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Sent: 26 July 2017 23:03
To: West1
Cc: David Bennett; Alison Sutton (mardenclerk@gmail.com); Thomas, Edward; Bishop, Kevin; 'ssnparishclerk@btinternet.com' (ssnparishclerk@btinternet.com); Ron Gow [REDACTED]
Subject: Re: Appeal Ref; APP/W1850/W/17/3170188
Attachments: Appeal Letter Re APP-W1850-W-17-3170188.docx

FAO: The Planning Inspectorate

Appeal reference: APP/W1850/W/17/3170188

Please view attached letter of objection.

Kind Regards

Kema Guthrie

COUNCILLOR KEMA GUTHRIE

Tel: [REDACTED]
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Councillor K. Guthrie
Sutton Walls
14 Darnside Close
Wellington, Hereford
HR4 8BP

Mr D. Cardy
Room 3M
The Planning Inspectorate
Temple Quay House
2 The Square
BRISTOL BS1 6PN

26th July 2017

Dear Mr Cardy,

Application Ref & Site Address: 161552 – Land off Paradise Green, Marden, Herefordshire.
Description of development: Site for development of a care village comprising up to 54 residential dwellings for the over 55s and a care home of up to 40 bed spaces plus staff accommodation and communal facilities such as a restaurant, lounges and gardens.
Appeal reference: APP/W1850/W/17/3170188

As Local Ward Member for Sutton Walls Ward which includes the Parish of Marden, I believe that this planning application should remain **REFUSED** and I am wholly in support of Marden Parish Council's objection & local residents' letters of objections.

Therefore, it should remain **refused** due to the following material planning reasons:

The proposed site is outside the Marden Neighbourhood Development Plan and it is therefore contrary to policy RA3 of the Herefordshire Local Plan - Core Strategy and it fails to meet any of the exceptional criteria for residential development. Marden Neighbourhood Development Plan was made on 6th October 2016 and is now in force. In accordance with the recent Ministerial Statement (Neighbourhood Planning: Written Statement HCWS346) Marden NDP is not "out of date" because: -

- 1) The housing sites allocation, is less than 2 years old
- 2) Herefordshire Council can demonstrate a three year supply of deliverable housing sites.
- 3) The statement was made on 12th December 2016 it is very relevant and applies to decisions on planning applications and appeals from 12th December 2016 and is a material consideration.

The main reason for the refusal was that the proposed site is outside the Marden Neighbourhood Development Plan and is therefore contrary to policy RA3 of the Herefordshire Local Plan - Core Strategy. The Marden Neighbourhood Development Plan has been completed and therefore I believe that this planning application should remain **refused**.

I'd respectfully draw the Inspector's attention to appeal decision **APP/W1850/W/16/3163453 Land adjacent to The Firs, Paradise Green, Marden, Herefordshire dated 30th March 2017. This appeal, on land immediately adjacent the appeal site, was dismissed due to overarching conflict with the made Marden NDP. At paragraph 19 of the decision the Inspector comments as follows:-**

"The appellants consider that as the site is adjacent to the settlement boundary, next to existing residential development to the east and opposite housing to the north, it is not disconnected from the village and should not be considered as countryside. Whilst the appellants maintain that the proposal meets the additional criteria in Policy M1 of the MNDP, which include being well connected to the village, that does not deal with the basic fact that those criteria are premised on and further to the requirement that new housing development will only be permitted within the settlement boundary or on allocated sites. The purpose of that requirement is to retain the rural character of Marden village and the surrounding countryside as stated in the policy M1 and objective 1 of the MNDP, and reflected in policy RA3 of the CS."

During the application process letters of representation raised the following issues, which should be noted: flooding problem on the lane, removal of section of old hedgerow & proposed use of green field land will have a detrimental impact on the wildlife population and increased in traffic flows, will have an adverse impact on this busy road, which already is subject to large volumes of HGV traffic.

I would add also the Parish Council's disaffection at not being approached at the pre-application stage despite the 'call for sites' associated with the NDP process not being heeded or indeed the relatively advanced stage of preparation at the time the appeal proposal was submitted.

Please take all these matters into consideration accordingly.

Yours Sincerely

Kema Guthrie

Councillor Kema Guthrie
Sutton Walls Ward