

CAPEL-LE-FERNE PARISH COUNCIL

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21st February 2013

Regeneration Delivery
Dover District Council
White Cliff Business Park
Dover
Kent
CT16 3PJ

Dear Sir / Madam

Land Allocations Pre –Submission Local Plan

Capel Parish Council is extremely disappointed in how the Land Allocations Pre Submission Local Plan has been communicated to the Parish Council and the Parishioners of Capel Le Ferne, denying the village appropriate time to understand the content of this important document and to ascertain everybody's views and comment accordingly.

However, following limited consultation, we respond as follows to the three sites identified within.

3.273 – 3.279 Policy LA21 Land to the South of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne

Not acceptable for development

As you correctly identified, the adjacent areas are designated as Heritage Coast, AONB and SSSI and this site has a significant biodiversity value which includes orchids. For these reasons a previous document (CAP04), indicated that this site was rejected by Dover District Council because of its situation. The Parish Council agreed with that decision.

Safety would be compromised - The proposed site is remote from the village and there would not be a safe route from the site to the school or the village without crossing the busy B2011 (New Dover Road), which has a speed limit of 60 mph adjacent to the site. The only footpath in this area is on the North side of the B2011.

Vehicular access to this site would need to be from the B2011 which as you are aware gets extremely foggy due to its location and numerous accidents have already occurred along the B2011. Vehicular movements slowing in this 60mph zone will lead to further incidents, these current risks need to be reduced not increased.

Capel le Ferne does not have the appropriate infrastructure to support such a development, for example the local primary school is already at capacity and unlikely to support the additional education requirements that would be needed.

Any landscaping buffer would not be in keeping with the surrounding area AONB.

Continued...

3.280 – 3.283 Policy LA22 Land to the North of the Junction of Capel Street and Winehouse Lane, Capel le Ferne

Not acceptable for development

As this site did not appear in the LDF document 2010 the Parish Council has not previously had opportunity to respond. The Parish Council does not accept this as a suitable site for development for the following reasons:

This site has important hedgerows as identified elsewhere within the village and these needs to be maintained and enhanced.

This site offers no footpath connection to the village and its amenities.

Access to the site is narrow and Capel Street has a long history of flooding with runoff from the nearby fields with a number of residence previously flooded.

3.284 Policy LA23 Site between 107 & 127 Capel Street

Not acceptable for development

You identify within your document that the retention of the hedgerow along the front of the site is extremely important combined with an impact on the setting of an AONB. For these reasons this site should not be developed. The retention of the hedgerow contradicts the analysis in the document SHL060 which states: *In order to achieve access to the site any development would require the removal of the roadside hedgerow. Development could have a very urbanising effect on the area relative to the current surroundings, would be unlikely to be in keeping with the character of village and have a detrimental impact on the setting of the AONB.* Additionally, there are only 6 properties on the opposite side of the road fronting this site. Thus indicating how low the density of development is in this part of Capel. The development of 50 dwellings in this site location is certainly not in keeping with the surroundings.

The area has local flooding and drainage issues due to a combination of discharge and run off from the proposed site and adjoining areas. As you are fully aware this has caused the flooding of a number of properties in Capel Street over recent years.

This site is in close proximity to the local Primary School, this point in Capel Street is already extremely congested around key times of the day. The development of 50 dwellings on this site would compound the congestion problem. There is also no footpath access adjacent to this location.

Yours faithfully

M Leppard

Clerk

Capel Le Ferne Parish Council