

CAPEL-LE-FERNE PARISH COUNCIL

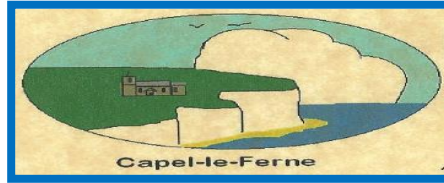
Clerk to the Council

Maureen Leppard

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Planning

Dover District Council

White Cliffs Business Park

Dover

Kent

CT16 3PJ

For the attention of Case Officer, Darren Bridgett

Re: DOV/16/01469 - Location: Land to the North of, New Dover Road, Capel-le-Ferne, CT18 7HB
Proposal: Outline application for up to 142 dwellings (comprising up to 99 market dwellings – including 30 retirement dwellings, and up to 43 social rented dwellings), Use Class A1 shops, Use Class D1 medical facilities, country park, attenuation pond, primary school car park and access, associated infrastructure, and creation of access (appearance, landscaping, layout and scale of development to be reserved)

Capel-le-Ferne Parish Council objects to the outline planning proposal for the following reasons:

The area is designated as an Area of Outstanding Natural Beauty.

The Parish Council feel strongly that this land should remain open countryside and are pleased that Dover District Council has expressed a similar desire, as shown in recent statements relating to the LALP for two pieces of land that face this site:-

- **In relation to the site on New Dover Road which is situated directly South of this proposed site**, Dover District Council stated in the Land Allocation Local Plan adopted 2015, Policy LA 24:
- ii *Development proposals are sensitively designed in terms of height and massing in order to ensure the development does not have an impact on the AONB and countryside.*
- Dover District Council also turned down planning application for LA 26, DOV/15/01284 dated 01/09/2016 for 4 detached dwelling at the junction of Winehouse Lane and Capel Street. **This site is situated directly North of the proposed site.**

The main reason being:

The development, if permitted, by virtue of its design, layout, scale, form, appearance, bulk and siting, would result in an intrusive, incongruous, unsympathetic form of development which would be poorly related to the adjacent development, harmful to the characteristics of the street scene and inappropriate in respect to its harmful impact on the AONB within which the site is located and would adversely affect the character and appearance of the countryside and landscape.

The area is an Agricultural Green Field Site.

The Parish Council objects to the loss of this valuable arable land.

The land has been cropped for many years and is classified by the Department for Environment Food & Rural Affairs as Grades 2 quality and is described as land of best and most versatile agricultural quality.

Why should we lose good agricultural land?

Road safety Issues.

During the last two years, many drivers have chosen to use the B2011 (New Dover Road) through Capel-le-Ferne, as opposed to the A20 between Folkestone and Dover. This has in part been due to the decision to the implementation of TAP and the resultant parking of HGVs on the A20 at busy times together with the associated speed restrictions. The result has been a noticeable increase in traffic through Capel-le-Ferne and an increase in the number of road traffic accidents. 143 Dwellings and the associated traffic entering and leaving the site will only aggravate the problem.

The proposed development is too large for Capel-le-Ferne.

Capel-le-Ferne Parish Council accepted the LALP 2015 which when completed would increase the population by around 10%. This development would increase the population by a further 20%. The Parish Council feel that this expansion is unacceptable as it would change the social dynamics of this close knit community.

The proposed development will bring little benefit to the Community.

The Parish Council have always supported efforts to encourage parents to walk children to school. Capel-le-Ferne Primary School has a walking bus and there are plans to hard surface the bridle path that runs adjacent to this site from New Dover Road to Capel Street in an effort to reduce the number of vehicles on the school run.

The installation of a new access road to the school, not only flies in the face of this objective, but also encourages more traffic onto the New Dover Road and creates a security problem for the school by introducing a second access point.

Capel-le-Ferne does not require a second MUGA. The existing MUGA is under CCTV surveillance, a second MUGA would not have this protection and could risk encouraging anti-social behaviour.

It is also difficult to see why a country park is needed in what is already beautiful countryside. The upheaval of this landscape will also be hugely detrimental to the local flora and fauna.

Parish Council do not believe that the commercial aspects of this application are viable in this situation and in the current economic climate. It is also difficult to see how a Dental and GP Practice would be viable when there are existing facilities with associated Pharmacies within a 10 minute car or bus ride.

Parishioners Feedback.

Quinn Estates Design and Access Statement mentions their three exhibitions and the feedback gained. Naturally they focused on the points raised that they could respond to in a positive way.

The Parish Council also handed out questionnaires to Parishioners at the exhibitions and similar comments could be seen. However the overall response to the development was:

16% Support 9% Undecided 75% Against

Capel-le-Ferne Parish Council request that this Outline planning application is called in to the Planning Committee.

Yours sincerely



Maureen Leppard
Clerk to Capel-le-Ferne Parish Council