

New Dover District Local Plan

We are in the process of producing a new Local Plan. The Local Plan sets out planning policies and proposals for new development in the District over the period from 2020 to 2040. Once adopted, the Local Plan will replace the current suite of [Development Plan](#) documents.

Timetable

The timetable for the preparation of the Local Plan is set out below:

Evidence gathering: ongoing to June 2020

Consultation on draft Local Plan (Regulation 18): June 2020 – July 2020 (min 6 weeks)

Review and finalise Local Plan: June 2020 - April 2021

Consultation on proposed submission version of the Local Plan (Regulation 19): May 2021 – June 2021 (min 6 weeks)

Local Plan Examination – January 2022

Adoption of Local Plan – April 2022

Housing and Economic Land Availability Suitability Assessment (To be used in conjunction with the attached Capel-le-Ferne map)

The colour code used on the map is as follows: -

RED - sites that have a number of issues that will be difficult to overcome

AMBER – Issues that will need addressing

GREEN - Sites that have been deemed as acceptable by stakeholders

CAP001 Land adjacent to 101 New Dover Road CT18 7JD (Red)

Unsuitable site: - unacceptable impact on the AONB and the setting of the heritage coast - access is constrained - continued linear development along the New Dover Rd could lead to potential coalescence with development in Folkestone and Hythe District.

Not taken forward to the next stage of assessment as site is unsuitable.

CAP002 Site adjacent Capel Garage, Old Dover Road, Capel-le-Ferne CT18 7HN (Red)

Unsuitable site: - unacceptable impact on the AONB and the heritage coast - unacceptable biodiversity impact - concern as to whether access is achievable.

Not taken forward to the next stage of assessment as site is unsuitable.

CAP003 Land at New Dover Road, Capel-le-Ferne CT18 7JB (Red)

Unsuitable site: - poor relationship to settlement - unacceptable impact on the setting of the AONB and heritage coast.

Not taken forward to the next stage of assessment as site is unsuitable.

CAP004 Land south of New Dover Road and east of Winehouse Lane, Capel-le-Ferne CT18 7JB (Red)

Unsuitable site: - poor relationship to settlement - unacceptable impact on the setting of the AONB and heritage coast.

Not taken forward to the next stage of assessment as site is unsuitable.

CAP005 Land at New Dover Road, Capel-le-Ferne CT18 7LH (Red)

Unsuitable Site: - Site is located in the AONB, with high landscape sensitivity and the AONB unit have commented that they would strongly object to this site coming forward. - KCC have no highways objections.

Not taken forward to the next stage of assessment as site is unsuitable.

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CAP006 Land to the east of Great Cauldham Farm, Capel-le-Ferne CT18 7LZ (Green)

Number of units: - 100

Suitable site: - This site is well connected to the existing services in Capel and would form a logical extension to the village. - No high-level constraints exist on the site and access is achievable. - KCC have commented that access to the site is achievable, albeit not ideal for the level of development proposed. Concern over whether a secondary emergency access is achievable. - Development here would only be acceptable provided: - Sufficient screening is provided along the western boundary to mitigate the impact of development on the AONB - A full ecological survey is undertaken - Existing trees and hedgerows are retained - A Transport Assessment is undertaken to address highways concerns - The infrastructure requirements arising from the site are met.

Available.

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CAP007 Land north west of New Dover Road, Capel-le-Ferne CT18 7HH (Red)

Unsuitable site: - unacceptable impact on the AONB and its setting (half of the site is in the AONB) - site is in a very prominent position and development here would have a poor relationship to the existing settlement - constrained access.

Not taken forward to the next stage of assessment as site is unsuitable.

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CAP008 Land on the south side of Winehouse Lane, Capel-le-Ferne CT18 7JE (Red)

Unsuitable site: - poor relationship to settlement - constrained access - unacceptable impact on the setting of the AONB.

Not taken forward to the next stage of assessment as site is unsuitable.

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CAP009 Longships, Cauldham Lane, Capel-le-Ferne CT18 7HG (Green)

Number of units: - 10

Suitable site: - Self-contained previously developed site. - No high-level constraints exist on the site and there is an existing access. However, some significant improvements to Cauldham Lane would be required to provide the necessary pedestrian linkage to the existing footway network. - Screening would be required along the boundary to mitigate the impact of the development on the adjacent AONB. - The existing trees and hedgerows on the site should also be retained and an ecological survey undertaken.

Available.

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CAP010 Land between 107 and 127 Capel Street, Capel-le-Ferne CT18 7HB

Unimplemented Allocation LA26

Site has planning permission and will not be taken forward in the HELAA. Site has planning permission

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CAP011 Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne CT18 7JD (Amber)

Number of units: - 18

Potentially Suitable Brownfield site: - Self-contained brownfield site - Site has largely been reclaimed by nature, however likely to still be contaminated due to its previous use. - A full ecological survey is undertaken - Existing trees and hedgerows are retained.

Available.

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CAP012 White Cliffs Caravan Park, New Dover Road, Capel-le-Ferne CT18 7HY (Red)

Unsuitable site: - unacceptable impact on the AONB and heritage coast - a large development here would not be sustainable and would have a poor relationship to the settlement - southern part of site borders a coastal change management area. **Not taken forward to the next stage of assessment as site is unsuitable.**

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CAP013 Land at Cauldham Lane, Capel-le-Ferne CT18 7HG (Green)

Number of units: - 15

Suitable site: - Self-contained site. Development here would be well connected to the existing services in Capel. - No high-level constraints exist on the site and there is an existing access. - Screening would however be required along the boundary to mitigate the impact of the development on the adjacent AONB. - The existing trees and hedgerows on the site should also be retained and an ecological survey undertaken. -Appears suitable visibility may be achievable but measured speeds would be needed to determine this as access is in derestricted section of lane. - A vehicular access into the site could be achieved, however some significant improvements to Cauldham Lane would be required to provide the necessary road widening and pedestrian linkage to the existing footway network.

Available.

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CAP014 Old Dover Road Site, Capel-le-Ferne CT18 7HU (Red)

Unsuitable site: - unacceptable impact on the setting of the AONB and heritage coast - development here would have a poor relationship to the settlement - southern part of site borders a coastal change management area.

Not taken forward to the next stage of assessment as site is unsuitable.

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CAP015 38 Cauldham Lane CT18 7HG (Red)

Unsuitable site: - site is on the edge of Capel and detached from the Centre - constrained access - unacceptable impact on the setting of the AONB.

Not taken forward to the next stage of assessment as site is unsuitable.

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CAP016 Extension of the northern village confines to include Hollingbury Farm, Capel-le-Ferne CT18 7EY (Red)

Unsuitable site: - unacceptable impact on the AONB - development here would have a poor relationship to the settlement.

Not taken forward to the next stage of assessment as site is unsuitable.

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