

ANNEX**Marden Parish Council – Regulation 19 response****Policy LPRSA295 Land at Copper Lane and Albion Road Marden**

Reg 19 conditions	Marden Parish Council comments	NPPF paragraph	Marden Neighbourhood Plan
Design and layout			
The two adjacent land parcels shall be designed and delivered through a joint masterplan with a single point of access to Albion Road and a joint strategy for open space provision	MPC considered Copper Lane to be inappropriate for vehicular access except for emergency vehicle access.	Para 104, 110	In3 – Traffic generation
Lower densities should be located adjacent to sensitive boundaries.	To avoid a detrimental impact on the skyline from Copper Lane and surrounding countryside and to maintain the sensitive boundaries to the south no building should be higher than 2 storeys	Section 12 para 130(b), (c)	BE1 – Local Character BE3 – Sustainable Construction
The south part of the site around the existing ponds shall be kept free of development with new landscaping to soften and break views from the south.			
Development should be integrated into the slope on the site to minimise landscape impact.			
Design of the site will need to ensure neighbouring resident's amenity is protected			
Site design and layout shall be informed by a local historic impact assessment.		Section 16	BE1 – Local Character BE2 – Residential Amenity

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Landscape and ecology			
A phase 1 habitat survey will be required, which may as a result require on and/or off site mitigation for the existing habitat of local fauna/flora.		Section 15	NE4 – Biodiversity and Habitats
Structural landscaping will be required throughout the site to soften and break up the impact of built development.	<ul style="list-style-type: none">• Detailed landscaping throughout the site should reflect the whole site, not just the sensitive southern boundary• The layout of the site along all the boundaries should avoid a regimented layout and respect the local character and residential amenity of neighbouring properties and along the sensitive boundaries• The design of the site should pay special attention to artificial lighting systems to reduce visual intrusion from the countryside and the negative impacts on wildlife	Sections 2 and 15	BE1 – Local Character BE2 – Residential Amenity NE3 – Landscape Integration NE5 – Landscape Planting NE6 – Soil Conservation
Structural landscaping will be required along the south edge to soften and break up the impact of built development in views from the south.			
Existing tree/hedge site boundaries shall be retained and enhanced apart from where required for vehicular or pedestrian access.			
The site's design should have regard to the setting of the High Weald AONB.			
Development will be subject to a site-wide strategy to incorporate an appropriate level of biodiversity net gain in accordance with national and local policy.	The recently passed Environment Act 2021 now states a 10% net gain in biodiversity values as a condition.		NE4 – Biodiversity and Habitats

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Access, Highways and transportation			
Provision of suitable vehicular access to Albion Road that meet adequate capacity standards and safety provisions.	MPC considered Copper Lane to be inappropriate for vehicular access except for emergency vehicle access. MPC raised concerns at Reg 18b re constraints on Albion Road re on street parking for properties that have no off-street parking provision	Section 9	In2 – Sustainable Travel In3 – Traffic Generation
Development will be subject to the creation of safe pedestrian connections to the wider pedestrian network.	Safe pedestrian connections to the site along Albion Road, Copper Lane and to link with KM281 needs to be in place before development commences Safe cycling connections to the site along Albion Road and Copper Lane also ought to be in place before development commences.	Section 9: Paras 104, 105, 106	

Open space			
Provision of new open space on site in accordance with Policy LPRSP13 & LPRINF1. Provision shall include not less than 1.25 ha of open space, with typologies in accordance with Policy LPRSP13. The strategy shall ensure that areas designed to support biodiversity net gain shall not be publicly accessible		Section 8	A2 – Open Space
Not less than 0.3 useable green open space shall be provided, incorporating children's play to meet the needs of the development.			

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The function and quality of any open space shall not be prejudiced by a dual requirement to provide surface water drainage mitigation.		Section 8	NE1 – Surface Water Management
Where it is not feasible, due to site characteristics, to provide an appropriate level of on-site open space in accordance with Policy SP13(B), the scheme shall make appropriate financial contributions towards off-site provision targeted at known deficiencies in the area.	See Marden Infrastructure Spend Plan: <u>MPC Infrastructure Spend Plan - Marden Parish Council - Marden Parish Council, Marden, Tonbridge (mardenkent-pc.gov.uk)</u>		

Utilities Infrastructure			
The Applicant to demonstrate that adequate connections to the nearest points of the network are achievable and that adequate capacity exists/can be created for all utilities.	The water, sewage and electrical systems in Marden are already under great strain, without any further housing developments	Section 2, Para 8; Para 11	In1 – Water Supply and Sewerage NE1 – Surface Water Management NE2 - Water Quality
Where there may be limited capacity in the utility network, the occupation of the development will be phased to align with the delivery of infrastructure.			

ANNEX**Marden Parish Council Regulation 19 response****Policy LPRSP6(E) Marden**

Reg 19 conditions	Marden Parish Council comments	NPPF paragraph	Marden Neighbourhood Plan
1) In addition to minor development and redevelopment of appropriate sites in accordance with policy LPRSP6, approximately 124 new dwellings will be delivered on site H1 (46), and 113 on LPRSA295.			
2) Two pitches are allocated for Gypsy and Traveller accommodation in accordance with policy LPRGT1(9).	LPRGT1(9) should read LPRGT1(6)		In7 – Housing for Gypsies and Travellers
3) One existing site is designated as an Economic Development Area in order to maintain employment opportunities in the locality (policy LPRSP11a), and a further 4,084m2 employment floorspace is allocated on one site (policy LPREMP1(2)).	Unclear as to where the economic development area is. The colour Key to maps is ambiguous and difficult to view.	Section 8 para 93	E1 – Business and Employment
4) Key infrastructure requirements for Marden include:	Cycle access should be included as well as improvements to pedestrian access In point 4a) 'and cycle' should be inserted between pedestrian and access	Paras 104, 110	In2 – Sustainable Travel In4 – Marden Station

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Marden Parish Council Regulation 19 response

Policy LPRSP6(E) Marden

Reg 19 conditions	Marden Parish Council comments	NPPF paragraph	Marden Neighbourhood Plan
a) Improvements to highway and transport infrastructure including railway station enhancements, a variety of measures to improve sustainable transport infrastructure, and improvements to pedestrian access in accordance with individual site criteria set out in policies H1(46), LPRSA295 and LPRSA314;	<p>See Marden Infrastructure Spend Plan MPC Infrastructure Spend Plan - Marden Parish Council - Marden Parish Council, Marden, Tonbridge (mardenkent-pc.gov.uk) for details of infrastructure improvements needed in Marden and Marden Highways Improvement Plan at MPC Highways Improvement Plan - Marden Parish Council - Marden Parish Council, Marden, Tonbridge (mardenkent-pc.gov.uk)</p> <p><u>Flooding - Sewage</u> Sewerage system under great strain with frequent problems occurring at the Roughlands pumping station which connects the village with the Horsmonden wastewater treatment works. The existing sewer network also surcharges during periods of heavy rainfall, causing significant health concerns. <u>Flooding - Surface Water</u> <u>Flooding – Fluvial</u></p>		
		Section 9: Paras 104, 105, 106	In1 – Water Supply and Sewerage NE1 – Surface Water Management NE2 – Water Quality
b) Provision of 0.6 form entry expansion at Marden Primary School;			A3 – Primary Education

ANNEX**Marden Parish Council Regulation 19 response
Policy LPRSP6(E) Marden**

Reg 19 conditions	Marden Parish Council comments	NPPF paragraph	Marden Neighbourhood Plan
c) Improvements to open space which improve overall quality, and address forecast deficits of in 0.9Ha play, 3.3Ha sports, 0.9Ha allotment, and 27.4Ha natural/semi-natural green space; and			A2 – Open Space
d) Improvements to health infrastructure including extension and/or improvements at Marden Medical Centre			A4 – Healthcare Facilities
5) The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy LPRSP11c	The loss of pubs and restaurants should also be resisted “pubs and restaurants” should be inserted after “shops”.		A1 – Community Facilities E2 – Retail Development

ANNEX**Marden Parish Council Regulation 19 response****Policy LPRSP10(A) – Housing Mix**

Reg 19 conditions	Marden Parish Council comments	NPPF paragraph	Marden Neighbourhood Plan
Maidstone Borough Council will seek to ensure the delivery of sustainable mixed communities across new housing developments and within existing housing areas throughout the borough.	<p>Development should include a sustainable mixed community of affordable housing, local needs housing, housing for the ageing population, Gypsy and Traveller and market housing.</p> <p>All types of housing developments should meet the optional technical standard of M4(2) and M4(3)</p>	Section 5 para 62, 63, 64, 65 Section 6 para 78	In5 – Affordable Housing In6 – Housing for Older People In7 – Housing for Gypsies and Travellers

ANNEX**Marden Parish Council Regulation 19 response****Policy LPRSP10(A) – Housing Mix**

Reg 19 conditions	Marden Parish Council comments	NPPF paragraph	Marden Neighbourhood Plan
On major housing development sites or mixed-use development sites where 10 or more dwellings will be provided, or the site has an area of 0.5 hectares or more, the council will require the delivery of affordable housing	An appropriate percentage of M4(2) and M4(3) standards should be met	Section 5 para 62, 63, 64, 65 Section 6 para 78	In5 – Affordable Housing In6 – Housing for Older People In7 – Housing for Gypsies and Travellers

ANNEX**Marden Parish Council Regulation 19 response****Policy LPRSP13 – Infrastructure Delivery**

Reg 19 conditions	Marden Parish Council comments	NPPF paragraph	Marden Neighbourhood Plan
4. Where there are competing demands for contributions towards the delivery of infrastructure, secured through section 106 legal agreements, the council will prioritise these demands in the manner listed below: Infrastructure priorities for residential development: i) Affordable housing ii) Transport iii) Open Space iv) Education v) Health vi) Community facilities vii) Public realm viii) Waste Management ix) Public Services & x) Libraries	ii) Transport – should read “sustainable transport”	Section 9: Paras 104, 105, 106	In2 – Sustainable Travel
Infrastructure priorities for business and retail development: i) Transport ii) Public realm iii) Open Space & iv) Education/Skills	i) Transport – should read “sustainable transport”	Section 9: Paras 104, 105, 106	In2 – Sustainable Travel

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Marden Parish Council Regulation 19 response

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- The EMP1(3) site in the adopted Maidstone Borough Local Plan 2017 should be shown as part of the Economic Development Area
- The settlement boundary should be extended to encompass the Highwood Green housing development (site FA1 in the adopted Marden Neighbourhood Plan 2019) given planning permission in 2012 and completed in 2017
- The FA2 site in the adopted Marden Neighbourhood Plan 2019 should be shown as part of the Economic Development Area
- The local district centre designation should include the additional FA3 and FA4 sites shown in the adopted Marden Neighbourhood Plan 2019
- The field to the east of Thorn Road and to the west of LPRSA295 should not be included in the settlement boundary as currently agricultural land and not subject to any allocation in Regulation 19. (see map below). Settlement boundary should not include this area.
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