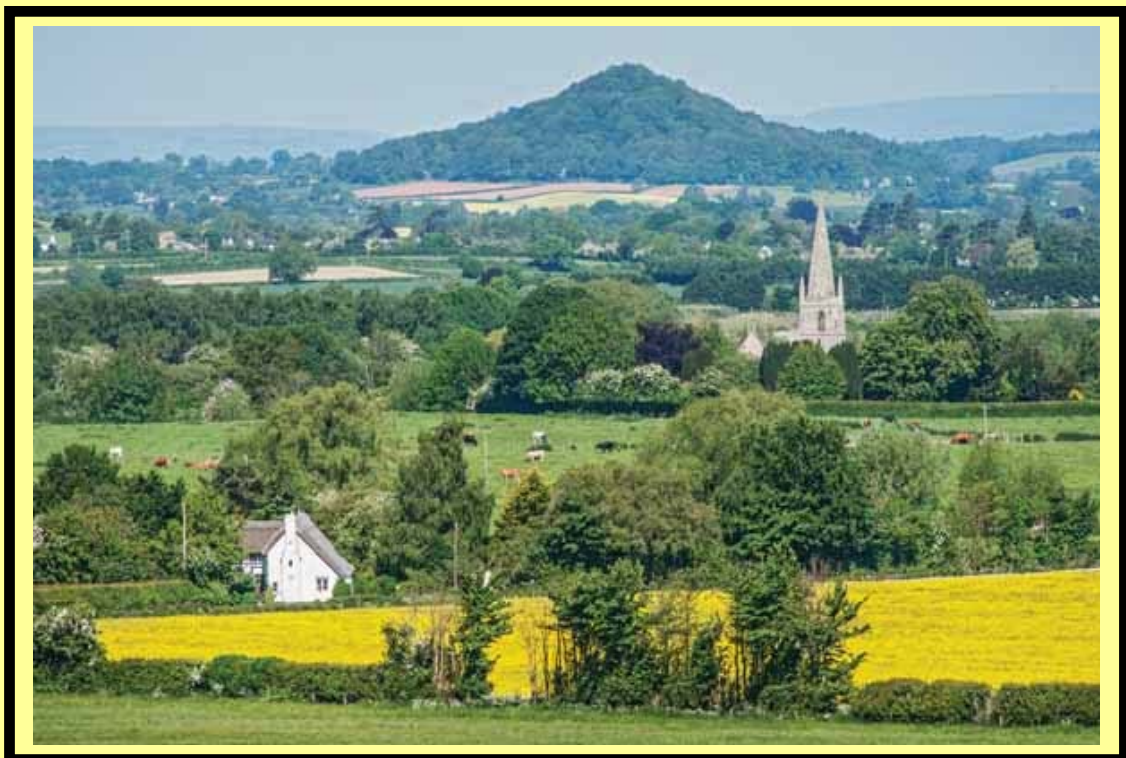


Marden Neighbourhood Development Plan To 2031

Submission Version
November 2015



Acknowledgements

Marden Parish Council

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

Published: November 2015

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	12
Marden Neighbourhood Development Plan policies	13
Monitoring and Review	31
Proposals Maps	32
Appendix 1 – Listed buildings	36
Appendix 2 – List of relevant policies	39
Appendix 3 – Scoping questionnaire March 2014	42
Appendix 4 – Questionnaire September 2014 and map of the Settlement Boundary	44
Appendix 5 – Options Consultation November 2014	46
Appendix 6 – Map of all sites submitted in ‘Call for Sites’	48
Appendix 7 – Map of 5 sites for Open Event consultation and Report of the Open Event 10-11 January 2015	49
Appendix 8 – Report of the Open Event 18-19 July 2015	52
Appendix 9 – Map of green spaces	61
Appendix 10 – Ideal Planning Gain	62
Glossary of Terms	63

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 Proposals Map. There are currently 53 Listed Buildings and 1 Scheduled Monument within the Parish. A complete list is provided in Appendix 1.
- 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

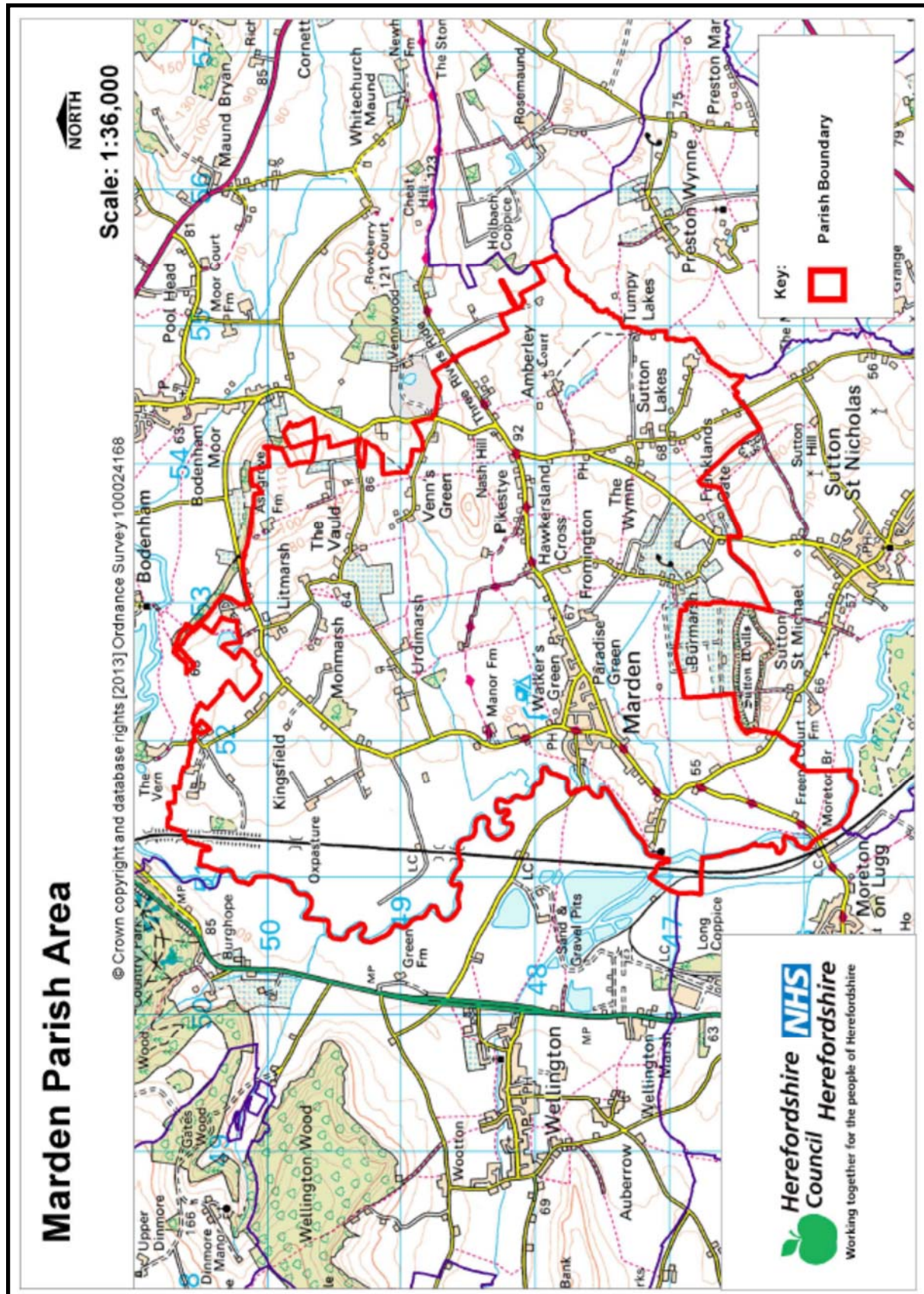
name *Maurdine*, which in the 12th century became *Magewurdin*. At some time, the Parish was a part of a Royal Manor and was ceded to Queen Katherine of Aragon by King Henry VIII.

- 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. The Church of St Mary the Virgin 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. Marden Chapel was originally run by the Plymouth Brethren but is now interdenominational. There is also a small stone chapel at Amberley which was once privately owned by Lady (Coutts) Lindsay of Amberley Court, but now goes with the living of Marden and St Mary the Virgin.
- 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.

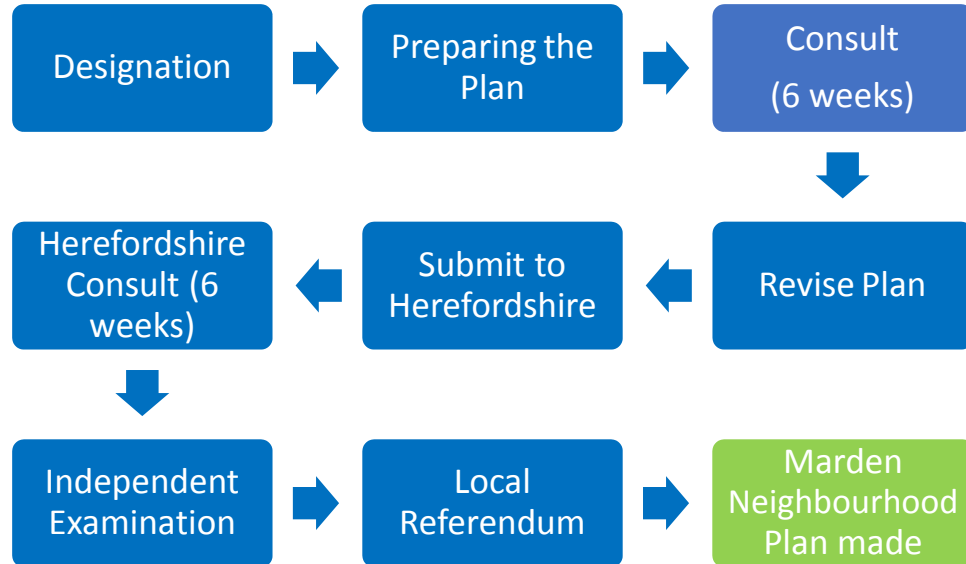
Figure 1 – The Marden Neighbourhood Plan Area (PSMA number 0100054426)



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 5 February 2015 until 19 March 2015, with Marden Parish residents, businesses and consultation bodies.
- 4.3 However, Herefordshire Council's Core Strategy document went through the Examination process and the Examiner insisted on some major modifications, some of which had a significant impact on the Marden NDP. As a result, the Steering Group took 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 was amended so that it complies with the modifications to the Core Strategy. Another Community Consultation event was undertaken on the amendments. Following this, the Plan was revised to take account of feedback from parishioners during this second consultation, and underwent a second Regulation 14 Consultation between 3 September and 16 October 2015.
- 4.4 A further six week consultation by Herefordshire Council will take place when the Plan is submitted under Regulation 15. 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 planning policies.
- 5.3 Herefordshire Council’s strategic planning policy is contained in the Herefordshire Core Strategy. The Core Strategy was adopted on 15 October 2015.
- 5.4 The relevant policies are listed in Appendix 2.

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 then 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. A further Community Consultation was undertaken in July 2015 relating to changes made to the text and policies as a result of modifications to Herefordshire Council's Core Strategy and to identify Settlement Boundaries and possibly allocations in the designated hamlets of Litmarsh, The Vault and Burmarsh. The report of this event can be seen in Appendix 9.
- 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.
- 6.7 Herefordshire Council has updated its Core Strategy to include their Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS) documents. This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NDP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.
- 6.8 With regards to foul drainage infrastructure, in consultation with Welsh Water, all new development throughout the Plan area should be assessed against the capacity of local infrastructure. to ensure that the scale of development can be accommodated.

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 **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

- 8.3 Policy RA1 of the 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 indicative target of 18% growth.
- 8.4 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the minimum growth target will be used to inform the level of housing development to be delivered in the various settlements identified in Figures 4.14 and 4.15. In parishes where there are more than one settlement, the relevant neighbourhood plan will have the relevant flexibility to apportion the minimum housing between the settlements concerned
- 8.5 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, planning commitments up to January 2015 accounted for 44 dwellings in total, leaving a figure of at least 60 dwellings from sites allocated within the Marden NDP. Following the allocation of suitable sites through the Neighbourhood Development Plan, outline planning permission has now been granted by Herefordshire Council for up to 90 dwellings on the allocated site in the plan adjacent to New House Farm.
- 8.6 The Core Strategy identifies Marden as being the settlement which will be the main focus of proportionate housing development. Burmarsh, Litmarsh and The Vauld are also identified as being other settlements within the parish where proportionate housing may be appropriate.
- 8.7 Other relevant Herefordshire Core Strategy Policies are SS1, RA3, RA4, RA5, H2, and H3.

Local Evidence

- 8.8 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 Core Strategy.
- 8.9 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. |
- 8.10 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.
- 8.11 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.

- 8.12 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) ; and
Site 13 (Rose Villa on road frontage).
These 2 sites will meet and have the capacity to exceed the new minimum target for development in Marden parish up to 2031.
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 10 for the allocated sites in Marden village and the rationale relating to this Guidance.
- 8.13 A second Community Consultation Event was held in July 2015 (see Appendix 9 for the full report), as changes to the Plan were required following the major modifications made to Herefordshire Council's Core Strategy. This Event consulted on the changes made to policies and text following the first Regulation 14 Consultation and the modifications to the Core Strategy. The Event specifically asked for responses about proposed Settlement Boundaries for the designated hamlets of Litmarsh, The Vault and Burmarsh, as these boundaries now need to be identified in the Marden Plan and also about the proposed allocation of further sites for development in Litmarsh and Burmarsh.
- 8.14 When defining the proposed Settlement Boundaries for Litmarsh, The Vault and Burmarsh for consultation, the Steering Group followed Herefordshire Council's Planning Guidance Note 20 – "Guide to Settlement Boundaries". Therefore the proposed Settlement Boundaries were close to the built form of the hamlets, to prevent overdevelopment and protect the character of the hamlets while meeting the requirements for development in Marden parish up to 2031.
- 8.15 The Steering Group reviewed the results of the July Community Consultation Event (see Appendix 9 for the full report) and determined the following:
- The changes to policies and text confirmed and the Plan amended
 - The proposed Settlement Boundary for Litmarsh has been slightly amended (see Appendix 10) in line with the other Settlement Boundaries along roads, but no extension of the Boundary was suitable
 - The proposed site in Litmarsh will not be allocated, as it is for only one house and as the site is adjacent to the Settlement Boundary, the

owners could apply for permission with the site considered under the planning process; in addition the Steering Group acknowledge that without this allocation, windfall development can and probably will take place and is better suited to the rural nature of Litmarsh; and also the allocated sites in Marden village have the capacity to exceed the required minimum target for development to 2031

- The proposed Settlement Boundary for The Vault has been slightly amended (see Appendix 10) to remove an agricultural building from the Boundary, in line with the other Boundaries, but no extension of the Boundary was suitable
- The proposed Settlement Boundary for Burmarsh (see Appendix 10) has been confirmed and no extension of the Boundary was suitable as Fromington, Hawkersland and Franklands Corner are seen as separate rural hamlets by the Steering Group and this view is confirmed in the consultation
- The proposed site in Burmarsh should not be allocated as the issue of the narrow road and poor unsafe access was highlighted in the consultation; the Steering Group acknowledge that without this allocation, windfall and infill development can and probably will take place and is better suited to the rural nature of Burmarsh; and also the allocated sites in Marden village have the capacity to exceed the required minimum target for development to 2031.

8.16 As of September 2015, there will be more than sufficient capacity in Marden Academy to take additional local pupils from any development on sites allocated in this Plan.

8.17 Density of future housing is considered to be crucial to the character of the village of Marden. Existing density in the village of Marden equates to 17 dwellings per hectare (484 dwellings in the village envelope of 28 hectares). It is considered appropriate to restrict the density of future development to 25 dwellings per hectare to maintain the rural character of the village

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

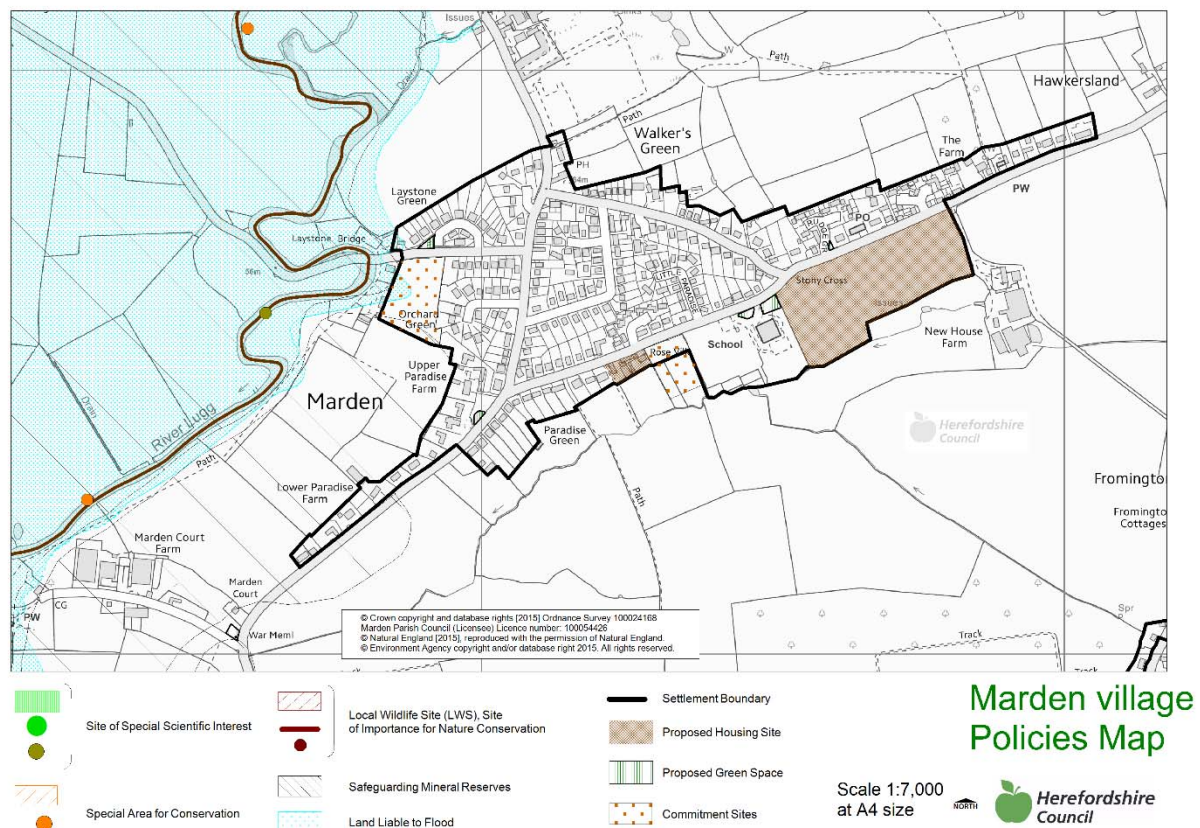
In order to retain the rural character of Marden village over the plan period, proposals for new housing development will only be permitted within the Settlement Boundary or on allocated sites, as shown below and in Appendix 10, in accordance with the Herefordshire Core Strategy and where it meets all 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 Special Area of Conservation (SAC) is avoided or adequately mitigated.
- (j) Where a Transport Assessment is submitted in support of a planning application, this quantifies in detail the likely impact on the rail network.

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.

Map of Settlement Boundary and Allocated Sites in Marden



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

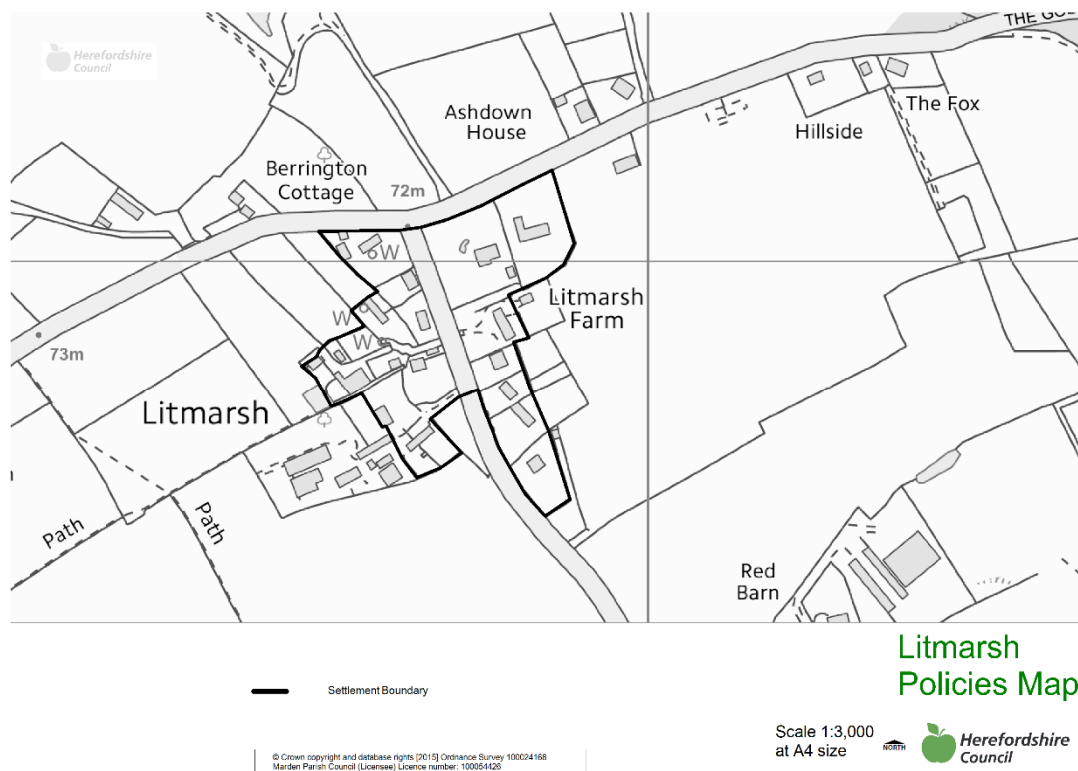
In order to retain the rural character of the three settlements, proposals for new housing within Litmarsh, Burmarsh and The Vault, will be considered in accordance with the Herefordshire Core Strategy subject to the following criteria:

- (a) Located on an infill site, see below and Proposals Maps for Settlement Boundaries;
- (b) Small-scale comprising of 1-3 dwellings;
- (c) Maintains an appropriate density in context with the immediate surrounding area;
- (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.

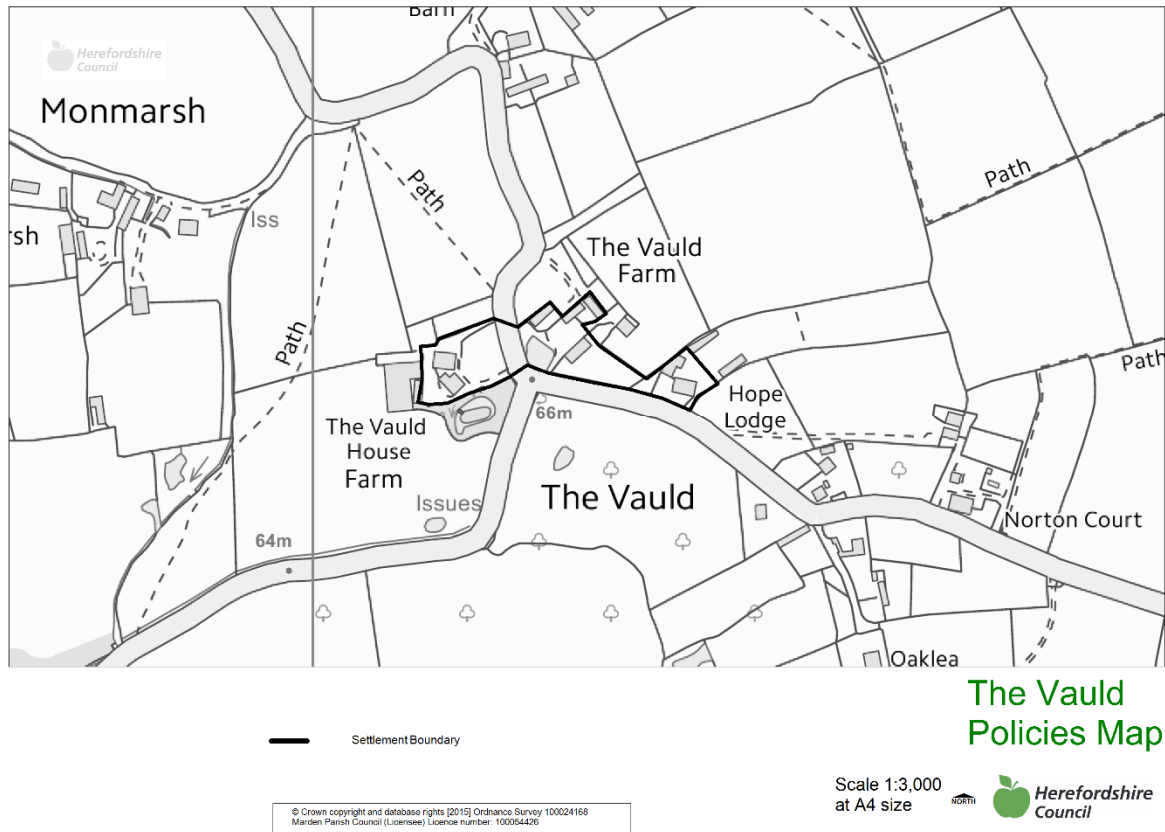
For the purposes of this policy infill is defined as

- 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.

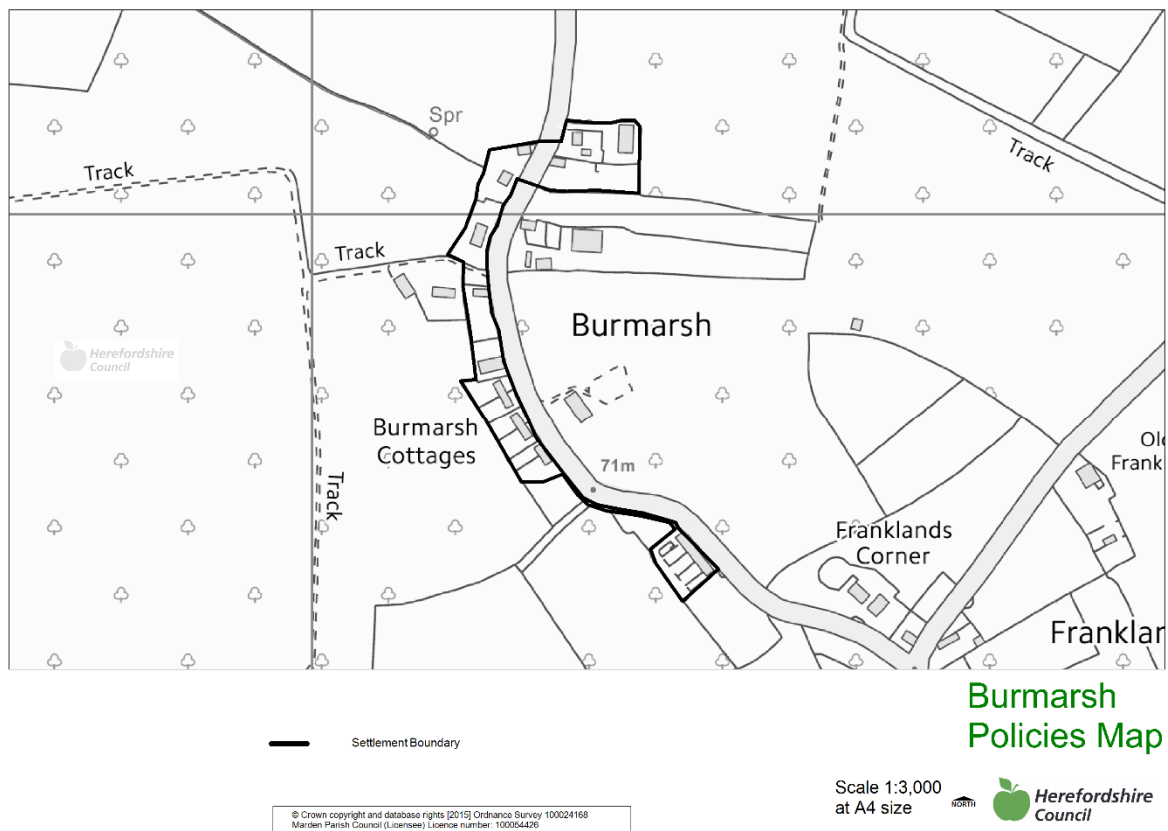
Map of Settlement Boundary for Litmarsh



Map of Settlement Boundary for The Vault



Map of Settlement Boundary for Burmarsh



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.

- 8.18 **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

- 8.19 Policy LD4 of the Herefordshire Core Strategy states that development proposals affecting heritage assets and the wider historic environment should :
1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
 2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design. Where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and .
 5. where appropriate, improve the understanding of and public access to the heritage asset.

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.

- 8.20 Other relevant Herefordshire Core Strategy policies are SS1, SS6, LD1, LD4, and 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 (preferably off-road), garaging, private and public amenity space for future residents;
- (n) Originality and innovation;
- (o) Use of Sustainable Drainage Systems.

- 8.21 **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

- 8.22 Policy H1 of the 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 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 of more than 50 dwellings 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.
- The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.
- 8.24 Other relevant Herefordshire Core Strategy Policies are SS1, H1, H2, H3.

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 SC1 of the 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.
- 8.27 In addition, Policy OS1 of the 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 where there is need to provide informal areas of amenity greenspace for the use of employees and visitors; and
 3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.
- 8.28 Other relevant Herefordshire Core Strategy Policies are SS1, SS6, SC1, OS1, OS2, and OS3.

Local Evidence

- 8.29 The Community Consultations in January and July 2015 both identified the narrow roads and lack of pavements and footways in the parish as issues of concern. Any development must take this into account.
- 8.30 Priorities for planning gain in relation to community facilities to support this objective were identified by the Parish Council and at the first community consultation and are shown in Appendix 12.

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.

- 8.31 **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

- 8.32 Policy E1 of the Herefordshire Core Strategy states that the focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate.

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 Herefordshire Core Strategy Policies are RA5, RA6, E1, E2, E3, MT1, LD1, and 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;
- (d) Ensure that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

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;
- (f) Includes mechanisms to improve environmental performance to that of current best practice standards; and
- (g) Ensures that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

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

- (h) The employment premises have been empty for six months or more and during that time actively marketed without securing a viable alternative employment use
- (i) 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 LD4 of the Core Strategy states that that development proposals affecting heritage assets and the wider historic environment should :
1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
 2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design. Where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and .
 5. where appropriate, improve the understanding of and public access to the heritage asset.

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.

- 8.37 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”.
- 8.38 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 Other relevant Herefordshire Core Strategy Policies are SS1, SS4, SS6, SS7, LD1, LD3, SD1, SD3, and MT1.

Policy M10 – Protection of Local Green Spaces

The local green spaces listed below and shown below and in Appendix 11 are protected from development in accordance with Paragraphs 76 and 77 of the National Planning Policy Framework (NPPF):

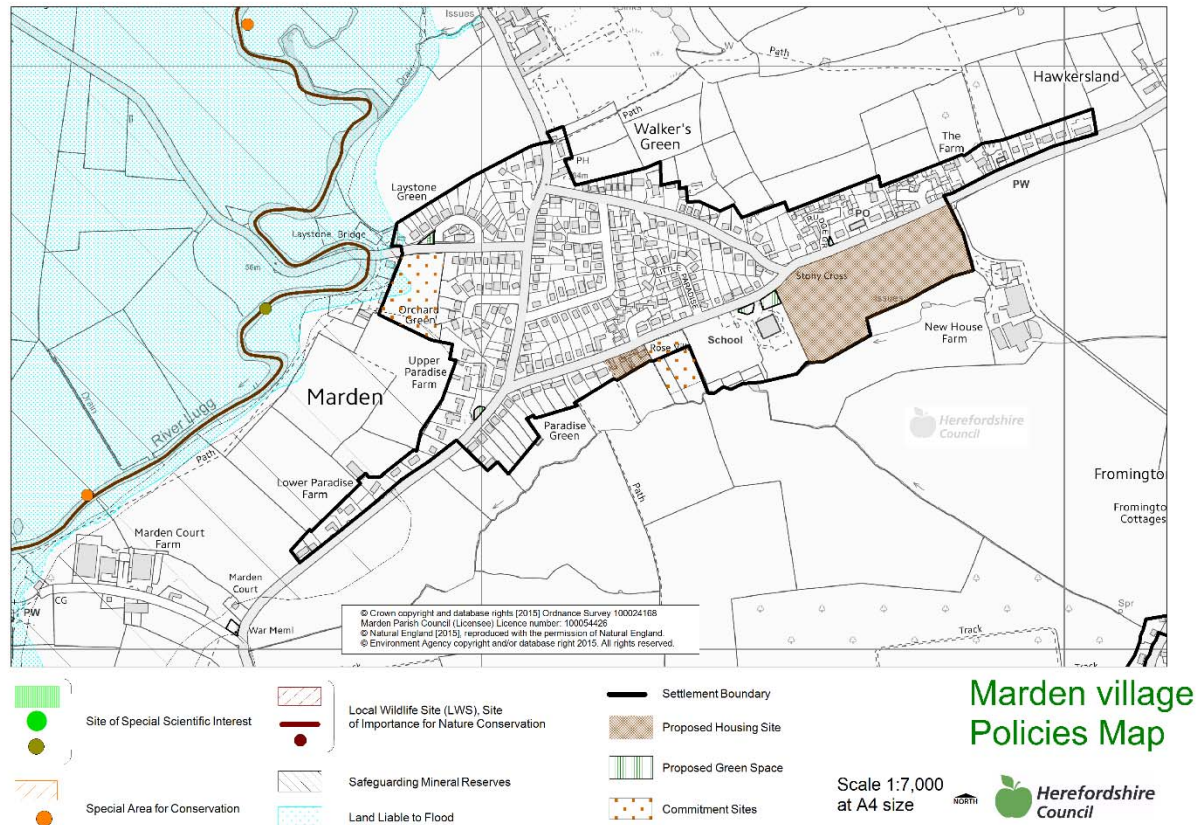
Land round war memorial; pond; area at top of Rudge Grove; area at Small Ashes, C1124/C1125 junction; area opposite Paradise Meadow; areas where flagpoles and notice boards are sited.

New development which impacts adversely on the openness, biodiversity or geodiversity of these sites will not be permitted. New development must ensure that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

Name of Site	Distance from Community Centre	Special Qualities/Local Significance	Extent of Tract of Land
Land round the war memorial	900-1000 m	Commemorating local residents	Small
Pond	500 m	Longstanding wetland habitat of local significance	Small
Area at top of Rudge Grove	150-200 m	Open green space in heart of village	Small
Area at Small Ashes, C1124/C1125 junction	1700 m	Visibility and safety area on edge of village	Small

Area opposite Paradise Meadow	600-700 m	Visually attractive green area	Small
Areas where flagpoles & notice boards are sited	Adjacent	Site for information and flag flying for notable events	Small

Maps of Local Green Spaces



Policy M11 – Landscape Character

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

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

Policy M12 – Flood Risk and Surface Water Run-off

All development should be located within Flood Zone 1 (Low Risk) and accord with National Planning Policy Guidance (NPPG) and Herefordshire Council's Core Strategy (Policy SD3 - Sustainable Water Management). Where development is deemed acceptable within Flood Zones 2 and 3 (in accordance with the Sequential Test) we would expect proposals to demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.

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. New development must ensure that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated

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 for additional dwellings 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 Monitoring and Review

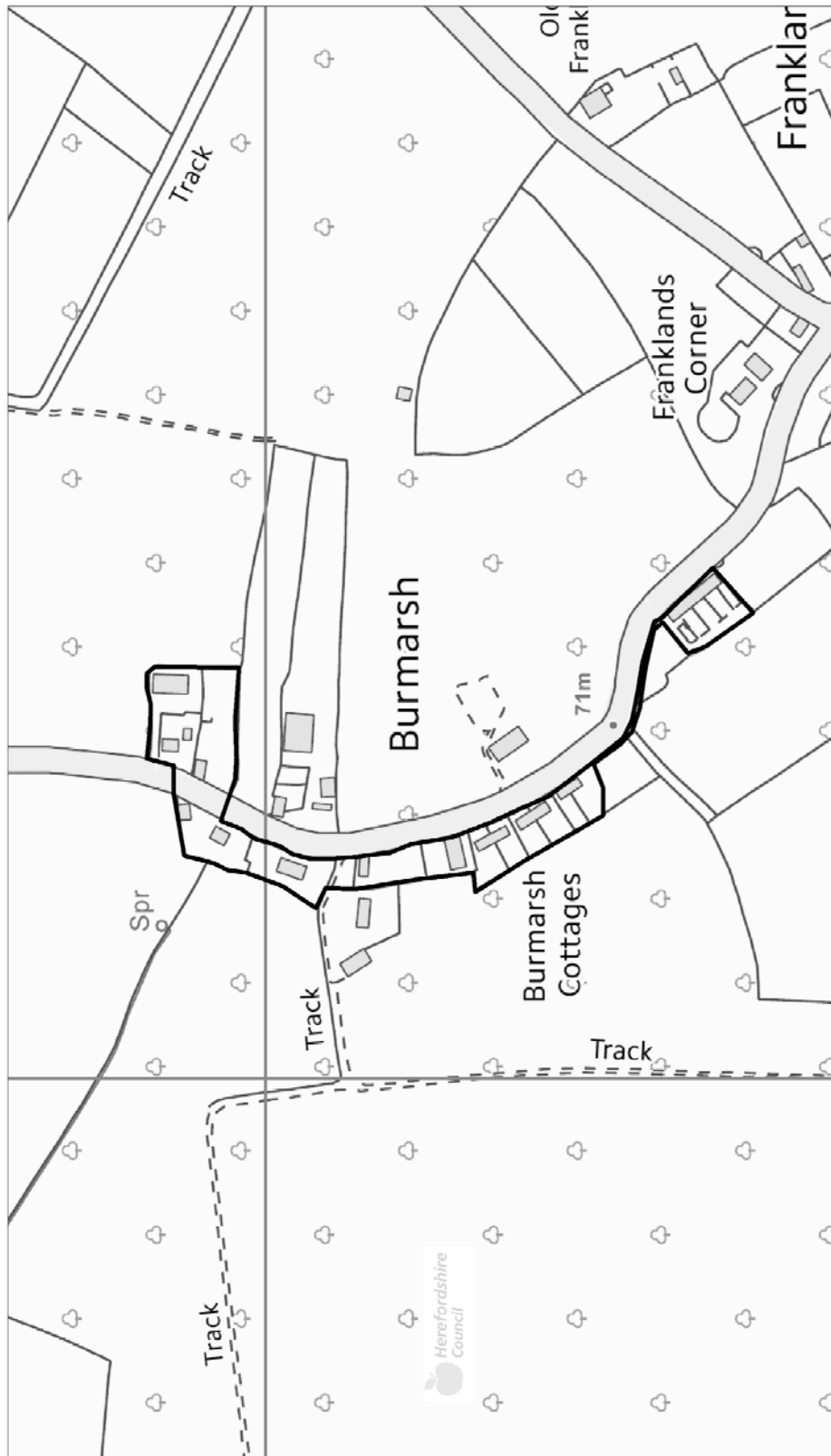
- 9.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.
- 9.2 Where the need for change is identified we will work with Herefordshire Council to produce updates and amendments where necessary.
- 9.3 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.



Herefordshire
Council

Scale 1:7,000
at A4 size

Proposals Map - Burmarsh



Burmarsh Policies Map

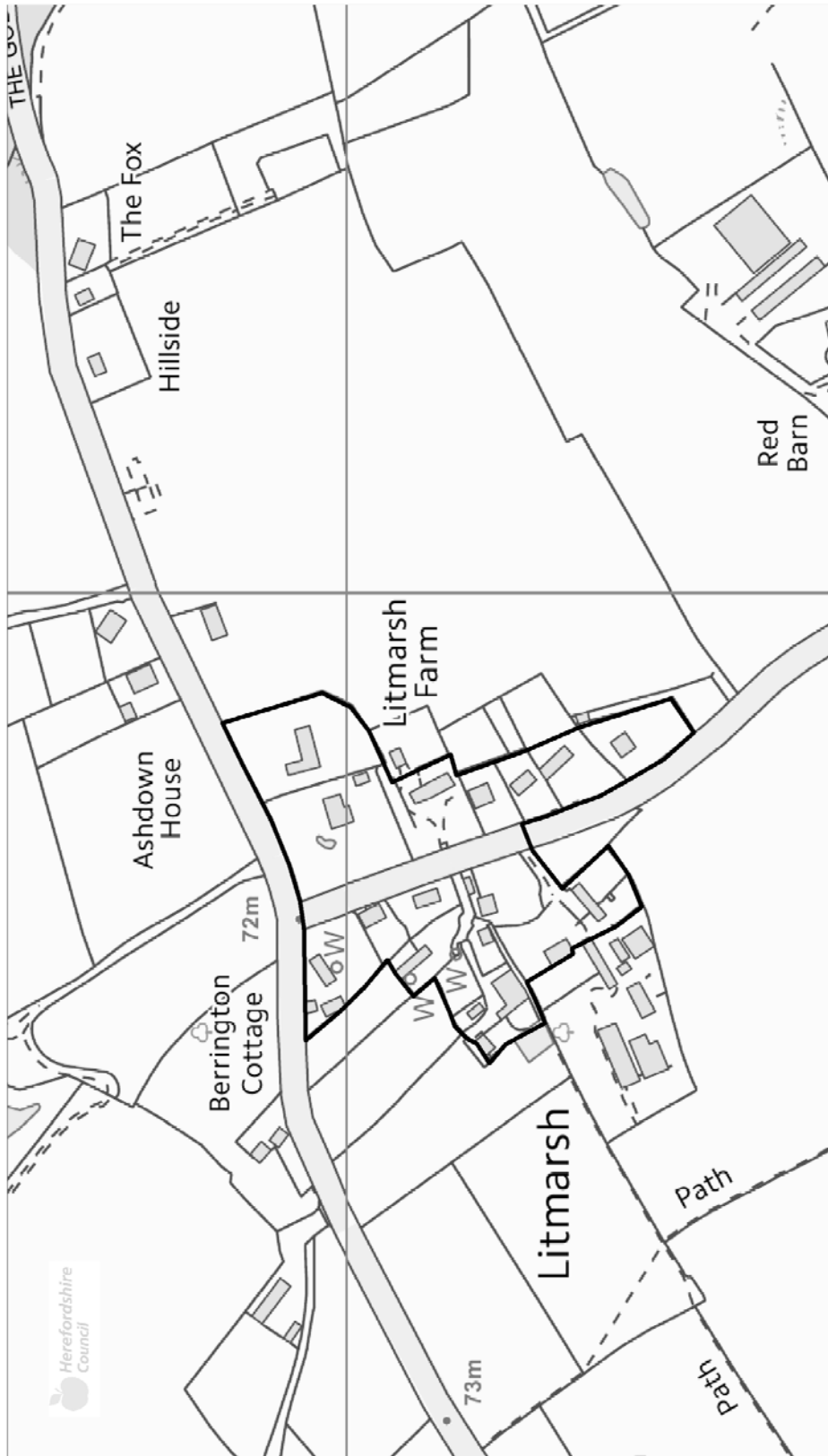


Scale 1:3,000
at A4 size

Settlement Boundary

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Proposals Map - Litmarsh



Litmarsh Policies Map



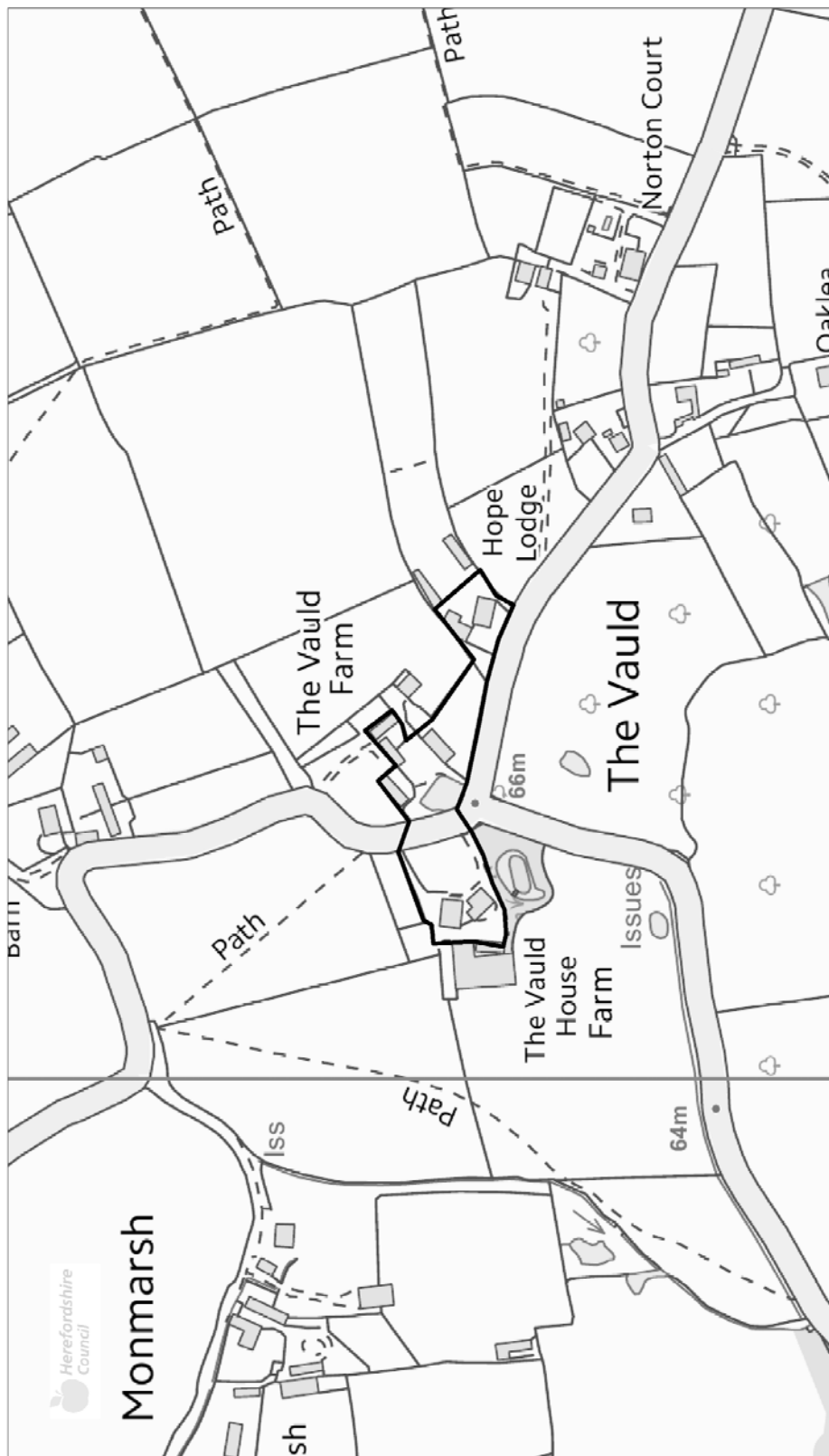
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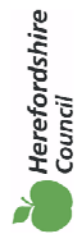
— Settlement Boundary

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Proposals Map – The Vault



The Vault
Policies Map



Scale 1:3,000
at A4 size

Settlement Boundary

Appendix 1

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,	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,	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,	II
BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE	Listing	BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE, MARDEN,	II
UPPER PARADISE FARMHOUSE	Listing	UPPER PARADISE FARMHOUSE, PARADISE GREEN,	II
LONGLANDS COTTAGE	Listing	LONGLANDS COTTAGE, PIKESTYE,	II
THE NOOK	Listing	THE NOOK, PIKESTYE,	II
BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE	Listing	BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE, PIKESTYE,	II
THE MOORS	Listing	THE MOORS, SUTTON LAKES,	II
STADDLESTONES	Listing	STADDLESTONES, SUTTON LAKES,	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,	II
BARN ATTACHED TO WEST END OF ESTON HOUSE	Listing	BARN ATTACHED TO WEST END OF ESTON HOUSE, VENNS GREEN,	II
VENN'S LANE FARMHOUSE	Listing	VENN'S LANE FARMHOUSE, VENNS GREEN,	II
BRADNOR	Listing	BRADNOR, WALKER'S GREEN,	II
IVY COTTAGE	Listing	IVY COTTAGE, WALKERS GREEN, Marden, County of Herefordshire	II
ASH GROVE	Listing	ASH GROVE,	II
BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE	Listing	BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE,	II
BRICKHOUSE	Listing	BRICKHOUSE,	II
HAWKERSLAND COTTAGE	Listing	HAWKERSLAND COTTAGE, e	II
HAWKERSLAND FARMHOUSE	Listing	HAWKERSLAND FARMHOUSE,	II

MARDEN CHAPEL AND HOUSE ADJOINING TO EAST	Listing	MARDEN CHAPEL AND HOUSE ADJOINING TO EAST,	II
NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS	Listing	NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS,	II
OLD SCHOOL HOUSE	Listing	OLD SCHOOL HOUSE,	II
AMBERLEY CHAPEL	Listing	AMBERLEY CHAPEL, AMBERLEY,	II*
LITMARSH FARM	Listing	LITMARSH FARM, LITMARSH,	II
MORETON BRIDGE (THAT PART IN MARDEN CP)	Listing	MORETON BRIDGE (THAT PART IN MARDEN CP),	II*
STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE	Listing	STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE,	II
PIKESTYE COTTAGE	Listing	PIKESTYE COTTAGE, PIKESTYE,	II
CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE	Listing	CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE, PIKESTYE,	II
LITTLE DURANCE	Listing	LITTLE DURANCE, SUTTON LAKES,	II
RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST	Listing	RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST, SUTTON LAKES,	II
THE VAULD FARMHOUSE	Listing	THE VAULD FARMHOUSE, THE VAULD,	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,	II
BROOK FARMHOUSE	Listing	BROOK FARMHOUSE, WALKERS GREEN,	II
LITTLE VENN'S GREEN	Listing	LITTLE VENN'S GREEN, VENNS GREEN,	II
ETSON HOUSE	Listing	ETSON HOUSE, VENNS GREEN,	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,	II
AMBERLEY COURT	Listing	AMBERLEY COURT, AMBERLEY,	I
CHURCH OF ST MARY	Listing	CHURCH OF ST MARY, MARDEN,	I
OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT	Listing	OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT,	II
BURMARSH HOUSE	Listing	BURMARSH HOUSE, BURMARSH,	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,	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,	II
CHURCH HOUSE	Listing	CHURCH HOUSE, MARDEN,	II
LEYSTONE BRIDGE	Listing	LEYSTONE BRIDGE, LEYSTONE GREEN,	II*
HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE	Listing	HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE, PARADISE GREEN,	II
THE WHITE HOUSE	Listing	THE WHITE HOUSE, PIKESTYE,	II
IVY COTTAGE	Listing	IVY COTTAGE, SUTTON LAKES,	
YEW TREE COTTAGE	Listing	YEW TREE COTTAGE, SUTTON LAKES,	
LITTLE VAULD	Listing	LITTLE VAULD, THE VAULD,	
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,	II
Sutton Walls (camp)	Scheduling	Sutton, County of Herefordshire	

Appendix 2

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 Core Strategy 2011-2031

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 3

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

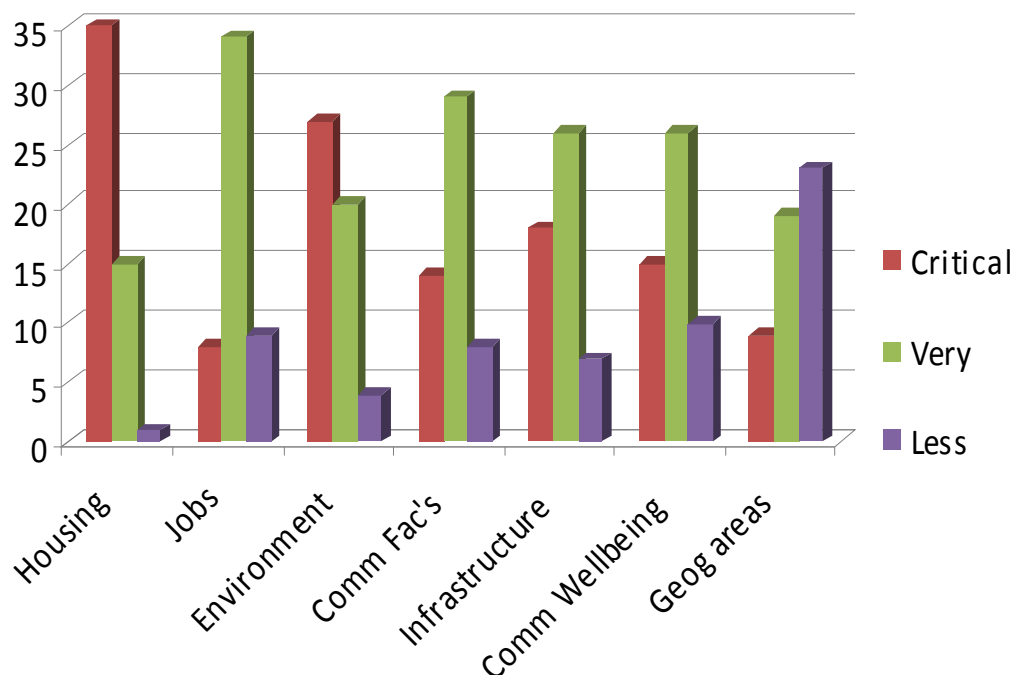
Should we include Sustainability & Wellbeing as a topic in the Marden Plan?

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 4

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'

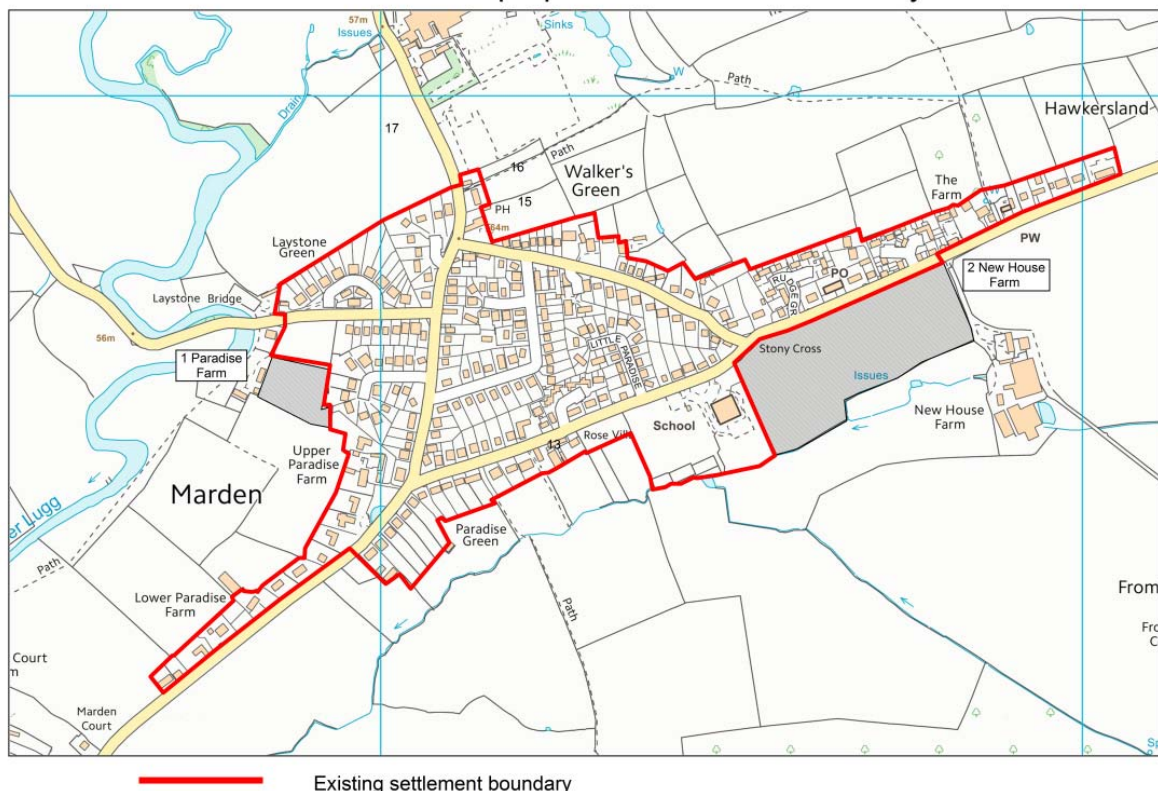
Comments:

- 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 5

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.

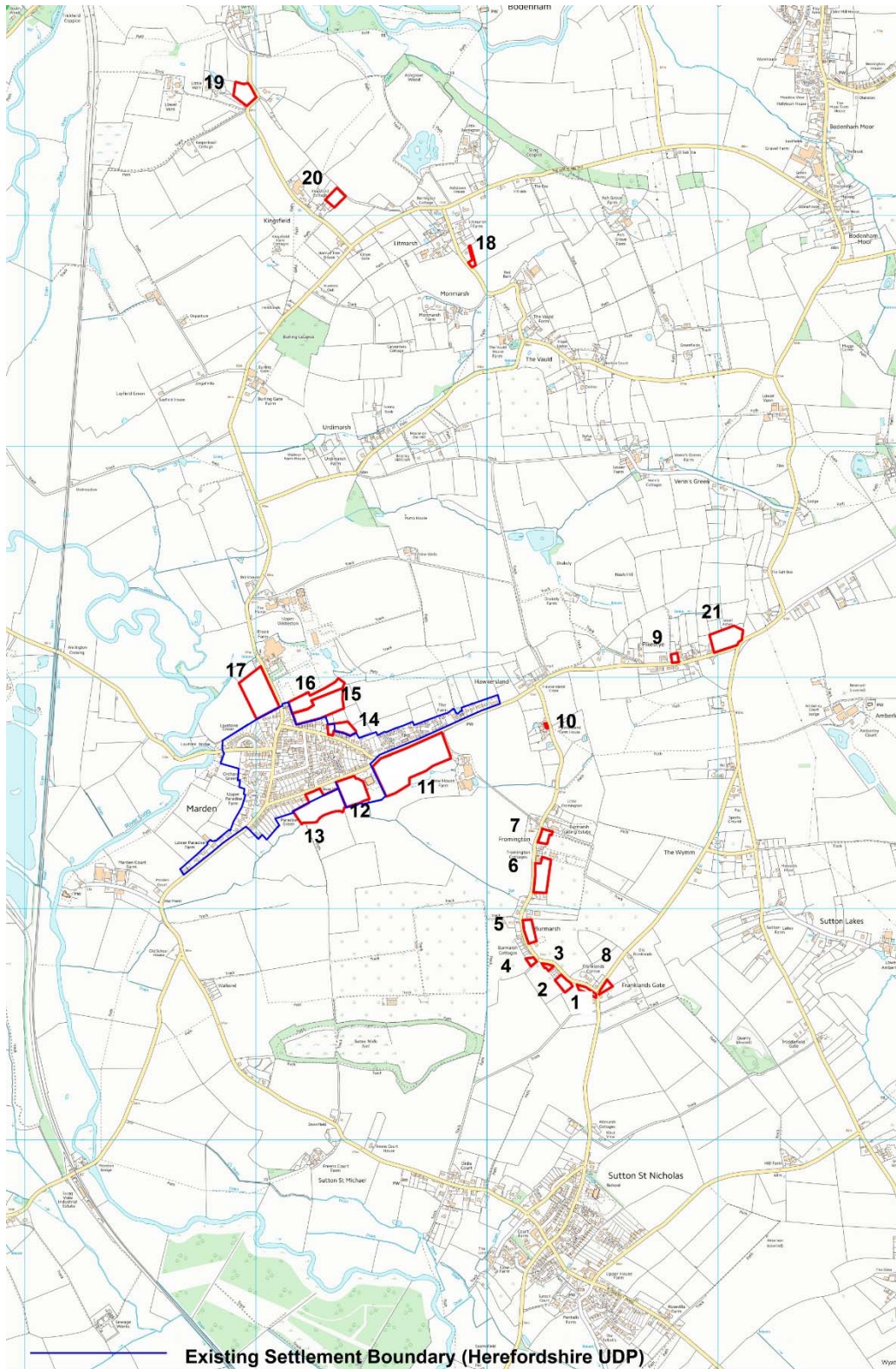
Of those who live outside the settlement boundary – 10 respondents identified 40 houses, 6 respondents identified 100 houses.

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

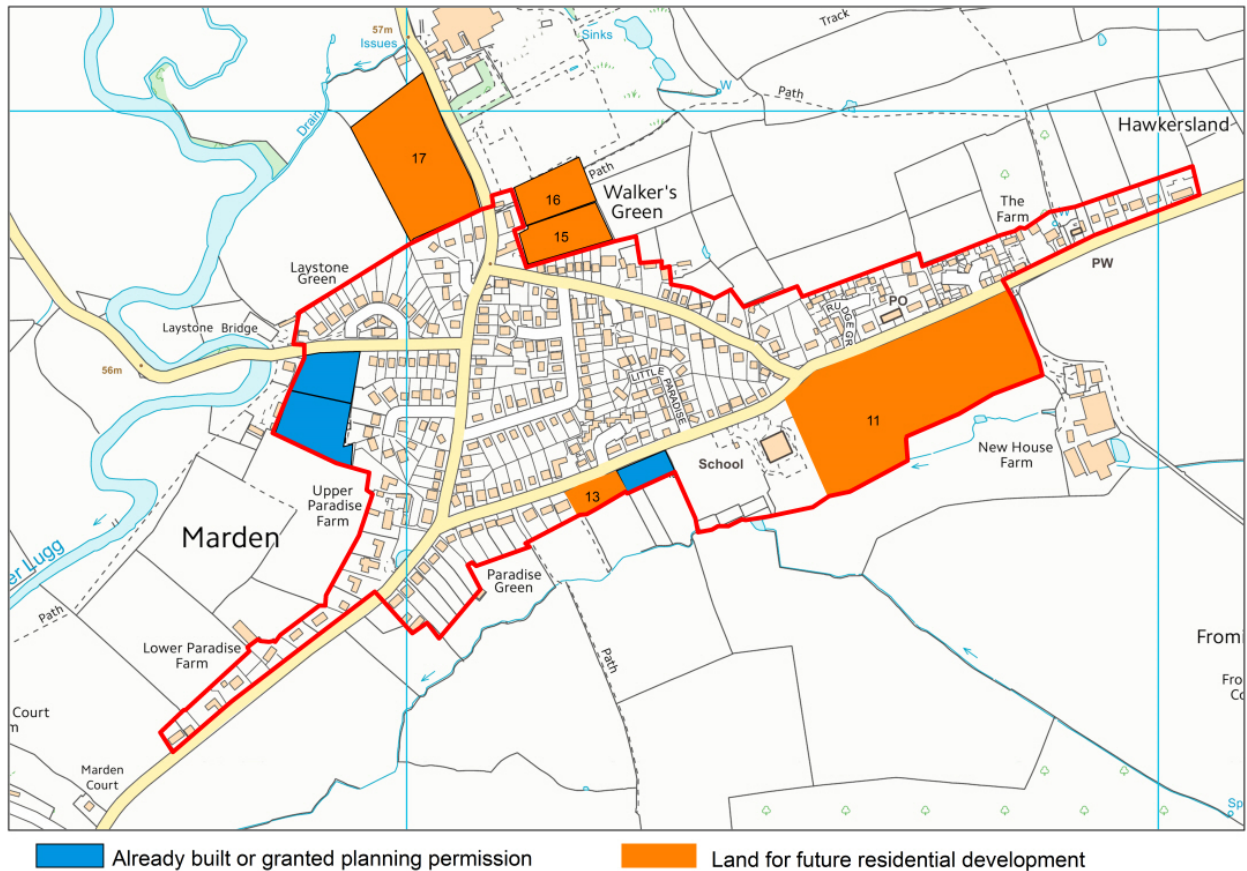
Appendix 6

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



Appendix 7

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 (as shown in the table on the following page). 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.

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

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

Appendix 8

Report of the Open Event on 18-19 July 2015

Marden Draft Neighbourhood Development Plan 2015-2031

The event was held at a weekend and 126 parishioners attended, as well as 2 non-residents who own land in the parish. This is 11.4% of those in the current electoral register (1101). 78 households were represented, 13.4% of the dwellings in the parish (580).

111 response forms were returned from 126 attendees. 15 visitors said that they did not want to comment as they did not live in a hamlet. Some parishioners only completed questions relating to the hamlet they live in and some of the general questions. Others gave minimal responses to the general questions.

Parishioners from 49 households attended both this Community Consultation and the previous Consultation Event held in January 2015. 30 other households were represented at the current (July) Consultation, over 60% of whom live in Burmarsh, Litmarsh, The Vault or other hamlets within the parish. An additional 90 households were represented at the January Event – the majority from Marden village.

The results below give numbers of responses and percentages related to the total attendees (excluding non-residents).

The coloured hatched markings on the 3 maps represent changes suggested by attendees. The number of attendees suggesting each change to the Settlement Boundaries is also given.

1. Do you agree with the changes (marked in red on the display sheets) made to the Policies of the current draft Neighbourhood Development Plan? Please circle your choice

Yes = 74 (+2 non-resident) (66.6%) No = 27 (24.3%)

If you answered 'no', please tell us how and what you think should be changed

- Didn't see old policies so cannot say
- Original plan supported by huge majority of villagers who responded, should have voice heard (x 2)
- No building at all
- Should be bigger
- No yes/no answer as NDP process deeply flawed (x 2)
- Areas missed off, Burmarsh extends to Hawkersland Farm
- Not close to existing single track highways
- Should not include Burmarsh as road and utilities limitations (x 2)
- Other hamlets should be considered (x 2)
- Policy M2c – density, d – access to hamlets inadequate, g – who would want affordable housing where no services?
- Policies do not fit rural area – narrow roads, poor facilities etc
- Recent developments failed to expand the village sympathetically. Request to include hamlets dismissed by PC without asking parishioners

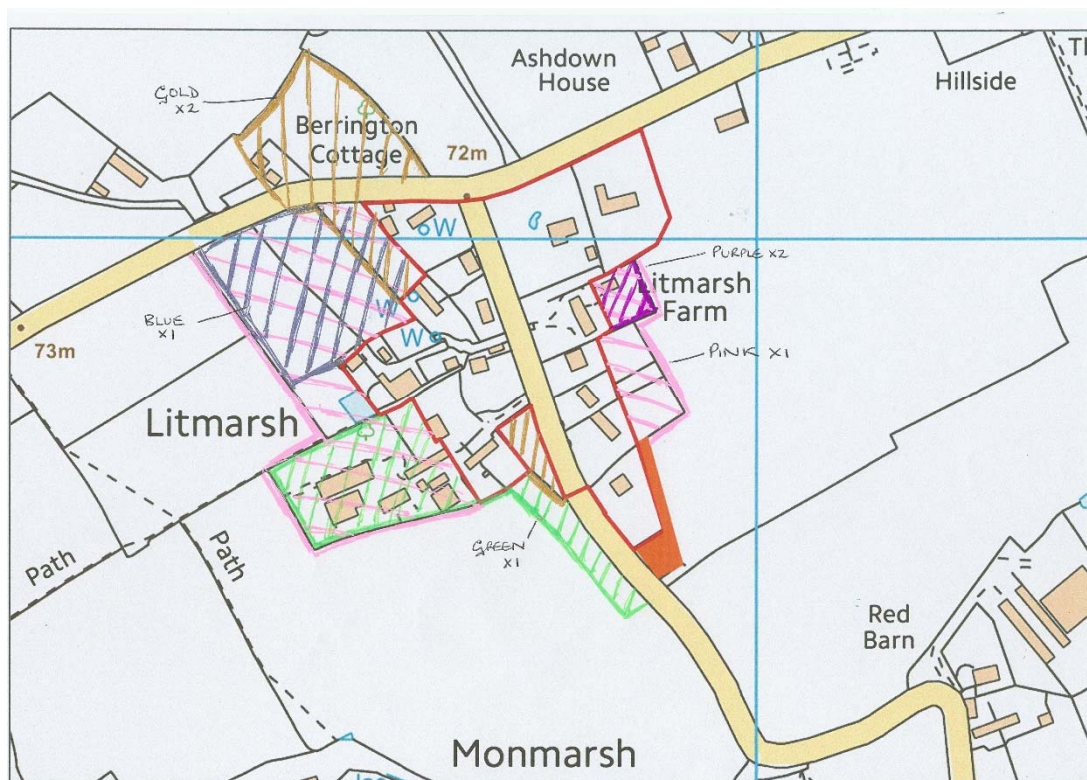
2. Do you agree with the Settlement Boundary for Litmarsh? *Please circle your choice*

Yes = 84 (75.6%) No = 13 (+2) (11.7%)

1 person only responded to questions relating to Litmarsh and some general questions

If you answered 'no', please mark on the map below how you think should be changed

- Settlement Boundary cuts our land in half & excludes barn we want to expand our self-catering business into (x 2)
- Non-residents marked area around Berrington Cottage as extension of Settlement Boundary (x 2)



Response to suggested changes to Settlement Boundary for Litmarsh

- Barn included in purple marking could be submitted as a windfall site
- Buildings in green marking are agricultural and could be submitted as a windfall site
- Inclusion of other areas marked could allow significant disproportionate increase in number of dwellings in hamlet of Litmarsh
- Inclusion of other areas marked extends Settlement Boundary outside built form of hamlet

Changes to Settlement Boundary for Litmarsh recommended following Community Consultation

- Following review by the Steering Group, Settlement Boundary to be amended to cross road and run down right hand side of road for southern part of boundary (see Appendix 10) to be consistent with other Settlement Boundaries by roads
- No extension to Settlement Boundary suitable

3. Do you agree with the allocation of the site marked in orange on the Litmarsh map above? *Please circle your choice*

Yes = 65 (58.5%) No = 28 (+2) (25.2%)

If you answered 'no', please give your reasons below

- Plenty of houses already in the area, narrow roads
- Too conservative, not many houses on that strip

- Don't know what people want there but enough housing on small area (x 2)
- Roads unsuitable, lack of drainage, floods, area of walkers/bicyclists/horse riders (x 2)
- No strong feeling but feels like ribbon development
- Area of land purchased by owners of Broxash, access behind The Withies, no infill and was until recently part of large field. Previous planning refused
- Inadequate access, no bus or sewerage, minimal other services
- Site on straight piece of road but non-commercial orchard with road access
- Small residential area needs protecting (x 2)
- Extending small hamlet, not necessary
- How many houses?
- Traffic congestion
- Should be ranked by parishioners (x 5)
- Completely restrictive
- Extend boundary to encompass field around Berrington Cottage (x 2 non-resident)

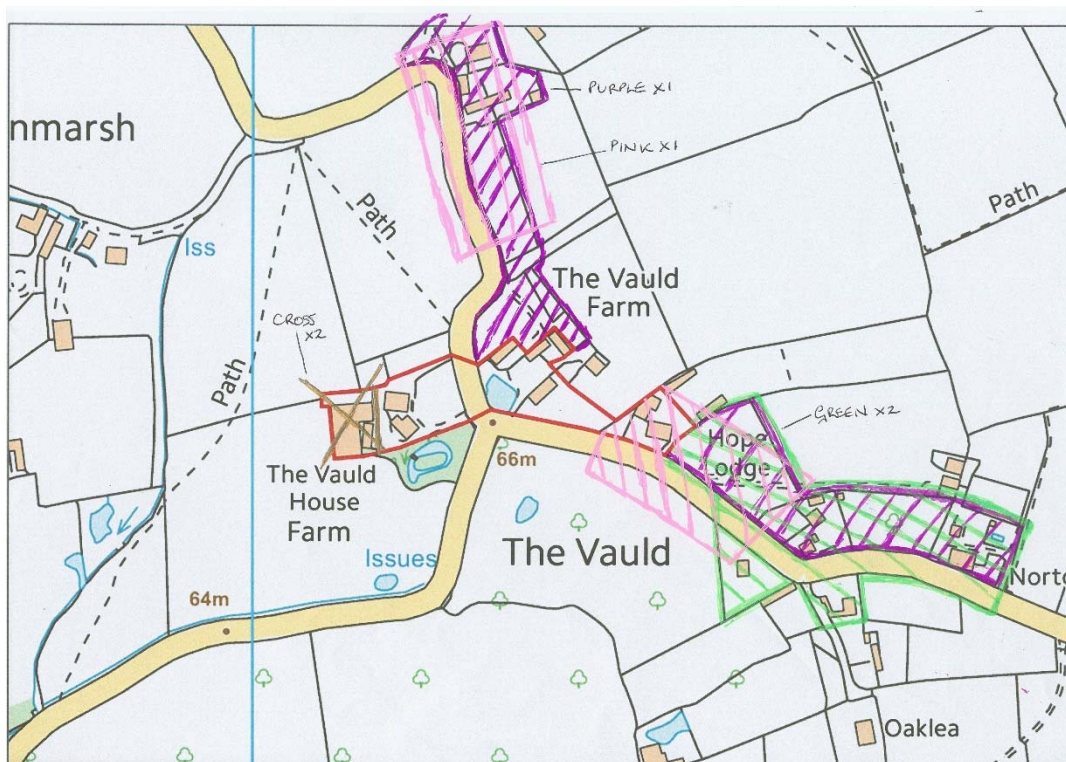
4. Do you agree with the Settlement Boundary for The Vault? Please circle your choice

Yes = 82 (73.8%)

No = 13 (11.7%)

If you answered 'no', please mark on the map below how you think should be changed

- Subject to highway improvements
- 4 of 5 properties in boundary are listed, no room for development, remove The Vault from NDP
- Current boundary includes 2 properties not suitable for development, my suggestion includes alternative sites – 1 semi-industrial, 1 residential
- Almost completely restrictive
- Area marked with cross is agricultural barn



Response to suggested changes to Settlement Boundary for The Vault

- Inclusion of areas marked could allow significant disproportionate increase in number of dwellings in hamlet of The Vault
- Inclusion of areas marked extends Settlement Boundary outside built form of hamlet
- Area marked with cross could be excluded, in line with other boundaries for hamlets

Changes to Settlement Boundary for The Vault recommended following Community Consultation

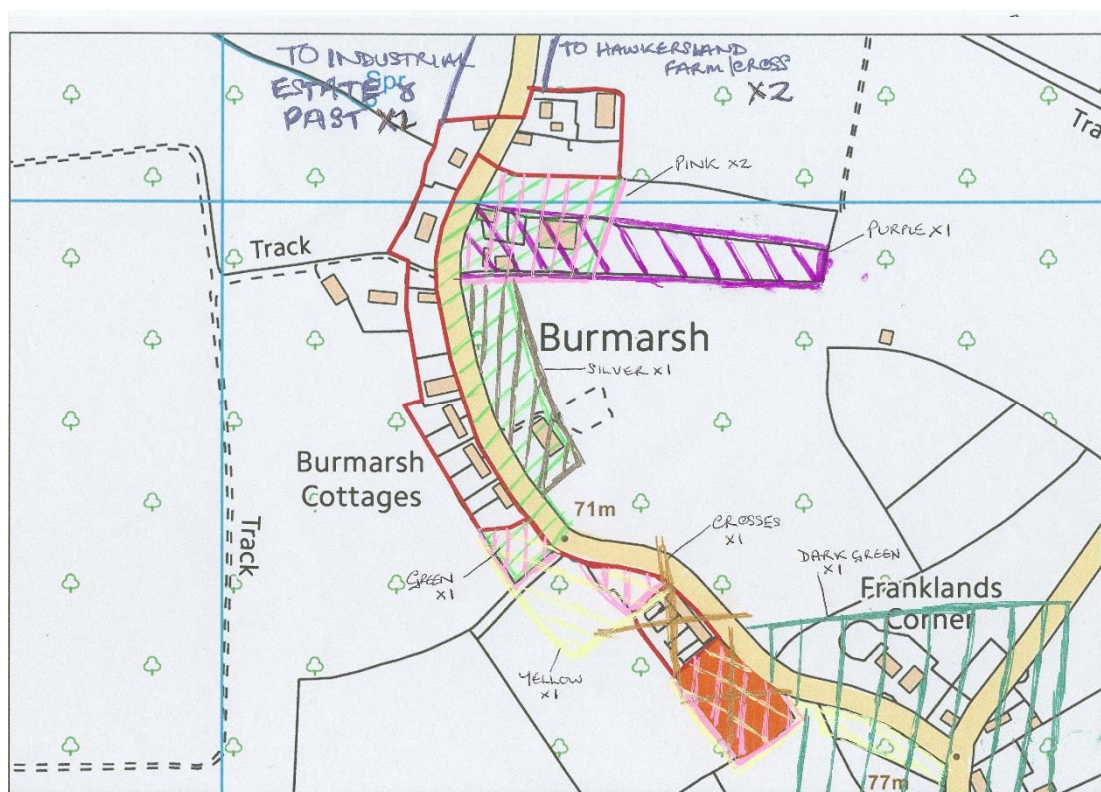
- Following review by the Steering Group, Settlement Boundary to be amended to exclude the agricultural barn on left of map above (see Appendix 10) to be consistent with other Settlement Boundaries
- No extension to Settlement Boundary suitable

5. Do you agree with the Settlement Boundary for Burmarsh? *Please circle your choice*

Yes = 75 (+2) (67.5%) No = 27 (24.3%)

If you answered 'no', please mark on the map below how you think should be changed

- Don't know this area (x 2)
- Should go up Burmarsh Lane to include industrial units but not stop there (x 2)
- Development should be limited to 1/3 of that proposed (x 2)
- All of Burmarsh should be included – maps not marked (x 5)



Response to suggested changes to Settlement Boundary for Burmarsh

- Buildings in light green, pink, purple and grey marking are agricultural
- Inclusion of areas marked could allow significant disproportionate increase in number of dwellings in hamlet of Burmarsh
- Inclusion of areas marked extends Settlement Boundary outside built form of hamlet
- Excluding buildings marked with cross excludes first part (1-8) Burmarsh Cottages
- Extending the boundary to include up to Hawkersland Farm/Cross and/or down to Frankland's Corner would lead to extensive areas of land being available to development with possible very disproportionate development
- Extending the boundary to include up to Hawkersland Farm/Cross and/or down to Frankland's Corner would greatly extend the boundary past the built form, unless separate Settlement Boundaries were defined for the cluster of dwellings at Fromington and Hawkersland

Changes to Settlement Boundary for Burmarsh recommended following Community Consultation

- Following review by the Steering Group, Settlement Boundary to remain as proposed (see Appendix 10)
- No extension to Settlement Boundary suitable

6. Do you agree with the allocation of the site marked in orange on the Burmarsh map above? Please circle your choice

Yes = 64 (+2) (57.6%) No = 36 (32%)

8 attendees only marked questions relating to Burmarsh and some general questions. Of these 8 – 6 agree with the proposed Settlement Boundary and 2 want the Boundary extended to Hawkersland. Of these 8 – 7 do not want the proposed site allocated and 1 agreed with the site allocation.

If you answered 'no', please give your reasons below

- Burmarsh is already overbuilt, narrow bad road, dangerous access both ends or at Frankland's Corner (x 5)
 - Only if there is thought on access at Frankland's Corner (x 3)
 - Mature trees on suggested site (x 2)
 - Already have 42 houses and many travel to Hereford from village
 - Road not suitable, lack of access, too close to junction/blind corner (x 11)
 - Planning on site where farm workers live, single road, no mains drainage
 - Extends Settlement Boundary (x 3)
 - Ribbon development
 - Switch to site 5 to avoid linear development
 - Enough development in Marden village
 - Sites should be ranked by parishioners (x 5)
 - Don't know the area
7. If you do not agree with the allocation of sites within the designated hamlets of Litmarsh, Burmarsh and The Vault, where do you think 6 more houses should be allocated in Marden parish?
- New House Farm has enough (x 2)
 - Outside village past Burmarsh turn on fields opposite the scout hut (x 2)
 - Why not Urdimarsh/The Venn/Monmarsh, Settlement Boundary drawn up in ad hoc manner (x 2)
 - Marden village (x 5)
 - None – why more when over the limit (x 2)
 - Agree with allocations (x 2)
 - Sites 1-4 and 6-8 in Burmarsh (x 2)
 - Towards S&A
 - Outside village
 - Sutton Walls/Urdimarsh/The Venn (x 2)
 - As in July consultation
 - Burmarsh allocation only one needed for hamlets
 - When ranked by parishioners (x 5)
 - The Volunteer site
 - Sites 3, 4 and 7 in Burmarsh
8. Future development is limited by the allocation of sites in the NDP as follows:
- To the allocated sites
 - To within the Settlement Boundaries and

- To windfall development within the Parish.

This Draft NDP allocates 4 sites for development – 2 in Marden village, 1 in Litmarsh and 1 in Burmarsh.

These sites will allow the minimum target for development to be met.

Do you agree with the allocation of these 4 sites?

Yes = 54 (+2) (48.6%)

No = 40 (36%)

If you answered 'no', please give your reasons below

- We do not agree with Settlement Boundary in Litmarsh as it cuts our land in half excluding a barn property (x 2)
- I only support New House due to village facilities being adjacent. I don't think houses should be built around here, keep them in towns and Hereford city outskirts
- Do not agree with further development on site of actual Rose Villa farm buildings including barns (x 2)
- Lesser number of proposed houses in Burmarsh (x 2)
- They are rather limited. I agree with all but the one at Burmarsh. The reason is this site is too close to the highways blackspot at Franklands Gate and Burmarsh Lane is narrow/blind at this spot. There are likely to be ecological challenges to developing this site as well. The Parish need to allocate land slightly further along the road in Burmarsh where the road is wider & there are less mature trees/hedgerows
- The 2 sites within the village should be used, allowing infill to take place if needs arise. A village can easily outgrow its amenities & services capabilities (x 2)
- I agree with 1 site in Burmarsh but the road conditions must be considered and the site would preferably be towards the Hawkersland Farm end of the lane
- I would only agree if 2-3 properties maximum were built in the hamlets, though I prefer none to be built
- There has been no needs analysis. How do we know how many houses are needed in Marden. Before any thoughts of more houses more thought needs to be given to improving & building of a sewerage system in all of these hamlets (x 2)
- More consideration should take place. Today 18.7.15 is the first event I was aware of and invited to
- Building should be confined to the village. Not lanes with no mains drainage, pavements, untreated roads
- Boundaries appear to be sensible. However let's not spoil our village with too many houses. Houses need to be limited and access needs to be considered. 2-5 houses on Burmarsh site 2 would be more appropriate to consider due to size and limited access which needs to be safe
- Should be kept for agricultural
- All except Litmarsh, not suitable (x 2)
- Again I feel there have been enough houses allocated to be built in Marden, I do not feel the need for further houses being built in these hamlets
- I feel there has been enough houses allocated in Marden, which will make Marden a bigger village, so as that has grown I would like to keep surrounding areas like they are, little hamlets and a lovely countryside
- The proposed site in Burmarsh would be too crowded
- It may be possible to build one house within Burmarsh settlement, but already making the situation more difficult (x 2)
- Again I don't accept the premise. One site in Marden village alone will meet the minimum target and more
- Consideration needs to be given to capacity of Marden school and availability of transport (free of charge to family/ guardians) to other schools or secondary schools within the area
- Already explained, the hamlets are unsuitable for further development. The minimum target can be met by the proposed developments already accepted in Marden village. The

hamlets should be considered as open countryside to be protected. The extra housing in Marden gives more chance for improved facilities

- Proposed applications to date more than cover the need for housing without developing the areas within the hamlets to allow the minimum target to be met. Marden and part of Burmarsh
- I do not see Litmarsh or The Vault as suitable (infrastructure/services/character)
- Do not agree with such a large site at New House Farm when parishioners wanted smaller sites in the village (x 5)
- Litmarsh and Burmarsh add nothing to the overall plan or do anything for the hamlets. Therefore can be discounted, surely there must be opportunities for infilling
- Development should be spread more evenly throughout the parish (x 2)

9. Do you have any other comments?

- Best of the sites for development. New House Farm development, would like only 60 max there and good provision for parking and community building
- The 2 new sites earmarked will spread the allocation of new houses. Hopefully allowing younger people, families to move into these areas
- Concerns 1. traffic speed control at school. 2. adequate private parking off road. 3. future school development. 4. new village hall. 5. upgraded recreation facilities. 6. limit development of site 11 to original 60 houses (x 2)
- Development should give more consideration to starter homes (reasonably priced) and bungalows suitable for retirement
- Think Marden will be spoilt with so many extra houses - better to infill than lose complete fields which will be needed for food production in the future. Roads too narrow for increased traffic. Village hall needs to be big enough to have ample parking (x 2)
- Burmarsh development must be carefully considered because of the following: 1. large number of pedestrians (accommodation block) 2. road very narrow in places less than 4 metres. 3. flooding in places. 4 horse traffic. 5. speed of cars/vans/lorries/agricultural (speed limit 60 mhp) (x 2)
- Who is going to live in these houses? Where is the employment coming from? What type of home employment are you recommending?
- Have you taken into account the bus service and time table? Also water, sewage, any future transport problems? Are grass verges protected as corridors for wildlife any use for walkers? Over population
- Please can you offer the people of Burmarsh a chance to propose sites to develop on a decent sized map, please include Fromington in Burmarsh it's where we live. Thank you for today it's a big help
- To build a large number of houses services must be maintained - Burmarsh lane is not maintained, drivers use it as a cut through and drive too fast. Postal papers should be sent to all residents who are unable to attend. Bus services need to be kept. Policing must be kept up
- Yes but not now!
- Would like site 11 to not exceed 60 dwellings, please note 60
- I do not want to see any more than 60 built on site 11, so a few scattered in the hamlets seems a bit fairer
- Best of a bad lot. Overdevelopment = destruction of village life/culture, loss of prime agricultural land which should be used for growing food
- Infrastructure not adequate to accommodate more traffic (x 2)
- Where will all the sewage go!
- You will never keep everyone happy so spread the pain! I agree with the proposal to include the parish & not concentrate on restricting development solely to Marden village. I would hope for significant improvements in the short term in respect of policy M9 re business infrastructure. ie 1. improve broadband facilities, which are appalling when compared to surrounding villages and could be addressed immediately. 2. improve the bus service so that people do not feel isolated. Both of which may encourage people to live in the 104 houses when you finally agree to build them

- There is more than enough traffic in these areas as it is, the roads are not suitable for more traffic either. Myself and my family moved into a small hamlet, as we wanted to live in the countryside, without being overlooked by houses, and heavy traffic! I would like to continue to live like this
- We have children and there are other families in the close area, I feel more traffic on this little road could be very dangerous and the traffic coming in from the Sutton side on the bad bend will be dangerous with all sorts of traffic
- I highly agree with the proposal of site 2 in Burmarsh. I feel this plot would fulfil a suitable amount of houses whilst in keeping with the current layout of Burmarsh. Therefore we highly disagree with proposed site 5 in Burmarsh as this would drastically change the layout, feel and desirability of appeal of Burmarsh (x 2)
- Currently there are frequent water pressure problems in Burmarsh and frequent power cuts. The road through Burmarsh already has to handle vehicular traffic for the industrial estate and major vehicles for the orchard operation (x 2)
- All of the development is good for the community but I don't understand, if there is an influx of children where they will go to school. Like in the last development plan there seems to be no school extension to increase the size of the school. This needs to be addressed and I would not be happy if this makes the school overcrowded. I am keen for the council/parish to let the community know what are the plans for the school
- Very concerned about encroachment of green field sites, especially any plans to spread as far as the war memorial! (x 2)
- Marden, like all PCs, is caught in the bind of only getting an NDP approved, if it agrees to ludicrous arbitrary targets which if accepted, will more or less render the NDP unnecessary. It's like Greece in some ways
- Reservations should be considered in respect of plans proposed to allow for: 1. adequacy or otherwise of water supply +/- sewerage disposal 2. adequacy of public transport, not all households will own or use a car (this will become important after bus service review to take place in September 2015)
- Any developments should take into consideration impact of present dwellings. Increase road usage as bus services are more, more withdrawn and lack of good broadband internet, mobile phones in the area of Herefordshire
- All parishes and hamlets need to grow in a small way suitable for local builders to be employed. Huge developments are impersonal, do not reflect any local character, involve large developers who are not local & give undue strain on local services (x 2)
- Thank you for all your hard work (x 2)
- Although we have lived in Marden village for 10.5 years we are not familiar enough with the parish to be able to comment on the proposals for Litmarsh (x 2)
- I think the extended options encroach on countryside sites and that the current development plans for Marden should suffice but the major site be limited to 60 and definitely not 90 for the reasons the PC has advanced
- A form should have been sent to all parishioners to complete
- Family members and local people cannot express their opinions unless on site - this does not reflect the true views of the parish
- Would oppose other sites suggested by Savills Farmcare Ltd (site housing 5-7) but current suggestion for Burmarsh OK (x 2)
- I think the increase in population will spoil our village and lead to it becoming in due course a satellite of Hereford with little green spaces
- Is there no-one with vision? There is nothing in the Marden village which closely resembles what is proposed. If the current thinking by the Marden PC is that no more than 60 buildings will be needed, the New House Farm site should be redesigned to accommodate far less than 90. More sites equal less dense. Designs should also allow flexibility for owners to develop their property to meet their current situation and any future needs! Rather than being forced to relocate
- Having walked through the village this Sunday afternoon, the peacefulness of the rural environment is very noticeable. We should do all we can to protect this for the benefit not

only of existing residents but also for any newcomers. One way to achieve this will be for a careful control to be exercised on density on approved sites

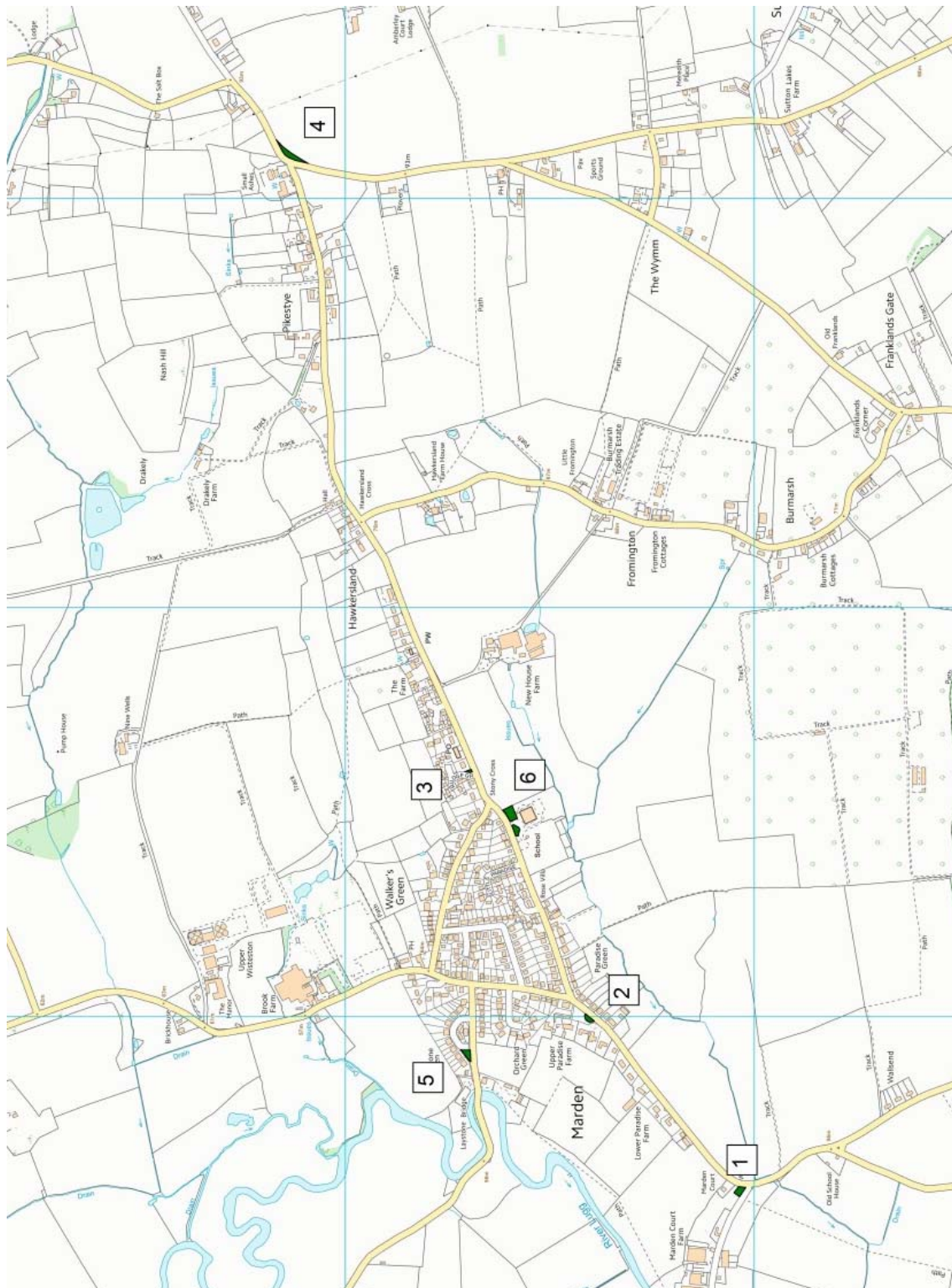
- The 2 big developments in the village are both too big, both should be scaled down to allow smaller developments on both sites. This would allow for local tradespeople to be employed. Whereas a large site would probably use outside workforce (x 2)
- Overwhelming preference for New House Farm as a site but plan currently submitted needs modification (x 2)
- There may be better positions for the allocated sites in the development plans
- Having previously lived in Litmarsh, we consider that the area allocated is too crowded. Some limited enlargement would increase the community feel (x 2 non-resident)

The Steering Group for the Marden Neighbourhood Development Plan
July 2015

Appendix 9

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.



Appendix 10

Planning Gain for Marden Parish

The following is a list of community facilities in order of priority that would benefit the Parish, its current and future residents and would support the Vision and Objectives of this Plan:

1. New multiuse Community Centre with appropriate parking and space to display the village clock
2. A village green
3. Enhanced and additional children's recreation equipment
4. Refurbished tennis courts
5. Improvement to the football pitch and changing facilities
6. Pavement/footway in front of the school and to link the main village with the church.

Glossary of terms (From Herefordshire Core Strategy)

Not all terms are used in the Plan, some are included for reference

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.
Community facilities	Land and buildings uses 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 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

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Marden

Neighbourhood Development Plan

To 2031

Submission Version
November 2015

