

Marden Neighbourhood Development Plan

Vision

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

Marden will have a mix of open market and affordable housing, of high quality, sustainable homes satisfying all needs and age ranges. The nature and scale of housing and commercial development will have enhanced our rural appearance, feel and identity and protected the countryside. Necessary services – retail, service, school, community, care, sport & leisure, a dedicated multi-use community centre, public transport etc. – will be provided and supported locally. There will be opportunities for working from home as well as locally, in activities that positively enhance our natural environment. Continuing agricultural and other business activities in the Parish will also enhance our natural and built environment. Access to the countryside will be improved and enhanced to support exercise, health and wider wellbeing

Objectives

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

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

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

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

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

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

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

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

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

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

In order to retain the rural character of Marden village over the plan period, proposals for new housing development will only be permitted within the Settlement Boundary or on allocated sites, as shown in Appendix 7, in accordance with the Herefordshire Core Strategy and where it meets all the following criteria:

- I. It should be designed so as to deliver an integrated addition, well connected to the existing village settlement and community facilities
- II. It would not lead to the loss of protected open space, shops or other local facilities
- III. It has an appropriate density in context with the immediate surrounding area
- IV. Appropriate and safe access can be achieved
- V. Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities)
- VI. Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape
- VII. 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
- VIII. Reflects the scale and function of the village of Marden.

In addition, the use of a brownfield site within the Settlement Boundary or conversion/replacement of an

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

Policy M2 – 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:

- I. 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
- II. Accompanies and is necessary to the establishment or growth of a rural enterprise or
- III. 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
- IV. Would result in the sustainable re-use of a redundant or disused building(s) or
- V. Is rural exception housing in accordance with Policy H2 of the Herefordshire Core Strategy.

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

Policy M3 – Scale and Type of New Housing Development in designated hamlets

Proposals for new housing outside the settlement boundary, but within the hamlets of Litmarsh, Burmarsh and The Vauld, will be considered if all the following criteria are met:

- I. Is proportionate to the size and function of the hamlet
- II. Gives priority to the use of a brownfield site; or involves the conversion/ replacement of an existing building or is an infill site
- III. Is essential housing for agricultural, forestry or other rural workers to live permanently at or near their place of work
- IV. Existing residents or those with long-standing close family links as defined in Herefordshire Council's Core Strategy
- V. Accompanies and is necessary for the establishment or growth of a sustainable rural enterprise
- VI. Replaces existing development and is not significantly larger than the previous development
- VII. Reuses existing, redundant building so long as those buildings can be shown to have had a pre-existence in the community
- VIII. Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape
- IX. It has an appropriate density in context with the immediate surrounding area.

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

Policy M4 – General Design Principles

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

- I. Gives priority to the use of brownfield sites or involves conversion of an existing building
- II. Utilises existing services and facilities (where appropriate and practicable)
- III. Does not have a detrimental effect on residential amenity by reason of noise or other nuisance
- IV. Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure
- V. 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
- VI. Includes the use of sustainable and high energy efficient development using environmental technology for electricity generation, heating and cooling, where appropriate.

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:

- VII. Maintain the historic pattern of development by respecting the layout associated with historic plots in the immediate area
- VIII. 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
- IX. Use, and where appropriate re-use, of local and traditional materials
- X. Use of space and landscape design
- XI. Movement to, within, around, and through the development
- XII. Include adequate parking, garaging, private and public amenity space for future residents
- XIII. Originality and innovation
- XIV. Use of Sustainable Drainage Systems.

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

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

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

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

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

Policy M6 – Protection/extension of Local Community Facilities

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

- I. The community facility is accessible by walking and cycling and has appropriate car parking
- II. There are opportunities to integrate services
- III. 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
- IV. The proposal would not have an 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:

- V. 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
- VI. Satisfactory evidence is produced that there is no longer a need for the facility

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

Policy M7 – New local employment opportunities

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

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

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

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

Policy M8 – Supporting enhancing and protecting existing local employment

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

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

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

- VII. The employment premises have been empty for a significant period of time and during that time actively marketed without securing a viable alternative employment use
- VIII. Equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of local employment space.

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

Policy M9 – Supporting Development of Communications Infrastructure

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

- I. Where it is sympathetically designed and when appropriate suitably camouflaged
- II. All new development will be required to make provision for high speed broadband.

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

Policy M10 – Protection of Local Green Spaces

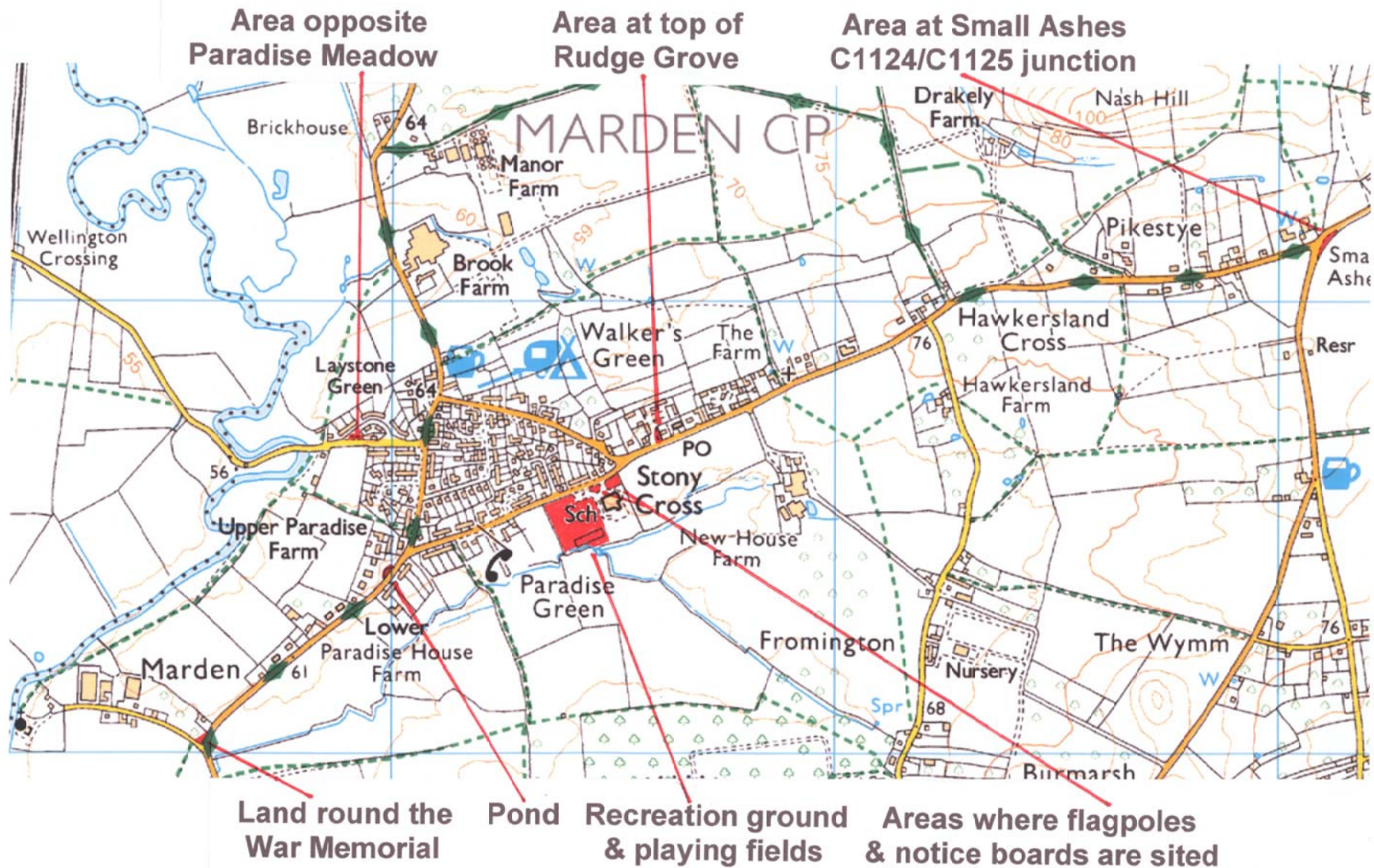
The local green spaces listed below and shown in Appendix 8 are protected from development in accordance with Paragraphs 76 and 77 of the National Planning Policy Framework (NPPF):

- Land round war memorial
- Pond
- Recreation ground and playing fields
- 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.

List of Green Spaces to be Protected

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

PROTECTED GREEN SPACES



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

Policy M11 – Landscape Character

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

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

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

Policy M12 – Surface Water Run-off

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.

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.

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

Policy M13 – Public Rights of Way/Connectivity

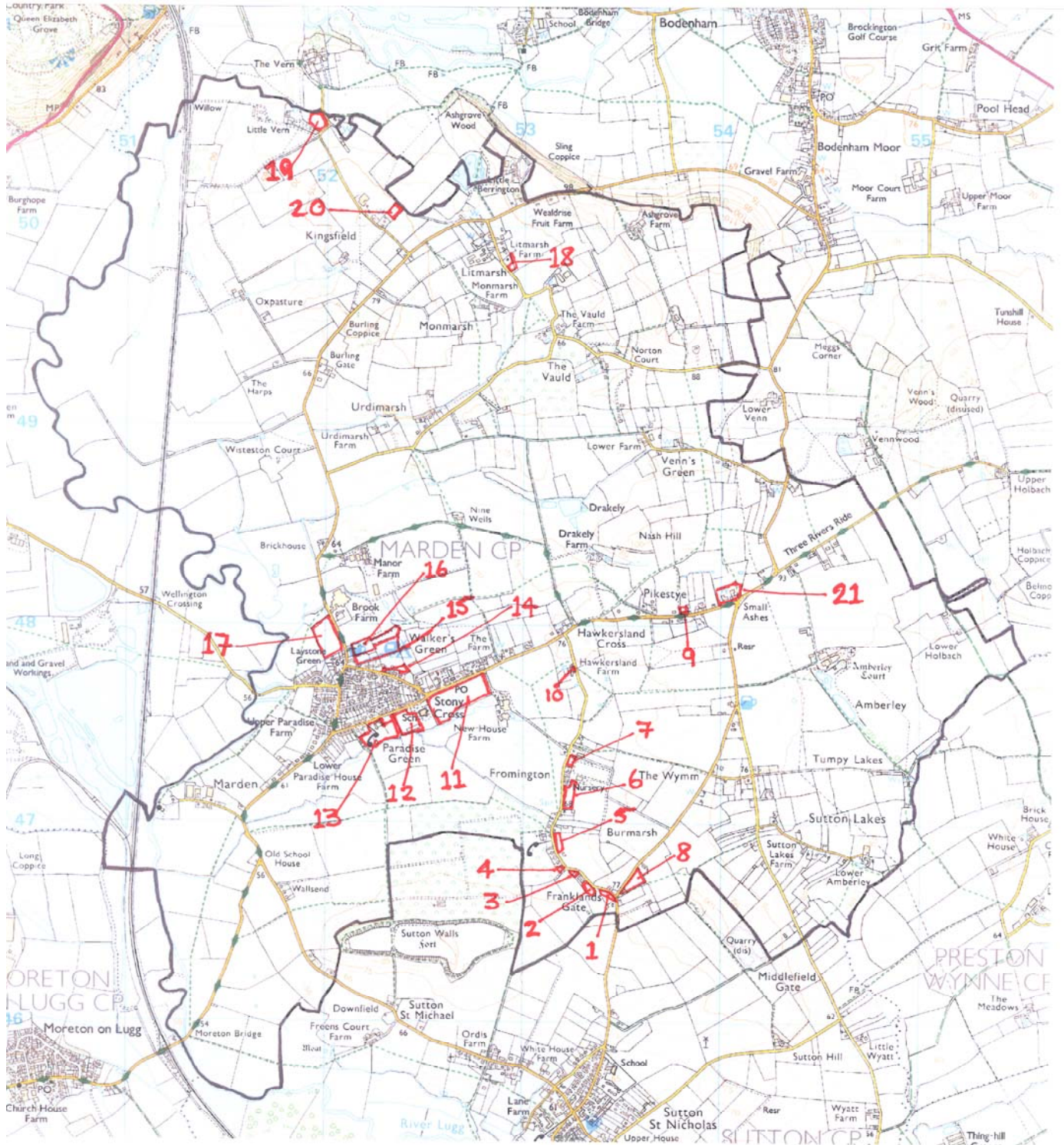
Proposals for the enhancement and improvement of the Public Rights of Way within the Parish will be supported.

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

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

- I. Enhanced public access and appropriate signage from residential areas
- II. New footpaths, cycle routes and bridleways linking to existing and new networks
- III. 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.

ALL SITES SUBMITTED IN MARDEN CALL FOR SITES
Undertaken 1-21 November 2014
(21 sites in total)



Appendix 2 Analysis

Capacity for houses is calculated on the basis of 25 dwellings per Hectare using 65% of the site as developable

Part 1 – Sites within or adjacent to Settlement Boundary that COULD be allocated

Sites in black are not recommended for allocation as capacity under 5 houses

Site Number	Location	Capacity for houses	Total assessment score	Rank from assessment score	Rank relevant to process of allocation
13	Rose Villa, Marden	5	14	1	1
14	Little Woodbine, Marden	2	14	1	
12	Playing Fields, Marden	20	13	3	2
15	Volunteer Rear site, Marden	8	10	4	3
11	New House Farm, Marden	72	9	6	4
16	Volunteer Side site, Marden	16	8	8	5
17	Land opposite Brook Farm, Marden	35	6	12	6

Part 2 – Sites in Hamlets or Open Countryside

Under National Planning Policy Framework, these sites can only be permitted for specific local need or rural exception

Site Number	Location	Capacity for houses	Total assessment score
10	Hawkersland, Marden	1	10
9	Green Bank, Marden	2	9
18	Broxash, Litmarsh	1	8
21	Small Ashes Farm, Marden	18	8
8	Land south of Frankland Cottage, Burmarsh	1	8
2	Land east of No. 1 Burmarsh Cottages, Burmarsh	5	5
3	Land west of No. 8 Burmarsh Cottages, Burmarsh	1	5
4	Land south of No. 14 Burmarsh Cottages, Burmarsh	1	5
1	Land south of Frankland, Burmarsh	3	4
5	Land east of the Orchards, Burmarsh	7	4
6	Land south of Fromington Cottages, Fromington	9	4
7	Land north of Fromington Cottages, Fromington	3	4
9	Little Vern, Little Vern	10	4
20	Kingsfield House, Litmarsh	6	4

Appendix 1

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

Site 6	Open Countryside	Greenfield	No access	1.7 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Does not relate well to existing built form. Isolated. Final Assessment - Inappropriate	0.58	9
Site 7	Open Countryside	Greenfield	No access	1.5 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Infill plot. Can relate to existing built form. Isolated. Final Assessment - Inappropriate	0.188	3
Site 8	Open Countryside	Greenfield	All services	2.4 km	1	Open countryside. Small site in hamlet of Burmarsh. No major policy constraints (Listed Buildings etc). Infill plot. Can relate to existing built form. Isolated. Final Assessment - Significant constraints	0.298	1
Site 9	Open Countryside	Greenfield	All services	1.4 km	1	Within existing ribbon of development. Access and parking for stables to rear. Infill plot. Can relate to existing built form. Open countryside. Final Assessment - Minor constraints	0.12	2
Site 10	Open Countryside	Greenfield	All services	1 km	1	Open countryside Within group of existing buildings. May be suitable for conversion. Final Assessment - Minor constraints.	0.01	1
Site 11	Edge of settlement - 2 sides	Greenfield	No access	0.3 km	1	Open countryside on edge of settlement. No major policy constraints (Listed Buildings etc). Can integrate frontage development with village. Final Assessment - Significant constraints	4.4	72
Site 12	Within settlement	Greenfield	All services	0.1 km	1	Sports facilities within settlement. Restrictive covenant. Can integrate frontage development with village. Final Assessment - Significant constraints	1.24	20

Site 13	Edge of settlement/Within settlement	Greenfield	All services	0.26 km	1	Front of site would be suitable for development. Rear would extend the village southwards. Front - infill. Final Assessment - Minor constraints	2	Total -32 Front - 5
Site 14	Edge of settlement/Within settlement	Greenfield	All services	0.27 km	1	Front of site would be suitable for development. Rear would extend the village northwards. Front - infill. Final Assessment - Minor constraints	0.35	Total - 5 Barns area - 2
Site 15	Edge of settlement - 2 sides	Greenfield	No access	0.5 km	1	Front of site can integrate if suitable access achieved - Final Assessment - Minor constraints	1.5	Total - 24 Front - 8
Site 16	Edge of settlement	Greenfield	No access	0.57 km	1	Front of site can integrate if suitable access achieved - Final Assessment - Minor constraints	1	Total -16 Front -8
Site 17	Edge of settlement	Greenfield	No access	0.57 km	1	Would extend village in a northerly direct. Difficult to integrate. Close to SSSI, SAC and SWS. Final Assessment - Inappropriate	4.46	73
Site 18	Open Countryside	Greenfield	No access	3.5 km	1	Cultivated area on edge of hamlet. Can integrate with surrounding hamlet. Final Assessment - Significant constraints	0.16	1
Site 19	Open Countryside	Greenfield	No access	3.6 km	1	Open countryside. Isolated site. Does not relate. Final Assessment - Inappropriate	0.63	10
Site 20	Open Countryside	Greenfield	No access	3.1 km	1	Open countryside. Isolated site. Does not relate. Final Assessment - Inappropriate	0.42	6
Site 21	Open Countryside	Greenfield	No access	1.7	1	Within existing ribbon of development. Existing stables, buildings yard and grazing. Infill plot. Can relate to existing built form. Open countryside. Final Assessment - Minor constraints	1.14	18

Development in hamlets surrounding Marden & open countryside

Development in the surrounding hamlets has to comply with Policy H2 for rural exception sites of Herefordshire Council's emerging Core Strategy.

Proposals for small affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. The proposal could assist in meeting a proven local need for affordable housing; and
2. The affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
3. The site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities.

Local need is identified as:

- Existing residents of the parish requiring separate accommodation;
- Persons who have current and long standing family links (immediate family only e.g. parent, sibling or adult child) with the parish;
- Grandparents, grandchildren, aunts or uncles will be included only where the council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;
- Persons with permanent, full time employment based mainly within the parish.

Development that is not within or adjacent to the settlement boundary of Marden village or within a hamlet is considered to be in open countryside and has to comply with the National Planning Policy Framework 2012 that states housing should be located where it will enhance or maintain the vitality of rural communities.

New isolated homes in the countryside should be avoided unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- Where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting; or
- The exceptional quality or innovative nature of the design of the dwelling.

Allocation of Sites for Development 1

All 21 sites submitted in the 'Call for Sites' were scored against the criteria shown and independently assessed

The assessment included a figure for potential capacity of dwellings, based on 25 dwellings per hectare on 65% of the submitted site being developable

14 submitted sites are in hamlets surrounding Marden or in open countryside and cannot be allocated

Development on such sites has to comply with the National Planning Policy Framework (2012) and Herefordshire Council's emerging Core Strategy, as shown

7 sites that are within or adjacent to the Settlement Boundary were submitted

Potential capacity for Site 14 was assessed as 2 and therefore not suitable for allocation

Site 12 is identified as a protected green space in the Neighbourhood Development Plan and the Steering Group consider it should not be developed

Therefore 5 sites could be allocated for development

Please rank the 5 sites in your order of preference on the Response Form – 1 is your 1st choice, 5 is your 5th choice

Allocation of Sites for Development 2

Each site is shown with:

- **The potential capacity (calculated using 25 dwellings per hectare and 65% of the site developable)**
- **The summary of the Independent Assessment**
- **The Objectives from the Neighbourhood Development Plan and**
- **How well the Steering Group believes the site will meet the Objectives**

Site 11

Site(s) Identification	Potential Capacity for houses	NDP Objectives	Comments
Site 11 New House Farm	72	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Meets objective</p> <p>Meets objective</p> <p>Potential to meet objective</p> <p>Potential to meet some of the objective</p> <p>Some potential to meet objective</p> <p>Meets objective</p>

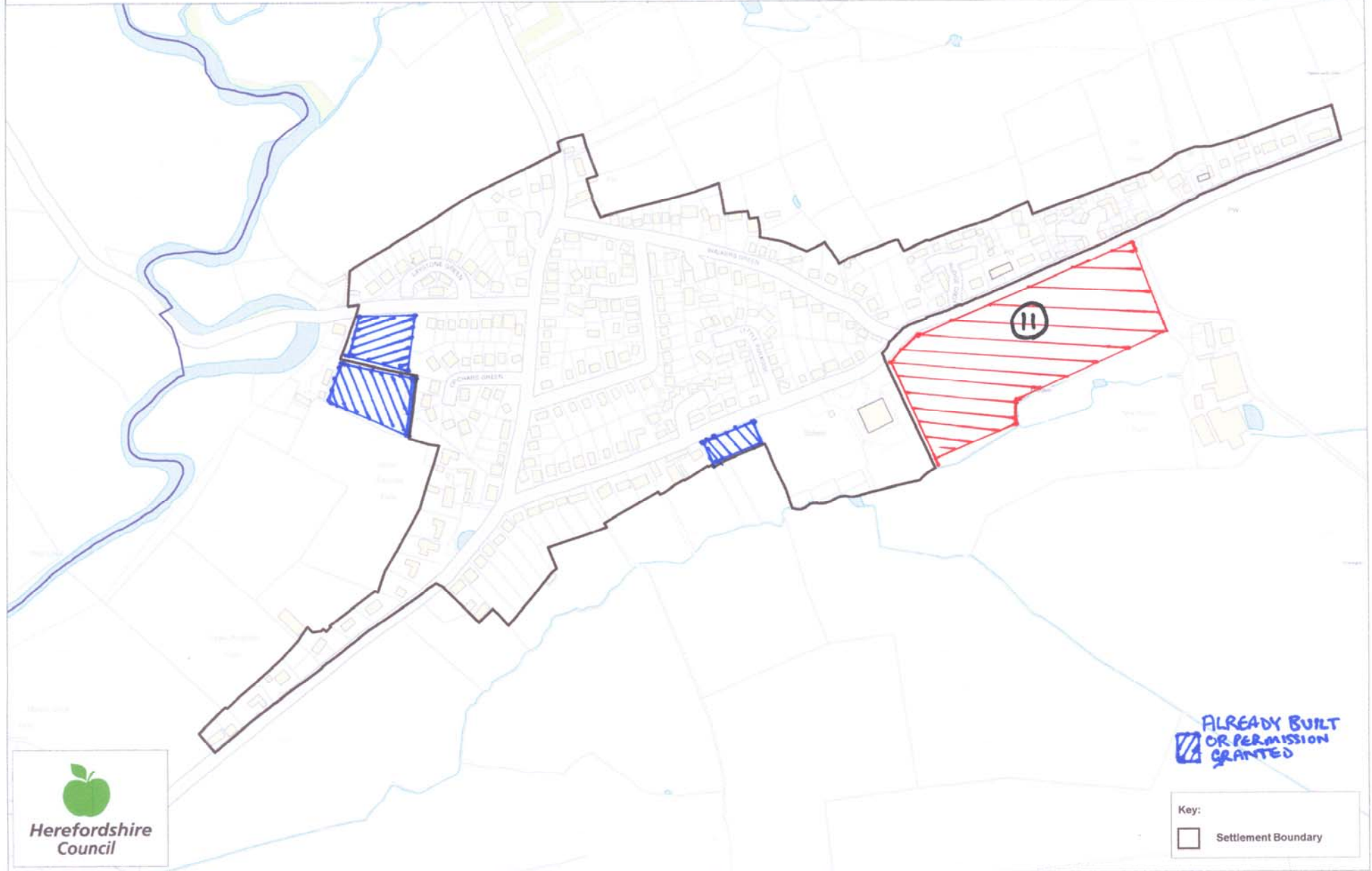
Site 11, New House Farm – Kirkwells’ assessment – Open countryside on edge of settlement. No major policy constraints (Listed Buildings etc). Can integrate frontage development with village. Final assessment – Significant constraints. Scores 9 out of 18.

Marden Settlement Boundary

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NORTH

Scale: 1:4,000



Site 13

Site(s) Identification	Potential Capacity for houses	NDP Objectives	Comments
<p style="text-align: center;">Site 13 Rose Villa (front)</p>	<p style="text-align: center;">5</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Will not meet objective</p> <p>Meets objective</p> <p>Will not meet objective</p> <p>Minor potential to meet objective</p> <p>Some potential to meet objective</p> <p>Meets objective</p>

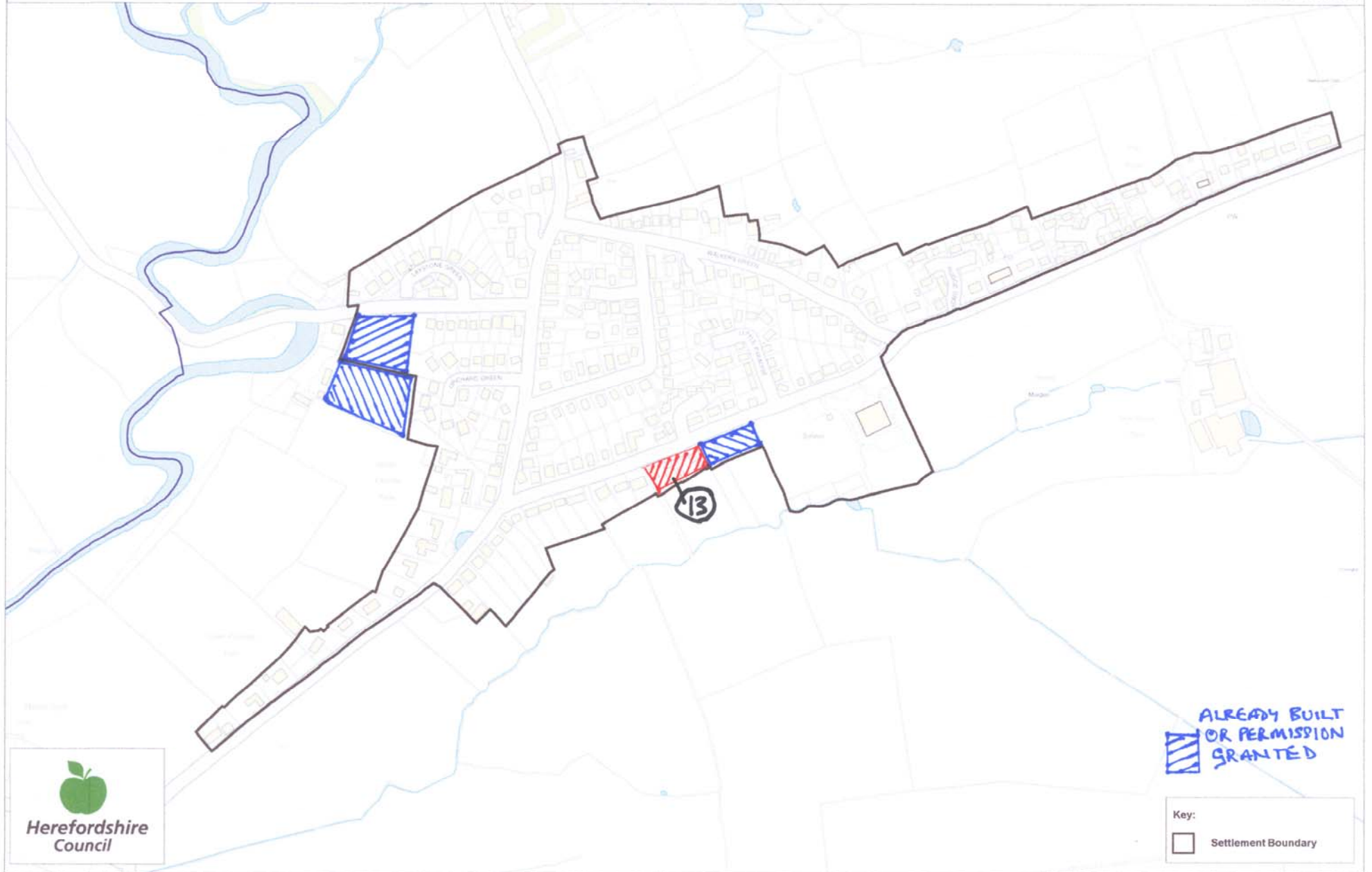
Site 13, Rose Villa – Kirkwells’ assessment – Front of site would be suitable for development. Rear would extend the village Southwards. Front infill. Final assessment – Minor constraints. Scores 14 out of 18.

Marden Settlement Boundary

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NORTH

Scale: 1:4,000



ALREADY BUILT
OR PERMISSION
GRANTED

Key:
□ Settlement Boundary



Site 15

Site(s) Identification	Potential Capacity for houses	NDP Objectives	Comments
<p style="text-align: center;">Site 15</p> <p style="text-align: center;">The Volunteer</p> <p style="text-align: center;">(front)</p>	<p>8</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Will not meet objective</p> <p>Meets objective</p> <p>Minor potential to meet objective</p> <p>Minor potential to meet objective</p> <p>Some potential to meet objective</p> <p>Meets objective</p>

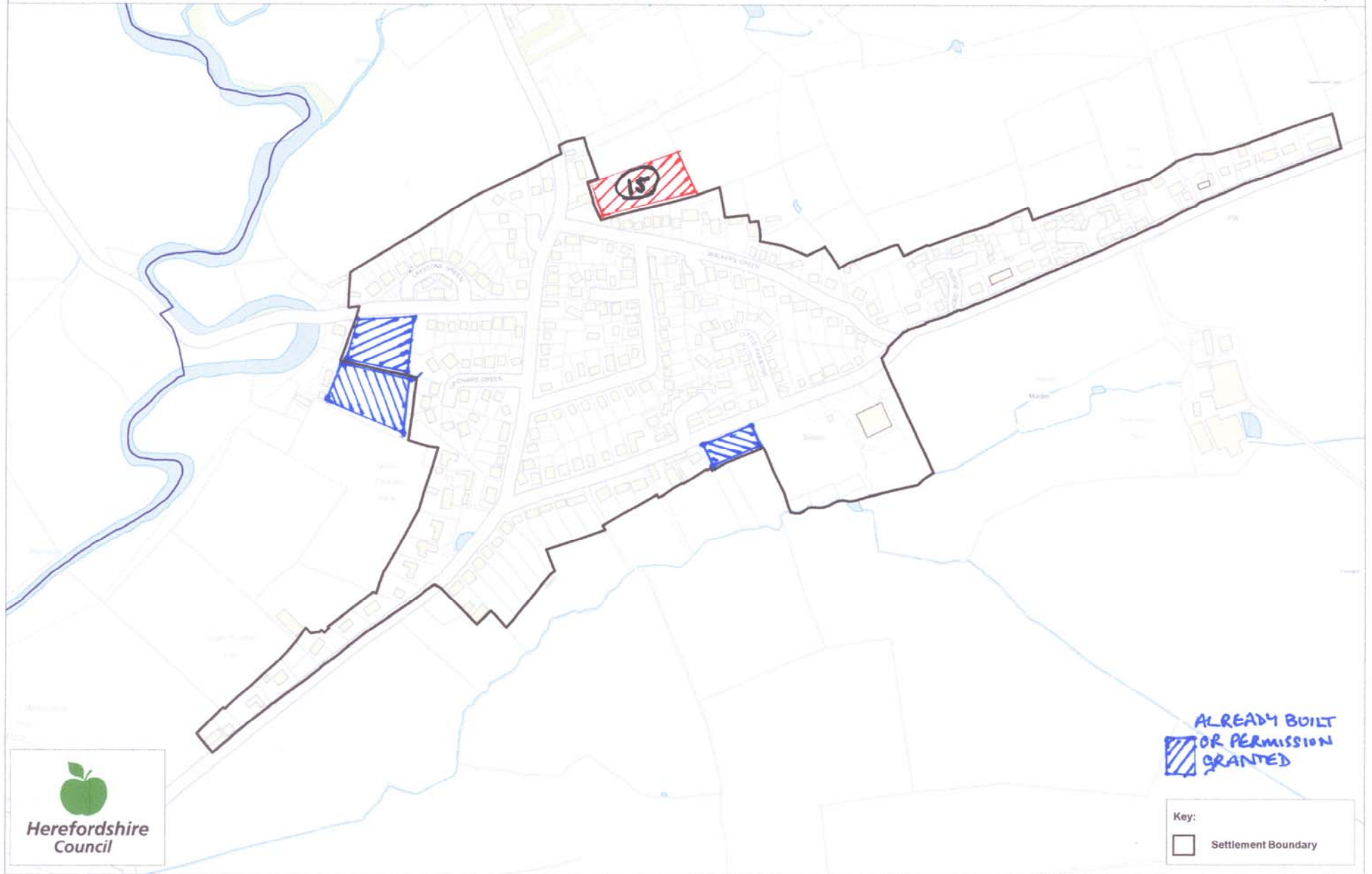
Site 15, The Volunteer – Kirkwells’ assessment – Front of site (campsite) can integrate if suitable access achieved. Final assessment – Minor constraints. Scores 10 out of 18.

Marden Settlement Boundary

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NORTH

Scale: 1:4,000



ALREADY BUILT
OR PERMISSION
GRANTED

Key:
Settlement Boundary

Site 16

Site(s) Identification	Potential Capacity for houses	NDP Objectives	Comments
<p style="text-align: center;">Site 16</p> <p style="text-align: center;">S&A</p> <p style="text-align: center;">(front)</p>	<p>8</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Will not meet objective</p> <p>Meets objective</p> <p>Minor potential to meet objective</p> <p>Minor potential to meet objective</p> <p>Some potential to meet objective</p> <p>Meets objective</p>

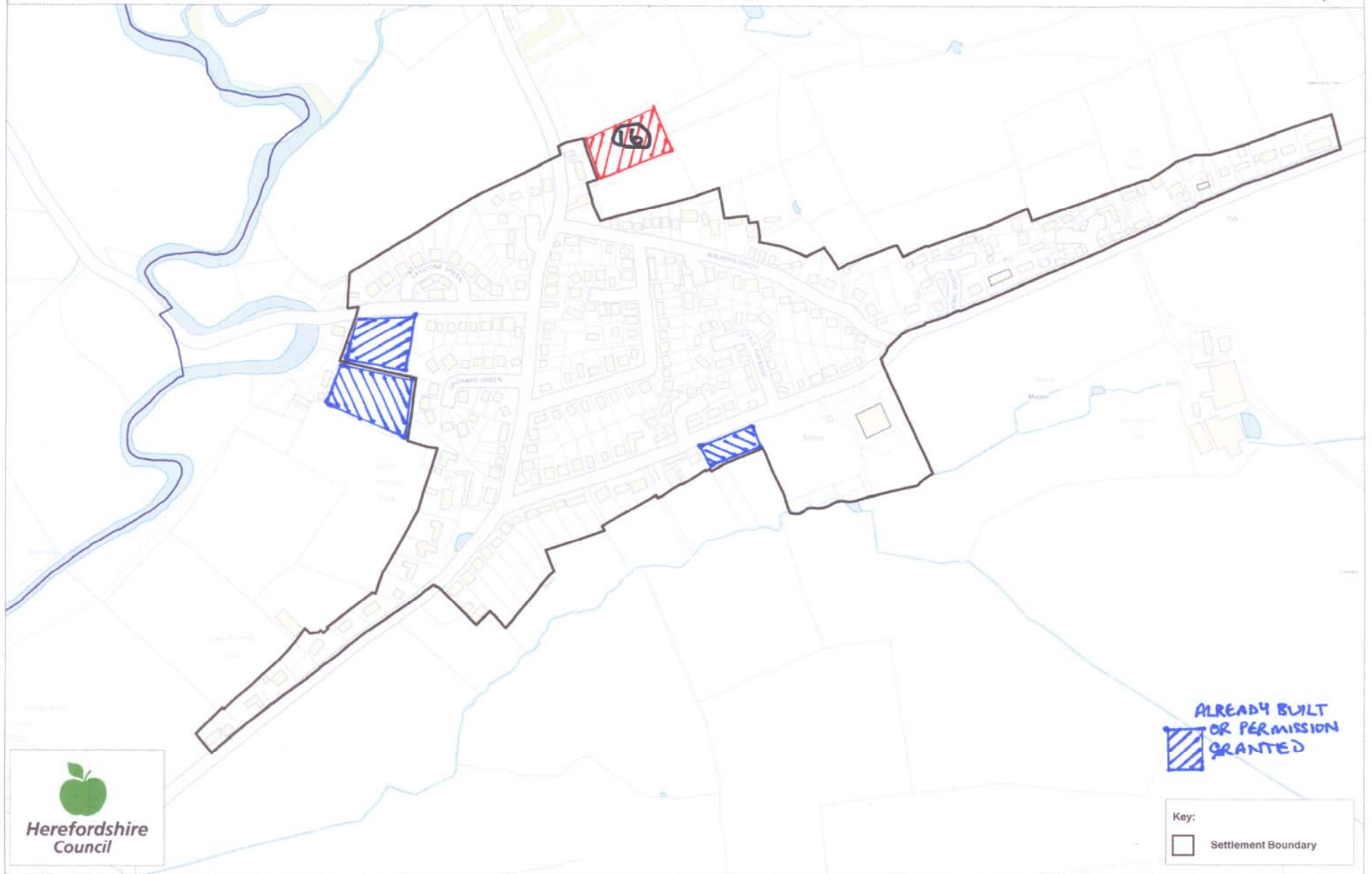
Site 16, S&A site – Kirkwells’ assessment – Front of site can integrate if suitable access achieved. Final assessment – Minor constraints. Scores 8 out of 18.

Marden Settlement Boundary

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NORTH

Scale: 1:4,000



ALREADY BUILT
OR PERMISSION
GRANTED

Key:
Settlement Boundary

Site 17

Site(s) Identification	Potential Capacity for houses	NDP Objectives	Comments
<p style="text-align: center;">Site 17</p> <p>Land opposite Brook Farm</p>	<p>35</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Unlikely to meet objective</p> <p>Meets objective</p> <p>Potential to meet objective</p> <p>Potential to meet some of the objective</p> <p>Some potential to meet objective</p> <p>Meets objective</p>

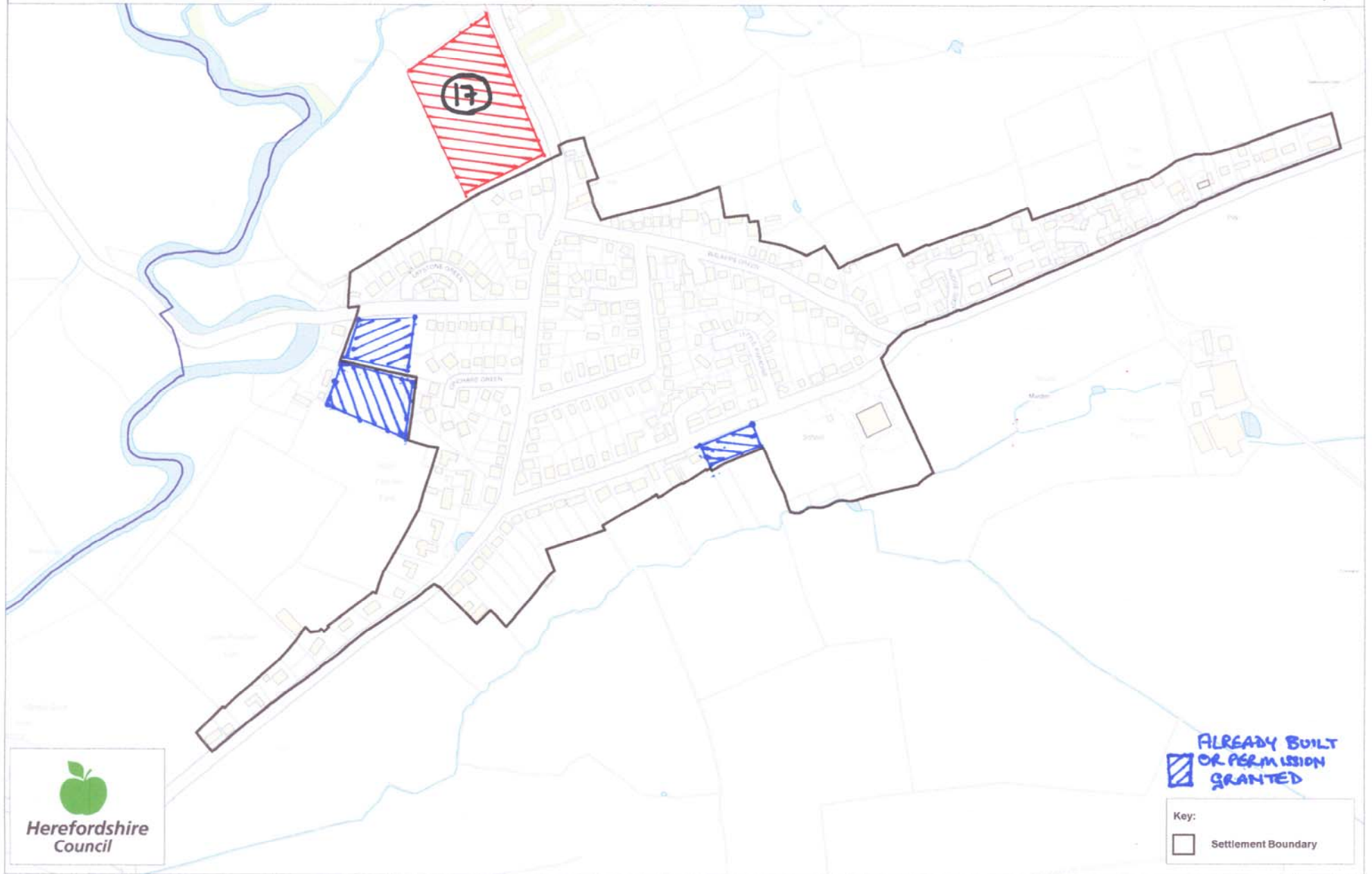
Site 17, Land opposite Brook Farm – Kirkwells’ assessment – Would extend settlement in a Northerly direction. Difficult to integrate. Close to SSSI, SAC & SWS. Final assessment – Inappropriate. Scores 6 out of 18.

Marden Settlement Boundary

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NORTH

Scale: 1:4,000



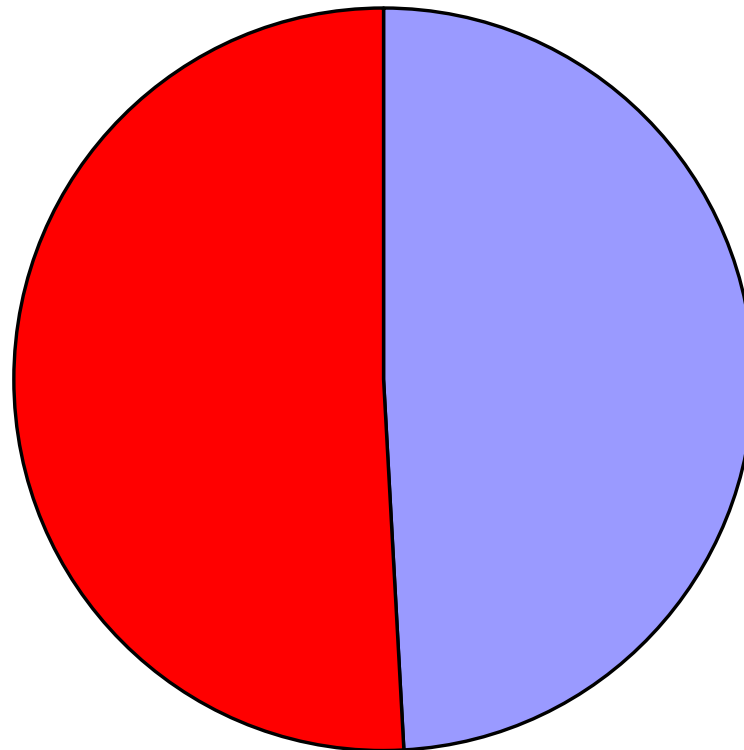
Herefordshire
Council

Ideal Development Gain to Support the Vision and Objectives

- **New multiuse community centre**
- **Village green**
- **Additional recreation equipment and facilities**
- **Refurbishment of tennis courts and football pitch**
- **Cricket pitch – if large enough area is available**
- **Do you have any other ideas? Please let us know**

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

Number of respondents who wanted 40 or 100 houses

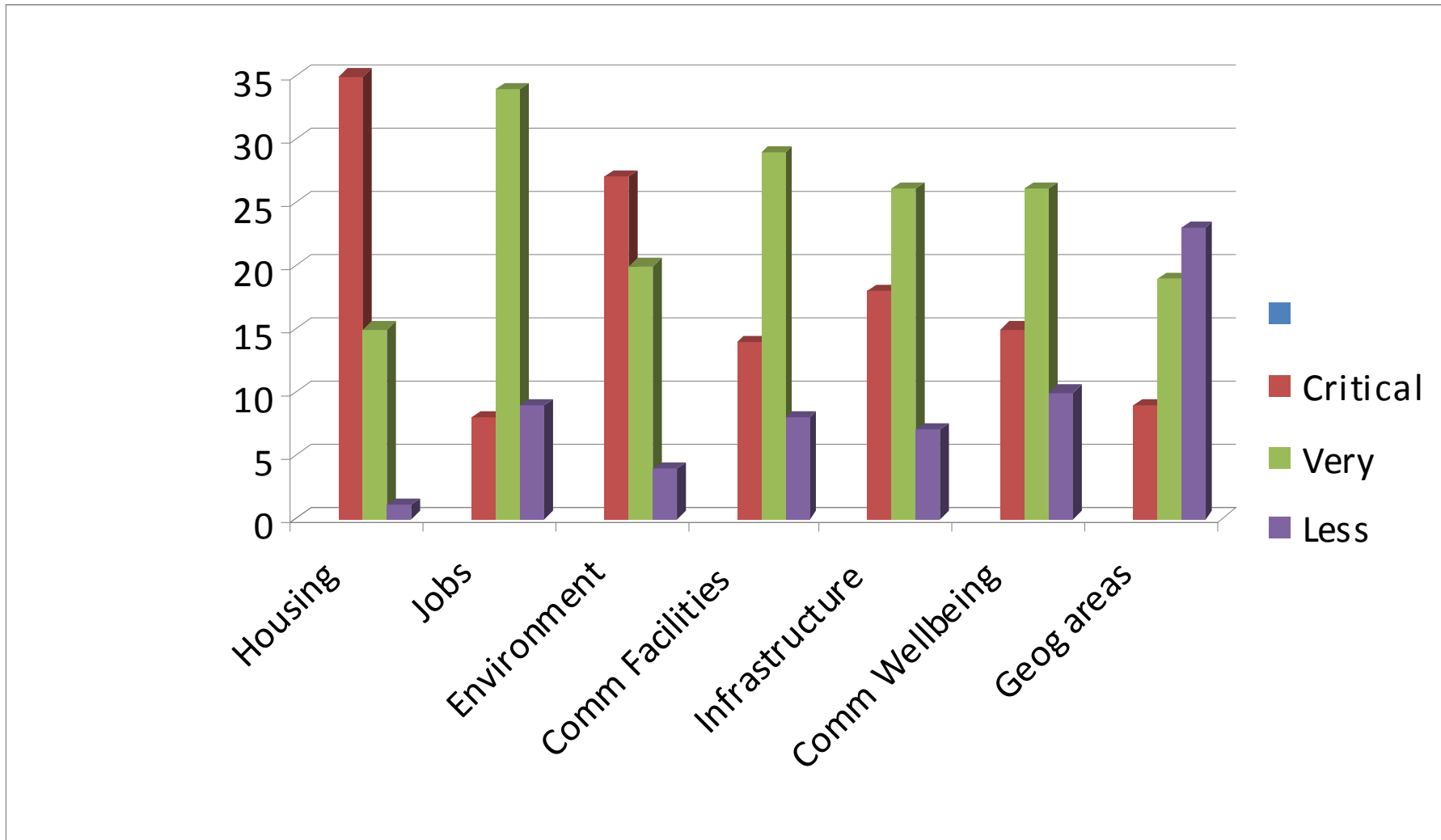


■ 40 new houses = 30

■ 100 new houses = 31

Analysis of scoping questionnaire undertaken March 2014

Results show issues that are important to the respondents



The Neighbourhood Development Plan Preparation Process

