

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

Site Reference: 96

Area: Gatehouse, Hunton Road

Physical and social connectivity	The site lies between the settlements of Marden and Chainhurst with dwellings to the north and south.
Highway considerations	Access onto Hunton Road – vision splays appear achievable No safe pedestrian access to Marden.
Character and setting	Grade II listed building to south (former Barn) but setting likely to be associated with Gatehouse Farm to the south
Fluvial and surface water	In Flood Zone 2 and 3 and evidence of surface water flooding.
Ecological considerations	No designations – unlikely constraint as currently/previously an arable field. If put forward the existing hedgerows would require retention
Education and Health	Facilities available in Marden but limited public transport. Cycling to the village is possible but pedestrian access limited owing to absence of pavements and street lighting
Employment	As above
Retail and Leisure	As above
Other	
Conclusions	Not suitable for residential development owing to unsustainable location and flooding issues.

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

Site Reference: 97

Area: West side of Hunton Road (opp Gatehouse

Physical and social connectivity	The site lies between the settlements of Marden and Chainhurst with dwellings to the north and south
Highway considerations	Access onto Hunton Road – vision splays appear achievable No safe pedestrian access to Marden.
Character and setting	Grade II listed Oast house to the south
Fluvial and surface water	The eastern edge of the site falls in Flood Zones 2 and 3 but half the site in Flood Zone 1 Evidence of surface water flooding.
Ecological considerations	No designation Pond to the south of the site could provide habitat for Great Crested Newts although current/previous use as an arable field may prove unlikely
Education and Health	Facilities available in Marden but limited public transport. Cycling to the village is possible but pedestrian access limited owing to absence of pavements and street lighting
Employment	As above
Retail and Leisure	As above
Other	
Conclusions	Not suitable for residential development owing to unsustainable location and flooding issues.