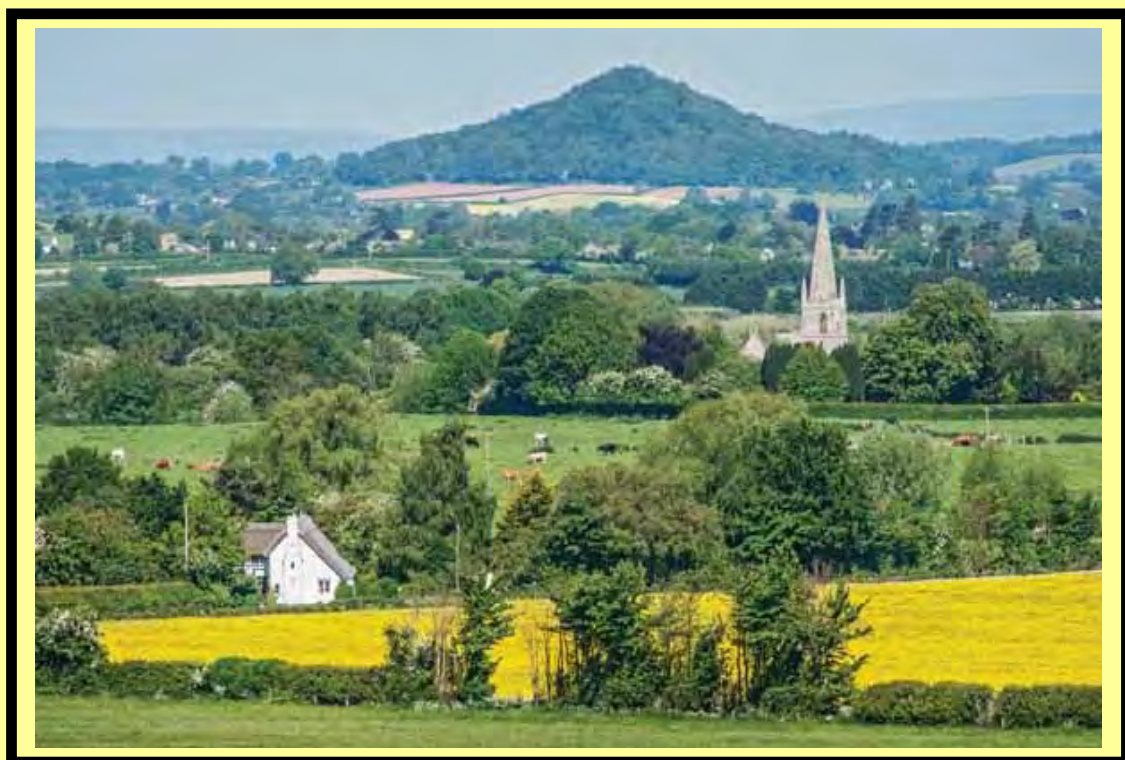


Marden Neighbourhood Development Plan To 2031



Acknowledgements

Marden Parish Council

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

Published: July 2016

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1 The Vision for Marden in 2031

- 1.1 Our Neighbourhood Development Plan sets out the vision for the area that reflects the thoughts and feelings of local people with a real interest in their community.

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

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

- 1.2 Our Neighbourhood Development Plan sets out positively how we will achieve this Vision and how the parish will change over the Plan period (2015-2031) and beyond. To ensure we achieve this, our Plan includes policies on housing, community and leisure facilities, employment, improvements to transport, heritage and environment.

2 Introduction and Background

- 2.1 Taking advantage of the new powers available to parish councils, granted through the Localism Act 2011, the Marden Parish Council applied to be designated as a neighbourhood planning body for the parish area, (see Figure 1). Neighbourhood planning status was approved by Herefordshire Council in October 2013.
- 2.2 Marden is one of the largest parishes in Herefordshire which covers 1,396 hectares. Marden Parish includes a number of hamlets including Burmarsh, Urdimmarsh, The Vault, Venn's Green, The Vern and Litmarsh, with further housing scattered around the parish. Marden village is situated about a mile east of the main A49 Hereford-Leominster road some six miles north of Hereford.
- 2.3 The village of Marden is the main settlement in the parish, and contains a range of services. Most of the housing is concentrated around the triangle of roads of Paradise Green and Walkers Green. The current local facilities within the parish include: a Post Office and general store; hairdresser and beautician; Minimarket; a chiropodist; and two public houses.
- 2.4 The population of the parish is 1,302 residents living in 560 households (2011 Census). The density is 0.93 persons per hectare which is high in comparison to Herefordshire generally (at 0.8 persons per hectare).
- 2.5 Hereford and Leominster provide employment opportunities for residents, while others travel to Gloucester, Ledbury, Malvern, Worcester and further afield for work. There is a small industrial estate at Burmarsh. The S & A Group, a leading UK based grower, packer, importer, exporter and distributor of soft fruit and vegetables, is sited within the parish. There are also a number of micro-enterprises and self-employed residents located here. There are several small industrial units and a drinking water bottling plant. A number of guesthouses in the parish cater for visitors who wish to explore the surrounding countryside.
- 2.6 The parish includes the River Wye Special Area of Conservation (SAC), and the River Lugg Site of Special Scientific Interest (SSSI), which runs along the length of the River Lugg on the western boundary of the parish. The parish also includes some areas of ancient woodlands. Other areas of the parish are at risk of flooding as shown on the Proposals Map. There are currently 53 Listed Buildings and 1 Scheduled Monument within the parish. A complete list is provided in Appendix 1.
- 2.7 The origin of the Marden Parish name is buried deep in the mists of time; Marden was an "Enclosed settlement in Maund". A settlement has existed in this area since before A.D.782, as a camp of Caractacus and afterwards was the residence of the Mercian Kings. The District name may have meant, "place at the hollows" from the old English *maga* = *stomach* or else represents a Celtic name *magnis* = *place at the rocks* which is the same as the Roman name for Kenchester. The Domesday Book Records show the

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

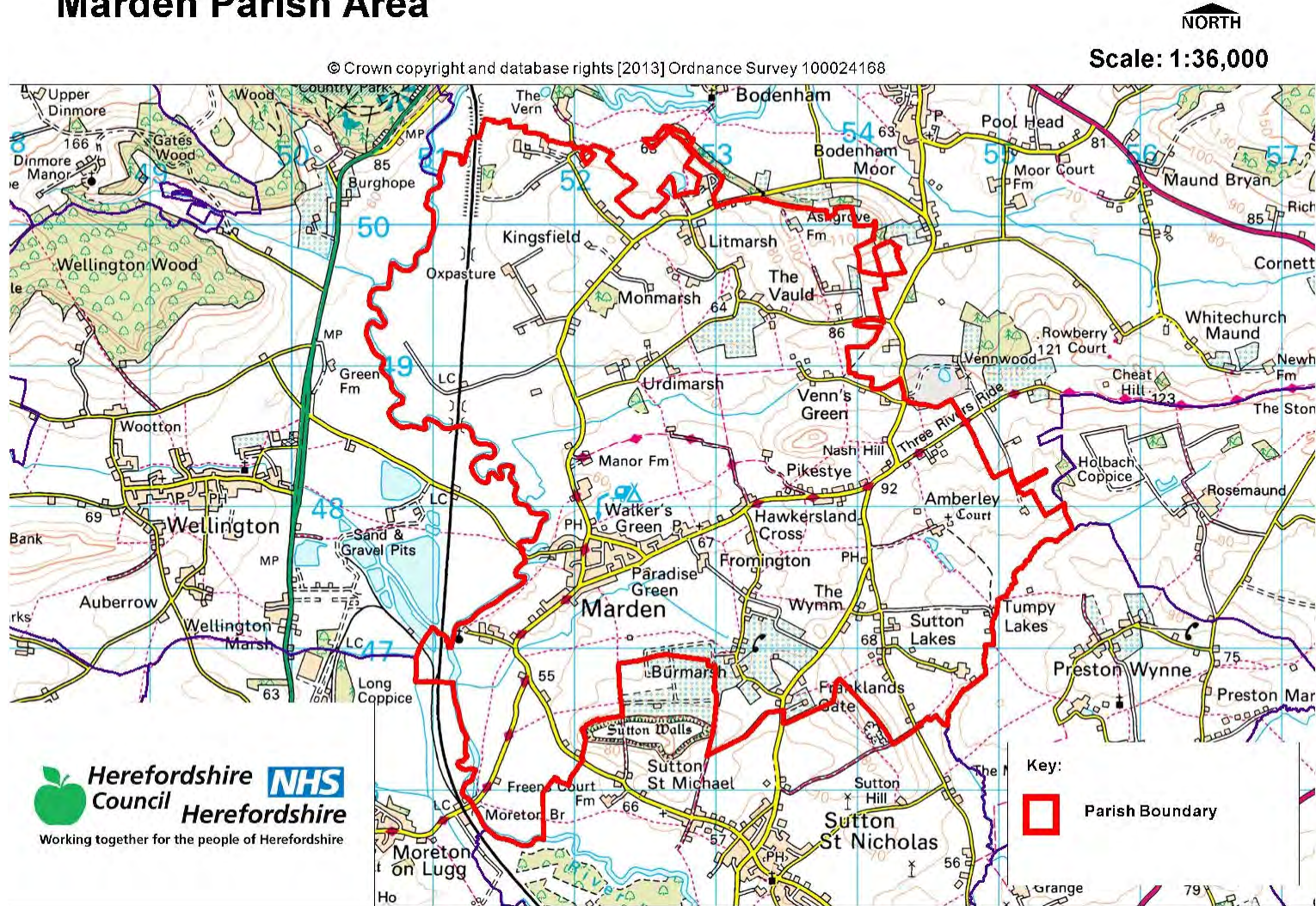
- 2.8 Agriculture has seen a change in recent years. Marden was once the home of the famous Vern herd of white-faced Hereford cattle bred by Captain R. S. De Q. Quincey, who had a great influence on the development of the breed. Hopfields, which covered many acres of land throughout the parish, have now gone and with them the happy hop-picking days that once kept the villagers and pickers from the Rhondda Valley busy in the autumn. As well as arable crops such as wheat and oats some orchards still remain, but the biggest development has been that of a large soft fruit and vegetable enterprise on the edge of the village, which gives full and part time work for locals and for a large number of seasonal workers.
- 2.9 Education was promoted in Marden in 1610 by the generosity of a wealthy widow, Jane Shelley. She established an educational foundation with the object of assisting the poor and needy children. Students today still benefit from the trust, and the old thatched schoolhouse, now privately owned, can be seen at the Sutton Walls approach to the village. The original village school, a pleasant Victorian building built in 1874, finally closed its doors in April 1994, when the long awaited new school and community hall opened. The school gained Academy Status in 2014 and currently takes 75-100 pupils up to the age of eleven years.
- 2.10 A new recreational area for the younger children has been provided on the playing field where football and tennis continue to thrive. Expansion of the play area is anticipated as funding becomes available.
- 2.11 There are three places of worship in the parish. The Church of St Mary the Virgin is an old stone edifice in the Early English style with a square tower and spire. The church is situated on the bank of the River Lugg about a mile from the new centre of the village. The site is rather puzzling to the visitor until they learn that the original church was built over the traditional spot where St Ethelbert was first buried, after being murdered in AD 794 by an officer of King Offa at the contrivance of the queen. A Holy Well, which is said to have sprung up at that time, can still be seen in the church today. Marden Chapel was originally run by the Plymouth Brethren but is now interdenominational. There is also a small stone chapel at Amberley which was once privately owned by Lady (Coutts) Lindsay of Amberley Court, but now goes with the living of Marden and St Mary the Virgin.
- 2.12 The River Lugg forms part of the western boundary of the parish and is well loved by fishermen. It is also the home of a mythical mermaid who is said to be holding down one of the church bells, which accidentally fell into the river. A walk along the riverbank may be rewarded with sightings of kingfisher, heron, sandpiper or sand martin and even the flowering rush in due season.

3 Why are we preparing a Neighbourhood Development Plan for Marden?

- 3.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. Parish Councils can now as well, by preparing a Neighbourhood Development Plan.
- 3.2 Neighbourhood development plans, when complete, form part of the statutory development plan for an area. They will also be used to promote, guide and control what goes where and, importantly, will be used to help determine local planning applications.
- 3.3 The Parish Council decided that this was an important right to exercise, and applied to be designated a neighbourhood planning body for the whole area covered by Marden Parish (See Figure 1). Herefordshire Council approved this application in October 2013. Since designation the Parish Council's Steering Group have been preparing this Neighbourhood Development Plan, which will enable the people of Marden to play a part in shaping the future of the parish.

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

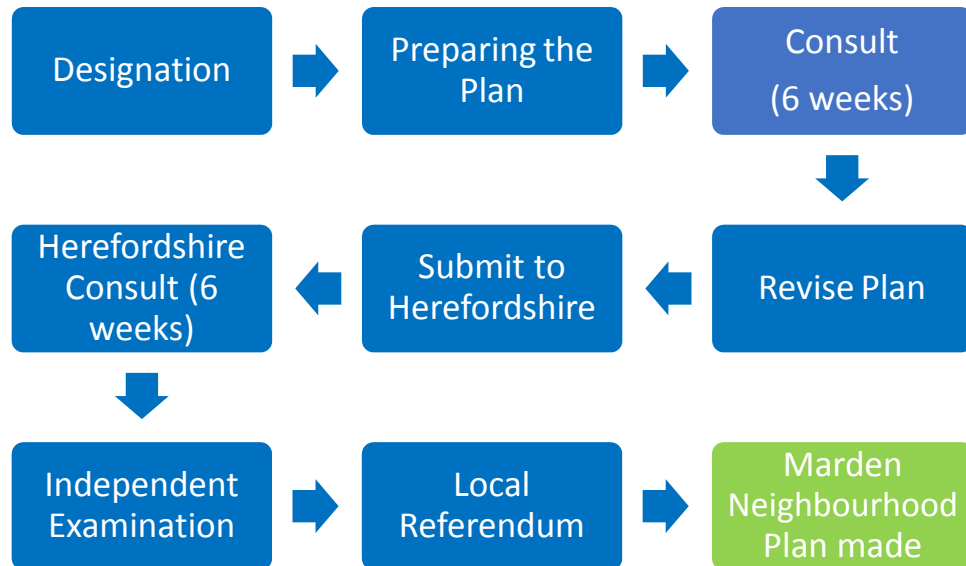
Marden Parish Area



4 Process of preparing the Plan

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

Figure 2 – The Neighbourhood Planning Process



- 4.2 A six-week consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 was carried out between 5 February 2015 until 19 March 2015, with Marden Parish residents, businesses and consultation bodies.
- 4.3 However, Herefordshire Council's Core Strategy document went through the Examination process and the Examiner insisted on some major modifications, some of which had a significant impact on the Marden NDP. As a result, the Steering Group took time to consider the implications of these changes, as well as considering the responses to the representations that were made in the first Regulation 14 Consultation. The Draft Plan was amended so that it complies with the modifications to the Core Strategy. Another Community Consultation event was undertaken on the amendments. Following this, the Plan was revised to take account of feedback from parishioners during this second consultation, and underwent a second Regulation 14 Consultation between 3 September and 16 October 2015.
- 4.4 A further six-week consultation by Herefordshire Council was undertaken from 24 November 2015 to 12 January 2016. The Plan has been revised following examination, and will now be subject to a local referendum on whether the plan should be made part of the statutory development plan for Herefordshire.

5 National and county planning policy issues

- 5.1 The Marden Neighbourhood Development Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF).
- 5.2 This means our Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire’s Core Strategy. Therefore, our Neighbourhood Development Plan has been prepared to be in “general conformity” with Herefordshire’s existing planning policies.
- 5.3 Herefordshire Council’s strategic planning policy is contained in the Herefordshire Core Strategy. The Core Strategy was adopted on 15 October 2015.

6 Key issues for Marden Parish

- 6.1 An initial scoping questionnaire was undertaken by the Steering Group in March 2014 to identify the areas which the community considered should be brought forward into the Marden Neighbourhood Development Plan. However, although the questionnaire went to every household in the parish, the response rate was 8%. The results indicated the importance to residents of housing development and environmental issues.
- 6.2 A second questionnaire was undertaken in September 2014, relating to possible modification of the Settlement Boundary. The consensus was that the existing Settlement Boundary should be retained. The response rate was 7.5%. Following this consultation, it was noted that the settlement boundary could not be kept in the form shown in the consultation. In addition it was noted that there were many areas within or adjacent to the settlement boundary that could be developed and therefore a decision was made to undertake a 'Call for Sites', which occurred in November 2014.
- 6.3 In November 2014, in preparation for finalising the Draft Plan, a third questionnaire was undertaken to obtain parishioners' responses to an option relating to the number of houses that might be built up to 2031. The consultation considered whether to maintain the numbers at the then indicative target in Herefordshire Council's Core Strategy or accept that there will be a higher level of development. Based on the results, an acceptable level of development was felt to be between 40-100 additional houses to be built within or adjacent to the settlement boundary by 2031.
- 6.4 Following the 'Call for Sites', 21 possible sites were submitted. Seven of the sites are within or adjacent to the settlement boundary and various options for allocating sites were considered. An Open Event was held on 10-11 January 2015 to gain residents views on the best option for allocating sites for development, to support the Vision and Objectives of the Plan. The report of the Open Event is shown in the Consultation Statement. A further Community Consultation was undertaken in July 2015 relating to changes made to the text and policies as a result of modifications to Herefordshire Council's Core Strategy and to identify Settlement Boundaries and possibly allocations in the designated hamlets of Litmarsh, The Vault and Burmarsh.
- 6.5 In 2011, the Marden Community Centre (now incorporated in the Marden Village Trust) undertook a consultation with the users of the Community Centre to try and address the problems of shared use of the Community Centre. This highlighted the lack of space and problems of too many users requiring access at the same time. An architect's plan of a possible new building to address this was commissioned. Although the siting of such a new build would now be changed from the original concept, the need for more community facilities continues to increase.
- 6.6 The results of all these community consultations were considered by the Steering Group when drafting this Neighbourhood Development Plan.

- 6.7 Herefordshire Council Core Strategy has updated its Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS) documents. This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to rural parishes at the Neighbourhood Plan level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.
- 6.8 With regards to foul drainage infrastructure, in consultation with Welsh Water, all new development throughout the Plan area should be assessed against the capacity of local infrastructure, to ensure that the scale of development can be accommodated.

7 Objectives

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

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

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

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

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

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

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

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

8 Marden Neighbourhood Development Plan Policies

8.1 This section of the Marden Neighbourhood Development Plan sets out the policies that will be used to determine planning applications up to 2031, in order to achieve our vision and objectives. Modifications following examination have included the deletion of policy M3 in the Submission Version (November 2015). Therefore the policies have been renumbered in this post-examination version (Submission Version policy M4 is now M3 etc).

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

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

Technical Evidence

8.3 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Hereford HMA approximately 1870 dwellings will be required over the plan period and villages should have a indicative target of 18% growth.

8.4 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the minimum growth target will be used to inform the level of housing development to be delivered in the various settlements identified in Figures 4.14 and 4.15. In parishes where there are more than one settlement, the relevant neighbourhood plan will have the relevant flexibility to apportion the minimum housing between the settlements concerned.

8.5 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the parish. This has been identified as a figure of 580 dwellings. Applying the housing growth target of 18% for the plan period, Planning commitments up to January 2015 accounted for 44 dwellings in total, leaving a figure of at least 60 dwellings from sites allocated within the Marden NDP. Following the allocation of suitable sites through the Neighbourhood Development Plan, outline planning permission has now been granted by Herefordshire Council for up to 90 dwellings on the allocated site in the plan adjacent to New House Farm.

8.6 The Core Strategy identifies Marden as being the settlement which will be the main focus of proportionate housing development. Burmarsh, Litmarsh and The 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 A 'Call for Sites' was issued and ran during November 2014. This brought forward 21 possible sites from land owners and other interested parties. All these sites were then independently and objectively assessed and scored against agreed criteria by Kirkwells, Planning Consultants, who provided the Steering Group with a comprehensive report and addendum (both available in full at www.mardenvillage.org.uk). 14 submitted sites were in open countryside or hamlets surrounding Marden and could not be allocated within this Neighbourhood Development Plan, at that time. They were subject to the National Planning Policy Framework (2012) that states housing should be located where it will enhance or maintain the vitality of rural communities, or they had to comply with Policy H2 for rural exception sites of Herefordshire Council's Core Strategy.
- 8.9 Of the 7 submitted sites within or adjacent to the Settlement Boundary, one site (Site 14) was assessed by Kirkwells as suitable for only 2 dwellings and therefore was too small to allocate. Site 12, the playing field next to the school had been identified as a protected green space (it has now been re-designated as a community facility) within the Plan and therefore the Steering Group considered this site as not suitable for development. The 5 remaining sites within or adjacent to the Settlement Boundary were ranked by Kirkwells as follows:
- | | |
|---------|-----------|
| Site 11 | Ranked 3 |
| Site 13 | Ranked 1 |
| Site 15 | Ranked 2 |
| Site 16 | Ranked 4 |
| Site 17 | Ranked 5. |
- 8.10 The 5 sites considered by the Steering Group to be suitable for public consultation were then assessed by the Steering Group against the Vision and Objectives in the Plan. In order to collect views on the draft Plan and possible housing site allocations, an open consultation event was held on 10-11 January 2015.
- 8.11 Parishioners attending the Open Event were asked to rank the five identified sites for housing development so that Marden Parish can best achieve the Vision and Objectives in the Neighbourhood Development Plan. The results of this ranking are given below with the total score (lowest number denotes the most preferred site):
1. Site 11 (Land by New House Farm) – total score 436
 2. Site 13 (Rose Villa) – total score 488
 3. Site 15 (Campsite by The Volunteer) – total score 603
 4. Site 16 (S&A site) – total score 640
 5. Site 17 (Land opposite Brook Farm) – total score 642.
- 8.12 These results are consistent with the SHLAA conducted by Herefordshire Council in 2012. In addition to ranking the sites, many parishioners also expressed a variety of particular concerns related to development in the parish. As part of the analysis of the Open Event responses, comments

were grouped in topics. The four main topics were: concern about traffic and roads; development of Site 11 as a first choice; desire for lower levels of development; and the need for local community facilities (to see all the comments received, please see www.mardenvillage.co.uk). The topics identified are consistent with previous recurring topics.

- 8.13 Comments on the scale of development, together with consideration by the Steering Group over many months, have informed the decision on development limits. Based on the evidence from the consultations undertaken, the site assessment report and consideration at Steering Group meetings, on 19 January 2015 the Steering Group identified and agreed two sites for allocation for housing development:
Site 11 (Land by New House Farm); and
Site 13 (Rose Villa on road frontage).
These 2 sites will meet and have the capacity to exceed the new minimum target for development in Marden parish up to 2031.
The settlement boundary was amended to include Site 11 and Paradise Meadow phase 2 (already granted planning permission) both of which were adjacent to the previous settlement boundary designated in Herefordshire Council's Unitary Development Plan.
In allocating sites, the Steering Group has considered the questions in Herefordshire Council's Planning Guidance Note 21 – "Guide to site assessment and choosing allocation sites".
- 8.14 A second Community Consultation Event was held in July 2015, as changes to the Plan were required following the major modifications made to Herefordshire Council's Core Strategy. This Event consulted on the changes made to policies and text following the first Regulation 14 Consultation and the modifications to the Core Strategy. The Event specifically asked for responses about proposed Settlement Boundaries for the designated hamlets of Litmarsh, The Vault and Burmarsh, as these boundaries now need to be identified in the Marden Plan and also about the proposed allocation of further sites for development in Litmarsh and Burmarsh.
- 8.15 When defining the proposed Settlement Boundaries for Litmarsh, The Vault and Burmarsh for consultation, the Steering Group followed Herefordshire Council's Planning Guidance Note 20 – "Guide to Settlement Boundaries". Therefore, the proposed Settlement Boundaries were close to the built form of the hamlets, to prevent overdevelopment and protect the character of the hamlets while meeting the requirements for development in Marden parish up to 2031.
- 8.16 The Steering Group reviewed the results of the July Community Consultation Event and determined the following:
- The changes to policies and text confirmed and the Plan amended
 - The proposed Settlement Boundary for Litmarsh has been slightly amended in line with the other Settlement Boundaries along roads, but no extension of the Boundary was suitable
 - The proposed site in Litmarsh will not be allocated, as it is for only one house and as the site is adjacent to the Settlement Boundary, the owners could apply for permission with the site considered under the planning

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

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

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

8.18 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 (484 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) 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 rail network.

In addition, the use of a brownfield site within the Settlement Boundary or conversion/replacement of an existing building or the use of an infill site will be 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 Vault, 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 is avoided or adequately mitigated.

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

Technical Evidence

- 8.20 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.

Policy M3 – General Design Principles

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

- (a) Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure;
- (b) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function; and
- (c) Where contaminated land is present, includes appropriate remediation where it can be demonstrated that this will be effective.

As described in the Vision, Marden Parish is a rural area with a special character. Development will be considered which would make a positive contribution to that character and be of good design and quality. In seeking to protect and enhance the identity of the parish, all development proposals are expected to comply with all of the following criteria:

- (d) Maintain the historic pattern of development by respecting the layout associated with historic plots in the immediate area;

- (e) 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;
- (f) Use, and where appropriate re-use, local and traditional materials;
- (g) Respect the pattern and use of spaces and use landscape design principles and landscaping where appropriate;
- (h) Ensure movement to, within, around, and through the development is satisfactory;
- (i) Include adequate parking (preferably off-road), garaging, private and public amenity space for future residents;
- (j) Use Sustainable Drainage Systems.

8.22 **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

8.23 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.

8.24 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.

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

Policy M4 – Ensuring an appropriate range of tenures, types and sizes of houses

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

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

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

Technical Evidence

- 8.27 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.
- 8.28 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.
- 8.29 Other relevant Herefordshire Core Strategy Policies are SS1, SS6, SC1, OS1, OS2, and OS3.

Local Evidence

- 8.30 The Community Consultations in January and July 2015 both identified the narrow roads and lack of pavements and footways in the parish as issues of concern. Any development must take this into account.
- 8.31 Priorities for planning gain in relation to community facilities to support this objective were identified by the Parish Council and at the first community consultation and are shown in Appendix 2.

- 8.32 The current local community facilities within the parish include but are not limited to: school; community centre; playing fields, recreation ground including children's play equipment and tennis courts; and two public houses.

Policy M5 – Protection/extension of Local Community Facilities

Developments 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.

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

Technical Evidence

- 8.34 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.

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

Local Evidence

8.36 In November 2014, a letter was sent to over 100 businesses sited within the parish, to raise awareness about the Neighbourhood Development Plan process and how it might impact on their business and workforce. Business owners were encouraged to attend a Steering Group meeting to discuss any concerns or to contact the Steering Group by email/post. One response was received which highlighted issues of problems with low broadband speeds, the importance of the local shop/post office and flooding resulting in closure of roads giving access to Marden.

Policy M6 – 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;
- Ensure that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

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

Policy M7 – 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:

- 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
- (i) Ensures that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

Policy M8 – Supporting Development of Communications Infrastructure

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

- (a) Where it is sympathetically designed and appropriate suitably camouflaged;
- (b) All new residential and commercial development will be required to facilitate the infrastructure to support high speed broadband.

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

Technical Evidence

- 8.38 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.

- 8.39 Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and Neighbourhood Development Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.
- 8.40 Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - where the green area concerned is local in character and is not an extensive tract of land.”
- 8.41 Other relevant Herefordshire Core Strategy Policies are SS1, SS4, SS6, SS7, LD1, LD3, SD1, SD3, and MT1.

Policy M9 – 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 26, are protected from development in accordance with the National Planning Policy Framework (NPPF):

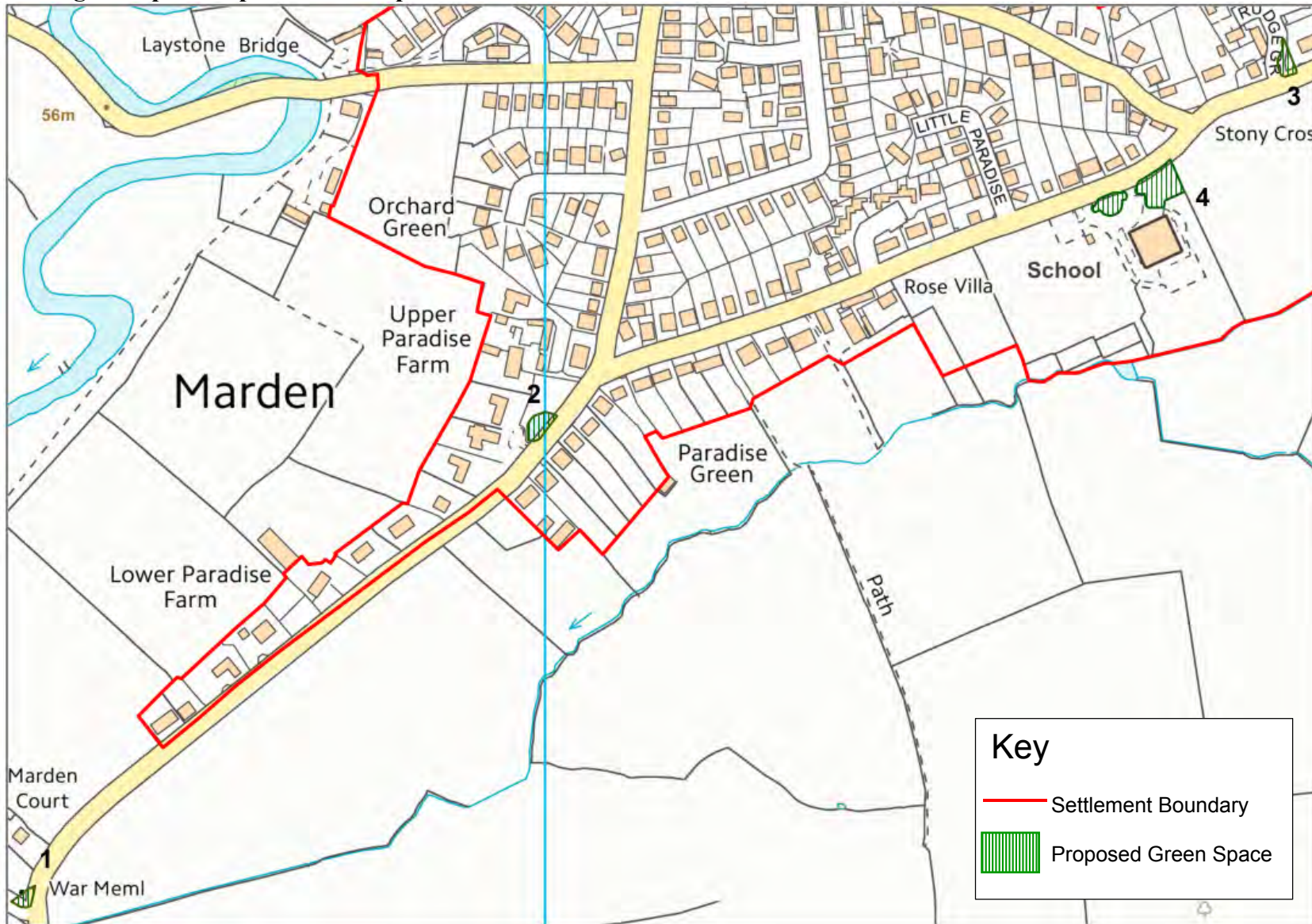
- 1) Land round war memorial;
- 2) Pond;
- 3) Area at top of Rudge Grove;
- 4) Areas where flagpoles and notice boards are sited.

New development which impacts adversely on the openness, biodiversity or geodiversity of these sites will not be permitted. New development must ensure that any likely significant

effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

Name of Site	Distance from Community Centre	Special Qualities/Local Significance	Extent of Tract of Land
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 where flagpoles & notice boards are sited	Adjacent	Site for information and flag flying for notable events	Small

Enlarged map of Proposed Green Spaces



Policy M10 – Landscape Character

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

- (a) Outside the Marden settlement boundary, retaining the development form of scattered hamlets and farmsteads within the wide setting of the area;
- (b) Using appropriate local building materials;
- (c) Retaining existing field patterns and boundaries, including low hedgerows and tree 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 M11 – Flood Risk and Surface Water Run-off

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.

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

Opportunities, where appropriate, should help to conserve and enhance watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site. New development must ensure that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated

Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Driveways and parking areas should use porous materials where possible, in line with current planning requirements.

The protection, management, and planning for the preservation of existing, and delivery of new green infrastructure is supported in accordance with Herefordshire Core Strategy Policy LD3, to maximise the retention of surface water on sites.

Policy M12 – 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.

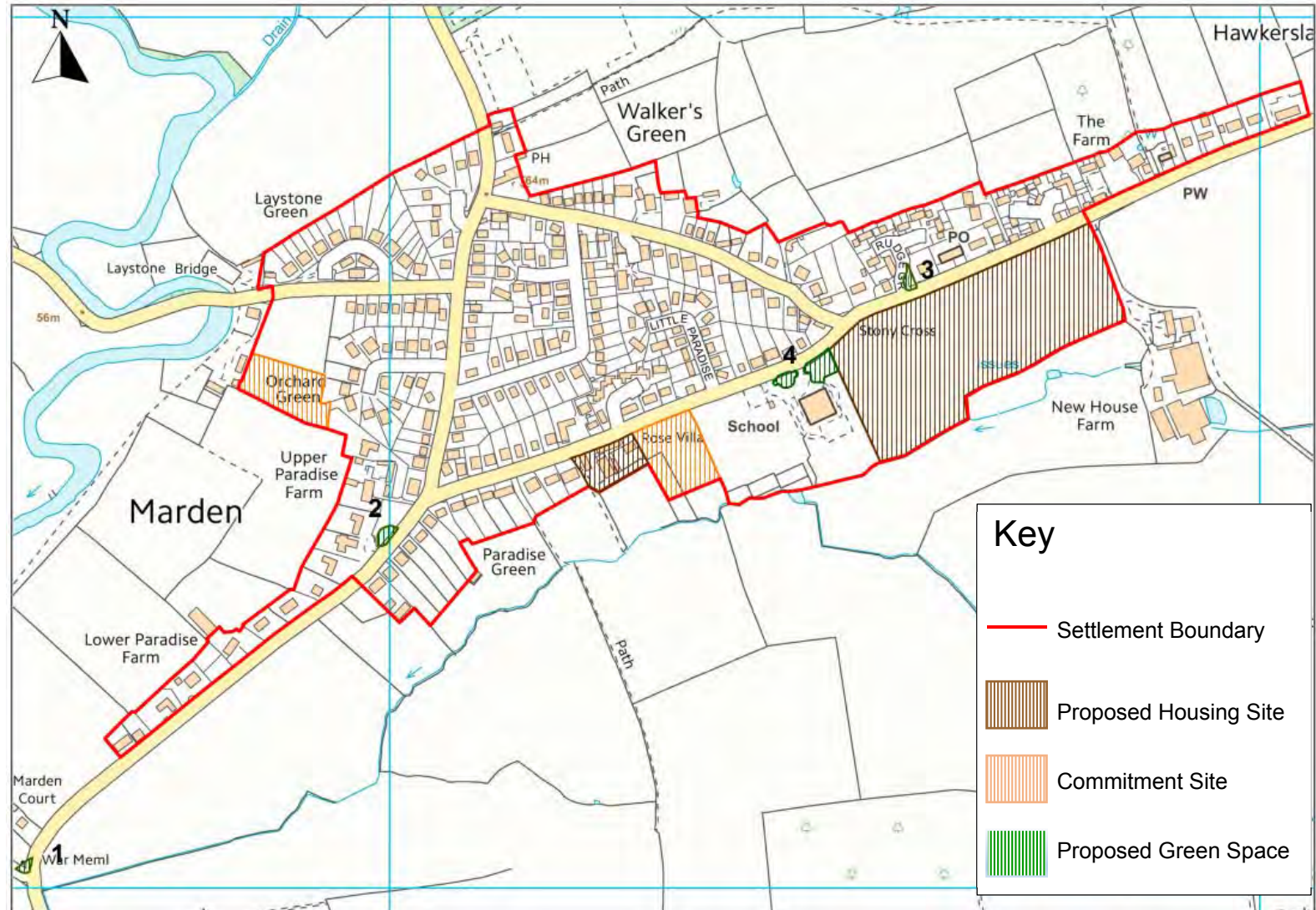
All new proposals for additional dwellings should take every available opportunity to include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- (a) Enhanced public access and appropriate signage from residential areas;
- (b) New footpaths, cycle routes and bridleways linking to existing and new networks;
- (c) Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

9 Monitoring and Review

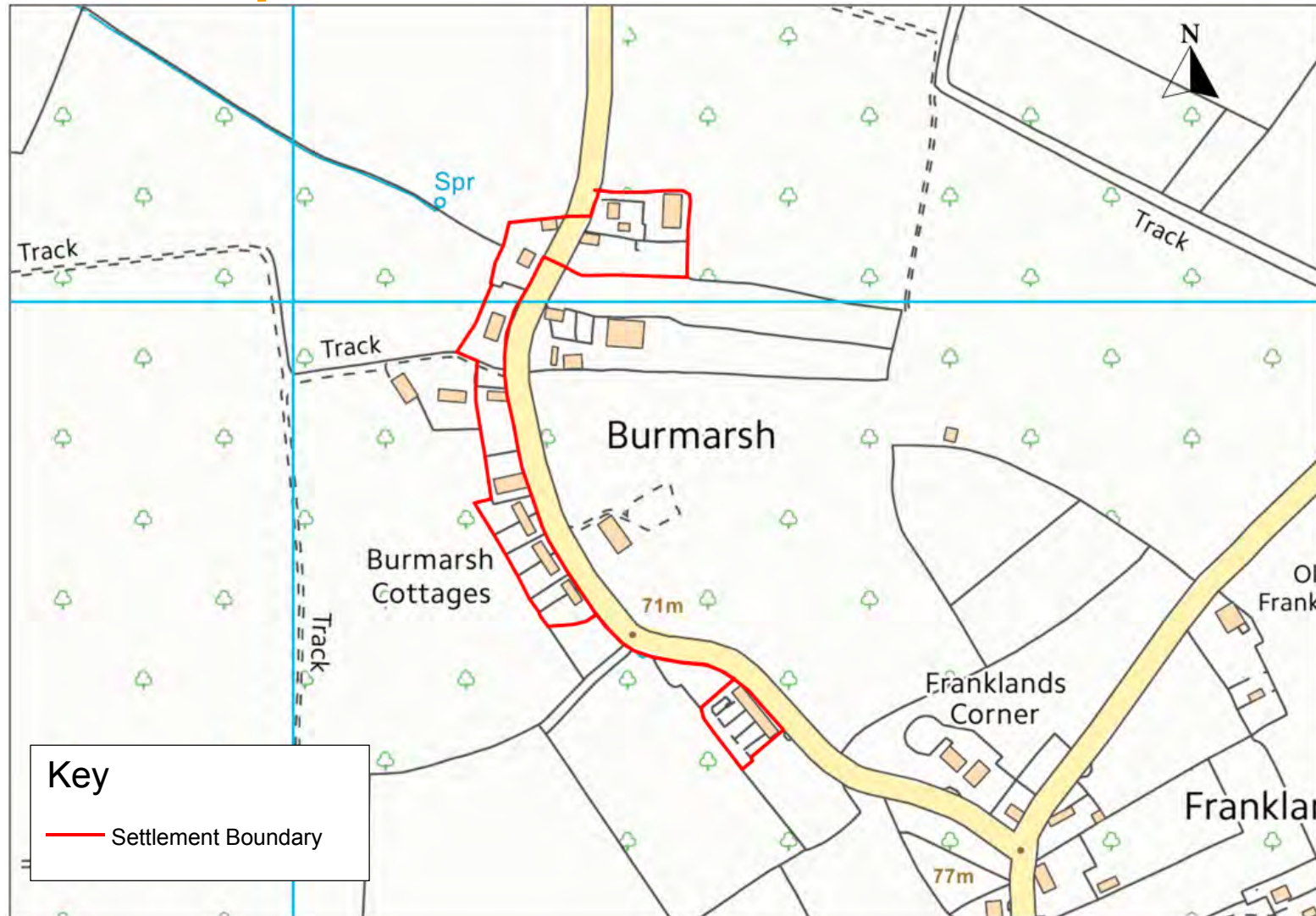
- 9.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.
- 9.2 Where the need for change is identified we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

Proposals Map - Marden

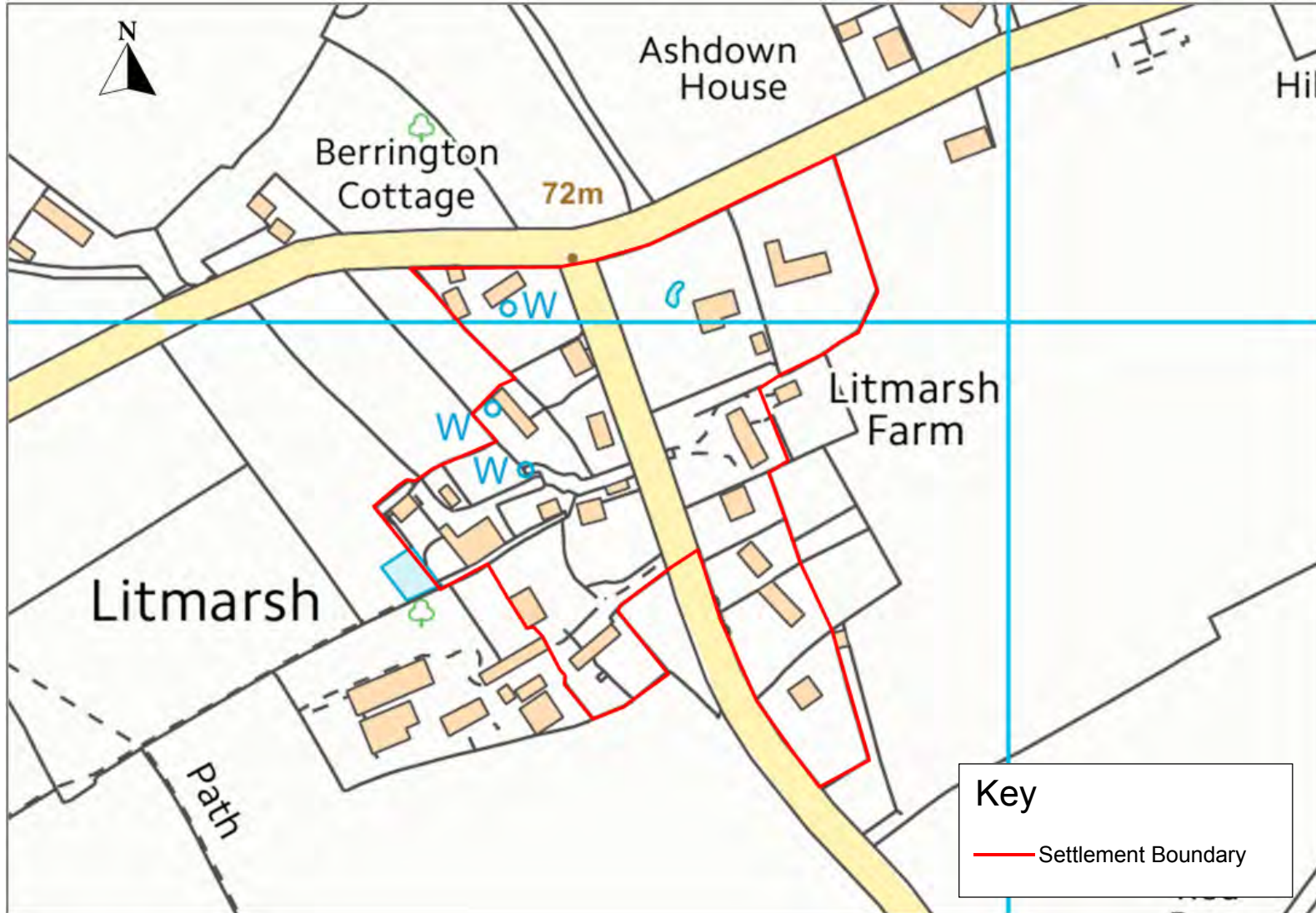


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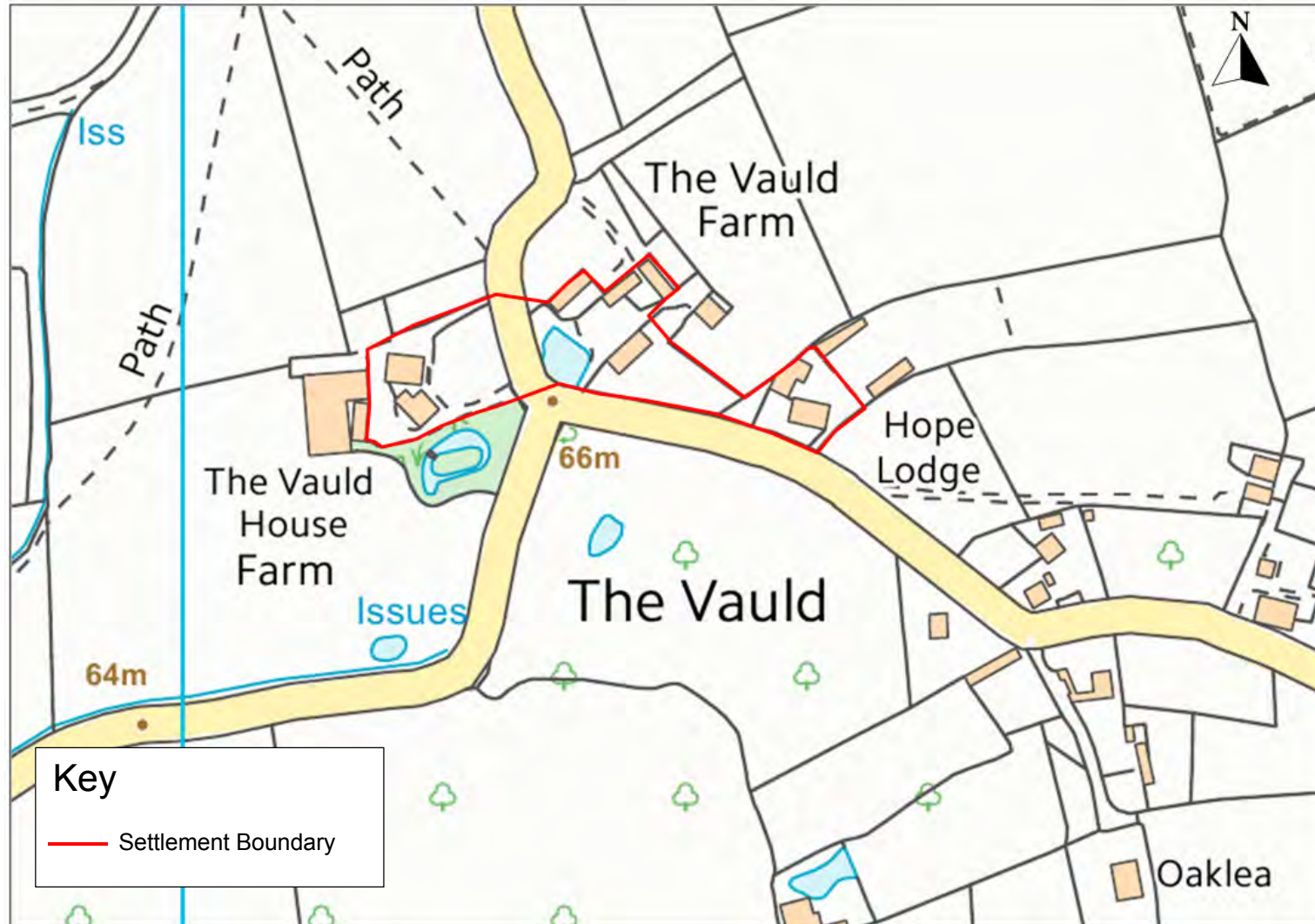
Proposals Map - Burmarsh



Proposals Map - Litmarsh



Proposals Map – The Vault



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Appendix 1 - Listed Buildings

<https://historicengland.org.uk/listing/the-list/results?searchtype=nhle>

In June 2016, 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:

BENNETT MONUMENT ABOUT 50 YARDS SOUTH-EAST OF CHURCH OF ST MARY	Listing	BENNETT MONUMENT ABOUT 50 YARDS SOUTH-EAST OF CHURCH OF ST MARY, MARDEN,	II
HARRIS MONUMENT ABOUT 20 YARDS EAST-NORTH-EAST OF CHURCH OF ST MARY	Listing	HARRIS MONUMENT ABOUT 20 YARDS EAST-NORTH-EAST OF CHURCH OF ST MARY, MARDEN,	II
HEADSTONE ABOUT 15 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY	Listing	HEADSTONE ABOUT 15 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY, MARDEN,	II
BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE	Listing	BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE, MARDEN,	II
UPPER PARADISE FARMHOUSE	Listing	UPPER PARADISE FARMHOUSE, PARADISE GREEN,	II
LONGLANDS COTTAGE	Listing	LONGLANDS COTTAGE, PIKESTYE,	II
THE NOOK	Listing	THE NOOK, PIKESTYE,	II
BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE	Listing	BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE, PIKESTYE,	II
THE MOORS	Listing	THE MOORS, SUTTON LAKES,	II
STADDLESTONES	Listing	STADDLESTONES, SUTTON LAKES,	II
IVY COTTAGE	Listing	IVY COTTAGE, TUMPY LAKES, Marden, County of Herefordshire	II
BARN ABOUT 30 YARDS NORTH OF THE VAULD FARMHOUSE	Listing	BARN ABOUT 30 YARDS NORTH OF THE VAULD FARMHOUSE, THE VAULD,	II
BARN ATTACHED TO WEST END OF ESTON HOUSE	Listing	BARN ATTACHED TO WEST END OF ESTON HOUSE, VENNS GREEN,	II
VENN'S LANE FARMHOUSE	Listing	VENN'S LANE FARMHOUSE, VENNS GREEN,	II
BRADNOR	Listing	BRADNOR, WALKER'S GREEN,	II
IVY COTTAGE	Listing	IVY COTTAGE, WALKERS GREEN, Marden, County of Herefordshire	II
ASH GROVE	Listing	ASH GROVE,	II
BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE	Listing	BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE,	II
BRICKHOUSE	Listing	BRICKHOUSE,	II

HAWKERSLAND COTTAGE	Listing	HAWKERSLAND COTTAGE, e	II
HAWKERSLAND FARMHOUSE	Listing	HAWKERSLAND FARMHOUSE,	II
MARDEN CHAPEL AND HOUSE ADJOINING TO EAST	Listing	MARDEN CHAPEL AND HOUSE ADJOINING TO EAST,	II
NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS	Listing	NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS,	II
OLD SCHOOL HOUSE	Listing	OLD SCHOOL HOUSE,	II
AMBERLEY CHAPEL	Listing	AMBERLEY CHAPEL, AMBERLEY,	II*
LITMARSH FARM	Listing	LITMARSH FARM, LITMARSH,	II
MORETON BRIDGE (THAT PART IN MARDEN CP)	Listing	MORETON BRIDGE (THAT PART IN MARDEN CP),	II*
STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE	Listing	STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE,	II
PIKESTYE COTTAGE	Listing	PIKESTYE COTTAGE, PIKESTYE,	II
CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE	Listing	CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE, PIKESTYE,	II
LITTLE DURANCE	Listing	LITTLE DURANCE, SUTTON LAKES,	II
RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST	Listing	RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST, SUTTON LAKES,	II
THE VAULD FARMHOUSE	Listing	THE VAULD FARMHOUSE, THE VAULD,	II*
HOP KILNS, HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE	Listing	HOP KILNS, HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE, THE VAULD,	II
BROOK FARMHOUSE	Listing	BROOK FARMHOUSE, WALKERS GREEN,	II
LITTLE VENN'S GREEN	Listing	LITTLE VENN'S GREEN, VENNS GREEN,	II
ETSON HOUSE	Listing	ETSON HOUSE, VENNS GREEN,	II
BROOKSIDE	Listing	BROOKSIDE, TUMPY LAKES, Marden, County of Herefordshire	II
WATERWAY AND ATTACHED CIDER HOUSE TO NORTH	Listing	WATERWAY AND ATTACHED CIDER HOUSE TO NORTH, SUTTON LAKES,	II
AMBERLEY COURT	Listing	AMBERLEY COURT, AMBERLEY,	I
CHURCH OF ST MARY	Listing	CHURCH OF ST MARY, MARDEN,	I
OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT	Listing	OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT,	II

BURMARSH HOUSE	Listing	BURMARSH HOUSE, BURMARSH,	II
BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY	Listing	BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY, MARDEN,	II
DANIEL MONUMENT ABOUT 25 YARDS EAST OF CHURCH OF ST MARY	Listing	DANIEL MONUMENT ABOUT 25 YARDS EAST OF CHURCH OF ST MARY, MARDEN,	II
CHURCH HOUSE	Listing	CHURCH HOUSE, MARDEN,	II
LEYSTONE BRIDGE	Listing	LEYSTONE BRIDGE, LEYSTONE GREEN,	II*
HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE	Listing	HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE, PARADISE GREEN,	II
THE WHITE HOUSE	Listing	THE WHITE HOUSE, PIKESTYE,	II
IVY COTTAGE	Listing	IVY COTTAGE, SUTTON LAKES,	
YEW TREE COTTAGE	Listing	YEW TREE COTTAGE, SUTTON LAKES,	
LITTLE VAULD	Listing	LITTLE VAULD, THE VAULD,	
BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE	Listing	BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE, THE VAULD,	II
Sutton Walls (camp)	Scheduling	Sutton, County of Herefordshire	

Appendix 2 – 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 courts
5. Pavement/footway in front of the school and to link the main village with the church
6. Improvement to the football pitch and changing facilities.

Glossary of terms

(From Herefordshire Core Strategy)

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

Term	Meaning
A	
Affordable Housing	Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
Area of Outstanding Natural Beauty (AONB)	A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.
B	
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.
BREEAM	Building Research Establishments Environmental Assessment Method is the most widely recognised method of assessing the environmental quality of a building design.
Brownfield Land	See Previously Developed Land.
C	
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (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.
D	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (C.I.L)
E	
Economic output	Output in economics is the quantity of goods or services produced in a given time period, by a firm, industry, county, region or country.
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. NPPF paragraph 102 outlines the elements that have to be passed for development to be allocated or permitted.
F	
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
G	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

H	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic Landscape Characterisation	Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.
Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
L	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See http://www.lifetimehomes.org.uk/
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Enhancement Zone	Areas identified in the Green Infrastructure Strategy 2010, which would benefit from improvement in terms of green infrastructure
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
Low Cost Market Housing	Private housing designed to be at a lower cost than open market housing to meet the needs of specific household groups.

M	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
N	
National Nature Reserve	Designated by Natural England these are sites for wildlife and/or geology national importance with legal protection.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.
Neighbourhood (Development) Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
O	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.
P	
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	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.
R	
Regeneration	The redevelopment of decaying or run-down parts of older urban or rural areas, in order to bring them new life and economic vitality.
Registered social housing providers	Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
S	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).

Self-build homes and cohousing schemes.	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.
T	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
U	
Unitary Development Plan	Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.
W	
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Z	
Zero Carbon Development	Development that achieves zero net carbon

Marden

Neighbourhood Development

Plan

To 2031

