

ANNEX D - Marden Parish Council response to the MBC Call for Sites exercise 2019-2020 – Site 286

Site Reference: 286	Land at Underlyn Lane (Employment)	Policy considerations		
		NPPF paragraph	Local Plan policy	Neighbourhood Plan
Physical and social connectivity	<ul style="list-style-type: none"> Adjacent to a range of industrial/commercial units located in an isolated position at Underling Green about 2.8 km (1.7 miles) from the village centre. No pedestrian connectivity to/from Marden. Very limited bus service along B2079 Maidstone Road so it is therefore likely that all employees and visitors would have to travel to/from the site by car. Footpath KM237 passes through the existing Underlyn Industrial Estate, although there is a current proposal to divert this along the western boundary and into Site 286 	83, 84, 104	SP5, SP9, SP17, SP23, DM1, DM21	E1, In2
Highway considerations	<ul style="list-style-type: none"> Located north of Underlyn Lane close to its junction with the B2079 Maidstone Road, with both roads being regularly by heavy goods vehicles. Site potentially accessible by large goods vehicles, subject to confirmation of turning widths, etc. Site is located near the sharp bend in Underlyn Lane so visibility splays might be limited if a new access is provided (depending on exact distance from the corner). However, the existing access is located near the B2079 junction so this could be problematic if more heavily used instead, unless improved. 	84, 102 to 104, 108, 109, 181	SP23, DM1, DM6, DM21, DM30	In1, In2
Character and setting	<p>MBC Policy DM30 Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the following criteria will be permitted:</p> <ul style="list-style-type: none"> The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features; Proposals would not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges <ul style="list-style-type: none"> In a rural setting surrounded by open farmland, apart from the existing Underlyn Industrial Estate units adjoining. Likely to be visible from roads and footpaths from some distance in each direction 	127, 170	SP17, SP18, DM1, DM2, DM3, DM8, DM30	NE3, NE5
Heritage	<ul style="list-style-type: none"> There is one Grade II listed building (sub-divided into three dwellings) in close proximity to the site: <ul style="list-style-type: none"> Chambers Cottages / Underlyn Farm Cottages (formerly The White House) The converted oasthouse in the existing industrial estate is also a non-designated heritage asset. 	189 to 193	DM4	BE1
Fluvial and surface water flooding	<ul style="list-style-type: none"> The northern edge of the site is shown on the Environment Agency surface water flood map as at risk of surface water flooding. Under the 'Flood Risk' assessment in the Strategic Land Availability Assessment (SLAA), it is noted that the 55% of the site is in Flood Zone 3 and suggests this may prevent development in much of the site. 	155 to 163	SP9, DM1, DM3	NE1
Ecological considerations	<ul style="list-style-type: none"> Under the 'Ecology (including ponds)' assessment in the SLAA, it is stated that the <i>"Part of a large arable field with mature trees/scrub/grassland along the eastern boundary. May be used by ground nesting birds."</i> 	175	DM1, DM3	NE4
Education and health	<ul style="list-style-type: none"> Not within walking distance of Marden Medical Centre or Marden Dental Surgery, and there are already difficulties reaching Maidstone and Pembury Hospitals. 	20	SP9	A4

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Employment	<ul style="list-style-type: none"> Small number of existing commercial units of varying types adjacent to site. In accordance with the approved Marden Neighbourhood Plan there is land already allocated to employment in Pattenden Lane – this site is not one that is already designated 	8, 20, 80, 83, 84, 104, 121	SP21	E1
Retail and Leisure	<ul style="list-style-type: none"> No retail or leisure facilities close by. 	92	SP9	A1
Utilities	<ul style="list-style-type: none"> Electricity: Marden experiences frequent power cuts during thunderstorms. Gas: No known issues. Water: South East Water has an ongoing programme to renew and strengthen its existing network, but it is not clear whether this will offer the capacity to deal with the individual and cumulative impacts of further development. Sewers: The sewerage system in Marden was already under great strain, even before the recently completed housing developments and those currently being completed. Frequent problems occur 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. All these problems would be exacerbated by further development. Industrial effluent that escapes proper containment will drain straight into the main field drain that drains into the River Beult, a SSSI. In the event of a 1:100 flood risk event this could be a real possibility. Landline: No known issues. Broadband: Ultrafast fibre broadband is becoming available in parts of Marden, but bandwidth problems are common with standard and superfast broadband. Mobile: No 5G coverage in Marden. 4G coverage is variable, depending on network and exact location. 	112, 149	DM1, ID1	In1
Conclusion	<p>This site is considered unsuitable</p> <ul style="list-style-type: none"> Adverse impact on the open countryside contrary to policy DM30 55% of the site is in flood Zone 3 Not in conformity with Marden Neighbourhood Plan Constrained by very limited bus service and a lack of nearby facilities which would therefore entail increased traffic movements. Close proximity to Grade 11 Listed property Risk of pollution to the River Beult (SSSI) 	8, 20, 80, 83, 84, 92, 102 to 104, 108, 109, 112, 121, 127, 149, 155 to 163, 170, 175, 181, 189 to 193	SP5, SP9, SP17, SP18, SP21, SP23 ID1, DM1, DM2, DM3, DM4, DM6, DM8, DM21, DM30	NE1, NE3, NE4, NE5, BE1, E1, A1, A4, In1, In2



Figure 1 – Distant view looking south from Footpath KM237 illustrating prominence of existing Underlyn Industrial Estate in the open landscape, with Site 286 to the right



Figure 2 - View looking north into existing industrial estate from Underlyn Lane (also showing route of Footpath KM237)



Figure 3 - View of converted oasthouse within existing industrial estate



Figure 4 - View looking south from Underlyn Lane illustrating the Grade II listed Chambers Cottages / Underlyn Farm Cottages opposite Site 286 and the existing industrial estate