

Capel-le-Ferne Parish Council object to this application in its current form.

The Council strongly recommend that before the Planning Committee arrive at a decision, a site visit is arranged, ideally to coincide with the school closing time, so getting a feel for the traffic problems that exist in Capel Street.

The installation of double yellow lines in the vicinity of the site is a negative solution that will not resolve traffic problems.

The previous planning application was dismissed because of the harmful environmental effect the work would have on the character and appearance of the street scene, which would outweigh the social and economic benefits of the proposed development.

With this application the site still appears to be overdeveloped and at odds with the street scene in this part of Capel.

Over the years there have been several planning applications refused for this site. Recent planning history shows plans for 23 houses being refused.

An example of density of development in this part of Capel can be seen in Elizabeth Drive, which runs to the rear of Capel Street. This estate was built on a parcel of land similar in size to the Capel Street plot, but there are only 21 dwellings on this estate.

The Parish Council urge the Planning Committee to consider the overall plot size and access problems.

By further reducing the density of development, it would not only satisfy the concerns with the character and appearance of the street scene for this part of Capel, but also alleviate the concerns regarding traffic congestion in Capel Street.

This application design aggravates the situation by having vehicle driveways accessing onto Capel Street in addition to the access road.

The Parish Council would like the Planning Committee to consider carefully Paragraph 108 and 109 of the National Planning Policy Framework.

The Parish Council have always taken the view that only ribbon development is suitable in this part of Capel.

Whilst this application meets the need for 30% affordable housing, of the proposed 34 units, the affordable housing will total 10 units, 5 x 2 bed and 5 x 3 bed units.

It is difficult to understand how the 3 bed units will come under the affordable housing umbrella.

The responses to the 2019 Capel-le-Ferne Community Plan indicated that only 8% of Parishioner was between the age of 19 and 44, indicating that there was insufficient affordable housing for that age group.

Capel does not needs a large percentage of 4 bed units.