

The St. Mary in the Marsh

Neighbourhood Plan

(2017 – 2028)



Prepared by St. Mary in the Marsh Parish Council (2011-2015)

Foreword

The Parish of St Mary in the Marsh is located on the South East Kent coast. It is a great location to live benefitting from sandy beaches and the rural beauty of Romney Marsh. The area has a resident population of almost 3,000 people.

The main population live in St Mary's Bay a coastal village on Romney Marsh. The origins of the village date from the early days of the nineteenth century. Prior to that time there was very little evidence of human habitation along the stretch of coast where the village now stands. This settlement grew substantially in the C20.

St Mary in the Marsh is a small village near St Mary's Bay, situated in the heart of

Romney Marsh, in one of its least populated areas. The settlement has a long history, its main physical focus is its church which was built in 1133 AD and believed to have replaced an earlier Saxon church.

The St Mary in the Marsh Neighbourhood Plan is led by the St Mary in the Marsh Parish Council and aims to address local concerns and particularly to make provision for younger people by creating suitable housing, leisure and employment opportunities. It will improve the physical environment and encourage the development of new leisure and recreation facilities while supporting investment in farms and agriculture.



St. Mary in the Marsh Parish Council (2011-2015)

back row: Cllr R Tillson, Cllr P Millen, Mrs G Smith Parish Clerk, Cllr. M Wilson, Cllr A Sinden, Cllr T Wilson
front row: Cllr G Allison Chairman, Cllr G Comber Deputy Chairman

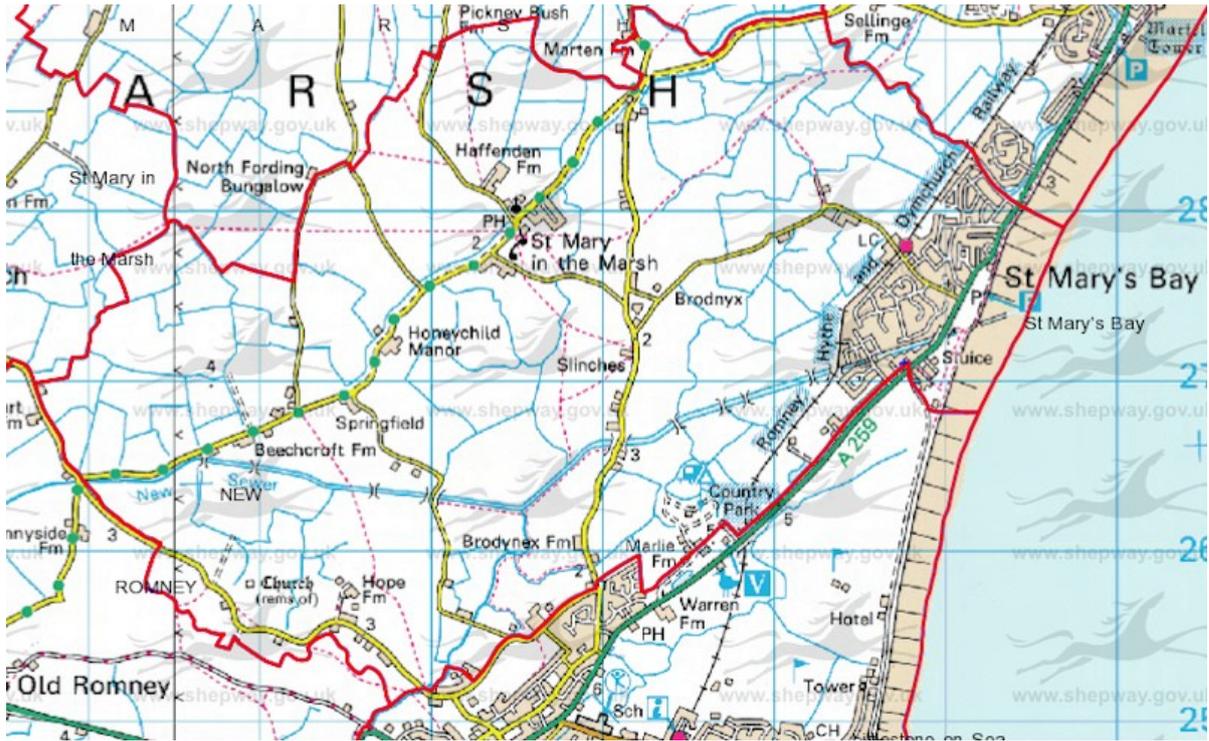


Figure 1. Map indicating St Mary in the Marsh Parish Boundary and extent of the St Mary in the Marsh Neighbourhood Plan

Contents

	Page
Foreword	2
1. Introduction	5
2. Background	7
3. Vision, Aims and Objectives	8
4. Constraints and Opportunities	10
5. Neighbourhood Plan Policies	13
6. Delivery and Monitoring	18



1.0 Introduction

1.1 St Mary in the Marsh Parish Council has prepared this Neighbourhood Plan to provide an opportunity for local people to help shape the approach to future development of the Parish.

1.2 Neighbourhood Plans were introduced in the “Localism Act” 2011. They provide a measure to meet the Government’s aim to give local communities more say in the planning of the places in which they live and work.

1.3 This Plan has been prepared through an interactive process with local people and has included public consultation through the use of surveys and public meetings.

1.4 Details of the consultation process are set out in a Consultation Statement which provides an overview of the process and also people’s responses. It is available on the Parish Council website (www.stmarysbay.net) and also Folkestone & Hythe District Council’s website (www.folkestone-hythe.gov.uk) it is available at the Parish Council Office and Folkestone & Hythe District Council Offices.¹

1.5 The purpose of the Neighbourhood Plan is to determine the extent of any future development in the parish and identify where it is best located. It is also to identify any other physical improvements to the village that development will help to enable.

1.1.0 The Neighbourhood Plan in the Town and Country Planning System

¹ On 1 April 2018 Shepway District Council changed its name to Folkestone & Hythe District Council. References to ‘Shepway District Council’ and ‘Shepway’ are kept in this Neighbourhood Plan where they relate to the district council before 1 April 2018 or refer to the titles of published documents.

1.1.1 The Neighbourhood Plan must have regard to national policy and advice. It must also be in general conformity with the strategic policies of the development plan, which in this case is the Shepway Core Strategy Local Plan (2013) and the saved policies of the Shepway District Local Plan Review (2007).

1.1.2 Folkestone & Hythe District Council has also adopted supplementary planning documents (SPD). These provide supplementary guidance to local and national planning policies. The following are relevant in St. Mary in the Marsh Parish.

- Affordable Housing SPD, 2008 and
- Kent Design 2005/2006

1.1.3 The District Council is currently working on a Places and Policies Local Plan which will replace the saved policies of the Shepway District Local Plan Review.

1.1.4 When it is made the St Mary in the Marsh Neighbourhood Plan will form part of the Development Plan along with the Local Plan and will be used to determine planning applications.

1.2.0 The format of the St. Mary in the Marsh Neighbourhood Plan

1.2.1 The Plan is prepared in four sections:

1.3.0 Background

1.3.1 This describes the purpose of neighbourhood plans and how St Mary in the Marsh Plan has been prepared.

1.4.0 Vision, Aims and Objectives

1.4.1 This is a clear statement of what the Plan aims to achieve.

1.5.0 Constraints and Opportunities

1.5.1 This explains how the Parish has been assessed to identify its strengths, its future needs and how these might be met through the development process.

1.6.0 Neighbourhood Plan Policies

1.6.1 The policies will be used in the determination of planning applications in the period to 2028. The Community Action will be used by the Parish Council to support improvements to the environment of the village centre.

1.6.2 This document is the Neighbourhood Development Plan for St. Mary in The Marsh Parish.

1.6.3 During the preparation of the Plan background information was assembled, this is known as the Evidence Base.

1.7.0 Delivery and Monitoring

1.7.1 This part of the Neighbourhood Plan sets out how it will be monitored to assess its effectiveness and provide opportunities to address changing circumstances or to respond to any deficiencies.

2.0 Background

2.1.0 Purpose

2.1.1 Neighbourhood planning is a new way for communities to decide the future of the places where they live and work.

2.1.2 A Neighbourhood Plan is a means for local communities to establish planning policies for their local area. The aim is for a Plan to set a vision for the future indicating what can be built and where. The St Mary in the Marsh Neighbourhood Plan has been prepared by St Mary in the Marsh Parish Council.



St Marys Bay towards New Romney and Dungeness beyond

2.2.0 Process

2.2.1 The first stage to Neighbourhood Planning is to define the neighbourhood.

2.2.2 In November 2012 the parish council advertised its intention to produce a Neighbourhood Plan on behalf of the parish.

2.2.3 In December 2012, an application by the Parish Council was made to Shepway District Council for a Neighbourhood Plan to be produced.

2.2.4 April 2013, Shepway District Council agreed the parish boundary of

St. Mary in the Marsh Parish should be the boundary of the Neighbourhood Plan and permitted the parish council the opportunity to go ahead.

2.4.5 The St Mary in the Marsh Neighbourhood Plan area is defined by the parish boundary (as shown on page 3).

2.4.6 The second stage pulled together ideas from local people and formulated a draft plan. The Parish Council began the process that included:

2.4.7 In June, 2013 a newsletter and questionnaire was printed and hand delivered to every household in the Parish. The aim was to encourage as many people as possible to engage in the plan making process.

2.4.8 The Plan has been prepared to encapsulate the ideas of local people. There has been an opportunity for people to consider the Plan and further express their views before it was redrafted and submitted to Shepway District Council, which was responsible for publicising the plan and arranging for an independent examiner to check that it met the appropriate standards. Following the examination, the Examiner recommended that the Plan should, subject to modifications, proceed to referendum.

2.4.9 The fourth stage is a community referendum. Folkestone & Hythe District Council will organise a referendum. People living in the Parish who are registered to vote in local elections will be entitled to vote in the referendum. If more than 50% of people voting in the referendum support the Plan then the District Council will bring it into force.

3.0 Vision, Aims and Objectives

3.1.0 The Vision

Vision for St Mary in the Marsh

By 2028 St Mary in the Marsh will be a parish with improved opportunities for young people, a thriving local economy and enhanced community facilities.

The natural landscape is a valuable asset and development will balance tourism, leisure and recreational facilities, providing new homes, while protecting and enhancing the natural environment.

Sensitive rural diversification schemes will be encouraged, to deliver sustainable economic development and a range of employment opportunities to meet the needs of all sectors of the population and all skills levels.

Farm diversification and environmental management schemes will provide the resources needed to sustain farm enterprises, helping to tackle pressure on agricultural incomes by supplementing core farming enterprises. A number of well-conceived farm and green infrastructure projects of an appropriate scale will have been developed that will benefit from and enhance their rural locations.

3.2.0 Aims and Objectives

Aims	Objectives
<p>1. To address age imbalances in the local population by improving opportunities for younger people.</p>	<p>a. To create better opportunities for young people by encouraging small site housing development to include small houses for first time buyers;</p> <p>b. To attract new employment opportunities in leisure and recreation industries.</p>
<p>2. To support investment in farms and agriculture.</p>	<p>a. To facilitate small scale residential development and holiday homes appropriate to a countryside location;</p> <p>b. To encourage diversification through new employment opportunities in leisure and recreation.</p>
<p>3. To support the development of community facilities</p>	<p>a. To use money collected through the Community Infrastructure Levy to contribute towards the provision of facilities at St Marys Bay:</p> <ul style="list-style-type: none"> • Improve medical services; • Environmental improvements to the village centre. <p>b. To support existing shops and services at the St Marys Bay Village Centre by developing a programme of environmental improvements;</p> <p>c. To provide new land for burials.</p>
<p>4. To encourage the investment in existing and new leisure and recreation industries;</p>	<p>a. To encourage the investment in existing and new leisure and recreation facilities;</p>
<p>5. To maintain and enhance the landscape integrity of Romney Marsh</p>	<p>a. To ensure that new development proposals protect the landscape of Romney Marsh;</p>

	<p>b. To support renewable energy developments that would not harm the landscape of Romney Marsh.</p>
--	---

Text in bold italics covers community aspirations that are not land use planning policy and are therefore not part of this Neighbourhood Development Plan. Please see Appendix 2.

4.1.3 The St Mary in the Marsh Neighbourhood Plan is a response to local people’s desire to maintain and enhance the general character of the Parish by supporting the development of the local economy and improving and enhancing the level of community facilities.

4.1.4 Due to Romney Marsh being sparsely inhabited, it is unlikely to attract the development of commercial leisure facilities and needs to encourage local enterprise to provide facilities to the public.

4.1.5 The Parish of St Mary in the Marsh is a varied landscape. The East is bounded by the coast comprising a sand and shingle beach, concrete seawall with promenade and the A259 coast road between Hythe and New Romney. To its west is the main settlement, St Marys Bay comprising mainly C20 homes with a village centre in Jefferstone Lane. Beyond the village the landscape is fairly typical of Romney Marsh, a large flat expanse of fields divided by a network of sewers. The land is generally put to agriculture mainly grazing by sheep. There is one key historic village St Mary in the Marsh and a number of hamlets and clusters of farm buildings.

4.1.6 Sustainable small scale leisure and tourism development will be encouraged that will not prejudice the natural environment of the Marsh.

4.0 Constraints and Opportunities

4.1.0 Sustainable Development

4.1.1 The purpose of the planning system is to contribute to sustainable development. The NPPF identifies three dimensions to sustainable development economic, social and environmental. The roles are mutually dependent. Plans need to take local circumstances into account, so that they respond to different opportunities for achieving sustainable development in different areas.

4.1.2 At the heart of the NPPF is a presumption in favour of sustainable development. For plan-making this means that plans should respond positively to meet the development needs of their area.

4.1.7 The overall extent of farmland will be maintained to safeguard agriculture.

4.2.0 Housing

4.2.1 New housing to meet local population and household growth is committed in the Folkestone & Hythe Local Plan. However, there is concern that this will not meet local need for young people including small households, first time buyers and encourage continuation of farming industry. Further new development will be encouraged to meet these needs through one and two bed room dwellings on infill sites within the Local Plan settlement boundary and at new sites within farm/agriculture complexes.

4.2.2 This will help to meet housing needs and limit impacts on the Romney Marsh landscape.



St Mary in the Marsh

4.3.0 Employment

4.3.1 Residents generally look beyond the parish to New Romney, Dungeness, Ashford and Folkestone for employment opportunities.

4.3.2 There is currently considerable uncertainty about the possibility of constructing a new nuclear power station at Dungeness to replace the

existing station and the one currently being decommissioned, which is the main employer on Romney Marsh.



Dungeness Power Stations from the Rugby Portobello Trust land

4.3.3 There is planning permission to expand Lydd Airport which is expected to generate a number of jobs directly and also indirectly as it becomes a focus for other companies.

4.3.4 Otherwise the main focus for industrial and business development is at Mountfield Road, New Romney. There is no desire to replicate this form of development at St. Marys Bay but it is hoped to create new work through the development of leisure and recreation facilities and by supporting tourism through improving the appearance of the area.

4.3.5 Creating new work is important if the aim of supporting younger households is to be achieved.

4.3.6 Agricultural is the most traditional of industries on Romney Marsh. It was the demand for farming that led to the reclaiming of the area from the sea. In order to assist the farming industry and to help meet the needs of tourism, leisure and small households it is proposed to encourage limited development at farmsteads.

4.3.7 Romney Marsh once housed over 350 Looker Huts, former dwellings of the Lookers who looked after and safeguarded livestock. Revisiting a similar practice could be advantageous to the area when employment and investment into community facilities, in isolated areas, is being proposed.

4.4.0 Community

4.4.1 The centre of the village is a focus of community facilities but is currently of mixed appeal. It is recognised that the appearance of the area has considerable scope for improvement and it is intended that a programme of environmental improvements be prepared. Whilst these improvements will largely be outside the scope of this plan the Parish Council will support them where possible. The Parish Council will develop a programme of proposals which will form Appendix 2 to this Neighbourhood Plan.



St Marys Bay Village Centre

See Appendix 1

4.5.0 Landscape

4.5.1 The landscape is recognised as being of local importance and it is clear that its distinctive nature is an attraction to visitors. Because of its flat and open nature great care needs to be taken when encouraging new development to ensure that the landscape is protected.



Romney Marsh Landscape

4.5.2 Particular concern has been raised regarding demand for wind and solar energy farms. The benefits of renewable energy are supported as is its application at a domestic level. However, large scale commercial proposals are not considered appropriate in the rural area because of their impact on the open landscape.

5.0 Neighbourhood Plan Policies

5.1.0 HOUSING

5.1.1 There are 2,819 people in St. Mary in the Marsh Parish. There is a very high proportion of the population over 65 years when compared with other areas. There is twice the proportion of people over 65 years in the parish compared with England and Wales. This age group represents a third of the local population. This is important as it places additional demands on local services and also limits economic activity.

Table 2 Ageing Population – St Mary in the Marsh compared with Folkestone & Hythe district and England and Wales. 2011 Census

	St Mary in the Marsh	Folkestone & Hythe	England and Wales
65 - 74	17.3	10.7	8.7
75 - 84	11.2	6.9	5.6
85 +	4.0	3.2	2.2
65 +	32.5	20.8	16.5

5.1.2 There are 1,317 occupied household spaces. Of these there is a very high proportion of detached and semi-detached houses and a very low proportion of terraced houses and apartments compared with Folkestone & Hythe and England and Wales.

Table 3 Housing Type – St Mary in the Marsh compared with Folkestone & Hythe district and England and Wales. 2011 Census

	St Mary in the Marsh	Folkestone & Hythe	England and Wales
Detached houses/ bungalows	44.2	27.0	22.6
Semi-	46.5	24.1	30.7

detached houses/ bungalows			
Terraced Homes	4.6	22.1	24.7
Apartment s	4.5	26.3	21.6

5.1.3 The type of housing is a reflection and perhaps part of the cause for the ageing population. The coast has been a popular place for people to retire. However, the nature of the housing choice is limited and will tend to discourage young people and families.

5.1.4 Furthermore there is a distinct differential in home ownership compared with other areas. More than 80% of local households own their home with less than 20% dwellings available for rent.

Table 4 Housing Tenure – St Mary in the Marsh compared with Folkestone & Hythe district and England and Wales. 2011 Census

	St Mary in the Marsh	Folkestone & Hythe	England and Wales
Owner occupied	80.6	64.8	63.6
Shared ownership	0.2	0.5	0.8
Rented	17.8	33.4	17.6
Rent free	1.4	1.3	1.4

5.1.5 The scale of new housing provision is driven by the Shepway District Core Strategy Local Plan.

5.1.6 Policy SS2 Housing and the Economy Growth Strategy within the Shepway Core Strategy 2013 includes a long term long term objective to provide a minimum of 350 dwellings per annum on average until 2030/31.

To support housing delivery a target is set to provide for approximately 8,000 dwellings by the end of 2025/26. This equates to an initial target average delivery of 400 dwellings per annum. This trajectory is set to provide the impetus to transform the district's economy and to promote a good rate of delivery of new employment land and infrastructure.

5.1.7 The total number of household spaces in Folkestone & Hythe district (2011) is approximately 50,000. Therefore 8,000 new homes represent 16% increase in supply of dwellings. If this rate was applied to St. Mary in the Marsh Parish it would imply a requirement to plan for 221 new homes in the plan period ending 2026.

5.1.8 However, this should be regarded as a high target because St Mary's Bay is classified as a Primary Village in the Shepway Core Strategy 2013. The role of a Primary Village is, *"To contribute to strategic aims and local needs; and as settlements with the potential to grow and serve residents, visitors and neighbourhoods in the locality with rural business and community facilities."* This role is fairly low on the District Council's Settlement Hierarchy and would be expected to meet a lower though unspecified target rate.

5.1.9 There are three sites within the parish that will provide for significant amount of development:

5.1.10 Former St. Mary's Bay holiday park at Dunstall Lane, which now benefits from planning permission for 72 dwellings.

5.1.11 Former Sands Motel Site, St Mary's Bay the subject of a current planning application for 85 dwellings including 13 affordable homes. The dwellings comprise 59 houses and 26

apartments which offer a mix of 1, 2, 3 and 4 bedroom homes. This site is also an allocation with the Places and Policies Local Plan that is currently being developed.

5.1.12 New development at The Potato Factory site at Hope Lane/Cockreed Lane is currently under construction with permission to develop 55 new homes. This forms part of the land identified within the Shepway Core Strategy 2013 policy CSD8 New Romney Strategy, which provides for 300 homes. The majority of this allocation falls just outside the parish within the parish of New Romney.

5.1.13 These sites together provide for 212 dwellings in the Parish and it is considered that this will meet the general housing need of the area until 2028 and also provide a sufficient contribution to meeting affordable home needs.

5.1.14 However, in order to support the mix of housing the Parish Council is keen to encourage further smaller developments focussed on providing one and two bedroom market houses. This will help respond to recognised need within the community for younger people to get on to the property ladder by supporting first-time buyers. This form of development will be encouraged through the development of infill sites, within the settlement boundary of St Mary's Bay as defined on the Folkestone & Hythe District Local Plan Policies Map.

5.1.15 It is also an aim to assist farmers and landowners to invest in their land and enable the continuation of farming, the most traditional of Romney Marsh industries and encourage leisure and recreational facilities. The proposal is to allow small scale development of homes on sites

where there already exists a small collection of farm buildings.

5.1.16 The development of affordable homes to rent to local people as rural exceptions sites, through the conversion of existing buildings or on the edge of the settlement boundary, will be supported where it accords with Local Plan policies.

5.1.17 Support will be given to farmers wishing to diversify their business through the development of rural facilities, including leisure, recreation and the development of accommodation for holiday letting.

5.1.18 The landscape of the Romney Marshes is considered to be very important and new homes outside of settlements will be restricted to agricultural and rural businesses² that require a rural location.

5.1.19 National planning policy, set out in the Government's National Planning Policy Framework (NPPF), makes it clear that new isolated homes in the countryside should be avoided unless there are special circumstances such as:

- The essential need for a rural worker to live at or near their place of work;
- The development would make use of a heritage asset or secure its future;
- The development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The development would provide a dwelling of exceptional quality or innovative design.

5.1.20 Regarding the need for a rural worker to live at or near their place of

work, on-site security has been raised during the consultation on the Neighbourhood Plan as a major concern for rural enterprises in the parish. On-site security may be addressed in various ways and if necessary by demonstrating the functional need for a dwelling on the site. Policy H2 will be used to judge these proposals.

5.1.21 Temporary accommodation may be permitted where a rural enterprise has or is being established. This may be for up to three years to demonstrate that the enterprise has a demand and/or is viable, in order to justify the development of a permanent dwelling. The Parish Council will monitor temporary units to ensure that their use is necessary.

5.1.22 Where a new dwelling is permitted, it will be subject to a condition ensuring that the occupation is limited to a person solely or mainly working, or last working, in agriculture, a rural enterprise or business where a rural location is essential, or a surviving partner of such a person, and to any resident dependents.

5.1.23 Applicants will need to submit evidence (proportional to the proposal) in support of proposals for a temporary or permanent dwelling, which could include:

- A justification for the functional need for the worker to be readily available on-site at most times, such as the need to care for livestock or evidence of previous thefts or criminal damage;
- Financial information to show that the enterprise has been viable in the past and is likely to remain so;
- In the case of a new enterprise, a business plan to show that the enterprise has been planned on a sound financial basis;

² 'Rural Businesses' also includes non-profit proposals

- The need cannot be fulfilled by another building on the site or any existing accommodation; and
- A dwelling or suitable building has not been sold on the open housing market without an agricultural or other occupancy condition in the last year.

5.1.24 For these proposals, the form, features, materials and layout of new development should be clearly designed to sustain and, where practical, enhance the significance of any heritage assets that could be affected, in accordance with 2006 Local Plan Review policy BE1 (or as revised).

Policy H1 General Housing

Small scale residential development on infill sites within the settlement boundary of St Mary's Bay will be supported where they provide mainly one and two bedroom dwellings. Three bedroom dwellings may be supported as part of mixed development of 1, 2 and 3 bedroom dwellings. The mix of house sizes will be subject to an assessment of viability.

Policy H2 New Housing Developments to Support an Agricultural or Rural Business

Proposals for new residential development outside settlement boundaries that satisfy national and local strategic policies for housing development in the countryside should demonstrate that:

- Suitable vehicle access can be achieved
- It reflects the scale and character of the farmstead
- The building is an existing or is located, where possible, in close proximity to the farmstead so to minimise its impact on the surrounding countryside;

- The materials that are used are appropriate to the character of the local setting
- Screening is provided using native planting where it is considered appropriate

Proposals for temporary accommodation such as a mobile home to provide accommodation whilst a new rural business is being established should provide evidence to demonstrate that the enterprise has a demand, requires security or has the potential to be viable and that there is a need for a mobile dwelling on the site, as required by Local Plan policy and will be subject to the following:

- The scale and massing of the structure is sympathetic to the surrounding countryside
- The colour and materials are sympathetic to the surrounding countryside, where possible traditional materials should be used.
- The visual impact of the installation is minimised, which should be demonstrated through the compilation of a justified number of viewpoints taken from suitable locations around the proposed site.
- The siting will be limited to a period of three years and subject to a planning condition controlling the occupancy of the temporary accommodation.

5.1.25 The Strategic Flood Risk Assessment will form a base against which proposals to be delivered under Policies H1 and H2 will be measured. Development proposals will need to be compliant with this and the guidance provided under the National Planning Policy Framework and National Planning Policy Guidance. Any proposals will need to be accompanied by a flood risk assessment.

5.2.0 COMMUNITY FACILITIES

5.2.1 There is an identified need for new community facilities including:

St Mary in the Marsh Neighbourhood Plan

- Medical services;
- Extension to existing burial ground at St Mary in the Marsh
- Replacement village hall at St. Mary in the Marsh

5.2.2 There is also an ambition to enhance and expand community uses in the Village Centre. The central area is in Jefferstone Lane and Teelin Close. There is a Village Hall, The Bailiffs Sergeant Public House, Post office, Convenience Store, Yongs Chinese Take Away and a hairdresser's. A mobile library regularly visits the village centre.



5.2.3 These all provide valuable services to the community. However, it is considered that the centre would benefit from a programme of environmental improvements including repair and maintenance of highways and improvements of street furniture and soft landscaping. There is also scope to improve pedestrian links to the seafront and village centre.

5.2.4 An environmental improvement programme will be produced to identify

improvements, which the Parish Council will support through receipts from Community Infrastructure Levy (CIL).

5.2.5 Proposals to extend the burial ground at St Mary in the Marsh will be supported. This will however, be subject to the advice of the Environment Agency, the Romney Marshes Area Internal Drainage Board and Kent County Council (as lead local flood authority) to ensure that there would be no detrimental impacts of the proposal on the local water quality or other environmental considerations.

Policy CF1, Proposals to develop a new Medical Surgery and or Pharmacy

Proposals to develop a new medical surgery and/or pharmacy will be supported at Jefferstone Lane

Policy CF2 Extension to Burial Ground

Proposals to extend the burial ground at St. Mary in the Marsh will be supported subject to the agreement of the relevant statutory bodies.

5.3.0 TOURISM, LEISURE AND RECREATION

5.3.1 Tourism has been an important part of the local economy and development of Romney Marsh and St Marys Bay. The Parish Council is keen to support further development of tourism and leisure related activities which benefits both visitors and the local communities.

5.3.2 Residents have indicated support for:

- A garden centre;
- A drinking/eating establishment near the seawall;

- Multi Use Games Area for sports;
- Sport/leisure club;
- Pavilion;
- Skate Park;
- Swimming Pool;
- Equestrian facilities;
- Golf;
- Clay Pigeon Shooting.

5.3.3 It is a priority of the Plan to support proposals of this type although it is recognised that they will need to be market driven to attract a business developer. For this reason, private enterprise with farmers and local residents willing to invest in providing leisure and recreational facilities to the public will be supported.

5.3.4 Evidence has shown every rural business has suffered multiple thefts and security issues because of remoteness. This is a significant deterrent to people hoping to invest and provide leisure and recreation facilities in the area.

5.3.5 Policy H2 makes provision for temporary accommodation, such as a mobile home, to provide accommodation whilst a rural enterprise is being established and to help with ongoing security.

5.4.0 LANDSCAPE AND ALTERNATIVE ENERGY

5.4.1 The Romney Marsh landscape is designated as a Local Landscape Area in the Folkestone & Hythe Local Plan. It is protected because of its environmental value and is important to the local economy as an attraction to visitors.

5.4.2 The district council's High Level Landscape Appraisal (AECOM, 2016) identifies most of St Mary in the Marsh parish as falling within the 'Romney Marsh Proper Farmlands' character area. This is a flat, open, low-lying

wetland landscape, predominantly arable farmland with small pockets of grazed pasture. Fields are generally bounded by a network of drainage ditches rather than hedgerows, contributing to the area's open character. There are few homes in the area, mostly in dispersed villages or scattered farmsteads. Trees are mostly clustered around settlements, with little tree cover elsewhere. Churches are prominent historical features in the landscape, contributing to the area's sense of place.

5.4.2 The Government's Planning Practice Guidance (PPG) states that, in considering locations for renewable energy developments, local planning authorities should take into account the requirements of the technology, and, critically, the potential impacts on the local environment. The PPG highlights that landscape character assessments may form the basis for considering which technologies at which scale may be appropriate in different types of location. The PPG adds that local topography is an important factor in assessing whether wind turbines and large-scale solar farms could have a damaging effect on the landscape; it highlights that the impact of these developments can be as great in predominantly flat landscapes as in mountainous areas. The Romney Marsh Proper Farmlands Area is identified in the district's landscape appraisal as being an area of **high landscape sensitivity**, with far-reaching views.

5.4.3 Local people are concerned that there is an interest in developing wind and solar energy farms in the area. Whilst national planning policy has now changed regarding the development of wind farms³, the

³ Planning permission for new land based wind turbines can be granted where

Delivery and Monitoring

This part of the Neighbourhood Plan sets out how it will be monitored to assess its effectiveness and provide opportunities to address changing circumstances or to respond to any deficiencies.

Neighbourhood Plan supports community-led initiatives for renewable and low carbon energy where they meet local needs and provide a positive local benefit. Large scale commercial proposals for solar are not considered appropriate because of their impact on the open landscape. The PPG states that, in identifying suitable areas for renewable and low-carbon energy the views of local communities likely to be affected should be listened to.

5.4.4 Proposals for development should pay particular attention to the landscape considerations of the PPG and the specific findings of the High Level Landscape Appraisal. Policy LA1 will be used to judge proposals, in light of national planning guidance and local landscape evidence.

LANDSCAPE AND ALTERNATIVE ENERGY

Policy LA 1 Renewable and Low Carbon Energy Development

Renewable and low carbon energy development should demonstrate that they will not have an unacceptable impact on landscape, nature conservation, the built environment and amenity interest.

suitable areas have been identified in Local or Neighbourhood Plans and, following consultation, concerns of local residents have been fully addressed (Government

Statement June 2015) <https://www.gov.uk/government/news/giving-local-people-the-final-say-over-onshore-wind-farms>

St Mary in the Marsh Neighbourhood Plan

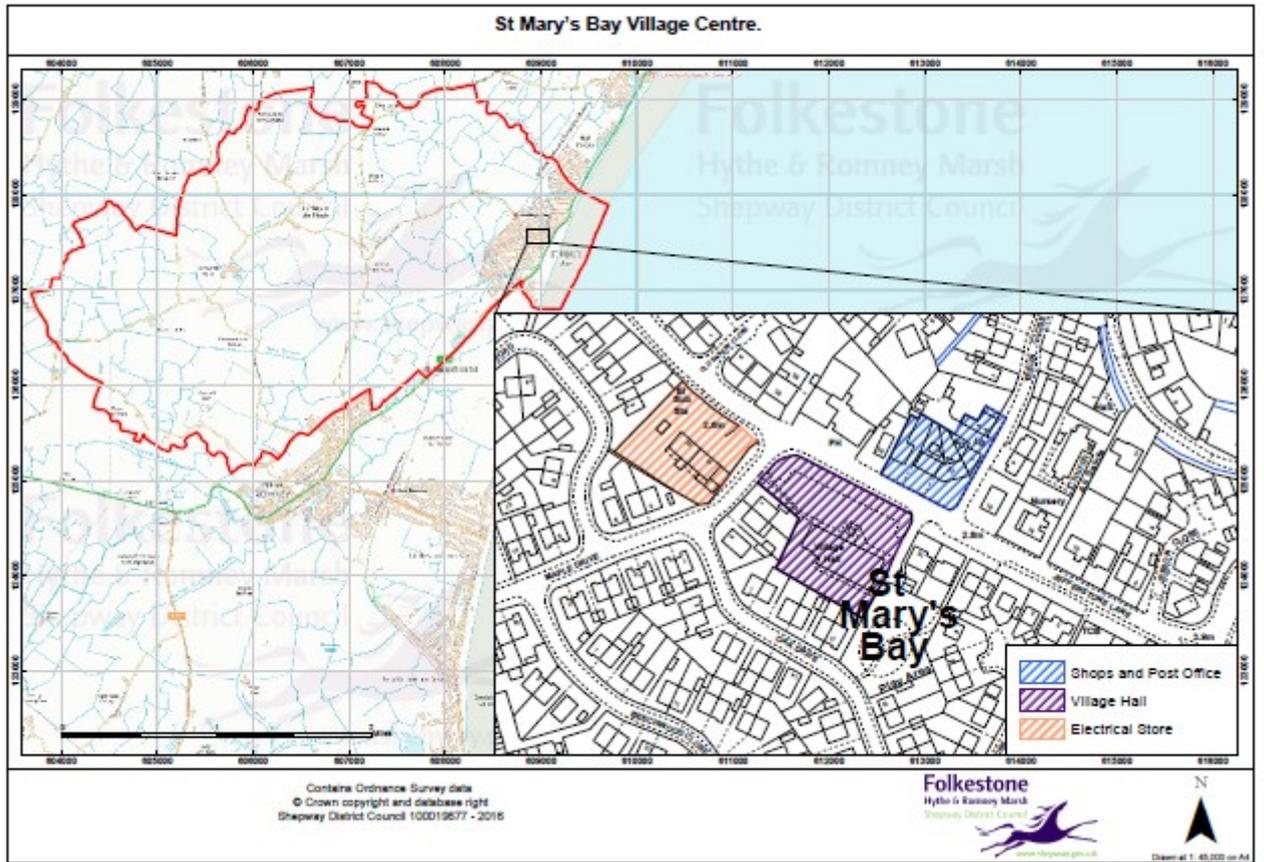
Policy	Period			
	2014 to 2019	2020 to 2026	Risks	Response
H1 General Housing	√		One or more of 3 large sites fails. Less than 100 dwellings completed.	Need to consider further housing land allocations in early review of plan.
		√	One or more of 3 large sites fails. Less than 200 dwellings completed.	Need to consider further housing land allocations in early review of plan.
	√	√	Windfall sites fail to provide small dwellings.	Need to consider further housing land allocations in early review of plan.
H2 New Housing Development to Support an Agricultural or Rural Enterprise	√	√	No take up of support and/or failure of any farm.	Investigate causes and explore alternative measures as required.
Developer Contributions	√	√	Insufficient contributions to enable aims to be met.	Investigate causes and explore alternative measures.
CF1 Proposal for Medical Surgery or Pharmacy:	√	√	Failure to secure facilities	Investigate causes and explore opportunities with medical practitioners and NHS.
CF2 Extension to Burial Ground	√	√	Failure to secure burial ground	Investigate causes and explore alternative measures.
LA 1 Renewable and Low Carbon Energy Development	√	√	New facilities constructed.	Evaluate impact and examine alternative measures. May require early review of plan

Non Policy related Issues

Environmental Enhancement of St. Mary's Bay Village Centre	√	√	Failure to secure improvements.	Investigate causes and explore alternative measures.
--	---	---	---------------------------------	--

Appendix 1 St Mary's Bay Village Centre

St Mary in the Marsh Neighbourhood Plan



Appendix 2: Community Action Proposals

This appendix will be developed by St Mary in the Marsh Parish Council to provide further information on the environmental improvements outlined in the Neighbourhood Plan. **The appendix does not form part of the Neighbourhood Development Plan.**

Priority	Environmental improvement	Outline of proposals	Potential funding	Lead organisation	Supporting organisations	Indicative timescale
	Seafront development	Improved visual impact on village and provide coastal park	Private and District Council	Developer and District Council		Completion 2020.
	Pathway links from new development to village shops	Ensure new development links with village amenities	District Council and Kent County Council	District Council		Completion 2020
	Street Scene	Visual improvement to village centre	District Council via CIL	District Council and Parish Council		2021
	Improved catering facilities on seawall area and amenities	To replace wooden kiosks with permanent structure offering greater refreshment facilities	Environment Agency, District Council and Parish Council	Parish Council	EA, F&HDC	2021
	Secure modernisation of current toilet block at new development	Request District Council to modernise	District Council	District Council	Parish Council	2020
	Additional leisure and recreational facilities	Encouragement through the NP to introduce additional facilities.	Private	Individuals	Parish Council	2020+
	Replacement village hall at St. Mary in the Marsh	To replace existing facility	Raising funds by community projects	St. Mary in the Marsh Project Fund	Community and public grants, parish council	2020

