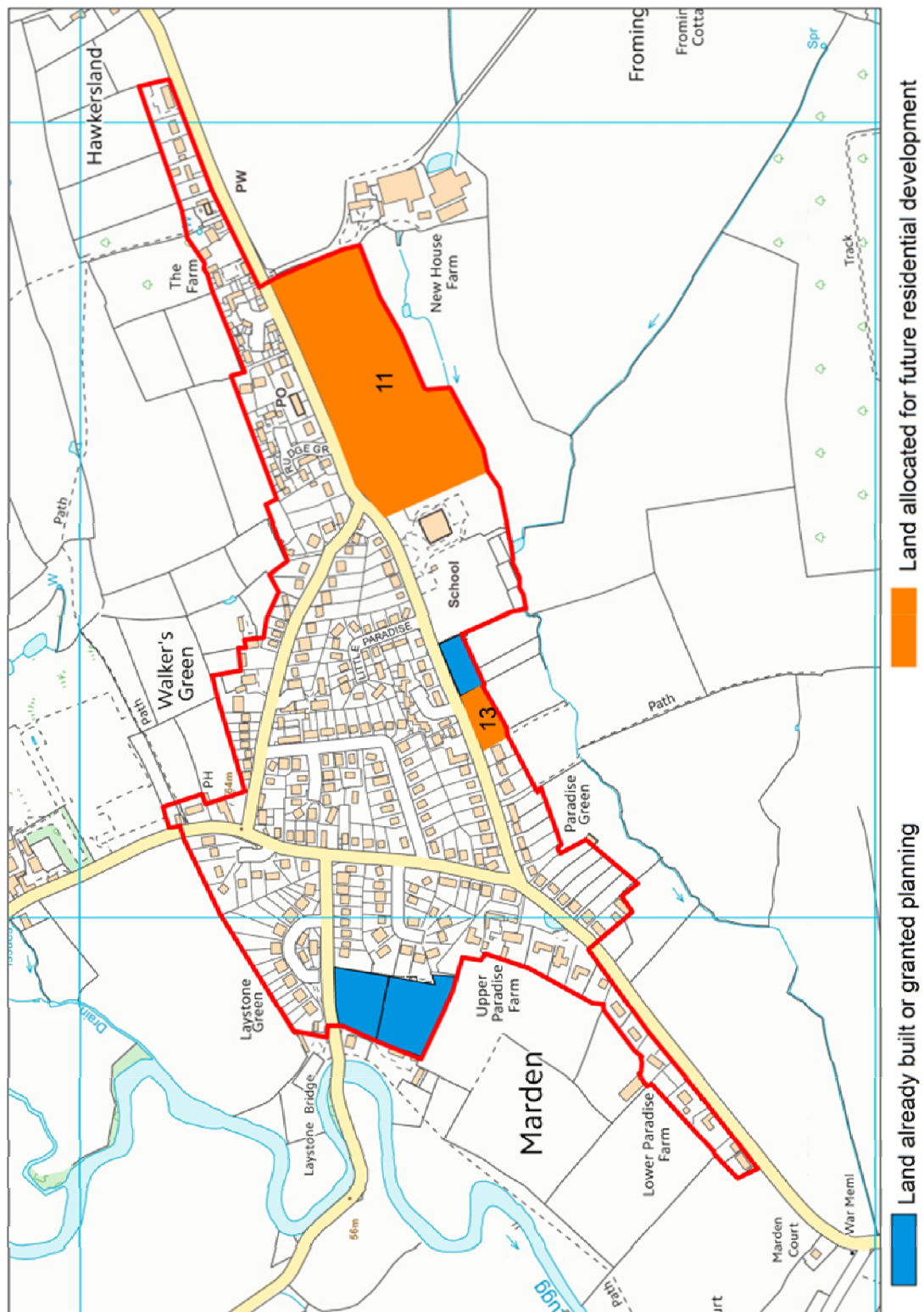
Wish for affordable housing/starter or family homes	10
Wish for warden/sheltered housing or housing for elderly	5
Need for surgery and dental services in Marden	14
Need for or concern about other services - broadband/sewerage/water/drainage	10
Concerns about school capacity	6
Need/wish for a village 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

All of the data have been considered by the Steering Group when recommending the allocation of sites for development in the draft Neighbourhood Development Plan. The final decision will be made by the Parish Council who have to adopt the Plan so that it can be submitted for the first formal consultation, under Regulation 14 of the Localism Act 2011.

The Steering Group for the Marden Neighbourhood Development Plan
January 2015

Appendix 9

Map of Allocated Sites in Marden village – with amended settlement boundary



**Maps of Settlement Boundaries for Litmarsh, Burmarsh and The
Vauld and Allocated Sites in Litmarsh and Burmarsh**

**To be added following Community Consultation Event 18-19 July
2015**

Rationale relating to Herefordshire Council's Planning Guidance
Note 21 – “Guide to site assessment and choosing allocation sites”

Is the site critical to the delivery of your strategy?

The sites allocated best support the vision and key objectives in the Draft Marden Development Plan.

What is the added value in defining clear site boundaries within your plan?

Clear site boundaries will ensure that housing development is proportionate, integrated and spatially appropriate.

Would you fail to meet your plan's objectives or its vision for the parish if the site was not delivered through your plan?

Yes

Which of your objectives would the sites help deliver?

It is considered that between them, the allocated sites will deliver our objectives 1, 2, 3, 4, 5 and 6

Is the site required to deliver the objectives of the Local Plan? For example, a portion of the housing growth assigned to the rural areas?

The sites allocated deliver growth in excess of the 18% required of Marden. Core Strategy requirements to 2031 are for 104 houses, 44 of which are already in the pipeline, with 60 remaining to be built. The allocated sites will deliver 71 houses.

Is the site required to deliver infrastructure which is central to the delivery of your Neighbourhood Development Plan and its objectives? For example, sites that include land for transport corridors?

No

Can you demonstrate sufficient robust evidence to be reasonably certain that the site is deliverable?

All sites were submitted for development through the 'Call for Sites' process undertaken in November 2014.

Other considerations:

Transport and highways access

The two sites allocated in Marden village are adjacent to the C1124 which is the largest road in Marden. However this road has pinch points in the direction of Sutton, Moreton-on-Lugg and Wellington. The sites in Litmarsh and Burmarsh are on smaller roads.

Proximity to shops, schools, employment and public transport

The two sites allocated in Marden village are adjacent to the school, community centre, playing field, shop and bus service. Sites in Litmarsh and Burmarsh are within/adjacent to the Settlement Boundaries.

Impact upon the landscape and the wider environment / Visual impact

Whilst any development in a rural village/hamlet will have some adverse impact, the two sites in Marden village are the far side of the main road from existing houses and are on relatively flat land. The sites in Litmarsh and Burmarsh will not adversely impact on the landscape.

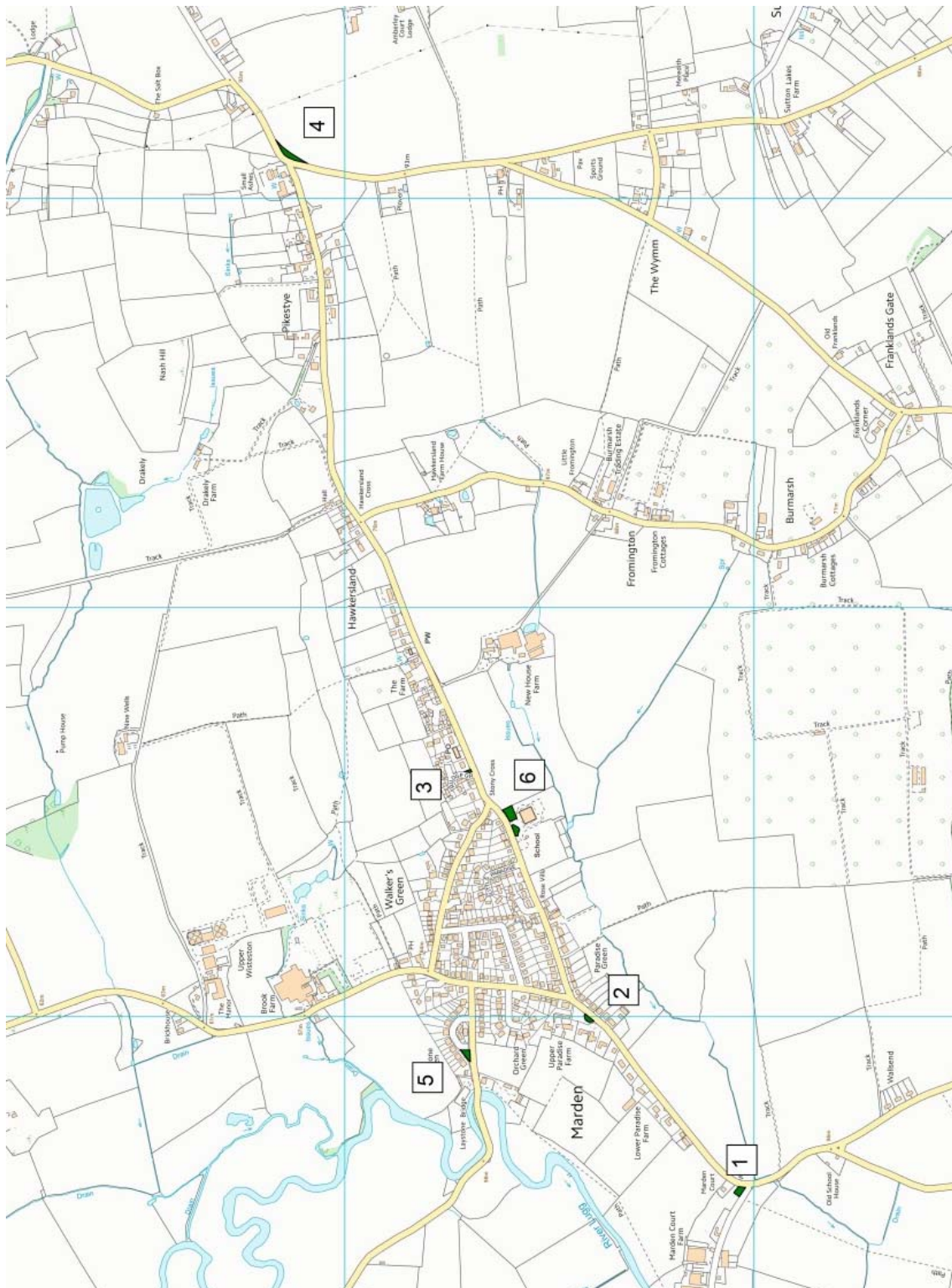
Connection and availability of utilities such as water supply and drainage

Both sites in Marden village are at a high point in the village and adjacent to the main road which carries all utilities. Sites in Litmarsh and Burmarsh are on the roads through the hamlets and close to utilities.

Appendix 10

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.



Glossary of terms (From Herefordshire Core Strategy)

Term	Meaning
A	
Affordable Housing	Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
Area of Outstanding Natural Beauty (AONB)	A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.
B	
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.
BREEAM	Building Research Establishments Environmental Assessment Method is the most widely recognised method of assessing the environmental quality of a building design.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
C	
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Code for Sustainable Homes	The Code is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and create more sustainable homes.
Community facilities	Land and buildings used to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (CIL)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.

Conservation Areas	An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.
Conservation Objectives	Conservation objectives in relation to Special Areas of Conservation are those referred to in the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) and Article 6(3) of the European Union Habitats Directive 1992. They are used when either the appropriate nature conservation body (here Natural England) or competent authority (e.g. Herefordshire Council; the Environment Agency) is required to make an Appropriate Assessment under the relevant parts of the respective legislation. Conservation objectives for relevant sites can be viewed on the Natural England website http://www.naturalengland.org.uk
.	
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
D	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (CIL)
E	
Economic output	Output in economics is the quantity of goods or services produced in a given time period, by a firm, industry, county, region or country.
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. NPPF paragraph 102 outlines the elements that have to be passed for development to be allocated or permitted.
F	
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
G	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life

	benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
H	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic Landscape Characterisation	Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.
Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
L	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.

Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See http://www.lifetimehomes.org.uk/
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Enhancement Zone	Areas identified in the Green Infrastructure Strategy 2010, which would benefit from improvement in terms of green infrastructure
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
Low Cost Market Housing	Private housing designed to be at a lower cost than open market housing to meet the needs of specific household groups.
M	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
N	
National Nature Reserve	Designated by Natural England these are sites for wildlife and/or geology national importance with legal protection.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.
Neighbourhood (Development) Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
O	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.
P	
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
R	
Regeneration	The redevelopment of decaying or run-down parts of older urban or rural areas, in order to bring them new life and economic vitality.

Registered social housing providers	Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Restoration	The treatment of an area after operations for the winning and working of minerals have been completed, by the spreading of any or all of the following; topsoil, subsoil and soil making material.
Retail hierarchy	A hierarchy of shopping centres ranging from regional and subregional centres through to town centres, district and local centres.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
S	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build homes and cohousing schemes.	Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds their own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Sites of Special Scientific Interest (SSSI)	These are legally protected sites, designated by Natural England in view of their wildlife and geological value.
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Soundness	Legislation does not define the term 'sound', however, the Planning Inspectorate consider it in the context of its ordinary meaning 'showing good judgement' and 'able to be trusted', and within the context of fulfilling the expectations of legislation.
Special Areas of Conservation (SAC)	SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.
Stakeholders	Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Strategic locations	For this Core Strategy defined as around 500 homes in Hereford, around 100 homes in the market towns and around 5ha of employment land.

Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.
Strategic Housing Market Assessment	Sub regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.
Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.
T	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
U	
Unitary Development Plan	Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.
W	
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Z	
Zero Carbon Development	Development that achieves zero net carbon

Marden Neighbourhood Development Plan To 2031

Community Consultation version
July 2015

