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Inspectors

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Castle Hill Avenue  
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Our ref: MJW/Q8985

3<sup>rd</sup> July 2020

Dear Sirs,

**Examination of the Folkestone and Hythe District Core Strategy Review  
Representation on behalf of Pentland Homes Ltd**

This representation is made by DHA Planning on behalf of our client Pentland Homes Ltd. Pentland have previously made representations in respect of the Core Strategy Review and this representation is made following the invitation to submit further comments on the submission plan prior to the EIP.

This representation is specifically in relation to **Core Strategy Policy CSD8**.

In Pentland's previous representation at Regulation 19 stage they considered that the regeneration of Romney Marsh could be enhanced through sustainable development and infrastructure improvements at New Romney. This was proposed to be over and above the objectives set out in draft policies. They also suggested a comprehensive residential led, mixed use development, which would facilitate significant infrastructure improvements.

In addition, Pentland fully supported the identification of New Romney as a "Town Centre" and felt that a comprehensive residential led development could facilitate significant

planning transport design environment infrastructure

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infrastructure improvements including a proposed “by-pass” around the Eastern and Southern edge of the town.

These comments remain valid and Pentland in this representation would like to reiterate the opportunity for a greater more ambitious approach that exists in the New Romney area in order to benefit the Romney Marsh area in general.

New Romney has few constraints and excellent existing features which could absorb significant growth. With growth, beyond the 300 units identified in the broad location, key elements of infrastructure can be funded by the developers without the need for large government funding. These include elements such as improvements to the town centre, the suggested by-pass/link road, pedestrian and cycleways, schools and doctors.

In addition, a comprehensive residential led mixed-use development brings forward other employment benefits too through direct job creation, construction, and also a greater critical mass in order to sustain more shops and public transport. With the winding down of the Dungeness Power Station as a significant employer in the area, greater employment growth and allocation can only help to try and replace this critical mass. With greater development comes the ability to create more sustainability with more people to use facilities and make them more viable in the longer term. The current policy as drafted seeks to have land set aside for the primary school and improvements to the pedestrian cycle links to the town centre. However, for more meaningful infrastructure contributions it is considered that significantly more meaningful growth and numbers should be proposed.

It is therefore for the reasons above that Pentland continue to consider that the opportunity at New Romney for the benefit of the wider Romney Marsh area should be considered further with more ambition beyond the 300 units contained within the draft policy CSD8. Should any further clarification be required on any of the above information please do not hesitate to contact us.



Yours sincerely,



Director

