

MARDEN PARISH MEETING

1st October 2026 – Marden Parish Hall

Questions and Answer Session

These notes summarise the questions, comments and responses recorded during the public session. They are not a verbatim transcript. Speakers, as agreed, are not identified and statements are attributed without implying endorsement.

Q. If there is overwhelmingly no support locally, will this still go ahead?

A. The only reason it will be called off if there are good technical reasons why it should.

Q. talking about parish boundaries and asking what the benefit to the parish is now, and in 5 to 10 years' time. What's in it for Marden?

A. The development needs its own infrastructure, and will contribute to the school, to the health service.

Q. Access currently is via a single-track road. This access needs to be able to serve 2 cars side by side. The only way to do this is by taking part of the roadway outside my house, which is owned by me. And obviously, you're not allowed to do that.

A. There's been a consultation by a technical highway consultant who will work out the issues.

Q. You mentioned a sewage package treatment earlier. Please, can you explain?

A. Sewage will be treated on the site, and the resulting effluent is transported away daily. The explanation was that this was at the cost of the developer and would not be passed on to local parishioners.

Q. What does the analysis of traffic flow show is the effect on the properties of Walker's Green.

A. It is expected that it would be 23 additional vehicles in the morning and 26 additional vehicles in the evening.

Q. another parishioner responded that he estimated that there would be 80 to 120 cars to serve 54 houses. He commented that currently, parishioners suffer from large articulated lorries and farm vehicles. How can we solve the problem of excess road wear?

A. The response was that this was a Herefordshire Council problem.

Q. All these issues should have been sorted by Herefordshire Council, roadways, access, and flooding. Prior to this application, the chair also added that the NPPF states that building needs to be in a sustainable parish. Marden is not a sustainable parish due to flooding, poor roads, inadequate space for education, lack of bus service, and inability for Welsh water to supply main sewage to new properties.

A. The response was to quote, a large paragraph from the NPPF, referencing evidence of unmet need from housing within the local authority.

Q. Why was the previous submission for this site refused.

A. The answer from the chair was that things are very different now. And he gave a brief explanation of the first call for sites process that was included in the current made NDP, now out of date. There is not current process to review newly proposed sites against a definitive target.

Q. Why would anyone believe the applicant would help the village? There are lorries and tractors thundering through the village. Why should Herefordshire Council be responsible for repairing the roads when the applicant's business has caused the damage?

A. An answer cannot be given for the applicant but stated again that the site needed to be self-sufficient.

Q. This is a question for the architects. Was the Volunteer Inn ever considered for retention?

A. The architects did not have a response for this. They said that did not form part of their application.

Q. Still talking about the pub, it should be offered to the community as a community asset, or to be sold as a going concern as a pub. He restated that he's keen for the pub to be reopened as a going concern.

A further parishioner also agreed that this needs to be offered to the community as a community asset. Another parishioner stated that there was a Facebook poll currently. There was overwhelmingly popular request for the pub to be reopened. Another parishioner felt that a viability study should be carried out for the pub as it was always set up to fail.

A Response stated that previously there had been applications for the pub to be retained and reopened, but this was felt that the option wasn't viable. Hence, the pub being left closed for such a long time.

Q. Why is there only one entrance to the site? surely, this does not meet the highway standards? And there was discussion about emergency vehicles, refuse collection. One parishioner felt that this consultation... What we actually say doesn't matter. What's the point of this meeting? That you've just decided what you're going to do anyway? This is just a paper exercise to say that you've consulted the parishioners.

A. If you raise good planning reasons for the change, they will consider them.

Q. The meeting chair then asked what is the parish gain? And a follow up question relating to access, there being no turning point for the refuse lorries. A parishioner then asked, again, talking about sewage, how much will it cost to cart away the sewage? He mentioned that Bodenham had lorries over a 3 month period over the winter last year. At great expense.

A. It will be the developer's responsibility, and it will stay in place until the problem is sorted.

Q. Phosphate levels being too high, and the need for Herefordshire Council to have a phosphate neutral scheme.

A. The intention is to have swales and phosphate credits. And a treatment package plant.

Q. Will the houses be sold on the open market or retained by the applicant?

A. The site will be sold to a developer who will then sell to local authority or housing association to take on the affordable housing and the others will be sold on the open market.

Q. Asking about the sewage treatment, will it be emptied by truck?

A. Yes, it will.

Q. In addition to the cars, how many trucks will be needed for the Sewage emptying?

A. At this stage we do not know.

Q. Asking about the cost of involvement of the tankers, will it be passed on to the parishioners?

A. No, it'll be passed on to the developer.

Q. Commented that there are 2,000 families on the Herefordshire Council housing waiting list and Marden was well placed for development and to house some of these people.

There was a proposal suggestion to knock down the volunteer and move the access to the volunteer site, to nearer the S&A produce, and to widen the road.

He asked a question where the bungalows are to be sited.

A. They would be behind Woodbine Cottage as its grade 2 listed and the bungalows are felt to be less intrusive.

Q. Is the triangle in the northern corner the proposed playground?

A. No, this is the swales and the drainage facility.

Q. Is it going to be dark, i.e. no lighting?

A. That is a point to be raised during the application.

Q. Could the access be made through the workers' accommodation on the S&A produce site.

A. No.

Q. Roads in Marden flood really badly and special attention needs to be made for drainage. also commented that he lived near to the packing plant at the S&A Produce, which is very noisy. There's also the gas power station, which is noisy, the pack house is noisy. The tractors are noisy. Has there been a noise survey?

A. No, not yet.

Q. Will the bus stop be relocated.

A. No, it will remain as is.

The Ward Member for Sutton Walls commented that the outline planning on all matters are reserved except for access. He had concerns regarding the access and commented that this needed to be looked at in much more detail.

Q. Is this phase one of a much larger project given the applicants land ownership as this could have a much wider impact on the Parish?

A. As far as Jamie is concerned, 'this is it!

Parishioner response Does this mean that Marden might get a bypass?

Q. Is Marden Parish Council minded to approve?

A. Response from... PC chairman, it would be wholly wrong for him to comment at this stage. This is just a consultation stage, and he and the rest of

the parish council would consider this in detail when the application does come before them at a parish council meeting.

A. Would the applicant consider reducing the size of the development, leading to less pressure on the village?

A. The application is currently for up to 54 houses and this may reduce in future.

Q. Will you only look at access.

A. No, we will look at all questions.

Q. How much \$106 money is likely to be given?

A. We are not able to respond to that.

Q. If there are 54 additional houses paying rates, what is the PC's policy about reducing or collecting more precept money?

A. The Chair responded that this would need to be considered. Generally, the policy would be to reduce the precept, but this may not be possible in the light of Hereford Council passing on much more responsibility and with no funding. It may be that precept will have to remain the same to take on the additional work.

Q. Will the pub need to go through change of use?

A. Yes, it will all be done as one application.

There was then a summary by the meeting chair. The visiting team were thanked for their time. Parishioners were thanked for their questioning, and the meeting closed.