

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

**Site Reference: 54**

**Area: Platt House, Dairy Lane, Chainhurst**

<b>Physical and social connectivity</b>	Located close/within the existing settlement of Chainhurst but not to the village of Marden Limited bus service
<b>Highway considerations</b>	Access via Dairy Lane – would require upgrading depending on proposed use/number of dwellings Dairy Lane, very narrow mostly single track lane
<b>Character and setting</b>	Within Dairy Lane and surrounded by other dwellings albeit sporadic. Significant local visual impact but limited impact on long views. Potential impact on Reed Place Farmhouse, a grade II listed building to the north of the site
<b>Fluvial and surface water</b>	Not within Flood Zones 2 or 3 but Chainhurst is on higher ground and can be cut off Surface water flooding occurred in recent weeks
<b>Ecological considerations</b>	No designations Ecological Constraint Level 3 (boundary may house protected/notable species) KCC Archaeology interested in site at previous Call for Sites
<b>Education and health</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Employment</b>	2.5miles from Marden – limited public transport, not suitable for walking Broadband speed very low
<b>Retail and leisure</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Other</b>	Rejected in MBC Strategic Housing and Economic Land Availability Assessment 2016 (Ref HO35) “Established B1 Industrial Estate” refers to a few existing outbuildings (B1) in a farmyard.

<b>Conclusions</b>	<b>Not suitable for housing owing to unsustainable location and scale of development</b> <b>Not suitable for B1 use owing to limited road/transport links</b>
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**Site Reference: 123**

**Area: Dairy Field, Chainhurst**

<b>Physical and social connectivity</b>	Located to the south of the existing settlement of Chainhurst but not to the village of Marden. Limited bus service.
<b>Highway considerations</b>	Access on Hunton Road. No safe pedestrian access.
<b>Character and setting</b>	Local visual impact but limited overall on long views
<b>Fluvial and surface water</b>	Not within Flood Zones 2 or 3 but Chainhurst is on higher ground and can be cut off Surface water flooding occurred in recent weeks
<b>Ecological considerations</b>	No designations
<b>Education and health</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Employment</b>	2.5miles from Marden – limited public transport, not suitable for walking
<b>Retail and leisure</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Other</b>	Should be considered in conjunction with site referenced 213 Prospect House
<b>Conclusions</b>	<b>Not suitable for housing owing to unsustainable location</b>

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**Site Reference: 213**

**Area: Prospect House, Hunton Road, Chainhurst**

<b>Physical and social connectivity</b>	Located to the south of the existing settlement of Chainhurst but not to the village of Marden. Limited bus service
<b>Highway considerations</b>	Access on Hunton Road No safe pedestrian access Close to a bend – unsuitable sight lines
<b>Character and setting</b>	Local visual impact but limited overall on long views
<b>Fluvial and surface water</b>	Not within Flood Zones 3 but access in Flood Zone 2. Chainhurst is on higher ground and can be cut off Surface water flooding occurred in recent weeks (add photos)
<b>Ecological considerations</b>	No designations
<b>Education and health</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Employment</b>	2.5miles from Marden – limited public transport, not suitable for walking
<b>Retail and leisure</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Other</b>	If suitable should come forward with 123 Dairy Field Poor sight lines identified in MBC Strategic Housing and Economic Land Availability Assessment 2016 (Ref HO84)
<b>Conclusions</b>	<b>Not suitable for housing owing to unsustainable location</b>

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

**Site Reference: 304**

**Area: Land east of Hunton Road, adj to 1 Rainham Villas, Chainhurst**

<b>Physical and social connectivity</b>	Located to the north of the existing settlement of Chainhurst but not to the village of Marden Limited bus service.
<b>Highway considerations</b>	Access on Hunton Road No safe pedestrian access
<b>Character and setting</b>	Local visual impact but limited overall on long views. Potential impact on Chainhurst Farm a grade II* listed building and associated grade II listed barns located to the north
<b>Fluvial and surface water</b>	Not within Flood Zones 2 or 3 but Chainhurst is on higher ground and can be cut off Surface water flooding occurred in recent weeks
<b>Ecological considerations</b>	No designations
<b>Education and health</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Employment</b>	2.5miles from Marden – limited public transport, not suitable for walking
<b>Retail and leisure</b>	2.5 miles from Marden – limited public transport, not suitable for walking
<b>Other</b>	
<b>Conclusions</b>	<b>Not suitable for housing owing to unsustainable location and setting of nearby listed buildings</b>