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## Policy H1(47) Marden Cricket and Hockey Club, Stanley Road, Marden

### Policy H1 (47)

#### Marden Cricket and Hockey Club, Stanley Road, Marden

Marden Cricket and Hockey Club, as shown on the policies map, is allocated for development of approximately 124 dwellings at an average density of 30 dwellings per hectare. In addition to the requirements of policy H1, planning permission will be granted if the following criteria are met.

#### Design and layout

1. Retain and enhance hedges and trees along the southern and eastern boundaries of the site in order to screen new housing from the adjacent open countryside.

#### Access

2. Access will be taken from either Albion Road or Stanley Road, subject to agreement with the Highways Authority.
3. Pedestrian and cycle access will be provided, to ensure good links to existing residential areas and the village centre.

#### Open space

4. Provision of 0.497ha of amenity green space within the site, together with contributions towards outdoor sports facilities, equipped play areas for children and young people, and allotments and community gardens at Marden Playing Fields, Cockpits and Napoleon Drive.

#### Highways and transportation

5. Complementary improvements to public footpath KM276, connecting the site to Howland Road.

#### Strategic highways and transportation

6. Package of improvements to Marden Rail Station including provision of a new shelter, additional seats, CCTV and lighting as part of one scheme, and provision of a cycle park as part of another scheme.
7. Package of measures including the upgrading of the zebra crossing on Goudhurst Road to a pelican crossing, the provision of a pedestrian crossing on Church Green, traffic calming measures and improvements to bus infrastructure.