

# Report of the Open Event on 18-19 July 2015

## Marden Draft Neighbourhood Development Plan 2015-2031

The event was held at a weekend and 126 parishioners attended, as well as 2 non-residents who own land in the parish. This is 11.4% of those in the current electoral register (1101). 78 households were represented, 13.4% of the dwellings in the parish (580).

111 response forms were returned from 126 attendees. 15 visitors said that they did not want to comment as they did not live in a hamlet. Some parishioners only completed questions relating to the hamlet they live in and some of the general questions. Others gave minimal responses to the general questions.

Parishioners from 49 households attended both this Community Consultation and the previous Consultation Event held in January 2015. 30 other households were represented at the current (July) Consultation, over 60% of whom are in Burmarsh, Litmarsh, The Vault or other hamlets within the parish. An additional 90 households were represented at the January Event – the majority from Marden village.

The results below give numbers of responses and percentages related to the total attendees (excluding non-residents).

The coloured hatched markings on the 3 maps represent changes suggested by attendees. The number of attendees suggesting each change to the Settlement Boundaries is also given.

### 1. Do you agree with the changes (marked in red on the display sheets) made to the Policies of the current draft Neighbourhood Development Plan? *Please circle your choice*

Yes = 74 (+2 non-resident) (66.6%)      No = 27 (24.3%)

If you answered 'no', please tell us how and what you think should be changed

- Didn't see old policies so cannot say
- Original plan supported by huge majority of villagers who responded, should have voice heard (x 2)
- No building at all
- Should be bigger
- No yes/no answer as NDP process deeply flawed (x 2)
- Areas missed off, Burmarsh extends to Hawkersland Farm
- Not close to existing single track highways
- Should not include Burmarsh as road and utilities limitations (x 2)
- Other hamlets should be considered (x 2)
- Policy M2c – density, d – access to hamlets inadequate, g – who would want affordable housing where no services?
- Policies do not fit rural area – narrow roads, poor facilities etc
- Recent developments failed to expand the village sympathetically. Request to include hamlets dismissed by PC without asking parishioners

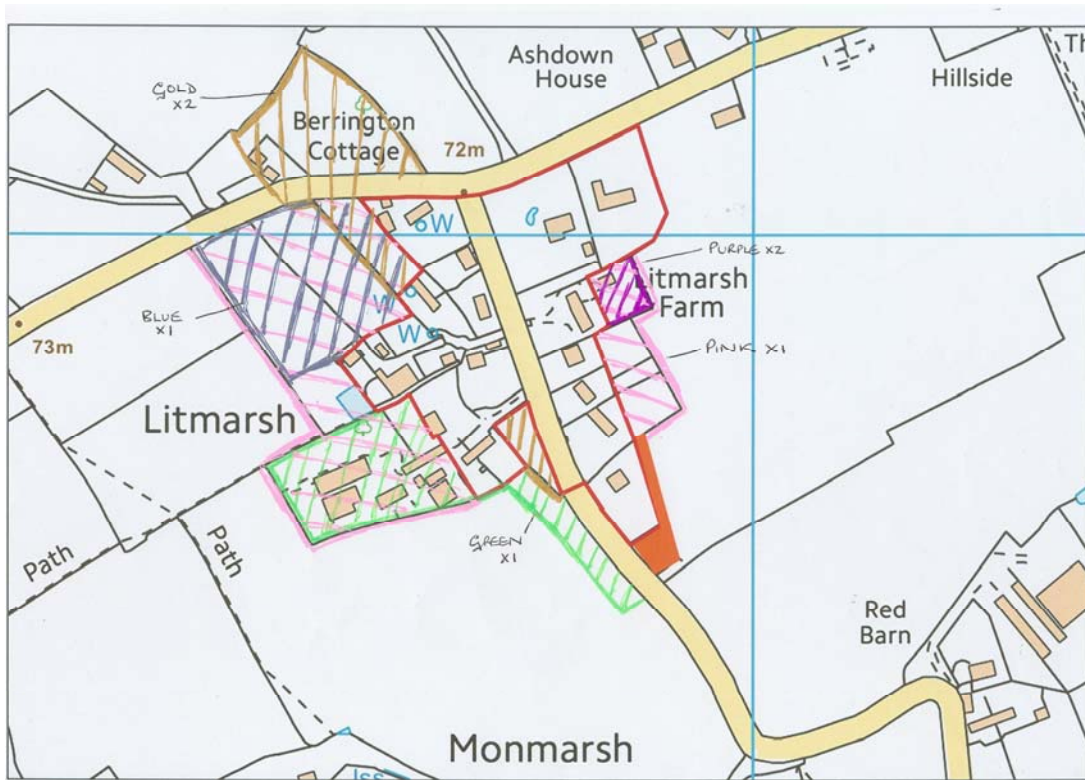
### 2. Do you agree with the Settlement Boundary for Litmarsh? *Please circle your choice*

Yes = 84 (75.6%)      No = 13 (+2) (11.7%)

1 person only responded to questions relating to Litmarsh and some general questions

If you answered 'no', please mark on the map below how you think should be changed – **see next page for Litmarsh map**

- Settlement Boundary cuts our land in half & excludes barn we want to expand our self-catering business into (x 2)
- Non-residents marked area around Berrington Cottage as extension of Settlement Boundary (x 2)



**Response to suggested changes to Settlement Boundary for Litmarsh**

- Barn included in purple marking could be submitted as a windfall site
- Buildings in green marking are agricultural and could be submitted as a windfall site
- Inclusion of other areas marked could allow significant disproportionate increase in number of dwellings in hamlet of Litmarsh
- Inclusion of other areas marked extends Settlement Boundary outside built form of hamlet

**Changes to Settlement Boundary for Litmarsh recommended following Community Consultation**

- Following review by the Steering Group, Settlement Boundary to be amended to cross road and run down right hand side of road for southern part of boundary to be consistent with other Settlement Boundaries by roads
- No extension to Settlement Boundary suitable

3. Do you agree with the allocation of the site marked in orange on the Litmarsh map above? Please circle your choice

Yes = 65 (58.5%)      No = 28 (+2) (25.2%)

If you answered 'no', please give your reasons below

- Plenty of houses already in the area, narrow roads
- Too conservative, not many houses on that strip
- Don't know what people want there but enough housing on small area (x 2)
- Roads unsuitable, lack of drainage, floods, area of walkers/bicyclists/horse riders (x 2)
- No strong feeling but feels like ribbon development
- Area of land purchased by owners of Broxash, access behind The Withies, no infill and was until recently part of large field. Previous planning refused
- Inadequate access, no bus or sewerage, minimal other services
- Site on straight piece of road but non-commercial orchard with road access
- Small residential area needs protecting (x 2)
- Extending small hamlet, not necessary
- How many houses?

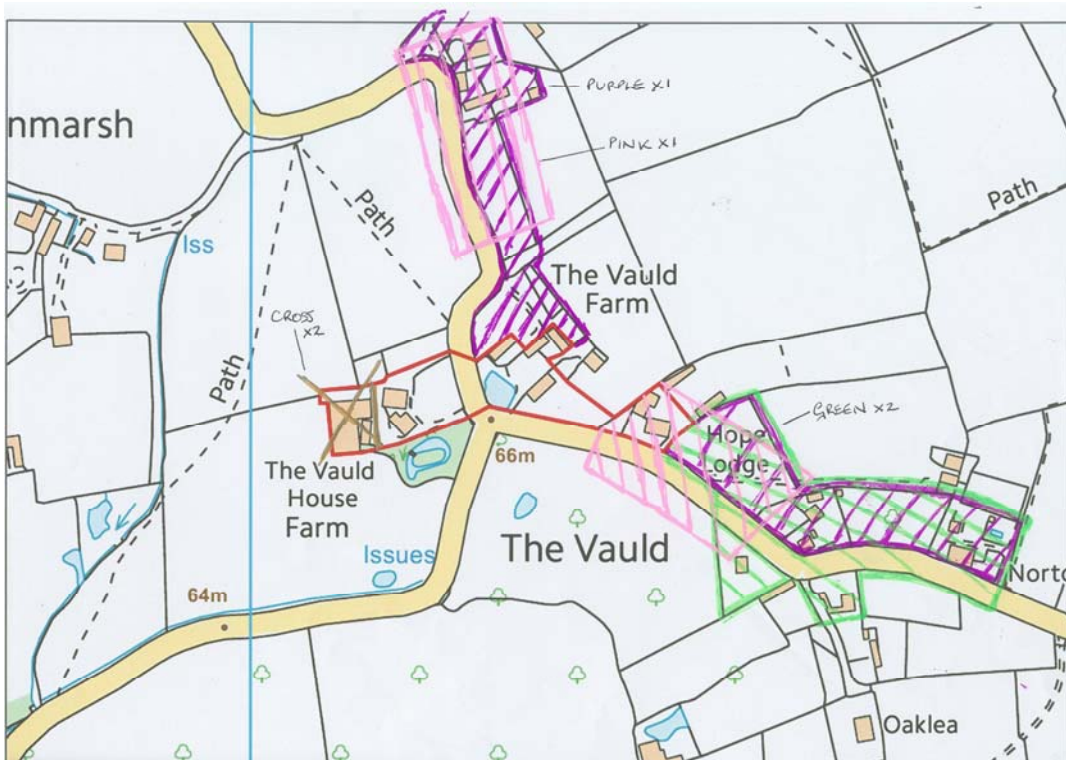
- Traffic congestion
- Should be ranked by parishioners (x 5)
- Completely restrictive
- Extend boundary to encompass field around Berrington Cottage (x 2 non-resident)

4. Do you agree with the Settlement Boundary for The Vault? Please circle your choice

Yes = 82 (73.8%)      No = 13 (11.7%)

If you answered 'no', please mark on the map below how you think should be changed

- Subject to highway improvements
- 4 of 5 properties in boundary are listed, no room for development, remove The Vault from NDP
- Current boundary includes 2 properties not suitable for development, my suggestion includes alternative sites – 1 semi-industrial, 1 residential
- Almost completely restrictive
- Area marked with cross is agricultural barn



**Response to suggested changes to Settlement Boundary for The Vault**

- Inclusion of areas marked could allow significant disproportionate increase in number of dwellings in hamlet of Litmarsh
- Inclusion of areas marked extends Settlement Boundary outside built form of hamlet
- Area marked with cross could be excluded, in line with other boundaries for hamlets

**Changes to Settlement Boundary for The Vault recommended following Community Consultation**

- Following review by the Steering Group, Settlement Boundary to be amended to exclude the agricultural barn on left of map above to be consistent with other Settlement Boundaries
- No extension to Settlement Boundary suitable

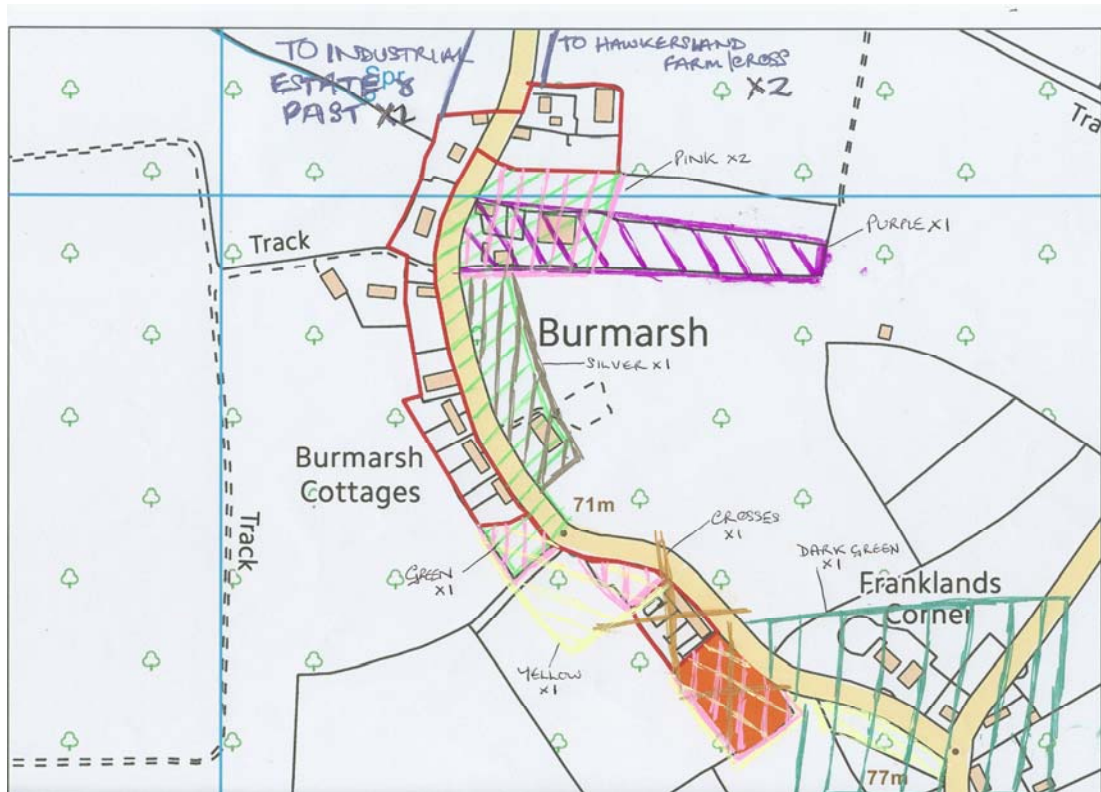
5. Do you agree with the Settlement Boundary for Burmarsh? Please circle your choice

Yes = 75 (+2) (67.5%)      No = 27 (24.3%)

If you answered 'no', please mark on the map below how you think should be changed

- Don't know this area (x 2)
- Should go up Burmarsh Lane to include industrial units but not stop there (x 2)

- Development should be limited to 1/3 of that proposed (x 2)
- All of Burmarsh should be included – maps not marked (x 5)



**Response to suggested changes to Settlement Boundary for Burmarsh**

- Buildings in light green, pink, purple and grey marking are agricultural
- Inclusion of areas marked could allow significant disproportionate increase in number of dwellings in hamlet of Burmarsh
- Inclusion of areas marked extends Settlement Boundary outside built form of hamlet
- Excluding buildings marked with cross excludes first part (1-8) Burmarsh Cottages
- Extending the boundary to include up to Hawkersland Farm/Cross and/or down to Frankland’s Corner would lead to extensive areas of land being available to development with possible very disproportionate development
- Extending the boundary to include up to Hawkersland Farm/Cross and/or down to Frankland’s Corner would greatly extend the boundary past the built form, unless separate Settlement Boundaries were defined for the cluster of dwellings at Fromington and Hawkersland

**Changes to Settlement Boundary for Burmarsh recommended following Community Consultation**

- Following review by the Steering Group, Settlement Boundary to remain as proposed
- No extension to Settlement Boundary suitable

6. Do you agree with the allocation of the site marked in orange on the Burmarsh map above? Please circle your choice

Yes = 64 (+2) (57.6%)      No = 36 (32%)

8 attendees only marked questions relating to Burmarsh and some general questions. Of these 8 – 6 agree with the proposed Settlement Boundary and 2 want the Boundary extended to Hawkersland. Of these 8 – 7 do not want the proposed site allocated and 1 agreed with the site allocation.

If you answered ‘no’, please give your reasons below

- Burmarsh is already overbuilt, narrow bad road, dangerous access both ends or at Frankland’s Corner (x 5)
- Only if there is thought on access at Frankland’s Corner (x 3)
- Mature trees on suggested site (x 2)
- Already have 42 houses and many travel to Hereford from village

- Road not suitable, lack of access, too close to junction/blind corner (x 11)
  - Planning on site where farm workers live, single road, no mains drainage
  - Extends Settlement Boundary (x 3)
  - Ribbon development
  - Switch to site 5 to avoid linear development
  - Enough development in Marden village
  - Sites should be ranked by parishioners (x 5)
  - Don't know the area
7. If you do not agree with the allocation of sites within the designated hamlets of Litmarsh, Burmarsh and The Vauld, where do you think 6 more houses should be allocated in Marden parish?

- New House Farm has enough (x 2)
- Outside village past Burmarsh turn on fields opposite the scout hut (x 2)
- Why not Urdimmarsh/The Venn/Monmarsh, Settlement Boundary drawn up in ad hoc manner (x 2)
- Marden village (x 5)
- None – why more when over the limit (x 2)
- Agree with allocations (x 2)
- Sites 1-4 and 6-8 in Burmarsh (x 2)
- Towards S&A
- Outside village
- Sutton Walls/Urdimmarsh/The Venn (x 2)
- As in July consultation
- Burmarsh allocation only one needed for hamlets
- When ranked by parishioners (x 5)
- The Volunteer site
- Sites 3, 4 and 7 in Burmarsh

8. Future development is limited by the allocation of sites in the NDP as follows:

- To the allocated sites
- To within the Settlement Boundaries and
- To windfall development within the Parish.

This Draft NDP allocates 4 sites for development – 2 in Marden village, 1 in Litmarsh and 1 in Burmarsh.

These sites will allow the minimum target for development to be met.

Do you agree with the allocation of these 4 sites?

Yes = 54 (+2) (48.6%)

No = 40 (36%)

If you answered 'no', please give your reasons below

- We do not agree with Settlement Boundary in Litmarsh as it cuts our land in half excluding a barn property (x 2)
- I only support New House due to village facilities being adjacent. I don't think houses should be built around here, keep them in towns and Hereford city outskirts
- Do not agree with further development on site of actual Rose Villa farm buildings including barns (x 2)
- Lesser number of proposed houses in Burmarsh (x 2)
- They are rather limited. I agree with all but the one at Burmarsh. The reason is this site is too close to the highways blackspot at Franklands Gate and Burmarsh Lane is narrow/blind at this spot. There are likely to be ecological challenges to developing this site as well. The Parish need to allocate land slightly further along the road in Burmarsh where the road is wider & there are less mature trees/hedgerows
- The 2 sites within the village should be used, allowing infill to take place if needs arise. A village can easily outgrow its amenities & services capabilities (x 2)
- I agree with 1 site in Burmarsh but the road conditions must be considered and the site would preferably be towards the Hawkersland Farm end of the lane

- I would only agree if 2-3 properties maximum were built in the hamlets, though I prefer none to be built
- There has been no needs analysis. How do we know how many houses are needed in Marden. Before any thoughts of more houses more thought needs to be given to improving & building of a sewerage system in all of these hamlets (x 2)
- More consideration should take place. Today 18.7.15 is the first event I was aware of and invited to
- Building should be confined to the village. Not lanes with no mains drainage, pavements, untreated roads
- Boundaries appear to be sensible. However let's not spoil our village with too many houses. Houses need to be limited and access needs to be considered. 2-5 houses on Burmarsh site 2 would be more appropriate to consider due to size and limited access which needs to be safe
- Should be kept for agricultural
- All except Litmarsh, not suitable (x 2)
- Again I feel there have been enough houses allocated to be built in Marden, I do not feel the need for further houses being built in these hamlets
- I feel there has been enough houses allocated in Marden, which will make Marden a bigger village, so as that has grown I would like to keep surrounding areas like they are, little hamlets and a lovely countryside
- The proposed site in Burmarsh would be too crowded
- It may be possible to build one house within Burmarsh settlement, but already making the situation more difficult (x 2)
- Again I don't accept the premise. One site in Marden village alone will meet the minimum target and more
- Consideration needs to be given to capacity of Marden school and availability of transport (free of charge to family/ guardians) to other schools or secondary schools within the area
- Already explained, the hamlets are unsuitable for further development. The minimum target can be met by the proposed developments already accepted in Marden village. The hamlets should be considered as open countryside to be protected. The extra housing in Marden gives more chance for improved facilities
- Proposed applications to date more than cover the need for housing without developing the areas within the hamlets to allow the minimum target to be met. Marden and part of Burmarsh
- I do not see Litmarsh or The Vault as suitable (infrastructure/services/character)
- Do not agree with such a large site at New House Farm when parishioners wanted smaller sites in the village (x 5)
- Litmarsh and Burmarsh add nothing to the overall plan or do anything for the hamlets. Therefore can be discounted, surely there must be opportunities for infilling
- Development should be spread more evenly throughout the parish (x 2)

#### 9. Do you have any other comments?

- Best of the sites for development. New House Farm development, would like only 60 max there and good provision for parking and community building
- The 2 new sites earmarked will spread the allocation of new houses. Hopefully allowing younger people, families to move into these areas
- Concerns 1. traffic speed control at school. 2. adequate private parking off road. 3. future school development. 4. new village hall. 5. upgraded recreation facilities. 6. limit development of site 11 to original 60 houses (x 2)
- Development should give more consideration to starter homes (reasonably priced) and bungalows suitable for retirement
- Think Marden will be spoilt with so many extra houses - better to infill than lose complete fields which will be needed for food production in the future. Roads too narrow for increased traffic. Village hall needs to be big enough to have ample parking (x 2)
- Burmarsh development must be carefully considered because of the following: 1. large number of pedestrians (accommodation block) 2. road very narrow in places less than 4 metres. 3. flooding in places. 4 horse traffic. 5. speed of cars/vans/lorries/agricultural (speed limit 60 mhp) (x 2)
- Who is going to live in these houses? Where is the employment coming from? What type of home employment are you recommending?

- Have you taken into account the bus service and time table? Also water, sewage, any future transport problems? Are grass verges protected as corridors for wildlife any use for walkers? Over population
- Please can you offer the people of Burmarsh a chance to propose sites to develop on a decent sized map, please include Fromington in Burmarsh it's where we live. Thank you for today it's a big help
- To build a large number of houses services must be maintained - Burmarsh lane is not maintained, drivers use it as a cut through and drive too fast. Postal papers should be sent to all residents who are unable to attend. Bus services need to be kept. Policing must be kept up
- Yes but not now!
- Would like site 11 to not exceed 60 dwellings, please note 60
- I do not want to see any more than 60 built on site 11, so a few scattered in the hamlets seems a bit fairer
- Best of a bad lot. Overdevelopment = destruction of village life/culture, loss of prime agricultural land which should be used for growing food
- Infrastructure not adequate to accommodate more traffic (x 2)
- Where will all the sewage go!
- You will never keep everyone happy so spread the pain! I agree with the proposal to include the parish & not concentrate on restricting development solely to Marden village. I would hope for significant improvements in the short term in respect of policy M9 re business infrastructure. ie 1. improve broadband facilities, which are appalling when compared to surrounding villages and could be addressed immediately. 2. improve the bus service so that people do not feel isolated. Both of which may encourage people to live in the 104 houses when you finally agree to build them
- There is more than enough traffic in these areas as it is, the roads are not suitable for more traffic either. Myself and my family moved into a small hamlet, as we wanted to live in the countryside, without being overlooked by houses, and heavy traffic! I would like to continue to live like this
- We have children and there are other families in the close area, I feel more traffic on this little road could be very dangerous and the traffic coming in from the Sutton side on the bad bend will be dangerous with all sorts of traffic
- I highly agree with the proposal of site 2 in Burmarsh. I feel this plot would fulfil a suitable amount of houses whilst in keeping with the current layout of Burmarsh. Therefore we highly disagree with proposed site 5 in Burmarsh as this would drastically change the layout, feel and desirability of appeal of Burmarsh (x 2)
- Currently there are frequent water pressure problems in Burmarsh and frequent power cuts. The road through Burmarsh already has to handle vehicular traffic for the industrial estate and major vehicles for the orchard operation (x 2)
- All of the development is good for the community but I don't understand, if there is an influx of children where they will go to school. Like in the last development plan there seems to be no school extension to increase the size of the school. This needs to be addressed and I would not be happy if this makes the school overcrowded. I am keen for the council/parish to let the community know what are the plans for the school
- Very concerned about encroachment of green field sites, especially any plans to spread as far as the war memorial! (x 2)
- Marden, like all PCs, is caught in the bind of only getting an NDP approved, if it agrees to ludicrous arbitrary targets which if accepted, will more or less render the NDP unnecessary. It's like Greece in some ways
- Reservations should be considered in respect of plans proposed to allow for: 1. adequacy or otherwise of water supply +/- sewerage disposal 2. adequacy of public transport, not all households will own or use a car (this will become important after bus service review to take place in September 2015)
- Any developments should take into consideration impact of present dwellings. Increase road usage as bus services are more, more withdrawn and lack of good broadband internet, mobile phones in the area of Herefordshire
- All parishes and hamlets need to grow in a small way suitable for local builders to be employed. Huge developments are impersonal, do not reflect any local character, involve large developers who are not local & give undue strain on local services (x 2)
- Thank you for all your hard work (x 2)
- Although we have lived in Marden village for 10.5 years we are not familiar enough with the parish to be able to comment on the proposals for Litmarsh (x 2)

- I think the extended options encroach on countryside sites and that the current development plans for Marden should suffice but the major site be limited to 60 and definitely not 90 for the reasons the PC has advanced
- A form should have been sent to all parishioners to complete
- Family members and local people cannot express their opinions unless on site - this does not reflect the true views of the parish
- Would oppose other sites suggested by Savills Farmcare Ltd (site housing 5-7) but current suggestion for Burmarsh OK (x 2)
- I think the increase in population will spoil our village and lead to it becoming in due course a satellite of Hereford with little green spaces
- Is there no-one with vision? There is nothing in the Marden village which closely resembles what is proposed. If the current thinking by the Marden PC is that no more than 60 buildings will be needed, the New House Farm site should be redesigned to accommodate far less than 90. More sites equal less dense. Designs should also allow flexibility for owners to develop their property to meet their current situation and any future needs! Rather than being forced to relocate
- Having walked through the village this Sunday afternoon, the peacefulness of the rural environment is very noticeable. We should do all we can to protect this for the benefit not only of existing residents but also for any newcomers. One way to achieve this will be for a careful control to be exercised on density on approved sites
- The 2 big developments in the village are both too big, both should be scaled down to allow smaller developments on both sites. This would allow for local tradespeople to be employed. Whereas a large site would probably use outside workforce (x 2)
- Overwhelming preference for New House Farm as a site but plan currently submitted needs modification (x 2)
- There may be better positions for the allocated sites in the development plans
- Having previously lived in Litmarsh, we consider that the area allocated is too crowded. Some limited enlargement would increase the community feel (x 2 non-resident)

The Steering Group for the Marden Neighbourhood Development Plan  
July 2015