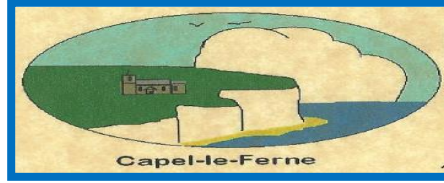


CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
Maureen Leppard

Website:
www.capel-le-fernepc.kentparishes.gov.uk
23 September 2014



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Regeneration Delivery
Dover District Council, Council Offices
White Cliffs Business Park
Whitfield
Dover, Kent. CT16 3PJ

Dear Sir / Madam

Main Modifications to the Dover District Land Allocations Local Plan

Capel le Ferne Parish Council does not support development on the below three referenced site's, however, if approved by the Government Inspector we would request the following points are incorporated into the Plan :-

Policy LA21 Land to the South of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel Le Ferne

We would request that:-

1. A full updated Traffic Assessment is carried out and that the current 60mph speed limit in this location is reduced to 40 mph as the main B2011 through the village. 30 mpg is preferred, reflecting the additional foot traffic. As you are aware we are very concerned with the safety of our residents and all those who travel through the village. The basis for this concern is the attached charts showing the density and timings of traffic flow through the B2011. Similar evidence relating to speed is available.
2. Appropriate footpaths linking to Helena Road are incorporated into any scheme ensuring safe connections to the village.
3. Development proposals are sensitively designed in terms of height (low level single storey only) and massing (with mixed development, including a need for small, one bedroom accommodation) in order to ensure any development does not have an adverse impact on the AONB, countryside. Accommodation for older residents complies with DDC policies and local residents are implying that they would move to smaller dwellings, releasing their family homes for the market.
4. Any development incorporates and enhances the existing bridle path and are not built on higher ground which may cause privacy issues to neighbouring properties. Screening should be provided to all four sides of the development to protect the adjoining residences as well as the AONB

We have no additional comments to make to your proposed modifications.

Policy LA22 Land to the North of the Junction of Capel Street and Winehouse Lane, Capel Le Ferne

1. Existing hedgerows to be maintained.
2. Any development should be low level and of similar density with adjacent properties.
3. Existing bridleway to remain.

We have no additional comments to make to your proposed modifications.

Policy LA23 Site between 107 & 127 Capel Street, Capel Le Ferne

We would request that:-

1. Any development on this site would lead to removal of the frontage hedgerow and it is proposed that frontage development only is considered. This is to ensure that the development is sympathetic to current character of the village. Where the hedgerow can be retained cutting and maintenance must be a condition.
2. Should frontage only development not be the chosen option, then density and character of housing should be in keeping with the character of the vicinity and not exceed 30 dwellings. Vehicular access should be through a single access/egress point and ample parking for residents and visitors should be provided.
3. Any development should ensure that an appropriate footpath is constructed along the front of the site, continued on the adjacent side of the road and connected to the existing footpath towards the school.
4. A new hedgerow of native plants to be planted to encourage wildlife to compensate for any loss of the frontage hedge
5. Concerns have been raised previous regarding the speed of vehicles down Capel Street just as a short cut to Dover. Any development would increase this risk further. It is requested if developed, that the current speed limit is reduced from 30mph to 20mph.
6. Adequate screening must be provided and the height of any development needs to be restricted in order to
 - a. Avoid intrusion to the AONB and
 - b. Maintain privacy for the properties on the other side of Capel Street, which are built on lower ground

7. Residents are seeking clarification of the area deemed to be KCC land. The land opposite is included in the property owned by the houses. Therefore any footpath between 107 and 127 Capel Street needs to be on the site to be developed

8. In line with many other areas in Kent the speed limit along Capel Street past the school should be reduced to 20mph. Concerns have been raised previous regarding the speed of vehicles along Capel Street which is used as a short cut from Folkestone to Dover.

We have no additional comments to make to your proposed modifications.

Appendix 1 (page 4)

Traffic volume and times information for 3 separate weeks in June 2013. (source: KCC speed monitoring camera June 2013).

Yours sincerely

A handwritten signature in black ink, appearing to read 'm. leppard', written in a cursive style.

Maureen Leppard
Capel-le-Ferne Parish Council Clerk

Appendix 1

Traffic volume and times information for 3 separate weeks in June 2013. (source: KCC speed monitoring camera June 2013).

