

Marden  
Neighbourhood Plan  
Call for Sites  
Assessment Addendum

January 2015

Kirkwells

The Planning People



# Marden Call for Sites Assessment Addendum

## 1.0 Background

1.1 Further to the Call for sites assessment report being carried, a request has been made to re-assess Site 17 based on a smaller site. The assessment and scoring is as included in the following tables and analysis.

## 2.0 Methodology

3.1 The assessments were carried out in accordance with the guidance provided by Herefordshire Council in Neighbourhood Planning Guidance Note 21 (see footnote 2 on previous page)

3.2 For this assessment, all submitted sites were visited, photographed, assessed and scored against the following criteria.

### *Location*

Sites within existing Settlement boundary	3
Sites adjacent to existing Settlement boundary (2 sides)	2
Sites adjacent to existing Settlement boundary (1 sides)	1
Open Countryside	0

### *Brownfield/Greenfield*

Brownfield	3
Greenfield	0

### *Access to Drainage/Water/Utilities/Services*

All services - Gas, electricity, main sewage and water	3
Access to all except main sewage and water	2
No access	0

### *Accessibility to community centre*

Less than 500m	3
501-1000m	2
1001-1500m	1
Over 1500m	0

### *Flood Zone*

Flood Zone 1	3
Flood Zone 2	2
Flood Zone 3	0

### *Suitability/Constraints*

Unconstrained	3
Minor Constraints	2

Significant constraints	1
Totally Inappropriate	0

Appendix 1 and 2 to this report contain the assessment and scores for the amended site.  
Appendix 3 includes the Site Analysis sheets for the amended site.

## Appendix 1

	Existing settlement	Brownfield or Greenfield	Accessibility to services	Proximity to community centre	Flood Zone	Suitability/Constraints	Site area (Ha)	Potential capacity
Site 17	Edge of settlement	Greenfield	No access	0.57 km	1	Would extend village in a northerly direct. Difficult to integrate. Close to SSSI, SAC and SWS. Final Assessment - Inappropriate	2.14	35

## Appendix 2

	Existing settlement	Brownfield or Greenfield	Access to services	Proximity to community centre	Flood Zone	Suitability/Constraints	Total	Potential Capacity
Site17	1	0	0	2	3	0	6	35

## **Appendix 3**

# **Marden Neighbourhood Development Plan**

## **Call for Sites November 2014**

### **Site Analysis**

Settlement: Marden

Site Reference: Site 17 amended

Site Address: Land opposite Brook Farm and Marden village, Marden

Area: 2.14 hectares

Description: Agricultural field. Hedgerows on perimeter of site.

Existing Use: Agriculture

Previous Use: Agriculture

Greenfield: Agriculture

Adjacent Uses: Agriculture/Residential

Existing Policy: Open Countryside

Site on edge of village. Would extend settlement considerably northwards

Site located close to bus route/bus stop

Public Right of Way runs adjacent to site.

Distance to community centre – 0.57 km

Agricultural land on edge of village. Would extend settlement in a northerly direction. Would be difficult to integrate with village.

Surrounding buildings – Varying types and styles. No other amenity issues.

## Policy Constraints

Flood Zone 1

Grade II Listed building opposite

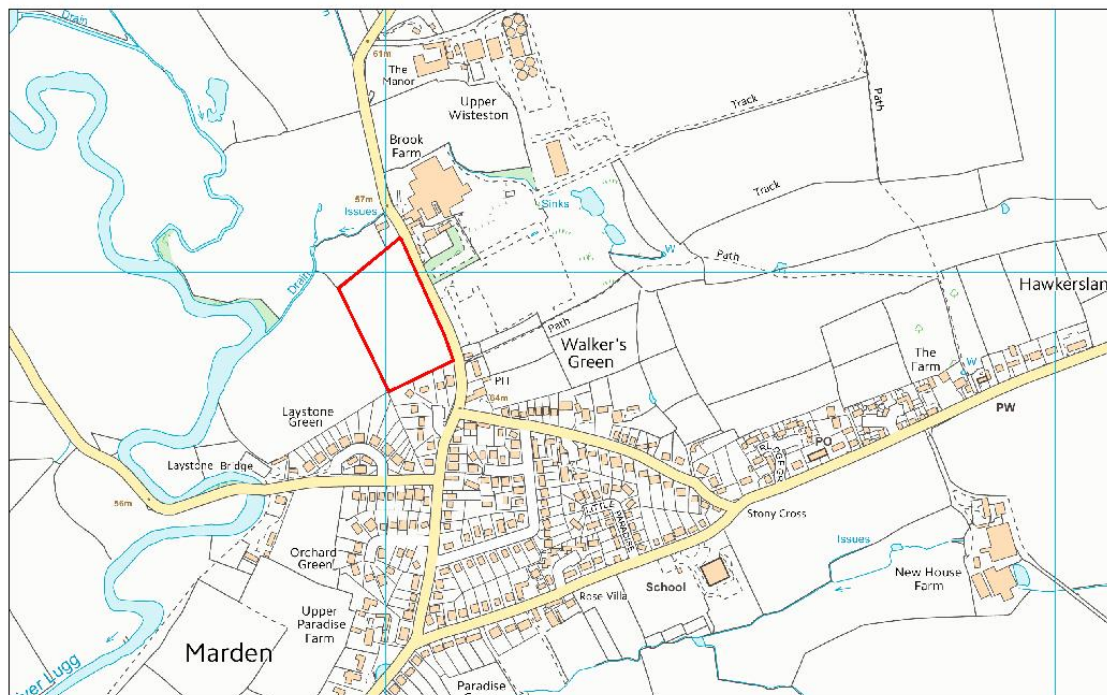
Not Conservation area

TPO – no details

Agricultural land Grade 2

SSSI, SWS, SAC all adjacent to River Lugg

Utilities would be required to service the site.



# Kirkwells

## The Planning People

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