

Marden Neighbourhood Plan : Basic Conditions Statement : Appendix 2

MNP POLICY	SUPPORT FROM EVIDENCE AND COMMUNITY ENGAGEMENT	MEETS THE AIMS OF SUSTAINABLE DEVELOPMENT	IN CONFORMITY WITH THE NPPF 2018	IN CONFORMITY WITH THE MBC LOCAL PLAN 2017	IN CONFORMITY WITH ANY OTHER RELEVANT LEGISLATION	PROMOTES EQUALITY FOR ALL	IN CONFORMITY WITH THE MNP VISION – TO MAINTAIN AND ENHANCE COMMUNITY SPIRIT
<p>NE1: Surface Water Management Support will be given to development proposals that include appropriate sustainable surface water control systems designed to deliver efficient, clean water handling as well as wildlife and amenity benefits. Schemes must be accompanied by a detailed management plan confirming operating responsibilities to ensure the permanent management and maintenance of all elements of the schemes to maximise local benefits.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops Consultation with Kent Wildlife Trust. Meetings with KCC, EA and SW regarding the designation of Marden as a critical drainage area Marden Surface Water Management Plan 2017 Water. People. Places. A guide for master planning sustainable drainage into developments 2013</p>	<p>The effective management of surface water is critical to achieving sustainable development. This is of particularly importance in the low-lying, impermeable parish of Marden with its ongoing problems with surface and foul water management.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 118 127e 127f 148-150 155 163 165 170</p>	<p>SS1 Maidstone Borough Spatial Strategy SP17 The countryside ID1 Infrastructure delivery DM1 Principles of good design DM2 Sustainable design H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47) EMP1 Employment site allocations, EMP1 (2) and EMP1 (3)</p>	<p>Wildlife and Countryside Act 1981 Hedgerow Regulations 1997 European Landscape Convention 2006 Natural Environment & Rural Communities Act 2006 Climate Change Act 2008 EU Biodiversity Strategy 2011 Maidstone Green & Blue Infrastructure Strategy 2016 Flood and Water Management Act 2010 Conservation of Habitats and Species Regulations 2017</p>	<p>Yes – will benefit the whole community.</p>	<p>Ponds and waterways are a functional and attractive feature of the Marden landscape. The retention and creation of bodies of water promote informal recreational opportunities which, in turn promotes greater community cohesion.</p>

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<p>NE2: Water Quality Development proposals that seek to protect the water quality downstream by strict controls on the potential release of contaminants, both during construction and in use will be supported. Sustainable drainage networks should be designed for ease of long term maintenance, as well as lifetime efficiency. Best sustainable on-site use should be made of materials arising from maintenance.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops Consultation with Kent Wildlife Trust. Meeting with KCC, EA and SW regarding the designation of Marden as a critical drainage area Marden Surface Water Management Plan 2017 Water. People. Places. A guide for master planning sustainable drainage into developments</p>	<p>The benefits to health and wellbeing of good water quality and well-designed SUDs are recognised and are key to achieving sustainable development</p>	<p>Consistent with the NPPF, in particular paragraphs 8 127e 127f 148-150 155 163 165 174 178-180</p>	<p>SS1 Maidstone Borough Spatial Strategy SP5 Rural service centres SP17 The countryside DM1 Principles of good design DM3 Natural environment DM5 Development of brownfield land Maidstone Green & Blue Infrastructure Strategy 2016 It is appreciated that water quality is covered in the MBCLP but the MNP policy includes all relevant development rather than just that in the flood zones 2 and 3 or a critical drainage area</p>	<p>Wildlife and Countryside Act 1981 Hedgerow Regulations 1997 European Landscape Convention 2006 Natural Environment & Rural Communities Act 2006 Climate Change Act 2008 EU Biodiversity Strategy 2011 Maidstone Green & Blue Infrastructure Strategy 2016 Flood and Management Act 2010 Conservation of Habitats and Species Regulations 2017</p>	<p>Yes– will benefit the whole community.</p>	<p>Water quality is vital to all healthy communities. Ponds and waterways are a functional and attractive feature of the Marden landscape. The retention and creation of bodies of water promote informal recreational opportunities which in turn promotes greater community cohesion.</p>

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<p>NE3: Landscape Integration All proposed developments should be designed to integrate into their surroundings in the landscape. Dense hedgerow planting with native species is the preferred boundary treatment if the strengthening of existing hedgerows or restoration of lost hedgerow boundaries is not possible. Artificial lighting schemes, if deemed necessary, require sensitive treatment to reduce visual intrusion and negative impacts on wildlife.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops Consultation with Kent Wildlife Trust.</p>	<p>Sustainability is at the heart of this policy as it seeks to balance social and economic need with environmental considerations.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 127b 127c 149-150 170 174-175 180</p>	<p>SS1 Maidstone Borough Spatial Strategy SP5 Rural service centres SP17 The countryside DM1 Principles of good design DM3 Natural Environment DM30 Design principles in the countryside H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47) EMP1 Employment site allocations, EMP1 (2) and EMP1 (3)</p>	<p>Wildlife and Countryside Act 1981 Hedgerow Regulations 1997 European Landscape Convention 2006 Natural Environment & Rural Communities Act 2006 Climate Change Act 2008 EU Biodiversity Strategy 2011 Conservation of Habitats and Species Regulations 2017</p>	<p>Yes– will benefit the whole community.</p>	<p>This policy seeks to maintain the character of the rural landscape which is greatly valued by the community</p>

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<p>NE4: Biodiversity and Habitats Owing to the unique setting of Marden in its surrounding landscape new development is expected to support actively the aims of the Kent Biodiversity Strategy to protect Priority Habitats and, where possible, contribute to the Biodiversity Opportunity Areas. A biodiversity net gain philosophy should be implemented so that any habitat or species loss is replaced elsewhere on-site, in excess of the amount original lost. Local off-site re-creation is viewed as a last resort but the net gain principle would apply to ensure there is a positive impact from the new works.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops Consultation with Kent Wildlife Trust.</p>	<p>Sustainability is at the heart of this policy as it seeks to maintain and enhance natural habitats.</p>	<p>Consistent with the NPPF, in particular paragraph 8 118 149-150 170 174-175</p>	<p>SS1 Maidstone Borough Spatial Strategy SP5 Rural service centres SP17 The countryside DM1 Principles of good design DM3 Natural Environment H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47)</p>	<p>Regulation (EU) No.1143/2014 on the prevention and management of the introduction and spread of invasive alien species Wildlife and Countryside Act 1981 Hedgerow Regulations 1997 European Landscape Convention 2006 Natural Environment & Rural Communities Act 2006 Climate Change Act 2008 EU Biodiversity Strategy 2001 Conservation of Habitats and Species Regulations 2017</p>	<p>Yes – will benefit the whole community.</p>	<p>This policy seeks to maintain and enhance the ecological value and character of the landscape which is greatly valued by the community</p>

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<p>NE5: Landscape Planting New landscape planting in Marden must be selected from native species of local provenance for visual continuity and to maintain the natural rhythms of the vegetation in the surrounding area. Priority should be given to species that provide food and shelter to wildlife. Adequate space must be allocated on the Site Plan to allow the planting to reach maturity without detriment to the amenity of the development such as encroaching on neighbouring property, excessive shading of gardens or interruption of external views.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days Workshop Consultation with Kent Wildlife Trust</p>	<p>Sustainability is at the heart of this policy as it seeks to maintain and enhance natural habitats</p>	<p>Consistent with the NPPF, in particular paragraphs 8 118 127e 127f 149-150 170 174-175</p>	<p>SS1 Maidstone Borough Spatial Strategy SP5 Rural Services Centres SP17 The Countryside DM1 Principles of Good Design DM3 Natural Environment H1 Housing Site Allocations, H1(43), H1(44), H1(45), H1(46) and H1(47)</p>	<p>Regulation (EU) No.1143/2014 on the prevention and management of the introduction and spread of invasive alien species Maidstone Green & Blue Infrastructure Strategy 2016 EU Biodiversity Strategy and EU Regulation No 1143/2014</p>	<p>Yes – will benefit the whole community</p>	<p>This policy seeks to maintain and enhance the ecological value and character of the landscape which is greatly valued by the community.</p>

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<p>NE6: Soil Conservation Development proposals should demonstrate sustainable on-site soil management and minimise the import of subsoil, topsoil and the export of any excavated ground materials.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops Consultation with Kent Wildlife Trust.</p>	<p>The reduction in need for soil movement reduces the risk of harm to indigenous species.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 149-150 170 174-175</p>	<p>SS1 Maidstone Borough Spatial Strategy SP5 Rural service centres SP17 The countryside DM1 Principles of good design DM3 Natural Environment</p>	<p>EU Biodiversity Strategy and EU Regulation No. 1143/2014 Regulation (EU) No. 1143/2014 on the prevention and management of the introduction and spread of invasive alien species Code of Good Agricultural Practice for the Protection of Soils 1998</p>	<p>Yes – will benefit the whole community.</p>	<p>This policy seeks to maintain the local soil resource which contributes to the rural character of the landscape, as well as preventing the spread of invasive, non-native plant species.</p>

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<p>BE1: Local Character Development proposals should be designed to protect the fabric and setting of any designated and non-designated heritage asset and respect and enhance the existing character of the village. Development must be both visually and functionally sympathetic to the existing styles and materials - examples of which are illustrated in this plan, in order to maintain and enhance Marden' sense of place.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>Good design is not just about the individual buildings but their setting within the existing built form. In order to achieve sustainable development it is necessary to ensure a successful mix of the old and the new to show the development of the village over time.</p>	<p>Consistent with the NPPF, in particular paragraphs 122 124-131 184-187 192</p>	<p>SP17 The countryside DM1 Principles of good design DM3 Natural Environment DM8 External lighting DM9 Residential extensions, conversions and redevelopment within the built up area DM30 Design principles in the countryside DM32 Rebuilding and extending in countryside H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47)</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990 Town & Country Planning Act 1990</p>	<p>Yes – will benefit the whole community.</p>	<p>The sense of place, and more specifically the sense of Marden, is greatly valued by its community. This policy seeks to maintain and enhance the physical appearance and function of the village which contributes to the overall cohesion of the community.</p>

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<p>BE2: Residential Amenity New housing development and residential extensions and alterations should provide suitable residential amenity for residents, both existing and future, in terms of privacy, light and outlook. Proposals should include the provision or retention of adequate garden space and allow through routes for pedestrians, cyclists and vehicles (ie no physical barriers).</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>In order to achieve sustainable development new housing must be designed to integrate into both the landscape and the existing built form. This policy seeks to promote such development</p>	<p>Consistent with the NPPF, in particular paragraphs 8 122-124 131</p>	<p>DM1 Principles of good design DM2 Sustainable design DM3 Natural Environment DM8 External lighting DM30 Design principles in the countryside DM32 Rebuilding and extending in countryside</p>	<p>Party Wall etc Act 1996 Maidstone Green & Blue Infrastructure Strategy 2016 Planning (Listed Buildings and Conservation Areas) Act 1990 Town & Country Planning Act 1990</p>	<p>Yes – will benefit the whole community.</p>	<p>The efficient integration of the built form will encourage social integration.</p>

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<p>BE3: Sustainable Construction All development must be based upon the principles of sustainable construction and accord with the most up-to-date guidance and best practice. Support will be given to development that provides or incorporates low or zero carbon technologies providing development conforms with other policies in the plan.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops and village walkabouts The use of renewable energy was of particular interest to residents who gave support to policies relating to sustainable construction</p>	<p>The use of sustainable construction techniques and materials is vital to the achievement of sustainable development. A good local example of a carbon neutral dwelling of innovative design can be seen at Cornerways just beyond the parish border in Staplehurst – designed by Richard Hawkes</p>	<p>Consistent with the NPPF, in particular paragraph 8 149-150</p>	<p>DM2 Sustainable design The MNP policy seeks to require all buildings to incorporate sustainable construction methods. DM1 Principles of good design DM3 Natural Environment DM24 Renewable and low carbon energy schemes Maidstone Green & Blue Infrastructure Strategy</p>	<p>The Building Regulations 2010 (as amended)</p>	<p>Yes – will benefit the whole community.</p>	<p>The use of sustainable construction methods and materials is vital to balance the needs of existing and future residents of the village.</p>

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<p>BE4: Conversion of Rural Buildings Support will be given to schemes for the conversion, and alteration of existing rural buildings which respect the character of the building and its wider rural settings in Marden. This is subject to it not overwhelming or destroying the original form of the building and it having no adverse impact on wildlife habitat and the character and residential amenity of neighbouring properties.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>This policy seeks to meet the aims of sustainable development by putting previously redundant or underused buildings to productive use.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 80-84 124-131 184-187</p>	<p>SP19 Housing mix SP17 The countryside DM1 Principles of good design DM2 Sustainable design DM3 Natural Environment DM30 Design principles in the countryside DM31 Conversion of rural buildings DM32 Rebuilding and extending in countryside</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990 Town & Country Planning Act 1990</p>	<p>Yes – will benefit the whole community.</p>	<p>This policy seeks to conserve the built heritage of the village by ensuring existing rural buildings are preserved for the benefit of future generations.</p>

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<p>BE5: New Farm Buildings Support will be given to new agricultural and horticultural buildings that have been designed and sited to minimise any adverse impact on residential amenity; the character of the wider countryside; be sympathetic to local surroundings; and respect the historic character of the site. Structures should use sustainable construction materials, methods and include small scale on-site renewable energy schemes.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).T</p>	<p>This policy seeks to meet the aims of sustainable development by supporting the rural economy.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 80-84 124-131 149-154 184-187</p>	<p>SP17 The countryside DM1 Principles of good design DM2 Sustainable design DM3 Natural Environment DM24 Renewable and low carbon energy schemes DM35 Live-work units DM36 New agricultural buildings and structures DM37 Expansion of existing businesses in rural areas</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990 Town & Country Planning Act 1990</p>	<p>Yes – will benefit the whole community.</p>	<p>This policy seeks to support existing and proposed agricultural, horticultural and viticultural activities in the village.</p>

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<p>BE6: Seasonal Worker Accommodation Support will be given to the provision of temporary accommodation for seasonal agricultural and horticultural workers which is sited and designed so as to minimise any visual impact on the wider countryside and be permitted on a temporary basis where there is a proven need.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>This policy seeks to meet the aims of sustainable development by supporting the rural economy.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 77 79 80-84 124-131</p>	<p>SP17 The countryside DM1 Principles of good design DM2 Sustainable design DM3 Natural Environment DM34 Accommodation for agricultural and forestry workers DM35 Live-work units DM36 New agricultural buildings and structures DM37 Expansion of existing businesses in rural areas</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990 Town & Country Planning Act 1990</p>	<p>Yes – will benefit the whole community.</p>	<p>This policy ensures temporary seasonal labour is reasonably accommodated with the potential for greater integration into the village community</p>

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<p>A1: Community Facilities Development proposals that help to sustain existing community facilities and create new facilities either directly through developer contributions or indirectly by encouraging local spending will be supported provided development confirms with other policies in the plan. Any new development should prioritise dedicated youth facilities</p>	<p>Stand at Open Day 2013 and feedback from residents via questionnaires Dialogue with residents at village events eg Village Fete, Marden Big Musical Picnic. Feedback on village Facebook pages and discussions with Police and Youth Services</p>	<p>The provision and retention of community facilities are vital to the concept of sustainable development to ensure a healthy and vibrant community</p>	<p>Consistent with the NPPF, in particular paragraphs 8 91-92 124-131</p>	<p>SP5 Rural service centres SP9 Marden rural service centre SP17 The countryside DM17 District centres, local centres and local shops and facilities DM19 Open space and recreation DM20 Community facilities</p>	<p>Licensing Act 2003</p>	<p>Yes – will benefit the whole community.</p>	<p>It is essential to maximise opportunities for residents to interact with one another. This creates a sense of community cohesion which has been identified by residents as one of the most valued aspects of Marden village life. With more new development an increasing number of young people are living in the village who do not always have any previous connection with the community.</p>

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<p>A2: Open Space All major development should provide areas of amenity, recreation, woodland, ponds or other water features and these to be retained for community use. Links should be provided between areas of open space, community facilities and the public rights of way network, with management plans confirming operating responsibilities put in place to safeguard the future retention of these areas.</p>	<p>Stand at Open Day 2013 and feedback from residents via questionnaires Dialogue with residents at village events eg Village Fete, Marden Big Musical Picnic.</p>	<p>The provision and retention of open space promotes health living which is a vital component of sustainable development</p>	<p>Consistent with the NPPF, in particular paragraphs 8 91-92 96-98 170</p>	<p>DM19 Open space and recreation Whilst similar to the Local Plan policy the MNP Open Space policy is designed in include a greater variety of open space and will encourage innovative spaces such as woodland or communities orchards for example. SP5 Rural service centres SP9 Marden rural service centre SP17 The countryside OS1 Open space allocations ID1 Infrastructure delivery DM1 Principles of good design DM3 Natural Environment H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47)Maidstone Green & Blue Infrastructure Strategy</p>	<p>Marden Parish Council by-laws</p>	<p>Yes – will benefit the whole community.</p>	<p>Areas of formal and informal open space allow for opportunities to form informal links and friendships that are vital for community cohesion.</p>

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<p>A3: Primary Education Support will be given to developments that provide KCC with funding to ensure that Marden Primary School has the additional capacity and resources to give all local children a good standard of primary education providing development conforms with other policies in the plan.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>The access to education is vital to the wellbeing of a community and is essential to achieving sustainable development.</p>	<p>Consistent with the NPPF, in particular paragraphs 94</p>	<p>SP5 Rural service centres SP9 Marden rural service centre ID1 Infrastructure delivery DM17 District centres, local centres and local shops and facilities DM20 Community facilities</p>	<p>Education Act 1944</p>	<p>It is appreciated that this policy can be interpreted as positive discrimination but it is not designed to exclude children from other villages attending Marden Primary School.</p>	<p>The opportunity for Marden children to attend a local school affords them the opportunity to mix with all children from their community. Such opportunities can form bonds which helps to bring the wider community together through shared links.</p>

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<p>A4: Healthcare Facilities Support will be given to proposals that help provide the Healthcare Authority to maintain and enhance existing healthcare provision and encourage expansion of health, wellbeing and social care services in Marden through extended and/or new healthcare facilities.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries). Review with the Marden Medical Centre clinical and administrative teams</p>	<p>Access to sufficient local good quality healthcare facilities that expands to match the growing population, is vital for the achievement of sustainable development.</p>	<p>Consistent with the NPPF, in particular paragraphs 91 92 96</p>	<p>SP5 Rural service centres SP9 Marden rural service centre ID1 Infrastructure delivery</p>	<p>Health Act 1948</p>	<p>Yes – will benefit the whole community, particularly for those residents who require a greater level of healthcare – it is important this is provided locally.</p>	<p>This policy also encompasses the Dentist Surgery and other facilities contributing to the well-being of residents including the pharmacy/chemist, barbers, hairdressers, beauty spa.</p>

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<p>In1: – Water Supply/Water Supply and Sewerage New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the plan.</p>	<p>Result of ongoing dialogue with Southern Water</p>	<p>This is of particularly importance in Marden with its ongoing problems with foul and surface water management.</p>	<p>Consistent with the NPPF, in particular paragraphs 179-180</p>	<p>H1 Housing allocations H1 (43) Howland Road H1 (44) Stanley Farms H1 (45) The Parsonage H1 (46) Marden Cricket & Hockey Club H1 (47) Land south of The Parsonage DM2 Sustainable Design</p>	<p>Water Industry Acts</p>	<p>Will benefit whole community</p>	<p>The policy is designed to an adequate supply of fresh water and disposal of foul water. The disposal of foul water is of particular interest to residents as the current disposal arrangements struggle due to surface water egress</p>

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<p>In2: Sustainable Travel Support will be given to developments designed to maximise travel on foot and by cycle and that provide direct links to village facilities and public transport services via off-road and lightly trafficked routes or through improvements for non-motorised users on busier existing routes. Developments should not hinder existing walking and cycling routes unless a convenient alternative route is provided. Major sites should be designed to provide through routes for pedestrians and cyclists where this would help improve non-vehicular access from adjacent housing or business premises and to facilitate links with any nearby public rights of way or open space.</p>	<p>Marden Design Statement 2001 MPC Traffic Consultation 2002 MPC Traffic Workshop 2003 Marden Community Plan 2007 Marden Neighbourhood Plan Open Days and Workshops : Feedback to Marden Parish Council from residents and businesses on transport issues at full council meetings Feedback to Marden Parish Council from residents and businesses on transport-related planning issues at Planning Committee meetings</p>	<p>Specifically intended to encourage sustainable modes of transport in future developments</p>	<p>Consistent with the NPPF, in particular paragraphs 96-98 102-104 108-110 170</p>	<p>SP23 Sustainable transport DM1 Principles of good design DM2 Sustainable design DM3 Natural Environment H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47) Maidstone Green & Blue Infrastructure Strategy</p>	<p>Consistent with national and county strategies promoting sustainable modes of transport</p>	<p>The intention is to encourage the provision of additional walking and cycling facilities which will improve overall accessibility.</p>	<p>Walking and cycling provide opportunities for informal recreation which in turn promotes greater community cohesion</p>

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<p>In3: Additional Traffic Developments generating additional traffic should be located only where: (a) direct access to suitable roads is either already available or will be provided before the use commences; or (b) mitigation measures are provided to reduce traffic impacts on otherwise less suitable roads to an acceptable level.</p>	<p>Marden Design Statement 2001 MPC Traffic Consultation 2002 MPC Traffic Workshop 2003 Marden Community Plan 2007 Marden Neighbourhood Plan Open Days and Workshops : Feedback to Marden Parish Council from residents and businesses on transport issues at full council meetings Feedback to Marden Parish Council from residents and businesses on transport-related planning issues at Planning Committee meetings</p>	<p>The policy is specifically intended to promote sustainable vehicular traffic routes for future developments</p>	<p>Consistent with the NPPF, in particular paragraphs 96-98 102-104 108-110</p>	<p>SP5 Rural service centres SP9 Marden rural service centre SP23 Sustainable transport ID1 Infrastructure delivery DM30 Design principles in the countryside H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47)</p>	<p>Consistent with national and county strategies requiring development to be accompanied by any necessary highway infrastructure improvements</p>	<p>Yes – will benefit the whole community.</p>	<p>Marden has good public transport links to the east and west, but poor services to the north and south. It is important therefore that additional road traffic is carefully planned.</p>

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<p>In4: Station Support will be given to proposals to enhance facilities at Marden Station including any development required to meet increased demand providing the proposal accords with other policies in the Plan.</p>	<p>Marden Design Statement 2001 MPC Traffic Consultation 2002 MPC Traffic Workshop 2003 Marden Community Plan 2007 Marden Neighbourhood Plan Open Days and Workshops : Feedback to Marden Parish Council from residents and businesses on transport issues at full council meetings Feedback to Marden Parish Council from residents and businesses on transport-related planning issues at Planning Committee meetings</p>	<p>The policy is specifically intended to ensure that the public transport rail links are maintained and improved to provide a sustainable means of travel.</p>	<p>Consistent with the NPPF, in particular paragraphs 96-98 102-104 108-110</p>	<p>SP5 Rural service centres SP9 Marden rural service centre SP23 Sustainable transport ID1 Infrastructure delivery DM25 Public transport DM30 Design principles in the countryside H1 Housing site allocations, H1 (43), H1 (44), H1 (45), H1 (46) and H1(47)</p>	<p>Consistent with national and county strategies promoting road safety (especially for vulnerable users)</p>	<p>It is hoped that the expansion of Marden station will ultimately include the provision of a lift to provide access for all to the east bound platform. This will be of benefit to all.</p>	<p>Marden station provides direct links to the east and west and is vital to the economic health of residents. It is important to retain and support this vital service.</p>

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<p>In5: Affordable Housing Support will be given to the development of rural exception sites where a proven need has been demonstrated, and the development is of a suitable scale, design and location.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>Access to good quality housing for all is vital to achieve sustainable development.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 61 77 124-131</p>	<p>SP17 The countryside SP19 Housing mix SP20 Affordable housing ID1 Infrastructure delivery DM1 Principles of good design DM2 Sustainable design DM13 Affordable local needs housing on rural exception sites</p>		<p>It is appreciated that this policy can be interpreted as positive discrimination but it is not specifically designed to exclude potential occupiers without Marden links.</p>	<p>The need to provide housing for local people is vital for community cohesion and will prevent the village from becoming a dormitory settlement.</p>

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<p>In6: Housing for Older People Support will be given to development which provides housing suitable for older residents. This may include smaller bungalow units sited where occupants are provided with a vibrant and interesting view and within easy reach of services, amenities and natural areas where development conforms with other policies in the plan.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>Access to good quality housing for all is vital to achieve sustainable development.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 61 77 124-131</p>	<p>SP19 Housing mix DM1 Principles of good design DM2 Sustainable design DM14 Nursing and care homes</p>	<p>Planning Policy for Traveller Sites – Guidance 2012 KCC Rights of Way Improvement Plan Consultation 2018</p>	<p>Yes – will be of particular benefit to older people.</p>	<p>This policy seeks to make provision for an aging population to ensure continued community integration.</p>

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<p>In7: Housing for Gypsies and Travellers Support will be given to the development of small-scale gypsy and traveller sites that provide adequate levels of residential amenity for the occupants and do not result in unacceptable harm to the residential amenity of the existing neighbours, the character of the countryside or the biodiversity of the wider area.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>Access to good quality housing for all is vital to achieve sustainable development.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 61 77 124-131</p>	<p>SS1 Maidstone Borough spatial strategy SP5 Rural service centres SP9 Marden rural service centre SP17 The countryside SP19 Housing mix SP20 Affordable housing DM8 External lighting DM13 Affordable local needs housing on rural exception sites DM15 Gypsy, Traveller and Travelling Showpeople accommodation GT1 Gypsy and Traveller site allocations and GT1 (9)</p>	<p>Planning Policy for Traveller Sites – Guidance 2012</p>	<p>It is appreciated that this policy can be interpreted as positive discrimination but it is not specifically designed to exclude gypsies and travellers without Marden links.</p>	<p>The need to provide housing for local people is vital for community cohesion.</p>

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<p>E1: Business and Employment Support will be given to employment-generating businesses that maximise employment opportunities within the Parish. Support will be given to development which provides opportunities for start-up ventures and contributes to the growing reputation of the Parish as a location for innovative commercial uses and those with a local connection or using local produce. The development should have suitable road access to and from primary routes such as the A229 and should not result in any unacceptable impact on residential amenity or the character of the surrounding area and wider countryside. The development should be suitably landscaped to reflect Marden’s rural setting.</p>	<p>Business Forum; Stand at Open Days 2013 and Meeting with major businesses in Pattenden Lane July 2013 Meeting with Liz Stanley 2012; Business and Community</p>	<p>This policy seeks to meet the aims of sustainable development by supporting the rural economy.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 80-84</p>	<p>SS1 Maidstone Borough spatial strategy SP5 Rural service centres SP9 Marden rural service centre SP21 Economic development SP22 Retention of employment sites DM30 Design principles in the countryside DM37 Expansion of existing businesses in rural areas EMP1 Employment site allocations, EMP1 (2) and EMP1 (3)</p>		<p>Yes – will benefit the whole community.</p>	<p>This policy seeks to provide employment opportunities, such opportunities are vital to the economic and social health of the village.</p>

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<p>E2: Retail – Eat, Meet and Greet Support will be given to the creation, retention and enhancement of shops and other uses that service the community of Marden.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops (Village Boundaries).</p>	<p>This policy seeks to meet the aims of sustainable development by supporting the rural economy.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 80-84</p>	<p>SP5 Rural service centres SP9 Marden rural service centre SP17 The countryside DM8 External lighting DM17 District centres, local centres and local shops and facilities DM40 Retail units in the countryside</p>		<p>Yes – will benefit the whole community.</p>	<p>This policy emphasises the importance of such services in achieving community cohesion and encouraging social interaction to prevent the village from becoming a dormitory village.</p>

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<p>E3: Business Signage The scale, position, materials and colour of business signs must be designed to minimise any detrimental impact on the character and appearance of the building and the surrounding area, including the Conservation Area. Where appropriate signs should be designed to reflect the original proportions and style of the building. Illuminated signs will be supported if illumination is deemed to be essential to the operation of the business, the levels of illumination are kept to the necessary minimum and only operated during operating hours.</p>	<p>Marden Design Statement 2001 Marden Community Plan 2007 MNP Open Days, Workshops and village walkabouts. Complaints and feedback to Parish Council over recent changes to shop fronts</p>	<p>This policy allows businesses to promote themselves. Their economic success contributes to the economic vibrancy and wider health of the village. This is vital to achieve sustainable development.</p>	<p>Consistent with the NPPF, in particular paragraphs 8 80-84</p>	<p>This policy is similar to DM18 Signage and shop fronts. However this policy also includes a limit to any proposed illumination. This is limited to opening hours only. This may not be necessary in the urban areas but in Marden, where many of the businesses are located in the CA and adjacent to LBs, it is important to mitigate any adverse impact on character and residential amenity. DM1 Principles of good design DM8 External lighting</p>	<p>Town and Country (Control of Advertisements) (England) Regulations 2007.</p>	<p>Yes – will benefit the whole community.</p>	<p>Business signage is essential to encourage economic health but this must be appropriately designed. However the continued success of all Marden businesses is vital to the wider health of the village.</p>