

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

Site Reference: 155

Area: Adj to The Weavers, Copper Lane

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| Physical and social connectivity | Limited pedestrian links to Marden. Copper Lane is a narrow country lane with no prospect of a footway to link to Thorn Road or Howland Road. There is no footway on this part of Howland Road and there is a dangerous bend between the current settlement boundary and this site. Howland Road is constrained by the blind bend at Rose and Crown corner There are no public footpaths across the site and the minor roads, in the vicinity of the site are narrow and unlit There is no bus service along Copper Lane, Howland Road or Thorn Road |
| Highway considerations | Copper Lane is a narrow single-track country lane with deep ditches on either side providing little prospect of widening to provide a 2-way road. The junctions at either end of the lane onto Thorn Road and Howland Road are adjacent to dangerous bends. Howland Road is constrained by the blind bend at Rose and Crown corner |
| Character and setting | Local visual impact but limited impact on long views. There are 2 grade II listed buildings in close proximity to the site Stone Pit Farmhouse Barn north west of Stone Pit Farmhouse |
| Fluvial and surface water | The Environment Agency Surface Water Flood Map shows evidence of the surface water flooding on site including the road network, Copper Lane, Howland Road and Thorn Road. Evidence of Surface water flooding during storms in December 2019 and February 2020 |

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

Site Reference: 155

Area: Adj to The Weavers, Copper Lane

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| Ecological considerations | None known |
| Education and health | Limited pedestrian links to Marden Primary School, Marden Medical Centre or Marden Dental Surgery. |
| Employment | Facilities available in Marden but limited pedestrian links |
| Retail and Leisure | As above |
| Other | |
| Conclusion | Key constraint – site access via Copper Lane due to character of lane and Howland Road due to proximity of ‘S’ bend, lack of pedestrian connectivity to the rest of the village and visual harm |

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

Site Reference: 269

Area: East of Junction with Copper Lane/Thorn Road

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| Physical and social connectivity | Limited pedestrian links to Marden. Copper Lane is a narrow country lane with no prospect of a footway to link to Thorn Road or Howland Road. There are no public footpaths across the site and the minor roads, in the vicinity of the site are narrow and unlit There is no bus service along Copper Lane, Howland Road or Thorn Road The site is adjacent to the current settlement but only at its most southerly point. |
| Highway considerations | Copper Lane is a narrow single-track country lane, part of which has deep ditches on either side providing little prospect of widening to provide a 2-way road. The junctions at either end of the lane onto Thorn Road and Howland Road are adjacent to dangerous bends. Howland Road is constrained by the blind bend at Rose and Crown Cottages |
| Character and setting | See assessment of site by MBC in 2015 Landscape character sensitivity -High <ul style="list-style-type: none">- Hedgerows provide a strong network of semi-natural wildlife corridors- Site form integra; part of wider field and landscape pattern- Strong pattern of enclosure provided by historic hedgerow boundaries- Unified landscape- Pastoral land use, patterns and scale highly representative of wider Low Weald landscapes Visual sensitivity <ul style="list-style-type: none">- Limited scope for mitigating potential visual impacts because it is considered that the impacts would be significant Landscape value <ul style="list-style-type: none">- Pastoral land use and strong hedgerow boundaries provide attractive scenic quality- Moderate sense of remoteness and tranquillity within this rural and sparsely developed landscape |

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

Site Reference: 269

Area: East of Junction with Copper Lane/Thorn Road

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| | There are 4 grade 2 listed buildings in close proximity to the site Jewell House Bishop House Stone Pit Farmhouse Barn north west of Stone Pit Farmhouse |
| Fluvial and surface water | The Environment Agency Surface Water Flood Map shows evidence of the surface water flooding on site including the road network, Copper Lane, Howland Road and Thorn Road. Evidence of Surface water flooding during storms in December 2019 and February 2020 |
| Ecological considerations | Residents have reported evidence of RSPB red listed species yellowhammers, woodpeckers, nightingale and fieldfares on the site. |
| Education and health | There are limited pedestrian links to Marden Primary School, Marden Medical Centre or Marden Dental Surgery. |
| Employment | Facilities available in Marden but limited pedestrian links |
| Retail and Leisure | As above |
| Other | Rejected in previous call for sites C4S HO-115 refused in 2017 – <i>see Annex A of this section</i> Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside. |
| Conclusion | Site not considered suitable 2017 decision ref c45 HO-115 still relevant – development would cause harm to the open character of the countryside Copper Lane not suitable for additional traffic Thorn Road not suitable due to close proximity to bends |

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

Site Reference: 295

Area: North of Copper Lane

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| Physical and social connectivity | Limited pedestrian links to Marden. Copper Lane is a narrow country lane with no prospect of a footway to link to Thorn Road or Howland Road. There are no public footpaths across the site and the minor roads, in the vicinity of the site are narrow and unlit There is no bus service along Copper Lane, Howland Road or Thorn Road The site is not adjacent to the current settlement. |
| Highway considerations | Copper Lane is a narrow single-track country lane with deep ditches on either side providing little prospect of widening to provide a 2-way road. The junctions at either end of the lane onto Thorn Road and Howland Road are adjacent to dangerous bends. Howland Road is constrained by the blind bend at Rose and Crown Cottages The only suitable access to the site would be via site 314 using Albion Road |
| Character and setting | The site is on an elevated, sloping, position and visible across the open fields for some miles, leading to the potential for harmful impact on the surrounding countryside. There are 4 grade 2 listed buildings in close proximity to the site Jewell House Bishop House Stone Pit Farmhouse Barn north west of Stone Pit Farmhouse |
| Fluvial and surface water | The Environment Agency Surface Water Flood Map shows evidence of the surface water flooding on site including the road network, Copper Lane, Howland Road and Thorn Road. |
| Ecological considerations | Residents have reported evidence of RSPB red listed species yellowhammers, woodpeckers, and fieldfares on the site. |

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

Site Reference: 295

Area: North of Copper Lane

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|-----------------------------|---|
| Education and health | There are limited pedestrian links to Marden Primary School, Marden Medical Centre or Marden Dental Surgery. |
| Employment | Facilities available in Marden but limited pedestrian links |
| Retail and Leisure | As above |
| Other | |
| Conclusion | Considered unsuitable because. Visual impact is far reaching Character of the built form High traffic impact onto Albion Road with combined sites of 314 See also comments re site 314 |

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

Site Reference: 314

Area: Rear of The Howlands, Albion Road

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| Physical and social connectivity | Limited pedestrian links to the village. There are no public footpaths across the site and the minor roads, in the vicinity of the site are narrow and unlit There is a very limited bus service along Albion Road. The site is adjacent to the new development at Russet Grove, ref MA 17/504754. There appears to be no pedestrian connection between the sites. |
| Highway considerations | Albion Road is a poorly lit country lane with no footway beyond the entrance to Russet Grove. High traffic impact of additional traffic onto Albion road |
| Character and setting | The site is on an elevated, sloping, position and visible across the open fields for some miles, leading to the potential for harmful impact on the surrounding countryside There are 4 grade 2 listed buildings in close proximity to the site Jewell House Bishop House Stone Pit Farmhouse Barn north west of Stone Pit Farmhouse |
| Fluvial and surface water | None known |
| Ecological considerations | Residents have reported evidence of RSPB red listed species yellowhammers, woodpeckers, and fieldfares on the site. |
| Education and health | There are limited pedestrian links to Marden Primary School, Marden Medical Centre or Marden Dental Surgery. |

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

Site Reference: 314

Area: Rear of The Howlands, Albion Road

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|---------------------------|---|
| Employment | Facilities available in Marden but limited pedestrian links |
| Retail and Leisure | As above |
| Other | |
| Conclusion | Considered unsuitable because: Visual impact is far reaching Character of the built form High traffic impact onto Albion Road with combined sites of 314 See also comments re site 295 |