



RTPI

mediation of space · making of place

Marden Neighbourhood Development Plan Review



Site Assessment Report
Revised 29th September 2020

Kirkwells

The Planning People

Table of Contents

1.0	Background	3
2.0	How much housing is required in the Neighbourhood Plan area?...	4
3.0	Methodology	5
4.0	Recommendation	8
	Appendix 1- Site Assessments	9
	Appendix 2 – Maps of Sites Submitted	40
	Appendix 3 – Site Scoring.....	44

1.0 Background

- 1.1 In August 2020, Marden Parish Council carried out a Call for Sites exercise as part of the review of the Marden Neighbourhood Development Plan. In order to publicise the Call for Sites, notices were placed on the Parish noticeboards throughout the parish, the information was included on the Parish website and in the Hereford Times.
- 1.2 The consultation period for submitting the sites was 3 weeks from Tuesday 11th August 2020 to Tuesday 1st September 2020.
- 1.3 This report assesses the potential suitability, availability, and deliverability of the submitted sites, explores any constraints that might affect their suitability and recommends a course of action
- 1.4 In total 15 sites were put forward by interested parties and landowners. All were put forward in accordance with the guidance produced by Herefordshire Council in relation to carrying out site assessments. 11 sites were submitted within the consultation period, with four sites (Sites 6, 12, 13 and 14) submitted after the deadline.
- 1.5. This report includes the methodology of how the site assessments were carried out. The original report only included 14 sites, due to an error on the part of the assessor.

2.0 How much housing is required in the Neighbourhood Plan area?

2.1 Policy RA1 of the Herefordshire Core Strategy (2011-2031) sets out the rural housing strategy and states that within the Hereford Rural Housing Market Area (HRHMA) approximately 1,870 dwellings will be required over the plan period based on an indicative growth target of 18% for the HRHMA.

2.2 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states

“To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.”

2.3 In 2016 when the Plan was made, proportional growth required allocation for 60 dwellings. In fact, allocation for 95 dwellings was made in the Plan, of which the New House Farm site of 90 houses is waiting for Reserved Matters approval and the Rose Villa site of 5 houses has not been put forward as an application for new dwellings, though an application for conversion of the current farm buildings to 3 dwellings was refused.

2.4 Since the Plan was made, approval has been granted for another 13 windfall dwellings – conversions or new sites within the settlement boundaries. Therefore, currently the parish is 48 dwellings above the proportional growth required in Herefordshire’s 2015 Core Strategy.

2.5 However, currently Herefordshire Council does not have a 5-year land supply, and therefore the protection provided by Paragraph 14 of the National Planning Policy Framework to control speculative development not conforming with the Plan is reduced.

2.6 Over the life of the Plan, a number of comments have been made to the parish council by local residents that they would prefer that any further development in the parish to be only through small sites. In fact, such comments were made in response to the consultation on the Call for Sites for the 2016 Plan.

3.0 Methodology

- 3.1 The assessment has been carried out in accordance with the guidance provided by Herefordshire Council in Neighbourhood Planning Guidance Note 21.
- 3.2 In terms of the criteria for assessment, the guidance produced by Herefordshire Council includes the following as Major criteria:
- Compliance with the Local Plan Core Strategy - Proposals must take account of and be in general conformity with the Local Plan
 - Flood risk - Development within flood risk zones 3a and 3b (based on Environment Agency maps) should be avoided in line with the NPPF.
 - Proximity to and impact on national and international nature conservation designations - suggested sites within areas protected for their international or national wildlife significance must be assessed. In addition, any sites where development is likely to have a significant negative effect on protected wildlife sites should also be avoided or mitigated
 - Deliverability - sites should only be suggested for inclusion in the plan if they are deliverable, that is likely to be available, developed and built upon within the plan period.
 - Developability – to be considered developable, sites should be a suitable location for housing and there should be a reasonable prospect that the site is available and could be viably developed in the plan period
- 3.3 Other criteria - Also of importance in terms of assessing the suitability of sites are the following issues:
- Contaminated land
 - Accessibility to public transport
 - Highways access
 - Proximity to local services
 - Impact upon the landscape and the wider environment
 - Visual impact
 - Connection and availability of utilities such as water supply and drainage.
 - Proximity to heritage assets
- 3.4 For this assessment, all relevant sites were visited, assessed, and scored against the following criteria:

Suitability

Location

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

Brownfield/Greenfield

Brownfield	3
Part Brownfield/Part Greenfield	2
Greenfield	1

Heritage Assets

No impact on Heritage Asset or setting	3
Limited impact on Heritage Asset or setting	2
Significant impact on Heritage Asset or setting	1

Trees and hedgerows

No loss of trees or hedgerows	3
Minimal loss of trees or hedgerows not affecting rural character	2
Significant loss of trees or hedgerows affecting rural character	1

Impact on views/landscape/character of area

No impact on views/landscape	3
Minor impact on views/landscape	2
Significant impact on views/landscape	1

Contamination

No known contamination issues	3
Minor known contamination issues	2
Significant known contamination issues	1

Flood Zone (source EA information)

No known surface water flooding	3
Low risk of surface water flooding	2
Medium to high risk of surface water flooding	1

Surface Water Flooding (source EA information)

No known surface water flooding	3
Low risk of surface water flooding	2
Medium to high risk of surface water flooding	1

Accessibility

0-200 metres to bus stop /Close to services (shop etc)	3
201-400 metres to bus stop/Close to services	2
Over 400 metres to bus stop/Significant distance from services	1

Accessibility to community centre

0-500 metres	3
501-1000 metres	2
1001-1500 metres	1
Over 1501 m	

Services

Existing utilities serving site	3
Access to all services except mains sewage and water	2
Utilities required to service site	1

Access

Existing road access to site is adequate	3
Existing access requires upgrading/Visibility splays	2.5
No access/Can achieve visibility splays	2
No access/Will require significant highway amends	1.5
No existing access to site/Landlocked	1

Suitability/Constraints

Unconstrained	3
Minor Constraints	2
Significant Constraints	1
Totally Inappropriate	0

Deliverability

Constraints affecting deliverability

Constraints can be overcome with minimal cost	3
Constraints can be overcome with some cost	2
Constraints can be overcome with significant cost/Cannot be overcome	1

- 3.5 Appendix 1 to this report contains the site analysis for each of the assessed sites and Appendix 2 contains the scores for each site.

4.0 Recommendation

- 4.1 Whilst the proportional growth target has been met and surpassed through planning applications granted, as Herefordshire Council does not have a five year supply of housing land the weight attributed to the Marden NDP in the development management process is limited, and the parish council are looking to allocate further smaller sites for future development as part of the review of the Marden NDP.
- 4.2 Planning commitments from 2011 to September 2020 surpass the proportional target required by 48 dwellings
- 4.3 In this site assessment report, with regard to the final score, 0 is least appropriate and 42 is the most appropriate.

Table 1 – Most favourable scores

Site No	Site location	Score
2	Land to rear of Rose Villa, Marden	35
3	Land adjacent Old School House, Marden	29
9	Land adjacent to Broxash, Litmarsh	29

- 4.4 The decision relating to which sites to allocate in the Marden Neighbourhood Development Plan is for the Parish Council and should be open and transparent.

Appendix 1- Site Assessments

Site Analysis Sheets

Marden Neighbourhood Development Plan

Site Analysis – Site 1

Site Address: Land south of Brook Farm, and rear of the Old Volunteer public house, Marden

Area: 2.9 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 87 dwellings



Large site located to north of Marden village

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential/Commercial

Existing Policy: Open Countryside

Flood Zone 1

Parts of site are low risk of surface water flooding

Adjacent to two listed buildings

Trees and hedgerows – there are trees on the perimeter of the site

Electricity cables run across site

Utilities would be required to service the site

There is an existing access which would require upgrading/visibility splays

The site is within 340 m of a SSSI, SAC, and SWS

Development of this site would have a significant impact on the character of the village

Possible contamination due to previous agricultural use

Site located adjacent to bus route, bus stop adjacent to site

570 m to community centre and

460 m to convenience store on Paradise Green

685 m to Post office

Surrounding development is a mixture of modern two storey dwellings, historic buildings, and bungalows.

Public Right of Way runs through the site

Suitability

Site is located in open countryside, with the southern and western boundary being adjacent to the Marden NDP settlement boundary. Development of this site would extend the village northwards and due to its size would draw the focus of the village north away from the school/community centre. The addition of a site of this size would significantly increase the size of Marden village and would not be in general conformity with the Herefordshire Core Strategy

Deliverability

Constraints can be overcome with some cost

Achievability

Years 1 - 5



Marden Neighbourhood Development Plan

Site Analysis – Site 2

Site Address: Land to Rear of Rose Villa, Marden

Area: 0.45 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 13 dwellings. Site owner is proposing 3 dwellings



Small site adjacent to existing sites that have been granted planning permission and/or under construction

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

The southern section of the site beyond the extent of the neighbouring commitment site is at medium to high risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – no impact on trees and hedgerows

Utilities would be required to service the site. There are already servicing the adjacent site

Assume this would be an extension of the existing development. Access would be provided without any amendments

Site a significant distance from SSSI and SAC

Possible contamination from previous agricultural use

Site located adjacent to bus route, bus stop adjacent to site

280 m to community centre and

Directly opposite convenience store on Paradise Green

440 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is located adjacent an existing site that is currently being developed and also a site where planning permission has lapsed. Whilst development to the watercourse would impact on the surface water flooding, development to the extent of the neighbouring site would not have a significant visual impact on the landscape character of the area

Deliverability

The constraints could be overcome at minimal costs

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 3

Site Address: Land adjacent to old School House, Marden

Area 0.38 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 11 dwellings. Landowner is proposing 4 dwellings.



There is a validated planning application awaiting determination for this site

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – creation of an access would require removal of a number of the trees and hedgerow fronting the road

Utilities would be required to service the site

A new access would be required to service the development

Site is a significant distance from the SSSI and SAC

Development of the site would represent an infill site and whilst extending the ribbon development would not be out of character with the area

Possible contamination from previous agricultural use

Site located adjacent to bus route, bus stop 520 m from site

680 m to community centre and

930 m to convenience store on Paradise Green

470 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is located adjacent to the end of the Marden settlement boundary on the eastern side. The site is located between existing ribbon development and whilst extending the ribbon development it would not have a significant impact on landscape character

Deliverability

The constraints could be overcome at minimal costs

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

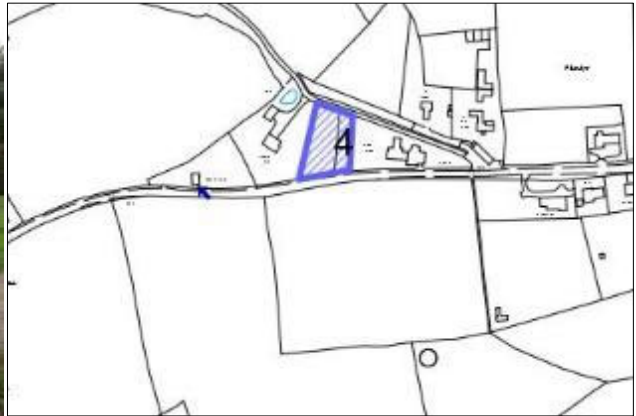
Site Analysis – Site 4

Site Address: Land adjacent to Drakely Cottage, Marden

Area: 0.2 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 6 dwellings. Landowner is proposing 1 dwelling



Site outside the settlement boundary amongst a group of dwellings

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – No impact as access could be from the existing lane. Therefore, there would not need to be any significant loss of hedgerow on the road elevation

Utilities would be required to service the site

Access could be provided utilising the existing access to Oaklands Cottage

There would be no impact on the landscape character of the area from this development

No potential for contamination

Site located adjacent to bus route, bus stop 1000 m from site

1200 m to community centre and

1440 m to convenience store on Paradise Green

990 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site however, the access is a public bridleway

Suitability

Site is located in the countryside adjacent to a number of other dwellings. It would not have any significant impact on the landscape but is not a sustainable location in planning terms. The site is a significant distance from services and amenities

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 5

Site Address: Land opposite Nash Hill, Marden

Area: 1.71 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 51 dwellings. Landowner is proposing 1 dwelling adjacent to Longlands Cottage



Site outside the settlement boundary amongst a group of dwellings

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Directly adjacent to Grade II listed building

Trees and hedgerows – Would need to remove part of the hedgerow to gain access

Utilities would be required to service the site

A new access would be required with required visibility splays

There would be no impact on the landscape character of the area from this development due to the topography

Possible contamination from previous agricultural use

Site located adjacent to bus route, bus stop 652 m from site

Over 1501 m to community centre and

Over 1501 m to convenience store on Paradise Green

1400 m to Post office

Surrounding development is a mixture of modern two storey dwellings and historic buildings

No Public Right of Way runs through the site

Suitability

Site is located in the countryside adjacent to a number of other dwellings. It would not have any significant impact on the landscape but is not a sustainable location in planning terms. The site is a significant distance from services and amenities. The design would have to respect the adjacent listed building

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

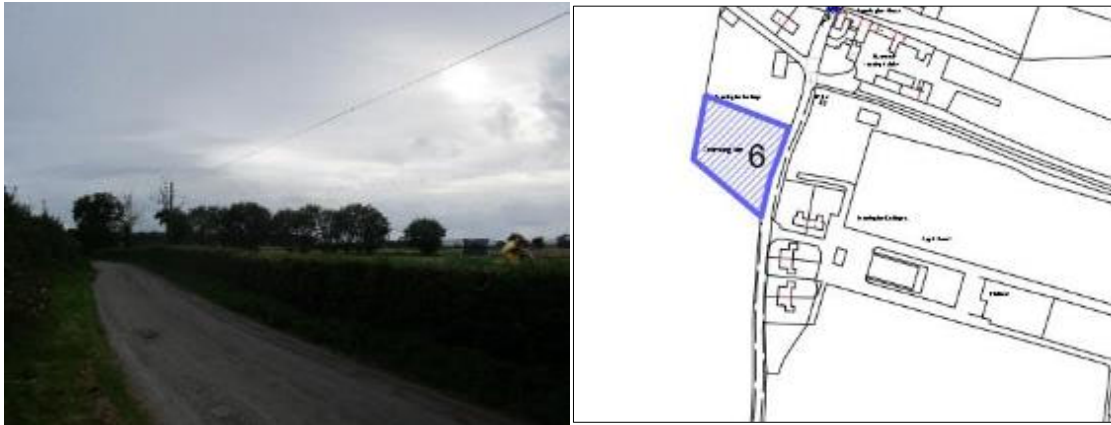
Site Analysis – Site 6

Site Address: Land adjacent to Fromington Cottage (garden area), Burmarsh

Area: 0.26 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 7 dwellings. Landowner is proposing 1 dwelling



Site outside the settlement boundary amongst a group of dwellings in Burmarsh

Existing Use: Garden in rural area

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – No impact as access could be from the existing lane. Therefore, there would not need to be any significant loss of hedgerow on the road elevation

Utilities that service the existing dwelling are available to service the site i.e. water, and electric

Access could be provided utilising the existing access to Fromington but may need upgrading to serve a further dwelling

There would be a minor impact on the landscape character of the area from this development. The site is within a group of dwellings and opposite the Burmarsh Trading Estate

No potential for contamination

Site not located adjacent to bus route, bus stop 858 m from site (Frankland Gate)

1470 m to community centre and

Over 1501 m to convenience store on Paradise Green

1290 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is a garden area located in the countryside adjacent to a number of other dwellings. It would have a minor impact on the landscape but is not a sustainable location in planning terms. The site is a significant distance from services and amenities

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

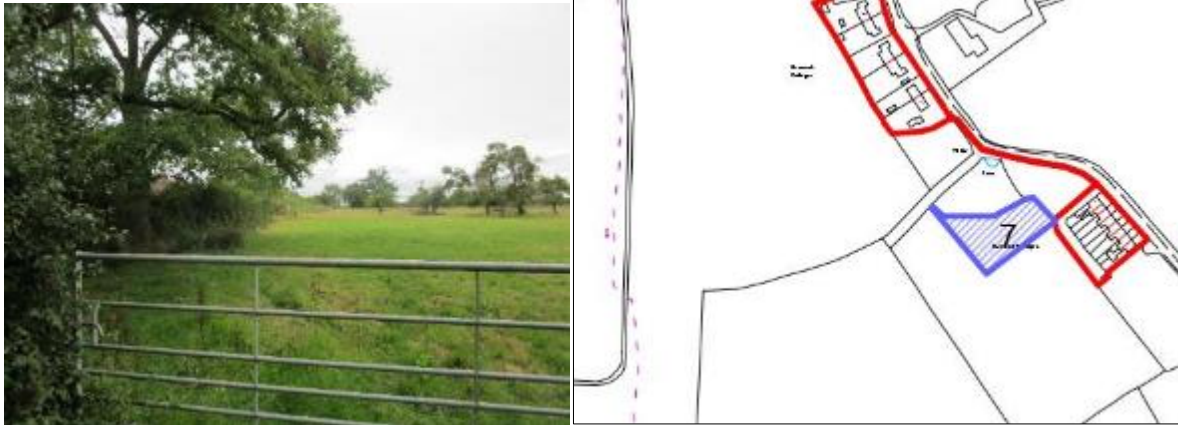
Site Analysis – Site 7

Site Address: Land adjacent to Burmarsh Cottages, Burmarsh

Area: 0.15 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 4 dwellings. Landowner is proposing 1 dwelling



Site outside the settlement boundary amongst a group of dwellings

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – No impact as access could be from the existing lane. Therefore, there would not need to be any significant loss of hedgerow on the road elevation

Utilities would be required to service the site

Access could be provided utilising the proposed access to the dwelling for which permission has recently been granted. However, this would need upgrading

There would be a minor impact on the landscape character of the area from this development

Potential for contamination from previous use as orchard/agriculture

Site not located adjacent to bus route, bus stop 338 m from site (Frankland Gate)

Over 1501 m to community centre and

Over 1501 m to convenience store on Paradise Green

Over 1501 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is located in the countryside adjacent to a site where planning permission has recently been granted for a single dwelling. It would have a minor impact on the landscape. The site is close to the Burmarsh settlement boundary. Whilst it is a distance from other amenities there is a bus stop within 338 metres

Deliverability

Constraints can be overcome with minimal cost

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

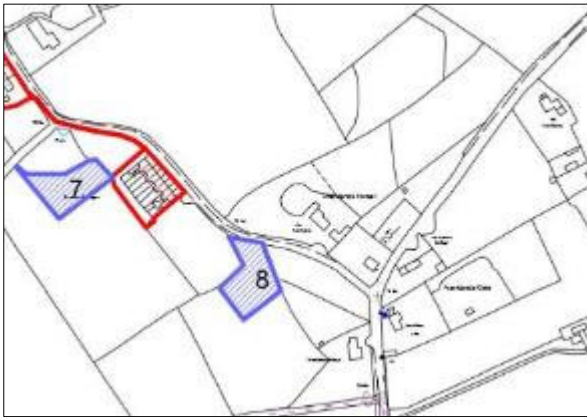
Site Analysis – Site 8

Site Address: Land opposite The Frankland, Burmarsh

Area: 0.14 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 4 dwellings. Landowner is proposing 1 dwelling



Site outside the settlement boundary

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – Would result in a significant loss of trees and hedgerow to provide access from the road

Utilities would be required to service the site

Access could be provided utilising the existing access to Oaklands Cottage

Would result in a significant impact on the landscape introducing an isolated dwelling in the landscape

Potential for contamination from previous use

Site not located adjacent to bus route, bus stop 175 m from site

Over 1501 m to community centre and

Over 1501 m to convenience store on Paradise Green

Over 1501 m to Post office

Surrounding development is a mixture of terraced dwellings and modern two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is located in the countryside. The proposal would result in the introduction of a single dwelling in the landscape which would have a significant effect on the landscape character. Whilst it is a distance from other amenities there is a bus stop within 175 metres

Deliverability

The constraints cannot be overcome as it is in relation to the location and landscape impact

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 9

Site Address: Land adjacent to Broxash, Litmarsh

Area: 0.16 Hectares

Proposed use: Residential

Potential capacity: – 4 dwellings. Landowner is proposing 1 dwelling



Site located on the outskirts of Litmarsh settlement

Site adjacent to the settlement boundary adjacent to a group of dwellings

Existing Use: Grassland/Orchard

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – There would need to be some loss of hedgerow to accommodate a suitable access to the site

Utilities would be required to service the site

A new access would be required to service the site

There would be no impact on the landscape character of the area from this development

Potential contamination due to use as orchard

Site not located adjacent to bus route, bus stop 347 m from site

Over 1501 m to community centre and

Over 1501 m to convenience store on Paradise Green

Over 1501 m to Post office

Surrounding development is a mixture of modern one and two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is located adjacent to the settlement boundary. It would not have any significant impact on the landscape. The site is close to a bus stop although is a significant distance from services and amenities

Deliverability

The constraints can be overcome at minimum cost

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 10

Site Address: Land and buildings at White Gate Farm, Litmarsh

Area: 0.72 Hectares

Proposed use: Residential

Potential capacity: – 21 dwellings. Landowner is proposing 4 dwellings



Site adjacent to the settlement boundary consisting of agricultural buildings. There is a validated planning application awaiting determination for this site

Existing Use: Grassland

Previous Use: As above

Grade 3 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows –There would not be any significant loss of hedgerow from the redevelopment of this site

Utilities would be required to service the site

Access could be provided through the farmyard from the road

This development would introduce domestic forms in the countryside area outside the clustered settlement of Litmarsh and would have a significant impact on the landscape character

Potential for contamination from the agricultural uses

Site not located adjacent to bus route, bus stop 352 m from site

Over 1501 m to community centre and

Over 1501 m to convenience store on Paradise Green

Over 1501 m Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

The site would extend the settlement of Litmarsh into the countryside in a way that is not in character with the ad hoc growth over the years. It would introduce a domestic alien form into the rural landscape

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 11

Site Address: Land in Litmarsh

Area: 0.2 Hectare

Proposed use: Residential

Potential capacity: – 6 dwellings. Landowner is proposing 2 dwellings



Site outside the settlement. Planning application submitted for land adjacent Ashdown House, not as yet determined

Existing Use: Grassland

Previous Use: As above

Grade 3 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – Providing access would have a significant impact on the rural character due to the loss of trees and hedgerow

Utilities would be required to service the site

The site would require a new access and associated visibility splays

The development of this site would have a significant impact on the rural character of the area

Potential for contamination due to previous agricultural use

Site located adjacent to bus route, and adjacent to bus stop.

Over 1501 m to community centre and

Over 1501 m to convenience store on Paradise Green

Over 1501 m to Post office

No Public Right of Way runs through the site

Suitability

Site is located in the countryside where development is widely dispersed across the road from the settlement of Litmarsh but distinctly separate. Unlike the development within the main settlement of Litmarsh, development on this side of the C1120 is widely dispersed. The development of this site would have a significant impact on the rural character of the area. The site is not a sustainable location in planning terms. The site is a significant distance from services and amenities

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 12

Site Address: Land adjacent to New House Farm, Marden

Area 0.42 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 12 dwellings. Landowner is proposing 3 dwellings



Site located adjacent to planning commitment site at New House Farm

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential/Future residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Located adjacent to New House Farm, garden walls and stables which are listed

Trees and hedgerows – creation of an access would require removal of a number of the trees and hedgerow fronting the road

Utilities would be required to service the site

A new access would be required to service the development

Site is a significant distance from the SSSI and SAC

Development of the site would extend the built form to the south of the C1124 and extend further into the countryside area

Possible contamination from previous agricultural use

Site located adjacent to bus route, bus stop 80 m

100 m to community centre and

370 m to convenience store on Paradise Green

115 m to Post office

Surrounding development is a mixture of modern two storey dwellings

Public Right of Way runs through the site

Suitability

Site is located adjacent to the end of the Marden settlement boundary on the south eastern side. The site would further extend the built form into open countryside. Would impact on the character of the area

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

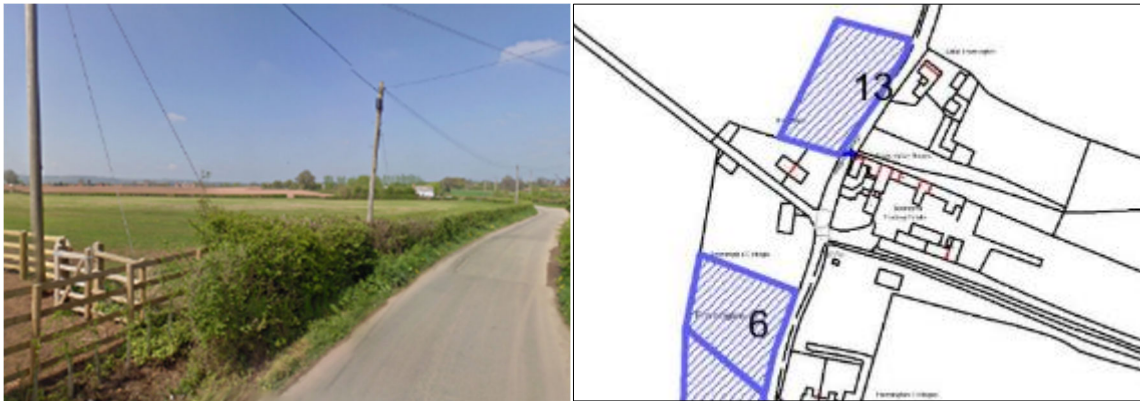
Site Analysis – Site 13

Site Address: Land opposite Little Fromington, Burmarsh

Area: 0.33 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 9 dwellings



Site outside the settlement boundary amongst a group of dwellings in Burmarsh

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

At medium to high risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – creation of an access would require removal of a number of the trees and hedgerow fronting the road

Utilities would be required to service the site

A new access would be required to service the development

There would be a significant impact on the landscape character of the area from this development

The site is within a group of dwellings and opposite the Burmarsh Trading Estate

Potential for contamination from previous uses

Site not located adjacent to bus route, bus stop 900 m from site (Frankland Gate)

1420 m to community centre and

Over 1501 m to convenience store on Paradise Green

1230 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is a garden area located in the countryside adjacent to a number of other dwellings. It would have a minor impact on the landscape but is not a sustainable location in planning terms. The site is a significant distance from services and amenities

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 14

Site Address: Land adjacent Fromington Cottage, Burmarsh

Area: 0.40 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 12 dwellings



Site outside the settlement boundary amongst a group of dwellings in Burmarsh

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

No risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – creation of an access would require removal of a number of the trees and hedgerow fronting the road

Utilities would be required to service the site

A new access would be required to service the development

There would be a significant impact on the landscape character of the area from this development

The site is within a group of dwellings and opposite the Burmarsh Trading Estate

Potential for contamination from previous uses

Site not located adjacent to bus route, bus stop 710 m from site (Frankland Gate)

Over 1501 m to community centre and

Over 1501 m to convenience store on Paradise Green

1400 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

Site is a garden area located in the countryside adjacent to a number of other dwellings. It would have a minor impact on the landscape but is not a sustainable location in planning terms. The site is a significant distance from services and amenities

Deliverability

The constraints cannot be overcome as it is in relation to the location

Achievability

Years 1 – 5



Marden Neighbourhood Development Plan

Site Analysis – Site 15

Site Address: Land at Rose Villa Farm, Marden

Area: 0.45 Hectares

Proposed use: Residential

Potential capacity (Based on 30 dph): – 13 dwellings. Site owner is proposing 3 dwellings



Small site adjacent to a site that has also been put forward

Existing Use: Grassland

Previous Use: As above

Grade 2 agricultural land

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Flood Zone 1

Over half the site is at medium to high risk of surface water flooding

Not adjacent to any listed buildings

Trees and hedgerows – no impact on trees and hedgerows

Utilities would be required to service the site

The site is located to the rear of existing dwellings fronting the main road. Whilst the development of the commitment site was granted by Herefordshire Council and is under construction and the adjacent site could be designed alongside the development of the buildings fronting the main road, this site represents true backland development

Site a significant distance from SSSI and SAC

Possible contamination from previous agricultural use

Site located adjacent to bus route, bus stop adjacent to site

280 m to community centre and

Directly opposite convenience store on Paradise Green

440 m to Post office

Surrounding development is a mixture of modern two storey dwellings

No Public Right of Way runs through the site

Suitability

The site is located close to a commitment site that is under construction. Site 2 adjacent to this site is directly adjacent to this site and also adjacent to a site where planning permission has lapsed. Whilst the development of the commitment site was granted permission by Herefordshire Council and is under construction and the adjacent site could be designed alongside the development of the buildings fronting the main road, this site represents true backland development. It would be impossible for this site to have any relationship with the dwellings fronting the main road

Deliverability

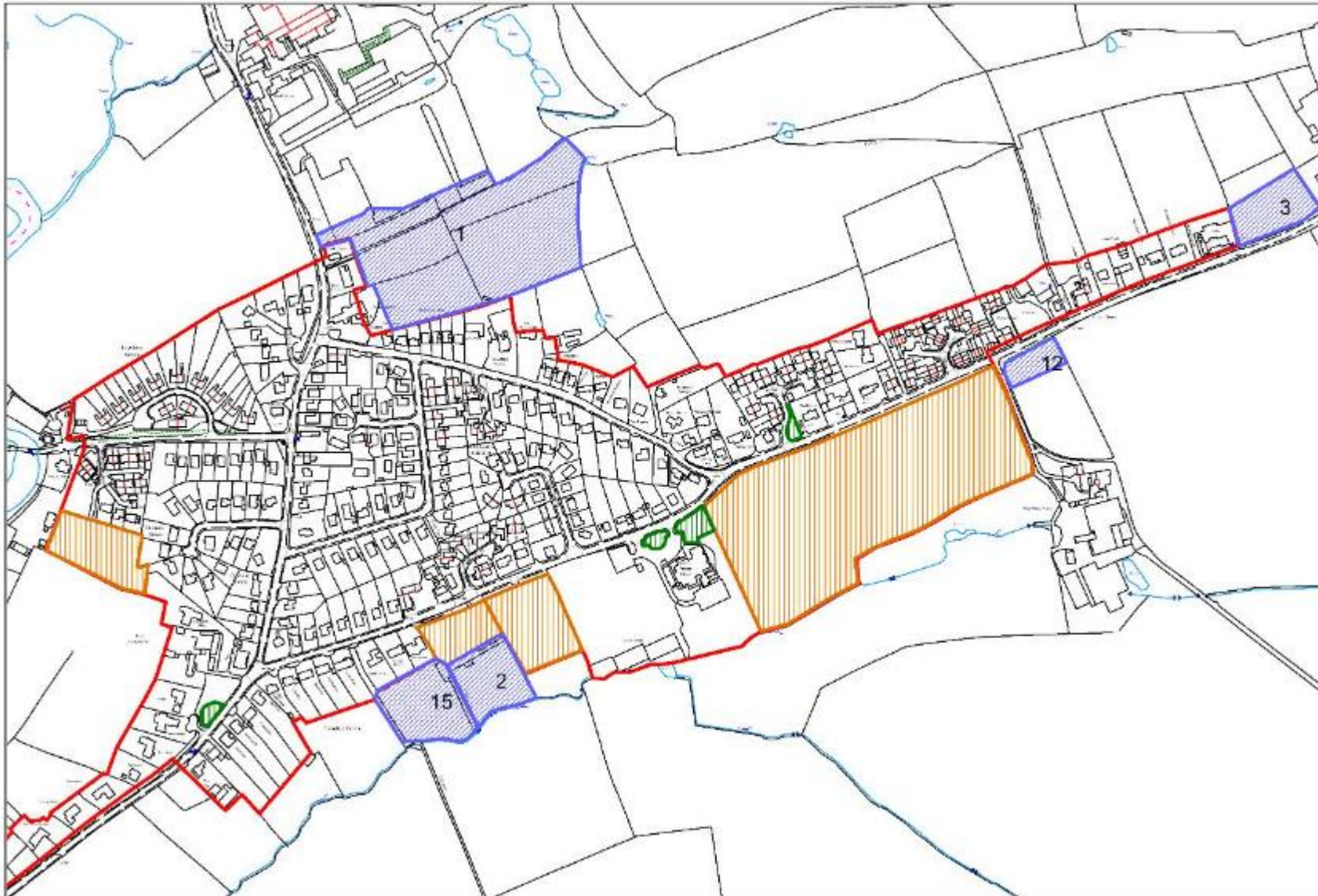
Due to the location of the site, the constraints cannot be overcome

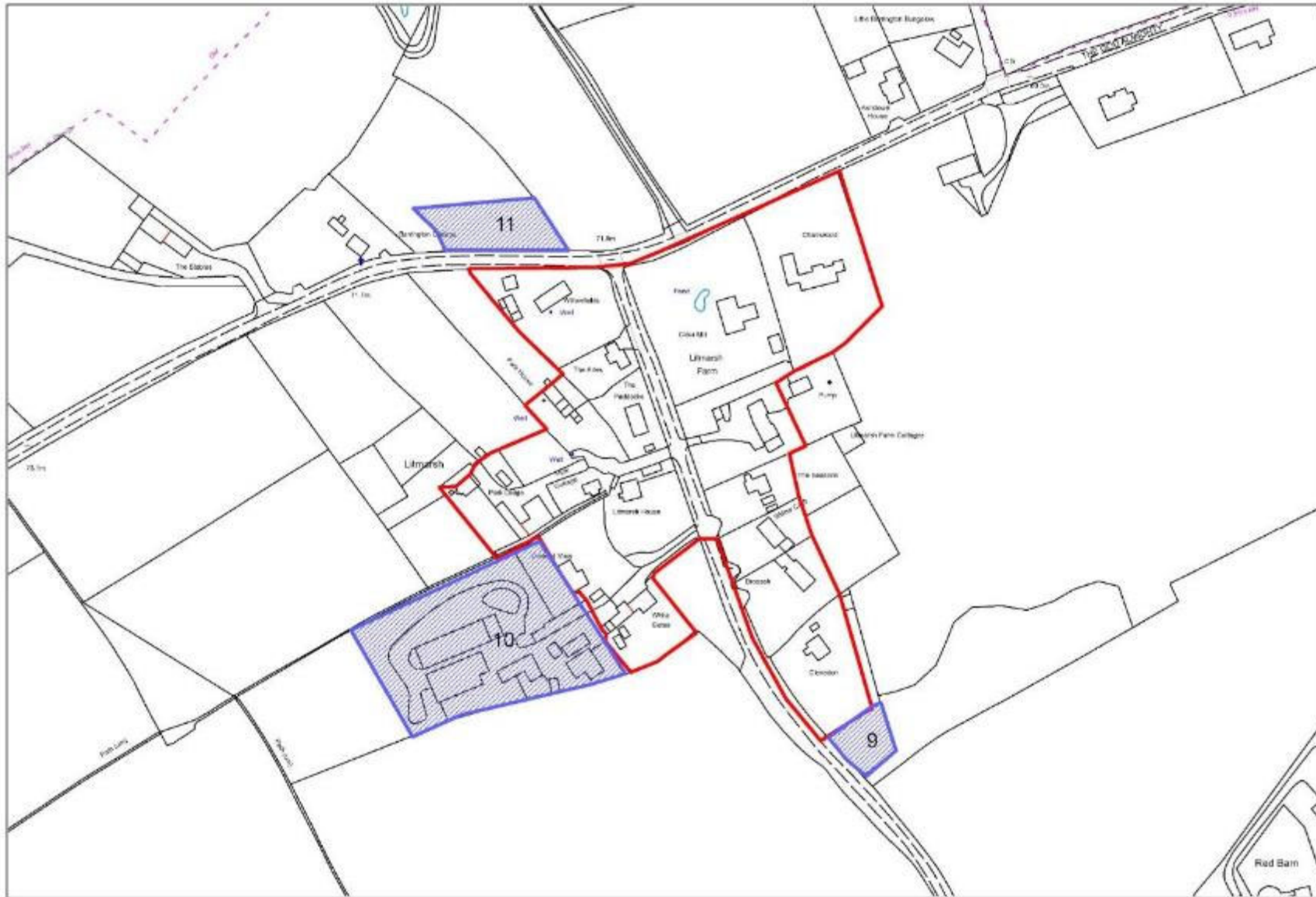
Achievability

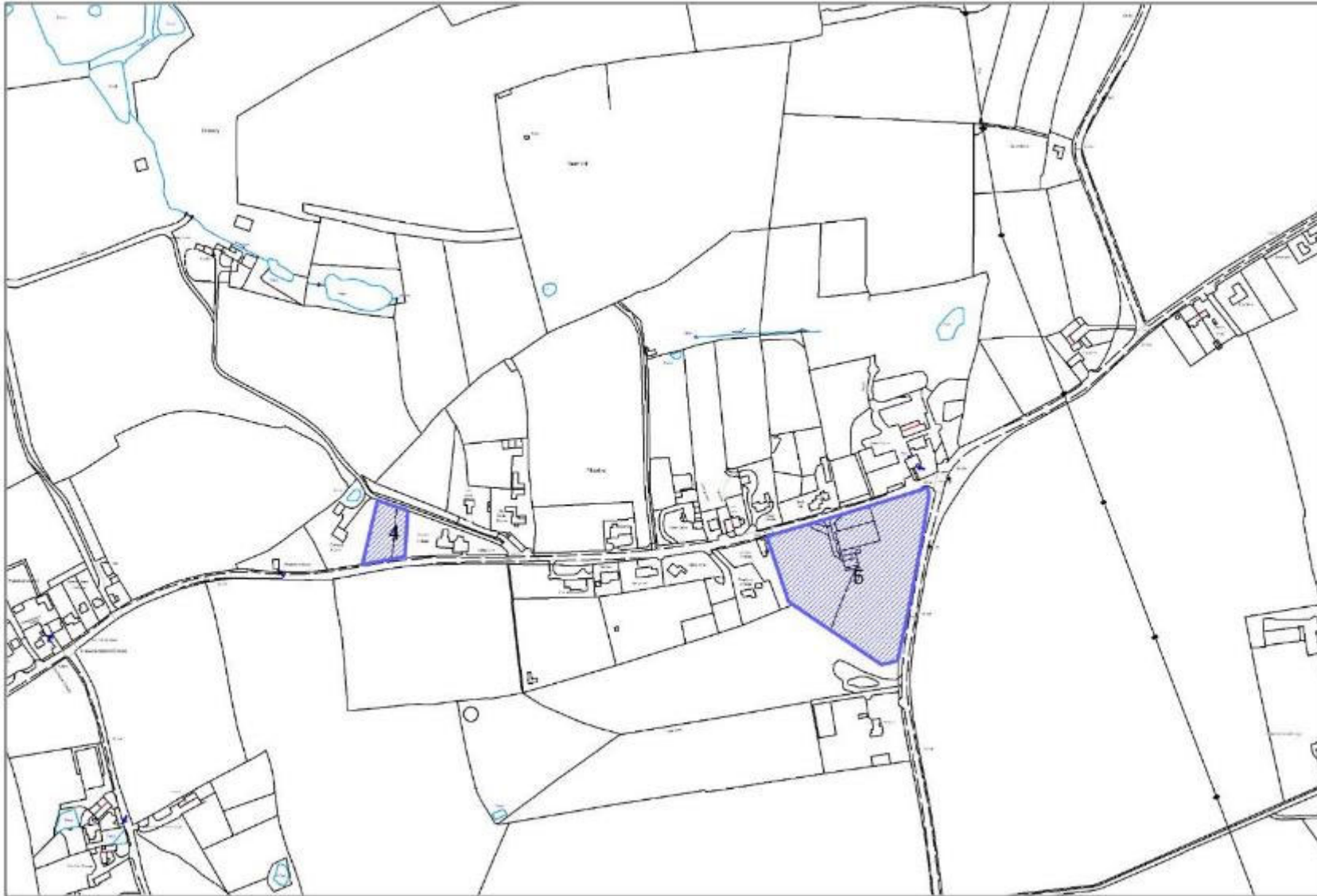
Years 1 – 5



Appendix 2 – Maps of Sites Submitted







Appendix 3 – Site Scoring

	Settlement Boundary / Existing built form	Brownfield or Greenfield	Impact on heritage asset	Trees and Hedgerows	Views / Landscape/ Character	Contamination	Flood Zone	Surface Water Flooding	Accessibility	Accessibility to comm centre	Services	Access	Suitability	Deliverability	Total
Site 1 – Land south of Brook Farm, Marden	3	1	2	2	1	2	3	2	3	2	1	1.5	1	1	25.5
Site 2 – Land to rear of Rose Villa, Marden	3	1	3	3	2	2	3	1	3	3	3	3	2	3	35
Site 3 – Land adjacent Old School House, Marden	2	1	3	2	3	2	3	3	1	2	1	2	2	2	29
Site 4 – Land adjacent to Drakely Cottage, Marden	1	1	3	3	3	3	3	3	1	1	1	2.5	1	1	27.5
Site 5 – Land opposite Nash Hill, Marden	1	1	2	2	3	2	3	3	1	0	1	2	1	0	22
Site 6 – Land adjacent to Fromington, Burmarsh	1	1	3	3	2	3	3	3	1	1	2	2.5	1	1	27.5
Site 7 – Land adjacent to Burmarsh Cottages, Burmarsh	1	1	3	3	2	2	3	3	1	0	1	2	2	3	27
Site 8 – Land opposite The Frankland, Burmarsh	1	1	3	1	1	2	3	3	3	0	1	2	0	1	22

Marden NDP Review Site Assessment Report September 2020 (Revised)

Site 9 – Land adjacent Broxash, Litmarsh	2	1	3	2	3	2	3	3	2	0	1	2	2	3	29
Site 10 – Land at White Gate Farm, Litmarsh	2	1	3	3	1	2	3	3	1	0	1	2.5	1	1	24.5
Site 11 – Land in Litmarsh	1	1	3	1	1	2	3	3	3	0	1	2	1	1	23
Site 12 – Land adjacent to New House Farm, Marden	2	1	2	1	1	2	3	3	3	3	1	2	1	1	26
Site 13 – Land opposite Little Fromington, Burmarsh	1	1	3	1	1	2	3	1	1	1	1	2	0	1	19
Site 14 – Land adjacent to Fromington Cottage, Burmarsh	1	1	3	1	1	2	3	3	1	0	1	2	0	1	20
Site 15 – Land at Rose Villa Farm	2	1	3	3	1	2	3	1	3	3	1	3	1	1	28

Kirkwells

The Planning People

For more information on the contents of this document contact:

Claire Bradley
Kirkwells
Lancashire Digital Technology Centre
Bancroft Road
Burnley
Lancashire
BB10 2TP

01282 872570

clairebradley@kirkwells.co.uk