

# Marden Neighbourhood Development Plan To 2031

Regulation 14 for updated adopted Plan  
November 2020



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# 1 The Vision for Marden in 2031

- 1.1 The updated Marden 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, 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 promote 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 encouraged to support exercise, health and wider wellbeing.**

- 1.2 Our updated Neighbourhood Development Plan (hereinafter 'the Plan') sets out positively how we will achieve this Vision and how the parish will change over the Plan period (2020-2031) 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 undertook the process of writing a Neighbourhood Development Plan (hereinafter ‘the Plan’). Following consultation, examination and referendum, the Plan was made (adopted) in October 2016. In 2020, the parish council resolved to undertake a review and update process of the made plan with further allocations of a small number of houses.
- 2.2 Marden is one of the largest parishes in Herefordshire which covers 1,396 hectares. Marden Parish includes a number of hamlets, Burmarsh, Urdimarsh, The Vauld, 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; Minimarket; a chiropodist; Pierogi Bakery; and two public houses (one currently closed undergoing refurbishment; one closed due to the Covid19 crisis).
- 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

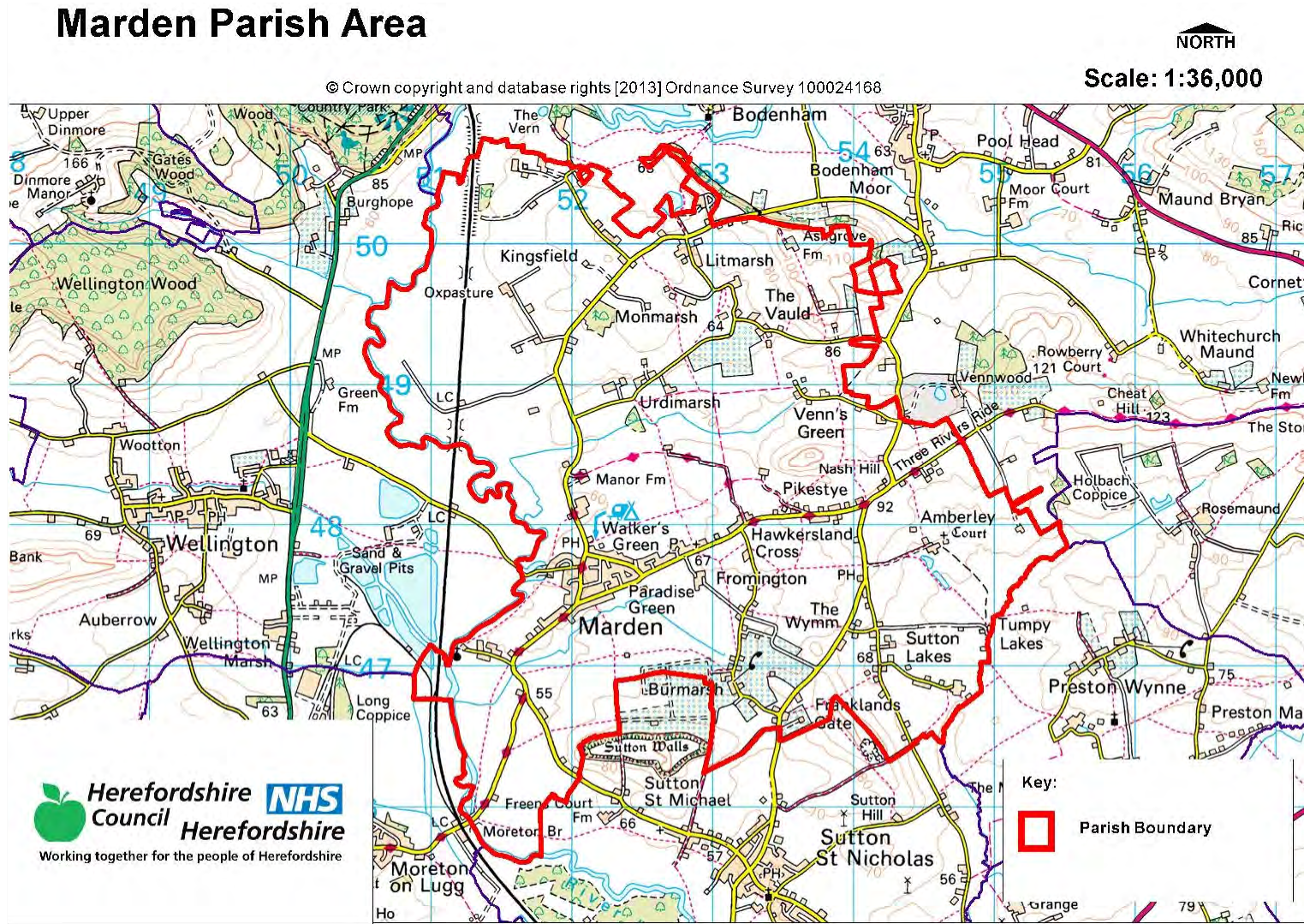
the residence of the Mercian Kings. The District name may have meant, "place at the hollows" from the old English *maga = stomach* or else represents a Celtic name *magnis = place at the rocks* which is the same as the Roman name for Kenchester. The Domesday Book Records show the name Maurdine, which 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 (Couotts) 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 reviewing the made 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 are also used to promote, guide and control what goes where and importantly are 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 Marden Parish (See Figure 1). The Marden Neighbourhood Development Plan was made (adopted) by Herefordshire Council on 12 October 2016 and has since then been used by Herefordshire to determine planning applications, which has enabled the people of Marden to play a part in shaping the future of the parish.
- 3.4 However, as Herefordshire Council does not have a 5-year land supply currently, to ensure the Marden Neighbourhood Development Plan has maximum possible weight in the planning process, the parish council decided in 2020 to review the made Plan, update it and allocate a small number of houses. The original site allocation for 90 houses at New House Farm is now a planning commitment as planning permission has been granted. The landowner of the original site allocation for 5 houses at Rose Villa was given Prior Approval to convert the farm buildings to 3 dwellings, however it appears to date no work has commenced on site.
- 3.5 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.

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

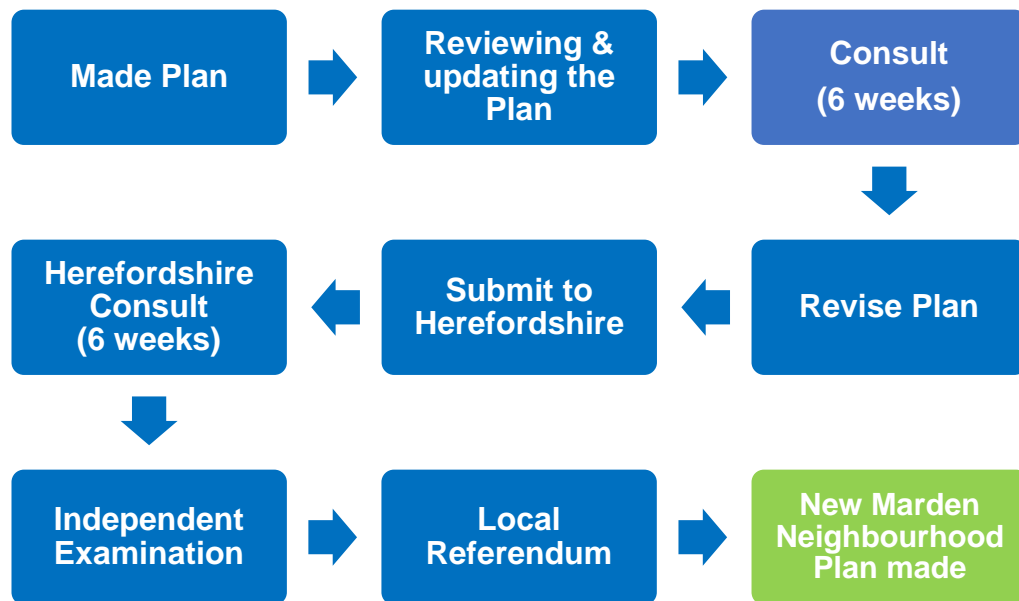




## 4 Process of preparing the Plan

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

**Figure 2 – The Neighbourhood Planning Process**



- 4.2 The parish council set up a Neighbourhood Development Plan Review Group in 2020. The Group considered the effectiveness of the made Plan in keeping development in the parish in conformity with the Plan and the comments from the Development Management Team regarding the implementation of the made Plan.
- 4.3 Following this, the Group reviewed the Plan to update the Vision and Objectives, amend current policies, draft additional policies and undertake a Call for Sites process for another 5 houses. 14 sites were submitted to the Call for Sites and were assessed by the independent assessor and sites 2,3 and 9 were recommended for allocation as sustainable development for the increased number of 8 dwellings in total.
- 4.4 The sites were considered by the Review Group and the parish council undertook an Informal Consultation in September 2020 to gain parishioners' views on whether the sites for 8 dwellings should be allocated in the new Plan and on the amended and new policies.
- 4.5 It must be noted that at the time the Consultation was sent out, 14 sites had been submitted. However, due to an error by the independent assessor, the site designated site 2 was assessed by the independent assessor but was not submitted until after the Consultation started. The original site submitted

by the landowner is site 15 in the Revised Site Assessment Report which can be found on the website at <https://www.mardenherefordshire-pc.gov.uk/parish-council/marden-neighbourhood-development-plan/>. The results of the informal consultation are also available on the website and will be shown in the Consultation Statement for submission to Regulation 16 consultation.

- 4.6 A six-week consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 is now being carried out, with Marden Parish residents, businesses and consultation bodies.

## **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.

## 6 Key issues for Marden Parish

- 6.1 The process of preparing the Marden Neighbourhood Development Plan that was made in 2016 included the following steps and consultations.
- a. An initial scoping questionnaire in March 2014 to identify the areas which the community considered should be brought forward into the Marden Neighbourhood Development Plan. The results indicated the importance to residents of housing development and environmental issues.
  - 6.2 b. A second questionnaire in September 2014, relating to possible modification of the Settlement Boundary. The consensus was that the existing Settlement Boundary should be retained, however following this consultation, it was noted that the settlement boundary could not be kept in the form shown in the consultation.
  - 6.3 c. In November 2014, 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. 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 a settlement boundary by 2031.
  - 6.4 d. A 'Call for Sites' resulted in 21 possible sites were submitted. An Open Event in January 2015 gained residents' views on the best option for allocating sites for development, to support the Vision and Objectives of the Plan.
  - 6.5 e. A further Community Consultation in July 2015 related 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.
  - 6.6 The community consultations were followed by Regulation 14 and 16 formal consultations and then Examination and local Referendum. Since 2016 the made Plan has been used by Herefordshire Council's planning department to determine applications within the parish. In 2019 Herefordshire commenced a review of its Core Strategy, which will include an updated allocation of new housing for parishes.
  - 6.7 In 2020, Marden Parish Council assessed the efficacy of the Plan in relation to applications and how it is used in determination notices. Overall, the Plan has been mostly successful in only applications in conformity with the Plan being approved.
  - 6.8 However, currently Herefordshire Council does not have a 5-year land supply, the numbers of new dwellings required for Herefordshire by the government, which is then apportioned to parishes to achieve. Therefore the protection provided by Paragraph 14 of the National Planning Policy Framework to control speculative development not conforming with the Plan is reduced. In addition, Herefordshire's Development Management Team

has commented on the implementation of the Plan and suggested possible amendments to the current policies and ideas for new policies that would enhance the Plan.

- 6.9 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. The previous allocated site at Rose Villa for 5 houses has Prior Approval for conversion of the current farm buildings to 3 dwellings, however it appears construction work has not commenced on the site.
- 6.10 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.
- 6.11 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.
- 6.12 In addition, the Development Management team at Herefordshire advised that some policies in the original Plan would be enhanced by being amended and new policies would further enhance the effectiveness of the new Plan.
- 6.13 The Review Group originally recommended and the parish council agreed that a further allocation should be made in the updated Plan of no more than 5 dwellings in total, with no more than 3 dwellings on any site and amended and new policies should be drafted for the updated Plan.
- 6.14 Following the Call for Sites, 3 sites were recommended for allocation for sustainable development of 8 dwellings, increased from the original concept of 5 dwellings being allocated – site 2 for 3 dwellings, site 3 for 4 dwellings and site 9 for 1 dwelling. Therefore, the parish council held an Informal Consultation on whether the 3 sites should be allocated and on the amended Vision, Objectives and Policies.
- 6.15 At the time the Consultation was sent out, 14 sites had been submitted. However, due to an error by the independent assessor, the site designated site 2 was assessed by the independent assessor but was not submitted until after the Consultation started. The original site submitted by the landowner is site 15 in the Revised Site Assessment Report.
- 6.16 Following consultation, the draft Plan was finalised by the parish council for Regulation 14 consultation in November 2020.

# 7 Objectives

**7.1** To achieve our Vision for Marden in 2031 the Review Group has considered objectives for the Marden Neighbourhood Development Plan and updated them as follows.

**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 and historic character.

**OBJECTIVE 2** – To ensure that housing development in the surrounding hamlets of Litmarsh, Burmarsh, The Vault and other hamlets is controlled appropriately and is proportionate to their size.

**OBJECTIVE 3** – To ensure all new development is governed by best practices and by national and local environmental and climate change policies 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, without impacting on highway safety.

**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 and wider parish.

**OBJECTIVE 6** – To support the retention and development of local businesses and services including homeworking that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology. This includes support for sensitively sited and designed improved broadband and mobile phone services and renewable energy technologies.

**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 and ensuring the dark skies of the parish are maintained.

## 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 and historic character.**

**OBJECTIVE 2 – To ensure that housing development in the surrounding hamlets of Litmarsh, Burmarsh, The Vault and other hamlets is controlled appropriately and is proportionate to their size.**

### 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 was identified in 2015 as a figure of 580 dwellings. Applying the housing growth target of 18% for the plan period, with planning commitments up to January 2015 of 44 dwellings and the allocation for 95 dwellings made in the 2016 Plan, the parish had 35 more dwellings approved or allocated than required by the proportional growth target.

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 Vault 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 Since the 2016 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.
- 8.9 The Call for Sites process in August 2020 was held to identify sites that could be allocated for no more than 5 houses, with no more than 3 houses on any site.
- 8.10 In total 14 sites were submitted to the Call for Sites, of which 3 sites for 8 houses (more than originally envisaged) were recommended as sustainable by the independent assessors.
- 8.11 The suitable sustainable sites were considered by the Review Group and 3 sites were put forward by the parish council to the Informal Consultation, as well as the amended Vision, Objectives and policies. The results of this consultation were as follows: response from 16% of all properties in the parish; response from 17% of residents on the electoral register; 65% of respondents thought site 2 should be allocated; 71% thought site 3 should be allocated; 69% thought site 9 should be allocated. 26% of properties made comments, representing 48 residents on the electoral register.
- 8.12 The full comments received on the proposed sites for allocation, the amended Vision and Objectives and the amended and new polices can be seen at <https://www.mardenherefordshire-pc.gov.uk/parish-council/marden-neighbourhood-development-plan/>
- 8.13 At the time the Consultation was sent out, 14 sites had been submitted. However, due to an error by the independent assessor, the site designated site 2 was assessed by the independent assessor but was not submitted until after the Consultation started. The original site submitted by the landowner is site 15 in the Revised Site Assessment Report.
- 8.14 Following consideration of the responses to the Informal Consultation, the parish council resolved that following sites are now allocated:  
Site 2 for 3 houses – northern part of site only; Site 3 for 4 houses; and Site 9 for 1 house.
- 8.15 In allocating sites, the Review Group and parish council have considered the questions in Herefordshire Council’s Planning Guidance Note 21 – “Guide to site assessment and choosing allocation sites”.
- 8.16 The comments on the amended Vision and Objectives and the amended and new polices were considered by the Review Group and a few changes were made as a result. The parish council then adopted this draft for Regulation 14.



- 8.17 As of September 2020, there will be more than sufficient capacity in Marden Academy to take additional local pupils from any development on sites allocated in this Plan.
- 8.18 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 (489 dwellings in the village envelope of 28 hectares). It is considered appropriate that the density of any scheme should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed so that the village feel is retained.

### **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 on the Marden Village Policies Map, 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) The density of any scheme should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed so that the village feel is retained;
- d) Ensures appropriate and safe access can be achieved;
- e) Provides appropriate residential amenity for future occupiers including consideration of any adjacent 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;
- i) Ensures that any likely significant effect on the River Wye Special Area of Conservation (SAC), including the River Lugg sub-catchment area, is avoided or adequately mitigated; and
- j) Where a Transport Assessment is submitted in support of a planning application, this quantifies in detail the likely impact on the strategic highway network of the parish and the railway.

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 strongly encouraged.

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

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

- a) Within the settlement boundary as shown on the Policies Maps for each settlement;
- b) Maintains an appropriate density in context with the immediate surrounding area;
- c) Ensures appropriate and safe access can be achieved;
- d) Provides appropriate residential amenity for future occupiers including consideration of any adjacent noise generating agricultural, industrial or commercial activities;
- e) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- f) 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;
- g) Reflects the scale and function of the settlement; and
- h) Ensures that any likely significant effect on the River Wye SAC including the River Lugg sub-catchment area, is avoided or adequately mitigated.

In addition, the use of a brownfield site within the Settlement Boundary or conversion/replacement of an existing building or the use of an infill site will be strongly encouraged.

- 8.19 **OBJECTIVE 3 – To ensure all new development is governed by best practices and by national and local environmental and climate change policies 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, without impacting on highway safety**

### **Technical Evidence**

- 8.20 Policy LD1 of the Herefordshire Core Strategy states that *development proposals should:*
- *demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;*
  - *conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding*

*Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;*

- *incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and*
- *maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure*

8.21 Other relevant Herefordshire Core Strategy policies are SS1, SS6, LD1, LD4, and SD1.

### **Local evidence**

8.22 Since the Plan was made in 2016, 32% of all residential applications in the parish have been for extensions and 19% have been for conversions. Therefore, the current Review has added a new policy to inform the determination of such applications.

### **Policy M3 – General Design Principles**

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 proposals are expected to comply with all of the following criteria:

- a) Maintain the historic pattern of development by respecting the layout associated with historic plots in the immediate area;
- b) Ensure the suitability of the overall design and appearance of the proposal (including size, scale, density, layout, access considerations) in relation to surrounding buildings, spaces and other key features in the street scene. Originality and innovation in design is encouraged;
- c) The arrangement of front gardens, walls, or hedges should maintain and enhance the existing character of the immediate locality. Where a new boundary treatment is proposed it should reflect other boundary treatments in the immediate vicinity;
- d) Use, and where appropriate re-use, local and traditional materials;
- e) Respect the pattern and use of spaces and use landscape design principles and landscaping where appropriate;
- f) Ensure movement to, within, around, and through the development is satisfactory;
- g) New residential development must include provision for adequate parking spaces including garages and for cycle storage and storage for recycling bins. In new developments, every dwelling will

- provide 2 parking spaces within its curtilage or within the development;
- h) Where practical, development proposals affecting existing buildings should also comply with (g) above; and
  - i) Use Sustainable Drainage Systems.

#### **Policy M4 – Extensions and development within residential curtilages including ancillary accommodation and annexes**

Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5. The Parish Council will support extensions and modifications to existing residential properties where:

- a) The extension is subordinate to the existing building, to allow the form of the original building to be clearly understood;
- b) The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;
- c) The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by the occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight;
- d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on street and does not create a danger to pedestrians, cyclist or vehicles; and
- e) The proposal does not lead to an unacceptable loss of useable private amenity space.

- 8.23 **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**

- 8.24 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.

8.25 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.*

8.26 Other relevant Herefordshire Core Strategy Policies are SS1, H1, H2, H3.

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

- a) All proposals for new housing development shall demonstrate, following consultation with the parish council, 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.
- b) 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 be discouraged.
- c) Proposals for small houses or bungalows with small gardens (2-3 bedroom) will be strongly encouraged, in preference to houses with 4-5 bedrooms.

- 8.27 **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 and wider parish.**

#### **Technical Evidence**

- 8.28 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.
- 8.29 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.*
- 8.30 Other relevant Herefordshire Core Strategy Policies are SS1, SS6, SC1, OS1, OS2, and OS3.

#### **Local Evidence**

- 8.31 Comments to the Informal Consultation identified the following matter relating to development of community facilities within the parish as of concern: that new housing would not interfere with the development of the new community centre.
- 8.32 Priorities for planning gain in relation to community facilities to support this objective have been updated by the Parish Council from the 2016 Plan and are shown in Appendix 2.
- 8.33 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, multi-use games area (MUGA) and a tennis court; and two public houses.

### **Policy M6 – Protection/extension of Local Community Facilities**

Large housing developments (defined as 10 or more or an area of 0.5 hectares or more) are expected to make a proportionate contribution to the provision of community facilities subject to viability testing. Any new or expanded facilities should be, wherever possible, located in or adjacent to the settlement boundary or close to existing facilities or in an otherwise convenient and suitable location.

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:

- a) 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
- b) Satisfactory evidence is produced that there is no longer a need for the facility or that it is no longer viable or fit for purpose and where appropriate has been vacant and marketed for community use without success in line with Core Strategy Policy SC1.

- 8.34 **OBJECTIVE 6 – To support the retention and development of local businesses and services including homeworking that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology. This includes support for sensitively sited and designed improved broadband and mobile phone services and renewable energy technologies.**

#### **Technical Evidence**

- 8.35 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.*

- 8.36 Other relevant Herefordshire Core Strategy Policies are RA5, RA6, E1, E2, E3, MT1, LD1, and SD1.

### **Local Evidence**

- 8.37 In October 2020, the Informal Consultation was sent to all businesses sited within the parish (as the document was sent to all properties and businesses), to raise awareness about the review of the Plan and how it might impact on their business and workforce. No specific responses were received from businesses, though comments referring to the problems of flooding affecting local roads and stopping access on 3 out of the 4 roads into the parish were raised at this Consultation and have been raised previously by businesses.
- 8.38 In 2017, Prior Notification was made for the erection of a telecommunications mast, which was subsequently built. At the time, this application caused considerable controversy and some parishioners did not want it built. Therefore, the current Review of the Plan wishes to ensure that any future developments are sensitively handled and in line with the wishes of the community as a whole

### **Policy M7 – New local employment opportunities**

The development of new local employment opportunities will be considered providing that they:

- Do not have a detrimental impact on surrounding residential amenity;
- Do not lead to the loss of open space or green infrastructure;
- Are located close to existing highways and do not have an unacceptable impact on traffic and consideration is given to the impact of heavy goods traffic through the village or designated settlement;
- Ensure that any likely significant effect on the River Wye Special Area of Conservation (SAC) including the River Lugg sub-catchment area is avoided or adequately mitigated.

Development proposals that would result in the creation of small-scale employment opportunities in residential properties or other non-commercial premises will be supported where they have no unacceptable impacts on the amenity of neighbours and the wider community such as noise, fumes,



vibration and odours, transport system, traffic flows, parking or infrastructure.

Development for homeworking will be supported when it:

- e) would involve alterations or extensions to an existing dwelling which are not significant;
- f) or would be part of a proposal for a dwelling house that re-uses or brings back into use an existing building, where such development would not have an adverse impact on residential amenity, heritage or landscape character.

### **Policy M8 – Supporting, enhancing and protecting existing local employment**

Insofar as planning permission is required, existing sources of local employment will be protected from change from business to residential use.

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

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

Development that would lead to the expansion or improvement of existing business premises will be permitted when it:

- c) Is suitable in terms of size, layout, access, parking, design and landscaping;
- d) Does not harm the amenity of nearby occupiers;
- e) Does not harm the character, appearance or environment of the site and its surroundings;
- f) Has adequate access, or potential access, by a choice of transport modes;
- g) Retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area;
- h) Includes mechanisms to improve environmental performance to that of current best practice standards and national and local policies; and
- i) Ensures that any likely significant effect on the River Wye Special Area of Conservation (SAC), including the River Lugg sub-catchment area is avoided or adequately mitigated.

## **Policy M9 – Supporting Development of Communications Infrastructure**

Improvement and development of new mobile telecommunication infrastructure will be supported provided that:

- a) The design and placement seeks to minimise impact on the visual amenity, character or appearance of the surrounding area; and
- b) The design and siting does not have an unacceptable effect on the parish historical features and buildings, visually sensitive landscape or views.

Improvements to broadband infrastructure will be supported. Any new development within the Parish should be served by a superfast broadband (fibre optic) connection unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or economically viable. In such circumstances, suitable ducting should be provided within the site and to all properties to facilitate future installation.

- 8.39 **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 and ensuring the dark skies of the parish are maintained.**

### **Technical Evidence**

- 8.40 Policy LD4 of the 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. *[Ensure] 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*

- 8.41 Paragraph 99 of the revised National Planning Policy Framework states that *“the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”*
- 8.42 Paragraph 100 of the NPPF advises that *“the Local Green Space designation should only be used where the green space is:*
- a) in reasonably close proximity to the community it serves;*
  - b) 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*
  - c) local in character and is not an extensive tract of land.”*
- 8.43 Other relevant Herefordshire Core Strategy Policies are SS1, SS4, SS6, SS7, LD1, LD3, SD1, SD3, and MT1.

### **Local evidence**

- 8.44 Herefordshire Council announced a climate emergency in March 2019 and is actively working towards a carbon zero target by 2030. In 2020, the parish council adopted its Environment and Sustainability Policy and is working on the plan to implement the policy.
- 8.45 The village of Marden has minimal streetlighting, only in certain areas and the parishioners and parish council wish to see the dark skies continuing and protected by policy.

### **Policy M10 – Protection of Local Green Spaces**

The local green spaces listed below and shown on the Marden Village Policies Map and the enlarged map on Page 31, are protected from development in accordance with the National Planning Policy Framework (NPPF):

- 1) Land round war memorial;
- 2) Pond;
- 3) Area at top of Rudge Grove;
- 4) All areas around the front of the school building;
- 5) Area of grass in front of hedge opposite Post Office and along length of hedge;
- 6) Recreation Ground.

Any new development which impacts adversely on the openness, biodiversity or geodiversity of these sites will not be supported.

<b>Name of Site</b>	<b>Distance from Community Centre</b>	<b>Special Qualities/ Local Significance</b>	<b>Extent of Tract of Land</b>
1) Land round the war memorial	900-1000 m	Commemorating local residents	Small
2) Pond	500 m	Longstanding wetland habitat of local significance	Small
3) Area at top of Rudge Grove	150-200 m	Open green space in heart of village	Small
4) Areas around the front of the school building	Adjacent	Site for information and open space by the school	Small
5) Area of grass in front of hedge opposite Post Office and along length of hedge.	50-300 m	Open green space in heart of village, enhancing important long-standing hedgerow	Small
6) Recreation Ground	Adjacent	Important community facility	Medium

### **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) Ensuring all exceptional development outside the designated settlement boundaries retains 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 cove;
- 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**

- a) All development should be preferentially located within Flood Zone 1. Where this is not possible, we would expect proposals to demonstrate that they are safe and will not increase flood risk to third parties. This is in accordance with the sequential and exception tests set out in national policy. Proposals must have regard to Herefordshire's Strategic Flood Risk Assessment. Flood risk betterment should be provided whenever possible.
- b) 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.
- c) Development should reflect the specific local circumstances and relevant current evidence in relation to the likely impacts on and potential benefits for water quality, sewerage infrastructure and sustainable drainage.
- d) 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 and/or 'slow the flow' systems.
- e) Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.
- f) New development should avoid overloading existing septic tank infrastructure. Any development that proposes to make use of already overloaded, leaking or out-of-date septic tank infrastructure will be required to make provision for appropriate upgrading of the infrastructure.
- g) Initiatives that rationalise or improve the provision of wastewater treatment in areas not connected to mains drainage will be supported, including installing new treatment works.

- h) For new development in locations where there are vulnerable aquifers or private water sources nearby, applicants will need to provide an assessment that demonstrates how surface and foul water will be kept out of aquifers and nearby private water sources.
- i) 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), including the River Lugg sub-catchment area is avoided or adequately mitigated.
- j) 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.
- k) Areas of hard standing such as driveways and parking areas should use porous materials where possible in line with current planning requirements and with associated soakaway facilities.
- l) 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 take every available opportunity to 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.

In the event that a Public Right of Way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated that either the current course of the Right of Way can be retained or that any diversion would not result in any adverse impact on this public amenity or safety of the general public and is approved by the Rights of Way Officer for Herefordshire Council.

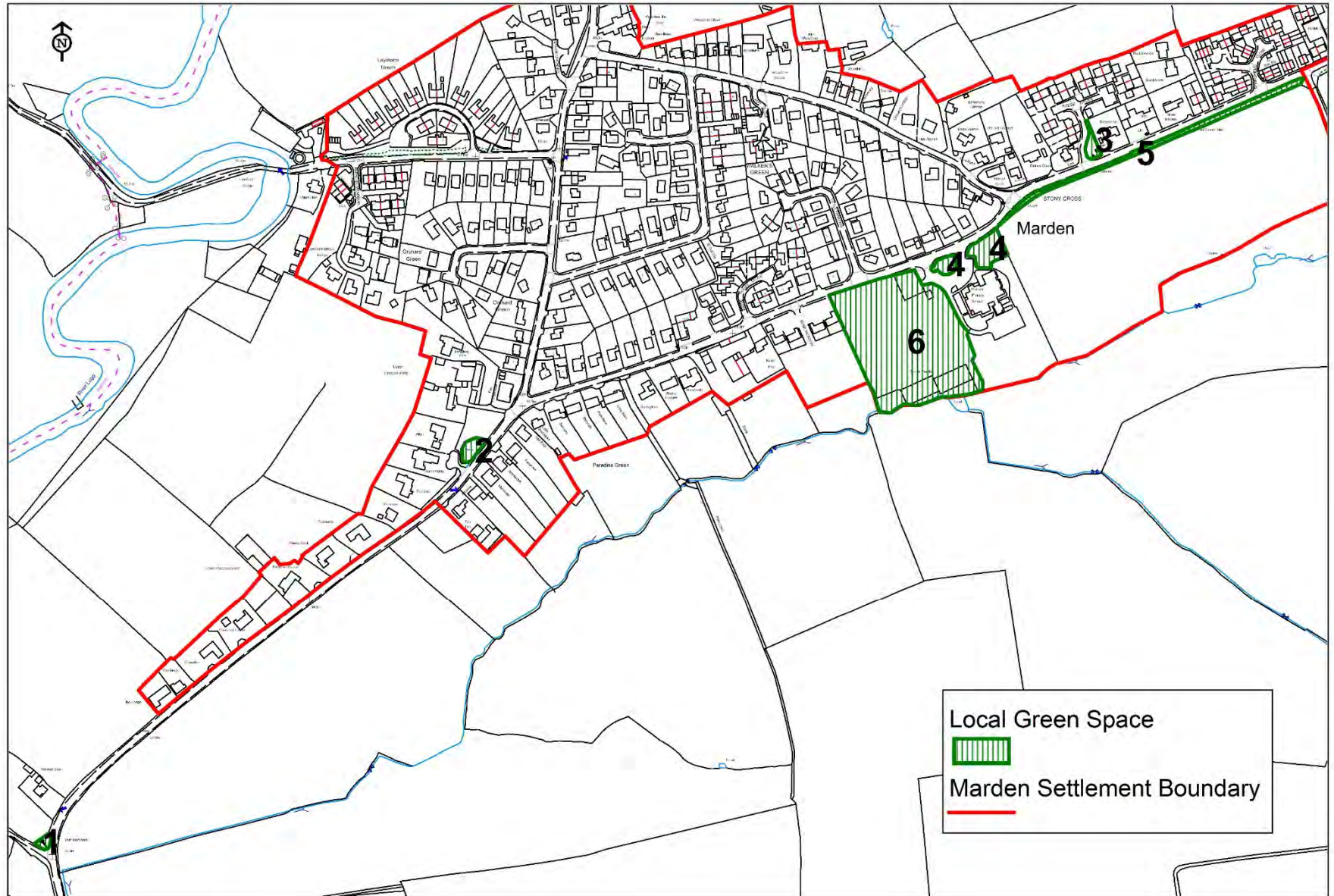
### **Policy M14 – Dark Skies**

To minimise light pollution and to maintain the views of night time skies in the parish, unless it is a requirement of a statutory body all new roads built as part of a development must not feature street lighting.

All planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:

- a) An assessment of the need for lighting has been undertaken. Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused and any alternative measures available;
- b) The nature of the proposed lighting is appropriate for its use and location. The Institution of Lighting Professionals (ILP) has provided guidance on acceptable levels of illumination for specific areas. It is recognised that many traditional buildings may have 'significant openings' where visibility of internal lighting will be a natural consequence.

### Enlarged map of Proposed Green Spaces

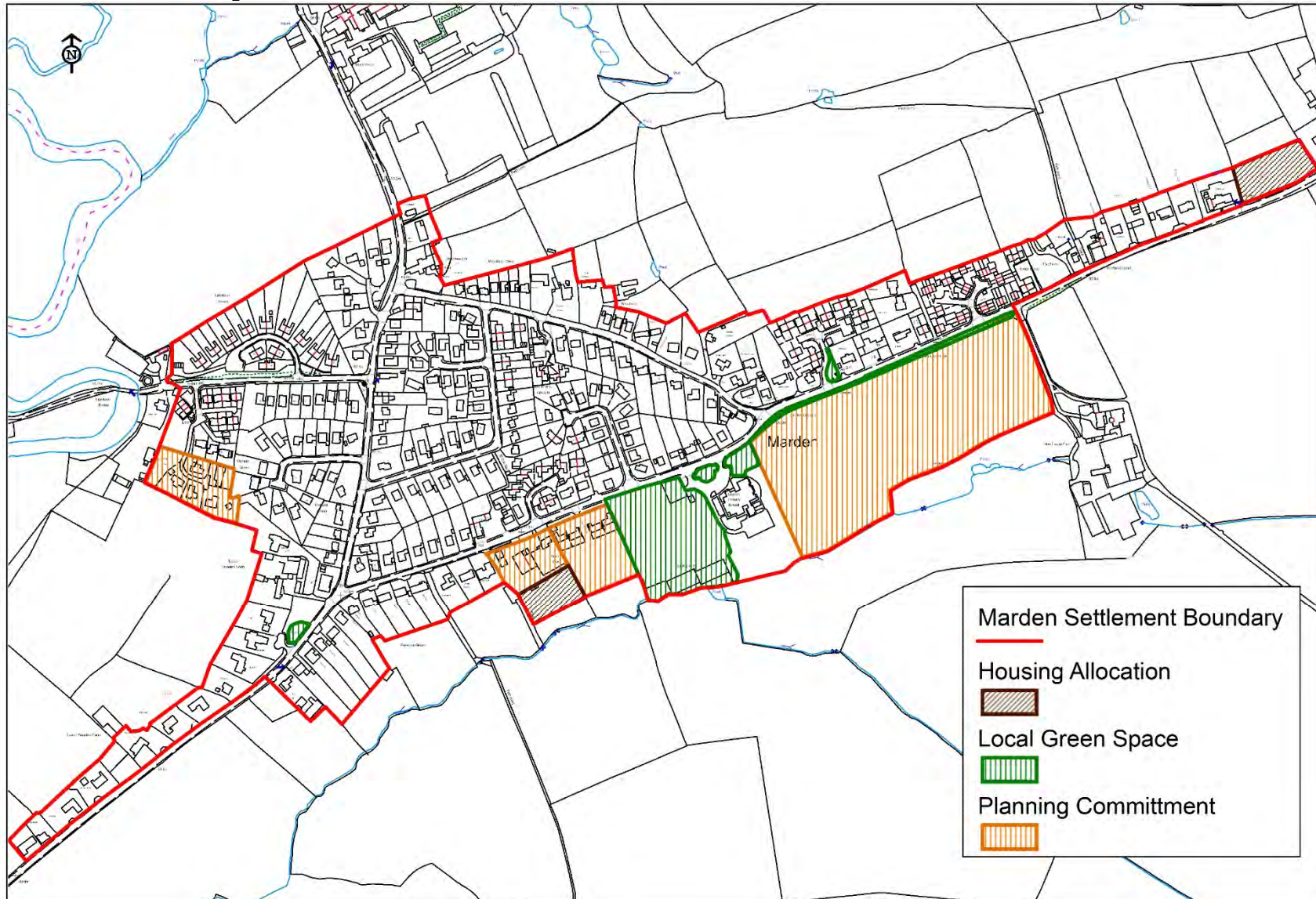




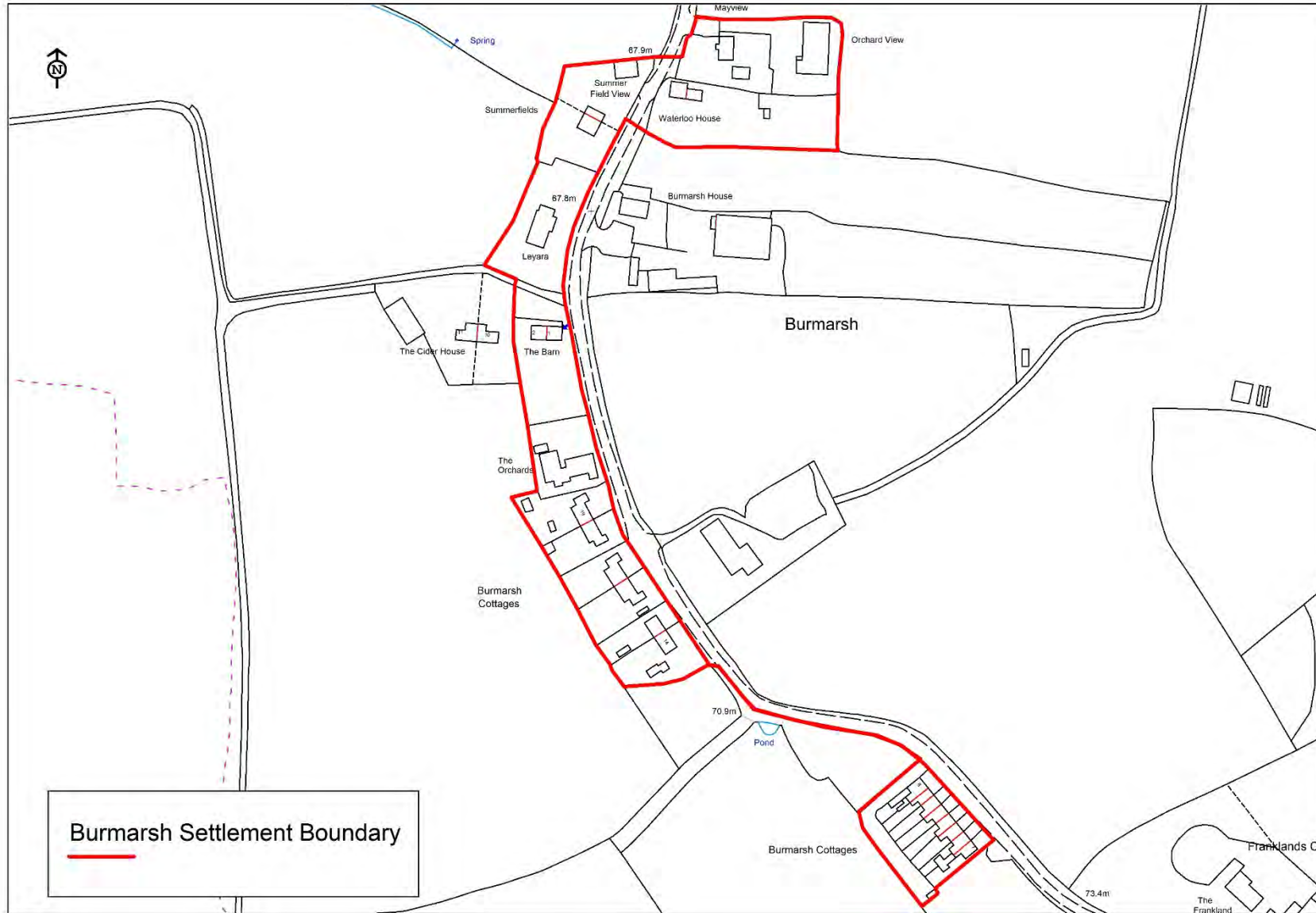
## 9 Monitoring and Review

- 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.
- 9.2 When Herefordshire Council has completed the review process of its Core Strategy any recommendations to the parish council of changes required, particularly any adjustment to the proportional growth target, will be considered by the parish council. If the need for a further review of the Plan 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.

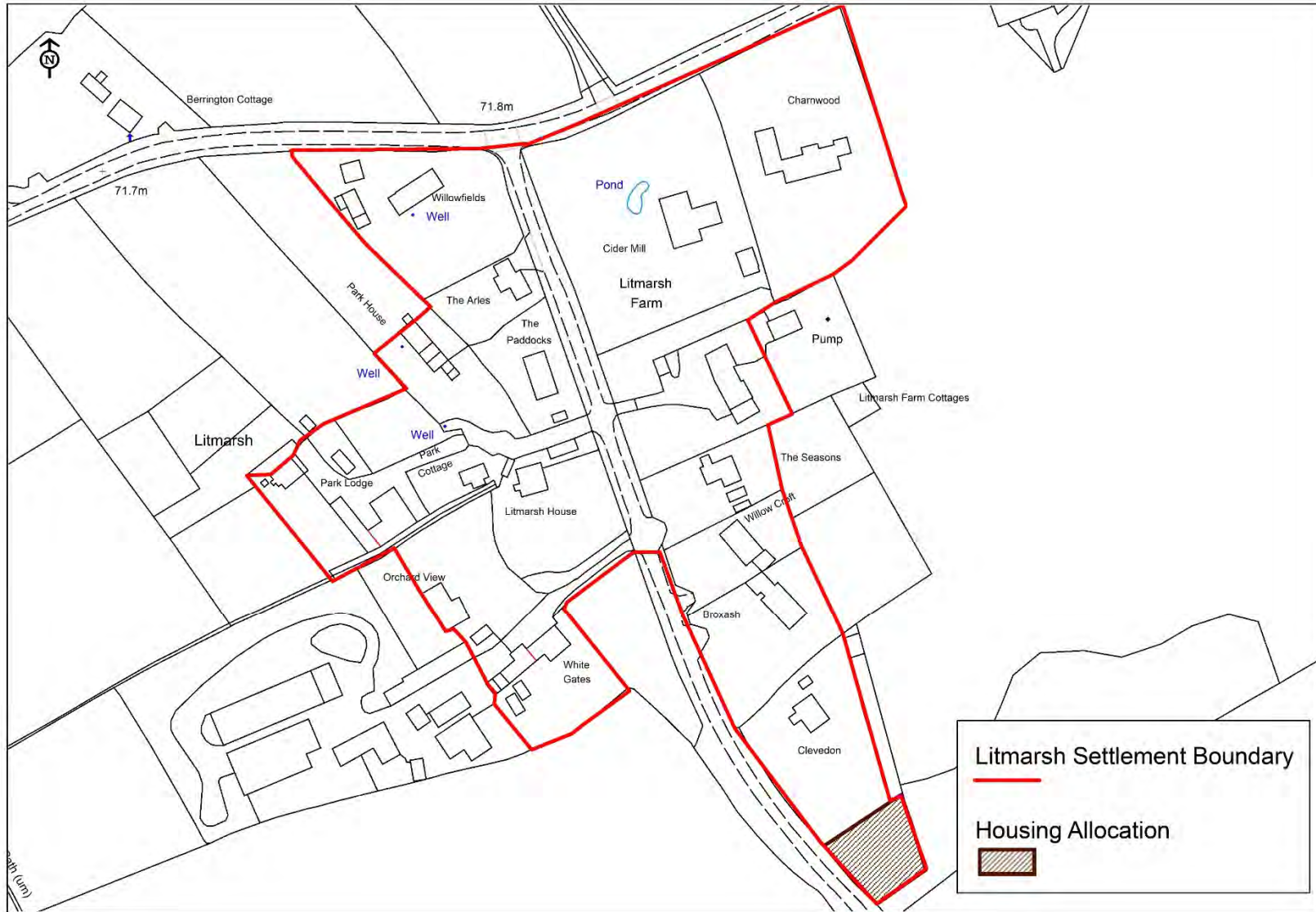
# Proposals Map – Marden



# Proposals Map - Burmarsh

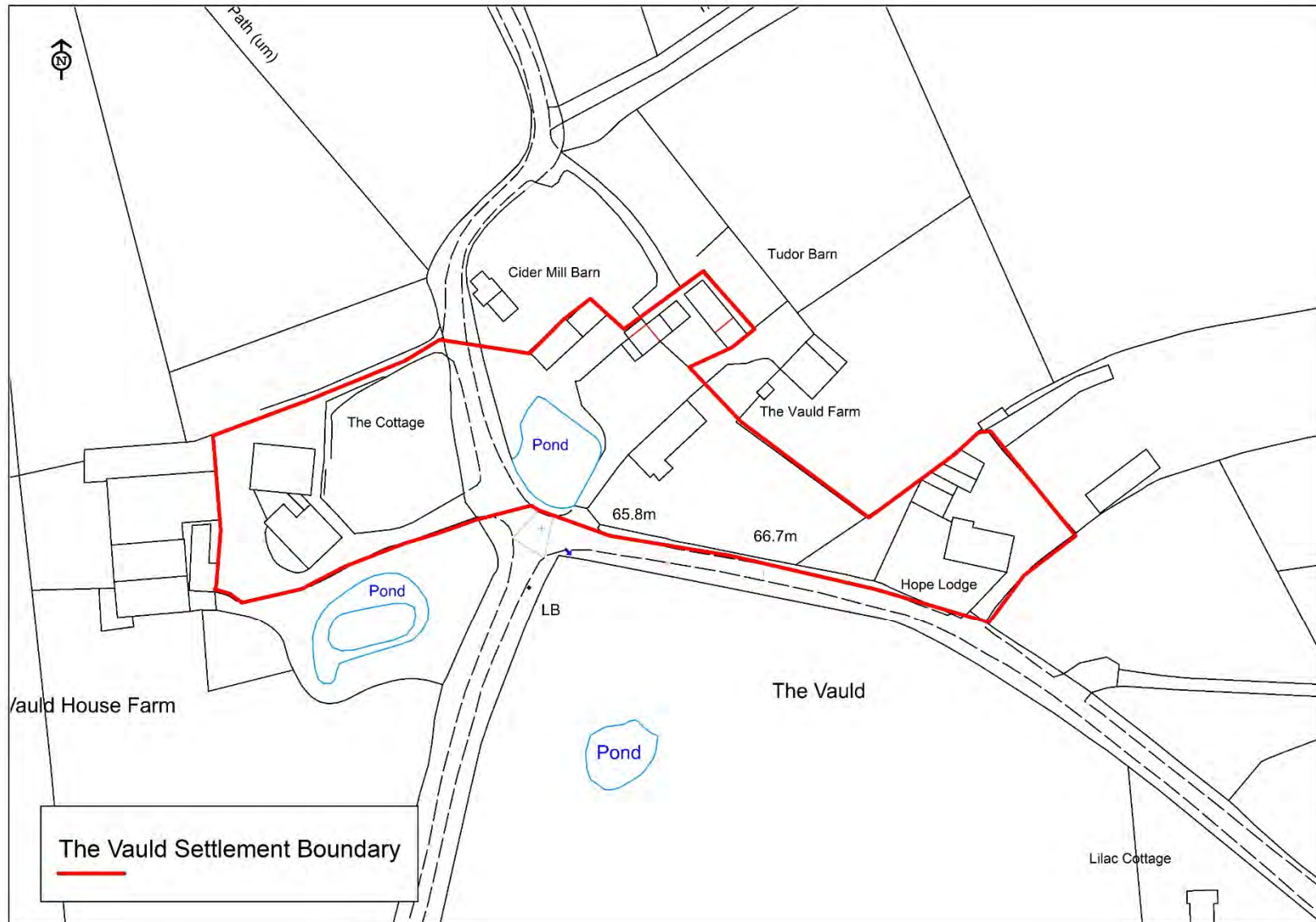


# Proposals Map - Litmarsh



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# Proposals Map – The Vault



# Appendix 1 - Listed Buildings

<https://historicengland.org.uk/listing/the-list/advanced-search-results?searchResultsPerPage=100>

In October 2020, in Marden Parish, there are 53 Listed Buildings and 1 Scheduled Monument, although, as this list will be updated by English Heritage as and when buildings are added, the most up to date list should be obtained from the above link. The list is as follows:

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

BRADNOR	Listing	II	BRADNOR WALKER'S GREEN Marden
IVY COTTAGE	Listing	II	IVY COTTAGE WALKERS GREEN Marden
ASH GROVE	Listing	II	ASH GROVE Marden
BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE	Listing	II	BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE Marden
BRICKHOUSE	Listing	II	BRICKHOUSE Marden
HAWKERSLAND COTTAGE	Listing	II	HAWKERSLAND COTTAGE Marden
HAWKERSLAND FARMHOUSE	Listing	II	HAWKERSLAND FARMHOUSE Marden
MARDEN CHAPEL AND HOUSE ADJOINING TO EAST	Listing	II	MARDEN CHAPEL AND HOUSE ADJOINING TO EAST Marden
NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS	Listing	II	NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS Marden
OLD SCHOOL HOUSE	Listing	II	OLD SCHOOL HOUSE Marden
AMBERLEY CHAPEL	Listing	II*	AMBERLEY CHAPEL AMBERLEY Marden
LITMARSH FARM	Listing	II	LITMARSH FARM LITMARSH Marden
MORETON BRIDGE (THAT PART IN MARDEN CP)	Listing	II*	MORETON BRIDGE (THAT PART IN MARDEN CP) Marden
STABLES ATTACGED TO THE NORTH END OF NEW HOUSE FARMHOUSE	Listing	II	STABLES ATTACGED TO THE NORTH END OF NEW HOUSE FARMHOUSE Marden
PIKESTYE COTTAGE	Listing	II	PIKESTYE COTTAGE PIKESTYE Marden
CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE	Listing	II	CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE PIKESTYE Marden
LITTLE DURANCE	Listing	II	LITTLE DURANCE SUTTON LAKES Marden
RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST	Listing	II	RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST SUTTON LAKES Marden
THE VAULD FARMHOUSE	Listing	II*	THE VAULD FARMHOUSE THE VAULD Marden
HOP KILNS, HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE	Listing	II	HOP KILNS HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE THE VAULD Marden
BROOK FARMHOUSE	Listing	II	BROOK FARMHOUSE WALKERS GREEN Marden
ETSON HOUSE	Listing	II	ETSON HOUSE VENNS GREEN Marden
BROOKSIDE	Listing	II	BROOKSIDE TUMPY LAKES Marden

WATERWAY AND ATTACHED CIDER HOUSE TO NORTH	Listing	II	WATERWAY AND ATTACHED CIDER HOUSE TO NORTH SUTTON LAKES Marden
AMBERLEY COURT	Listing	I	AMBERLEY COURT AMBERLEY Marden
CHURCH OF ST MARY	Listing	I	CHURCH OF ST MARY MARDEN Marden
OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT	Listing	II	OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT Marden
BURMARSH HOUSE	Listing	II	BURMARSH HOUSE BURMARSH Marden
BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY	Listing	II	BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY MARDEN Marden
DANIEL MONUMENT ABOUT 25 YARDS EAST OF CHURCH OF ST MARY	Listing	II	DANIEL MONUMENT ABOUT 25 YARDS EAST OF CHURCH OF ST MARY MARDEN Marden
CHURCH HOUSE	Listing	II	CHURCH HOUSE MARDEN Marden
LEYSTONE BRIDGE	Listing	II*	LEYSTONE BRIDGE LEYSTONE GREEN Marden
HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE	Listing	II	HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE PARADISE GREEN Marden
THE WHITE HOUSE	Listing	II	THE WHITE HOUSE PIKESTYE Marden
IVY COTTAGE	Listing	II	IVY COTTAGE SUTTON LAKES Marden
YEW TREE COTTAGE	Listing	II	YEW TREE COTTAGE SUTTON LAKES Marden
LITTLE VAULD	Listing	II	LITTLE VAULD THE VAULD Marden
BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE	Listing	II	BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE THE VAULD Marden
Sutton Walls (camp)	Scheduling		Marden



## Appendix 2 – Community Aspirations

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 court, floodlighting to the tennis court and pavilion;
5. Improvement to the football pitch and changing facilities;
6. Undercover area of seating at recreation ground;
7. Improved access to the River Lugg;
8. 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
<b>A</b>	
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>B</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	See Previously Developed Land.
<b>C</b>	
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 (C.I.L)	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 n
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.
<b>D</b>	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (C.I.L)
<b>E</b>	
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.
<b>F</b>	
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.
<b>G</b>	
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.

<b>H</b>	
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.
<b>L</b>	
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 <a href="http://www.lifetimehomes.org.uk/">http://www.lifetimehomes.org.uk/</a>
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.

<b>M</b>	
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.
<b>N</b>	
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.
<b>O</b>	
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.
<b>P</b>	
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)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>R</b>	
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.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
<b>S</b>	
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.	Projects where someone directly organises the design and construction of their new home. This covers quite a wide range of projects. The most obvious example is a traditional 'DIY self build' home, where the self builder selects the design they want and then does much of the actual construction work themselves. But self build also includes projects where the self builder arranges for an architect/contractor to build their home for them; and those projects that are delivered by kit home companies (where the self builder still has to find the plot, arrange for the slab to be installed and then has to organise the kit home company to build the property for them). Many community-led projects are defined as self builds too – as the members of the community often do all the organising and often quite a bit of the construction work.
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.
<b>T</b>	
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.
<b>U</b>	
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.
<b>W</b>	
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.
<b>Z</b>	
Zero Carbon Development	Development that achieves zero net carbon





# Marden

## Neighbourhood Development

### Plan

#### To 2031

