

Marden Parish Council response to the MBC Call for Sites exercise 2019-2020

Site Reference: 31

Area: The Old Cherry Orchard, The Old Coach House, Maidstone Road

Physical and social connectivity	The site lies close to the existing settlement
Highway considerations	Access from Maidstone Road in the north of the site. Adequate vision splays may be achievable if sited away from the Church Farm bend Limited pedestrian access along Maidstone Road, until railway bridge is reached.
Character and setting	There are two grade II listed buildings to the south of the site (Church Farmhouse and the Oast House) but this is some distance from the bulk of the site to the north
Fluvial and surface water	Flood Zone 1 only
Ecological considerations	No designation –although well established pasture/grassland lends itself to a prime habitat area for grassland species.
Education and health	Facilities available in Marden – limited safe pedestrian links
Employment	As above
Retail and leisure	As above
Other	
Conclusions	Pedestrian access is limited Strong public feeling against this site

Marden Parish Council response to the MBC Call for Sites exercise 2019-2020

Site Reference: 90

Area: Bridgehurst, Howland Road

Physical and social connectivity	The site is beyond the eastern edge of the existing settlement although there is limited pedestrian access owing to an absence of footways and street lighting
Highway considerations	Access onto Howland Road. Appreciate that a new access has recently been created that could be shared but this would depend on the density of development and achievable vision splays Poor pedestrian access and constraint at Rose and Crown corner on Howland Road.
Character and setting	A grade II listed building is site to the north west (Bridgehurst Farmhouse) but not directly within its wider setting
Fluvial and surface water	Flood Zone 1 only Surface water flooding on highway
Ecological considerations	No designation and no obvious constraints
Education and health	Facilities available in Marden but limited public transport and poor pedestrian access.
Employment	As above
Retail and leisure	As above
Other	
Conclusions	Unacceptable owing to poor pedestrian connectivity and highway safety / unsuitable visibility splays.

Marden Parish Council response to the MBC Call for Sites exercise 2019-2020

Site Reference: 111

Area: Moatlands, Howland Road

Physical and social connectivity	The site is reasonably close to the existing settlement although there is limited pedestrian access owing to an absence of footways and street lighting
Highway considerations	Access onto Copper Lane or Howland Road. The redevelopment of the site is likely to result in a reduced number and type of vehicle movements than the extant farm/storage use
Character and setting	The existing development is typical of a former farmyard Concern regarding the setting of the nearby grade II listed building (Mote Cottage), particularly given the siting of the proposed new access Redevelopment of the brownfield site may be acceptable but not to expand to the east onto open countryside or towards the listed building
Fluvial and surface water	Flood Zone 1 only. Evidence of surface water flooding.
Ecological considerations	No designation but may be bats roosting in existing agricultural buildings. Would need a full survey
Education and health	Facilities available in Marden but limited public transport pedestrian.
Employment	As above
Retail and leisure	As above
Other	Potential for land contamination owing to former/existing use

Marden Parish Council response to the MBC Call for Sites exercise 2019-2020

Site Reference: 111

Area: Motlands, Howland Road

Conclusions	<p>The redevelopment of part of the identified site could come forward in advance of the call for site process as it comprises previous developed land</p> <p>Any redevelopment to be designed to resemble its former farmyard layout.</p> <p>Not suitable for the provision of on-site affordable housing</p> <p>Lack of pedestrian access to Marden on Howland Road a constraint as are whether suitable visibility splays onto Copper Lane are achievable.</p> <p>Visibility splays on existing access onto Copper Lane</p> <p>Concerns regarding the impact on the proposal on the nearby heritage asset</p>
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