

## **DRAFT V5**

For agreement at the meeting on 25<sup>th</sup> August 2026

### **Marden Parish Council Response to Maidstone Borough Council:**

**26/502754/REM – Land East of Albion Road and Copper Lane, Marden**  
**Approval of reserved matters (appearance, landscaping, layout and scale sought) for the erection of 117 dwellings, together with associated landscaping, open space and other associated infrastructure, pursuant to outline permission 23/504068/OUT (allowed at appeal APP/U2235/W/24/3345817).**

An Extra Ordinary Full Council meeting was held on Tuesday 18<sup>th</sup> August 2026 which was open to the public and 11 residents attended.

#### **Planning Statement 3.4: Access**

Many of the residents' views were concerning the highways proposals for Albion Road which was agreed by the Planning Inspectorate at appeal. Parish Councillors agreed that a letter would be sent to the Director of Highways outlining the concerns of residents and the Parish Council regarding these proposals.

Following reviewing the reserved matters application Cllrs raised the following concerns:

#### **Planning Statement 5.4: Scale and Appearance**

##### 3-Storey Apartment Blocks

3-storey dwellings went against Marden Parish Council's Marden Neighbourhood Plan:

*"Built Environment: A number of the most recent major housing developments included large three storey blocks of flats. The introduction of such buildings is inappropriate and would have a detrimental impact on the rural character of Marden. Strong opposition from the Parish Council led to amendments to reduce the overall height and design of the structures (on some developments) and this was welcomed." Marden Neighbourhood Plan page 19.* The 3-storey buildings are contrary to Marden Neighbourhood Plan Policy BE1 – Local Character

The 3-storey dwellings would also have an impact on the residential amenity of the neighbouring development, residents of Thorn Road and to the landscape viewing north – contrary to Marden Neighbourhood Plan Policy BE2 – Residential Amenity.

#### **Planning Statement 5.5: Housing Mix and Tenure**

The Planning Statement (page 32) sets out that there will be a market housing mix of 2 to 5 bed properties. However, the Planning Appeal Statement paragraph 6.2.2 states that there would be a mix of terraced, semi-detached and detached dwellings including bungalows to cater for older and disabled people. The housing mix in the reserved matters application does not provide this mix and is therefore not compliant with Marden Neighbourhood Plan Policy IN6 Housing for Older People.

Cllrs would wish to see a percentage of the affordable housing/First Homes being in perpetuity to Marden residents as set out in Marden's Housing Needs Survey undertaken in 2022.

#### **Planning Statement 5.8: Landscaping Design and Open Space**

##### Open Space

Although, in principle, the provision of children's play space meets the criteria of MBC Local Plan Policy LPRSA295 Cllrs believe that not enough open space has been provided and a local equipped area for play (LEAP) should be included on this development. The distance from the site to the nearest play park is not in close proximity and children would need to cross the busy Albion Road to access this together with walking along PROW KM281 which is a narrow and often muddy footpath.

### **Landscape Management Plan**

Cllrs are concerned over the watering and management of the new planting when the developer hands over to the management company. It is felt a more robust plan needs to be in place before any transfers.

Cllrs also raised concern over the percentage of native trees/plants to Marden. The Plant Schedule contains a number of non-native trees from China, Himalayas and America. The four hedgerows contain 60% non-native species. Therefore, Councillors feel this is contrary to Marden Neighbourhood Plan Policy NE3 – Landscape Integration and NE5 – Landscape Planting. *Should we also mention NE6 – Soil Conservation??*

### **Other Issues:**

#### KCC Flood and Water Management Letter dated 14<sup>th</sup> August 2026

Cllrs concur with KCC's response regarding insufficient information being submitted relating to the provision of a sustainable drainage scheme on the site and further information should be forthcoming to show compliance to Marden Neighbourhood Plan Policies NE1 (Surface Water Management); NE2 (Water Quality); NE6 (Soil Conservation) and In1 (Water Supply and Sewerage) before a decision is made on this application.

The applicant also needs to ensure that South East Water has sufficient water supply available to the site and wouldn't be detrimental to the existing supply in the village which is already under great strain

### **Recommendation**

Following a unanimous decision Cllrs recommend **REFUSAL** of this application on the following grounds:

Contrary to Marden Neighbourhood Plan Policies

In6 – Housing for Older People

BE1 – Local character

BE2 – Residential Amenity

BE3 – Sustainable construction

NE3 – Landscape Integration

NE5 – Landscape Planting

In MBC are minded to approve the following conditions should be applied:

A detailed plan of the proposed lighting on the site

Installation of double yellow lines between Stanley Road and the entrance to the new development on both sides of Albion Road

Installation of LEAP play equipment and additional open space

A robust landscape management plan

A robust construction plan

Consideration of solar panels and grey water systems.

Ensure that the Biodiversity Net Gain (BNG) on the site is at least 20%

Ensure that the proposed EC05 – Off-Site Turtle Dove Mitigation Plan is discussed and clarified with Kent Wildlife Trust and Marden Wildlife

Incorporation of Swift Bricks/Boxes