

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

**Site Reference: 194**

**Area: Land South of Claygate, Pattenden Lane (Employment)**

<b>Physical and social connectivity</b>	Pedestrian access to Marden and Marden railway station. Within the industrial/employment area of Marden village.
<b>Highway considerations</b>	Pattenden Lane has on-road parking problems and has been included in Marden's Highways Improvement Plan.
<b>Character and setting</b>	Within the industrial/employment area of Marden, with a few residential properties in Pattenden Lane. Historically Pattenden Lane has been devoted to warehousing and employment units of various business categories and has attracted a wide range of commercial organisations. Not suitable for B8 (storage and warehouse) due to poor road links but could be used for smaller units providing the need for local employment opportunities.
<b>Fluvial and surface water</b>	Some surface water problems at either end of Pattenden Lane.
<b>Ecological considerations</b>	None known
<b>Education and health</b>	Walking distance of Marden Medical Centre and Marden Dental Surgery
<b>Employment</b>	Suitable extension to a vibrant employment area.
<b>Retail and Leisure</b>	Walking distance to retail facilities in Marden village.
<b>Other</b>	<b>Not suitable for any housing either on its own or in combination with site 309. Residential use is incompatible in close proximity to employment.</b>
<b>Conclusion</b>	<b>Suitable for extended employment facilities and opportunities with smaller units to provide local employment opportunities.</b> <b>Access to train station from north side should be considered to employment land</b> <b>Already designated employment area in current Local Plan and Marden Neighbourhood Plan</b>

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**Site Reference: 281**

**Area: Wheelbarrow Industrial Estate, adj to railway (Employment/Residential)**

<b>Physical and social connectivity</b>	Walking distance of Marden village and Marden railway station. Majority of the site is adjacent or within the Pattenden Lane employment area (EMP1(2) and (3) of Maidstone Borough Council Local Plan 2017. Greenfield site.
<b>Highway considerations</b>	Access to Pattenden Lane, which in turn accesses on to the B2079 at Marden Village and Underlyn Lane at the northern end. Pattenden Lane has to be accessed from the Underlyn Lane end because of the railway height restriction at the village. There are heavy traffic movements at peak times in the morning and early evening, as well as HGV traffic during working hours.
<b>Character and setting</b>	Historically the main commercial employment area of Marden. There are a few residential homes scattered along parts of the area. Listed buildings, Mill Farmhouse and Mill Barn in close proximity.
<b>Fluvial and surface water</b>	In Flood Zone 3 and evidence of surface water flooding.
<b>Ecological considerations</b>	None known.
<b>Education and health</b>	Walking distance of Marden Medical Centre and Marden Dental Surgery
<b>Employment</b>	Major employment area in a Rural Service Centre. Wide range of commercial units with varying business categories.
<b>Retail and Leisure</b>	Within walking distance of Marden village with a range of shops and facilities.
<b>Other</b>	

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**Area: Wheelbarrow Industrial Estate, adj to railway (Employment/Residential)**

<b>Conclusion</b>	<b>Suitable for employment only. Small part of site already designated in current Local Plan and Marden Neighbourhood Plan. Smaller units to provide local employment opportunities (not B8)</b>
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**Site Reference: 286**

**Area: Land at Underlyn Lane (Employment)**

<b>Physical and social connectivity</b>	Adjacent to a range of industrial/commercial units. Accessed from Underlyn Lane on to the B2079. No pedestrian connectivity or public transport to/from Marden.
<b>Highway considerations</b>	No public transport facilities nearby which would mean access by vehicle.
<b>Character and setting</b>	In a semi-rural setting surrounded by open farmland. Close proximity of listed buildings: Chambers Cottages Underlyn Farm Cottages
<b>Fluvial and surface water</b>	Some evidence of surface water flooding. Close to flood zones 2 and 3, with parts in Flood Zone 3.
<b>Ecological considerations</b>	Not known.
<b>Education and health</b>	Not within walking distance of Marden Medical Centre or Marden Dental Surgery.
<b>Employment</b>	Small number of commercial units of varying types adjacent to site. Suitable for extended employment facilities and opportunities with smaller units to provide local employment opportunities. In accordance with the approved Marden Neighbourhood Plan there is land already allocated to employment in Pattenden Lane – this site is not one that is already designated.
<b>Retail and Leisure</b>	No retail or leisure facilities close by.
<b>Other</b>	
<b>Conclusion</b>	<b>Constrained by lack of nearby facilities which would therefore entail increased traffic movements.</b>