

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

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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” 2012. 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 Shepway District Council’s website (www.shepway.gov.uk) it is available at the Parish Council Office and Shepway District Council Offices.

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

1.1.1 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 Shepway District Council 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

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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 and will carry equal weight in determining planning applications as the Local Plan.

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 These are the policies and aspirations that will describe the form of development that will be acceptable in the Parish in the period until 2026.

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 (2011-2015).



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 who is responsible for publicising the plan and arranging for an independent examiner to check that it meets the appropriate standards. The Examiner suggested a few changes and these have been implemented.

2.4.9 The fourth stage is a community referendum. Shepway 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

3.1.1 The vision for St Mary in the Marsh is to maintain and enhance the general character of the Parish by improving opportunities for young people and support the development of the local economy by improving and enhancing the level of community facilities.

3.1.2 The natural landscape is a valuable asset and a balance between promoting tourism, leisure and recreational facilities, providing housing and the protection and enhancement of the natural environment must be considered.

3.1.3 There is a need to promote sensitive rural diversification schemes, sustainable economic development and a range of employment opportunities to meet the needs of all sectors of the population and all skills levels.

3.1.4 The rural economy is undergoing change and with increasing pressure on agricultural incomes, farm diversification and environmental management schemes can help provide the resources that are needed to sustain farm enterprises. The main aim of diversification proposals is to supplement the core farming enterprise and not to supplant it.

3.1.5 Paragraph 54 of the National Planning Policy Framework recognises that local planning authorities should plan for housing development so that it reflects local need, particularly for affordable housing, including rural exception sites where appropriate.¹

3.1.6 Within these parameters, planning policy should be generally supportive of well-conceived farm and land use diversification projects that are consistent in scale with their rural location.

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 households 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 support investment in farms by allowing small scale residential development and holiday homes at existing farmsteads;</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"> • Pursue 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 by allowing the development of new outlets;</p> <p>b. Accept that leisure and recreation developments may be supported by one on site residential accommodation for staff to improve security and safety at the sites.</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 resist large scale wind and solar energy proposals in order to protect the landscape of Romney Marsh.</p>

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.

4.1.3 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

St Mary in the Marsh Neighbourhood Plan

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.

4.1.7 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 Shepway 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

St Mary in the Marsh Neighbourhood Plan

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.



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 Shepway and England and Wales. 2011 Census

	St Mary in the Marsh	Shepway	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 Shepway and England and Wales.

Table 3 Housing Type – St Mary in the Marsh compared with Shepway and England and Wales. 2011 Census

	St Mary in the Marsh	Shepway	England and Wales
Detached houses/ bungalows	44.2	27.0	22.6
Semi-detached houses/ bungalows	46.5	24.1	30.7
Terraced Homes	4.6	22.1	24.7
Apartment s	4.5	26.3	21.6

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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 Shepway and England and Wales. 2011 Census

	St Mary in the Marsh	Shepway	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 Shepway 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

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of the area until 2026 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, which exist within the existing built fabric of the parish.

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. This will allow farmers to either generate new income through holiday lets, renting to local people or alternatively by releasing capital.

5.1.16 Development of leisure and recreational facilities will be supported by allowing one mobile homestead for safeguarding and security purposes, whilst the facility is open to the public. (see *Policy L1 Leisure and Recreation*) The landscape of the Romney Marshes is considered to be very important and new homes outside of settlements will be restricted to farmsteads and recreational facilities.

The Parish Council will monitor temporary units to ensure that their use is necessary.

Policy H1 General Housing

Small scale residential development consisting of up to 2 bedroom dwellings on infill sites will be permitted. Infill development consisting of larger dwellings will be permitted provided that it accords to the following ratios as a minimum:

- 1 house – preference for smaller dwelling
- 2 houses – 1 large 3 bedroom plus house and one small 2 bedroom house
- 3 houses – 1 large 3 bedroom plus two small 2 bedroom houses
- 4 houses – 2 large 3 bedroom plus two 2 bedroom houses
- 5 houses – 2 large 3 bedroom plus 3 small 2 bedroom houses.

The above is subject to viability.

Policy H2 Housing to support Farms

Residential development will be permitted on existing farmsteads provided that:

- Suitable vehicle access can be achieved
- It reflects the scale and character of the farmstead
- The building is located within the site to minimise its impact on the surrounding environment
- 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

The siting of temporary accommodation, such as mobile homes will be permitted subject to

- 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

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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.

The need for development should be demonstrated through evidence, such as a business plan, or supporting accounts for an established practice.

5.1.17 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.

5.1.18 Planning permission will be reviewed after the three year period has elapsed, with the opportunity to renew for demonstrable operational public facilities.

5.2.0 COMMUNITY FACILITIES

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

- Medical services;
- Extension to existing burial ground 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 CIL .

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 relevant environmental conditions.

5.3.0 TOURISM, LEISURE AND RECREATION

St Mary in the Marsh Neighbourhood Plan

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 To protect private investment, one mobile dwelling on the proposed site will be permitted for security and safety purposes.

5.3.5 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. A guiding principle, is that owners will be permitted to provide one mobile residential accommodation for staff on site, subject to care being taken to mitigate impact on the landscape, whilst the facility is available to the public.

TOURISM, LEISURE AND RECREATION

Policy L1 Leisure and Recreation

Development of recreational and leisure activities will be supported.

The siting of one temporary mobile unit for staff accommodation will be permitted provided that:

- the use is in relation to protecting property that is directly linked to a business use
- the structure is removed when the facility is no longer available to the public.
- The location, design and colour minimises its impact on its surroundings and on the wider environment.

Forms of renewable energy such as wind and solar farms will only be supported where it can be demonstrated that there will be no harm to the local landscape.

5.3.6 The Strategic Flood Risk Assessment will form a base against which proposals to be delivered under Policy L1 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.

5.4.0 LANDSCAPE AND ALTERNATIVE ENERGY

5.4.1 The Romney Marsh landscape is designated as a Local Landscape Area in the Shepway 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 Local people are concerned that there is an interest in developing wind and solar energy farms in the area. Whilst the Law has now changed regarding the development of wind farms and domestic applications are generally supported, large scale commercial proposals for solar are not considered appropriate because of their impact on the open landscape.

LANDSCAPE AND ALTERNATIVE ENERGY

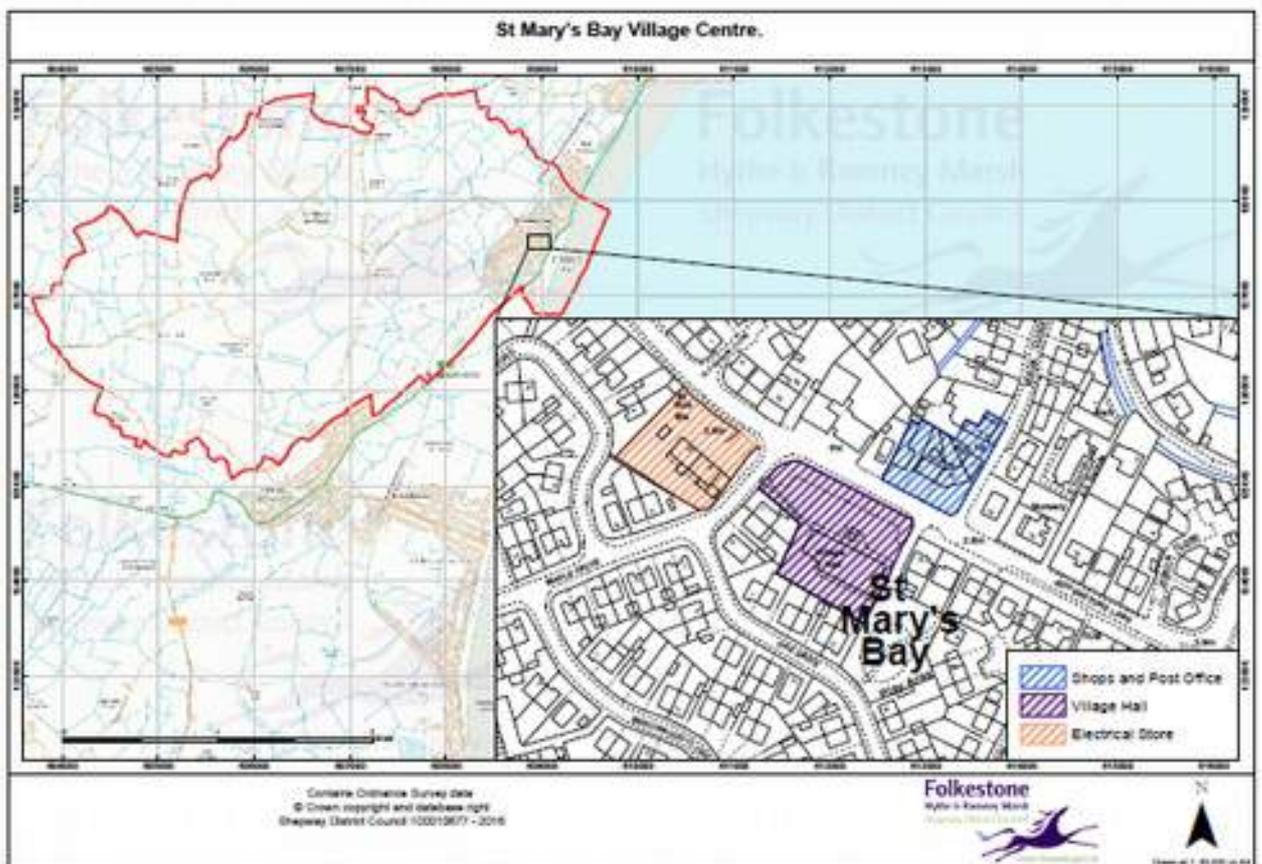
Policy LA 1 Landscape and Alternative Energy

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.

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Policy	Period			
	2014 Issues to 2019	2020 to 2026	Risks	Response
H1 General Environmental Enhancement of St. Mary's Bay Village Centre	√	√	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.
A2 providing support farms	√	√	No take up of support and/or failure of any farm.	Investigate causes and explore if alternative measures are



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i The National planning Policy Framework, DCLG, March 2012,
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf