

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

**Site Reference: 8**

**Area: Bassett Bungalow, Staplehurst Road**

<b>Physical and social connectivity</b>	<p>On the main A229. Connection to Staplehurst by road and bus, but no connection to Marden.</p> <p>In a rural setting, albeit fronted by the A229 which has a long history of problems surrounding traffic accidents.</p> <p>There is no footway along a dangerous unlit A road.</p> <p>Similar comments would apply as made for Site 226.</p>
<b>Highway considerations</b>	<p>The land in question is fronted by the fast A229 to Staplehurst and beyond. There are other scattered properties in the vicinity, but exiting from the site on to the A229 would require extensive site lines for safety.</p> <p>There are no suitable pedestrian links between the site and the villages of Marden, Staplehurst, Linton, etc.</p> <p>This part of the A229 is dangerous and would need improvements beyond the scope of the site. Over 20 accidents have been recorded along the stretch between Stilebridge and Cross-at-Hand over the last 5 years, including two fatal and 3 serious.</p>
<b>Character and setting</b>	<p>A previous application for two self-build units was refused in 2018. This is predominantly a rural setting which under normal planning procedure would probably be considered unwelcome development in the countryside.</p> <p>The site is submitted as part of the 'Self-Build' aspect within the Local Plan. The proposal to extend to 5 units, when two units were previously refused, would not be in line with planning recommendations in a rural spot.</p>
<b>Fluvial and surface water</b>	<p>The site appears to be located within Flood Zone 1. The area around the River Beult at Stilebridge is in Flood Zone 3.</p>
<b>Ecological considerations</b>	<p>The site has been used as grazing and is therefore unlikely to support protected species.</p>

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<b>Education and health</b>	<p>There are no pedestrian links to Marden or Staplehurst primary schools or health facilities. Although there is a rural bus service along the A229 to Staplehurst, there is no public transport connection to Marden. Thus, it is likely that residents would need to travel by car.</p> <p>Access to Pembury and Maidstone Hospitals would also be difficult, and thus it would necessitate car usage.</p>
<b>Employment</b>	<p>There are limited local employment opportunities in Marden and both car and public transport options for those seeking to work in Maidstone or other local employment areas, are likely to remain poor. Sustainable travel options to most other large towns in Kent are effectively non-existent, and this means that commuting to London is likely to be the only choice for many.</p> <p>Marden Railway Station is on the Kent Coast route between Tonbridge and Ashford. Direct services are available to London, but these are already or near capacity during peak hours with no possibility to extend or run more frequent trains because the line and station capacity limits have been reached.</p> <p>Marden Station already has severe parking problems in a very constrained area, and there is no feasible walking or public transport option from/to the proposed site. Cycling along what is a hazardous road would be difficult at most times of the year.</p>
<b>Retail and Leisure</b>	<p>The retail and leisure options available to residents of Marden and Staplehurst, or the town of Maidstone would be difficult for potential residents of the site to access except by car.</p>
<b>Other</b>	<p><b>Planning Application 18/506601/OUT for two detached self-build chalet bungalows was refused in March 2019 as was contrary to Maidstone Borough Local Plan 2017 Policies SS1, SP17, DM1 and DM30.</b></p>
<b>Conclusion</b>	<p><b>Key Constraints: Site access from the A229; lack of pedestrian connectivity; restricted rural public transport; rural setting. Land inappropriate to development in the open countryside contrary to Maidstone Borough Local Plan 2017 Policy SM17.</b></p>

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**Site Reference: 74**

**Area: South of Little Cornwells, Goudhurst Road, Marden**

<b>Physical and social connectivity</b>	No safe pedestrian footway to either Goudhurst or Marden along the B2079. There is currently an unrestricted speed limit along the B2079 from Sheephurst Lane towards Goudhurst and numerous traffic accidents have been recorded in the past. This is a rural setting. A restricted rural bus service operates along Goudhurst Road to Marden village and beyond to Maidstone.
<b>Highway considerations</b>	The section of the B2079 which this site fronts is a de-restricted road.
<b>Character and setting</b>	There would be some local visual impact but limited impact on long views. This is a former orchard. The Grade II listed Beale Farmhouse is in close proximity to the site.
<b>Fluvial and surface water</b>	No evidence of fluvial or surface water flooding from EA maps.
<b>Ecological considerations</b>	None known.
<b>Education and health</b>	There are no safe footways or lit pedestrian links to Marden Primary School, Marden Medical Centre or Marden Dental Surgery. Access to Pembury and Maidstone Hospitals would also be difficult, and thus it would necessitate car usage.

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**Area: South of Little Cornwells, Goudhurst Road, Marden**

<b>Employment</b>	<p>There are limited local employment opportunities in Marden and both car and public transport options for those seeking to work in Maidstone or other local employment areas, are likely to remain poor. Sustainable travel options to most other large towns in Kent are effectively non-existent, and this means that commuting to London is likely to be the only choice for many.</p> <p>Marden Railway Station is on the Kent Coast route between Tonbridge and Ashford. Direct services are available to London, but these are already or near capacity during peak hours with no possibility to extend or run more frequent trains because the line and station capacity limits have been reached.</p> <p>Marden Station already has severe parking problems in a very constrained area, and there is no feasible walking or public transport option from/to the proposed site. Cycling along what is a hazardous road would be difficult at most times of the year.</p>
<b>Retail and Leisure</b>	<p>The retail and leisure options available to residents of Marden or the town of Maidstone would be similarly difficult for potential residents of the site to access except by car and with only limited bus service</p>
<b>Other</b>	
<b>Conclusion</b>	<p><b>Key constraint: Site access from the B2079 and lack of pedestrian connectivity; may be difficult to achieve full visibility splays within the site.</b></p>

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**Site Reference: 119**

**Area: North of Thorn View, Park Road**

<b>Physical and social connectivity</b>	No pedestrian links to Marden. Park Road is a narrow country lane. There do not appear to be any public footpaths across the site and the minor roads in the vicinity are narrow, unlit and unsuitable for cycling. There is no bus service in the vicinity of the site. The site abuts 318 previously considered. The site has been used previously for agriculture.
<b>Highway considerations</b>	The site is accessed by a minor country lane, which in turn connects with several rural roads with acute bends. It is a large site with a potential high number of vehicles accessing/egressing the site.
<b>Character and setting</b>	Long distance views in the open countryside. Local visual impact. Listed buildings at: Thorn Cottage Thorn Farmhouse Ashley House
<b>Fluvial and surface water</b>	The Environment Agency Surface Water Flood Map shows evidence of surface water flooding around Thorn Road and Park Road. The site is in Flood Zone 1.
<b>Ecological considerations</b>	None known.
<b>Education and health</b>	There are no pedestrian links to Marden Primary School, Marden Medical Centre or Marden Dental Surgery. Access to Pembury and Maidstone Hospitals would also be difficult, and thus it would necessitate car usage.

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

**Site Reference: 119**

**Area: North of Thorn View, Park Road**

<b>Employment</b>	<p>There are limited local employment opportunities in Marden, and both car and public transport options for those seeking to work in Maidstone and elsewhere are likely to remain poor. Sustainable travel options to most other large towns in Kent are effectively non-existent, and this means that commuting to London is likely to be the only choice for many.</p> <p>Marden railway station is on the Kent Coast route between Tonbridge and Ashford. Direct services are available to London, but these are already at or near to capacity during peak hours with no possibility to extend or run more frequent trains because the line and station capacity limits have been reached.</p> <p>Marden Station already has severe parking problems in a very constrained area, and there is no feasible walking or public transport option from/to the proposed development.</p>
<b>Retail and Leisure</b>	<p>The retail and leisure options available to residents of Marden or the town of Maidstone and other areas would be similarly difficult for potential residents of the site to access except by car.</p>
<b>Other</b>	
<b>Conclusion</b>	<p><b>Key constraints: unacceptable development in a rural area contrary to Maidstone Borough Local Plan 2017 Policy SP17; lack of pedestrian connectivity; and unsustainable location.</b></p>