

Call for Sites
Residents Comments
AREA 5

Site 74

No pedestrian walkway, no pavement, no pedestrian access to village amenities, too small a site for 6 dwellings, too far from Marden village will encourage car ownership 6 houses = 12 cars, fast and dangerous road

Neighbour - water has flooding into our garden from the site and we have photos and videos to evidence this. We feel with the proposed development this flooding into our garden will become even more worse in wet weather due to the increased roof area and accompanying hard standing which will be inevitable with the planned building construction.

We wish to object to the proposal to build six additional houses on the above site.

Drainage, flood risk and land stability are not listed on the infrastructure constraints on the site application: yet the site is currently waterlogged in places following heavy rain as this area has Weald clay soil. Due to the removal of trees and orchard on higher ground beyond the boundary of this garden, the ditch running alongside Goudhurst Road is wet all throughout the year and does not have a drain. This has been the case for the last two years, but was not previously. We have been told it is the result of removal of orchards beyond the Little Cornells site a few years ago. The ditch alongside Goudhurst Road used to be dry for the majority of the year. Now it almost always has standing ground water and flowing water as surface run off following rain. Removal of this orchard would significantly impact the ability for water to be soaked up.

Ecology and hedgerows are not listed as infrastructure constraints on the site application: yet currently this site is an overgrown orchard which has not been managed for many years but still provides a habitat for many birds and animals which would be negatively impacted by any development. We have already lost many acres of green fields, orchards and arable land which is having an impact on village life, the natural flora and fauna of the area, including insects, birds and mammals. This is a known habitat for slow worms, which are meant to be a protected species. Barn owls, kestrels, rabbits, many species of birds and other animals would all be affected.

Utilities and transport are not listed as constraints: yet we do not have the transport infrastructure in Marden to support additional cars. This location is approximately 1 ½ miles from the village, with no pavement or street lighting alongside a road on which the speed limit is 50 miles per hour, but cars often travel in excess of this speed as the 50 mph restriction starts approximately 50 metres prior to this site. Anyone living in this area has to have a car for transportation as it is not possible to walk into the village. Cycling is no longer an option due to the number of cars, vans and lorries and the excess speed they travel at.

The road is a B road with narrow lanes leading onto it. Should each house have 2 cars (which seems to be the minimum that most residents have round here) that is an additional 12 journeys made. The village does not have capacity for additional parking, with the result that cars are parked both sides of the road in the village with commuters cars. The station car park is full to capacity with people travelling from Loose, Staplehurst, Coxheath and Goudhurst to park. Additional developments in all these areas have already put a strain on our village.

The site is unsuitable for families, given the closeness to the busy road. A fenced development would not be in keeping with the rural nature of this area, where most houses are open to the road and have hedges instead of fences. A mature hedge runs approx. 150-200 metres along the roadside. The supporting information for this site states it is close to a bus stop but neglects to mention that this bus runs just twice or three times daily.

The NPPF (paragraph 79) states: "Planning policies and decisions should avoid the development of isolated homes in the countryside". The supporting statement suggest that because the site has a few immediate neighbours that it is not isolated: although there are four houses at Marden Beech the site is isolated from the village.

The medical and dentist services in the village have been unable to cope with the influx of people into new build developments, so would not cope with additional requirements. Appointments were previously available within a week, now it is often a two week wait with a paramedic triage service provided as there is no capacity for doctors appointments. At time of writing the next available dentist appointment for non-emergencies is late June 2020.

The supporting statement quotes the National Planning Policy Framework 2019 (para 78) as supporting sustainable development of rural housing where it will enhance or maintain the vitality of rural communities: this is not needed in this location, as a thriving community already exists.

The effect of an additional six houses would essentially infill the land between the houses on the corner of Sheephurst Lane and the Beale Farm hamlet of four houses. This would negate the rural location of living outside Marden itself and impact on the lives of residents who have chosen a rural location so as not to live 'cheek-by-jowl' in a row of houses, with an increase in noise, disruption, loss of privacy to existing dwellings.

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Site 119

poor access, narrow road, flooding

risk of joining Staplehurst with Marden

Access onto a very narrow Park Road which regularly floods. Is a greenfield site which would lose its wildlife habitat and would move Marden closer to Staplehurst.