

Housing Development in Capel

Capel is situated at the South Eastern end of the North Downs. Land to the North, East and West of Capel is designated as an Area of Outstanding Natural Beauty (AONB), whilst to the South there is the Heritage Coast.

Generally, it is difficult but not impossible for development to be approved in these areas.

Most housing development schemes are delivered through a **Local Plan**.

A Local Plan involves Dover District Council (DDC) initially asking local landowners to offer plots of land for possible housing development.

This land then goes through a process of scrutiny and public consultation, with a final assessment by a HM Government Inspector.

DDC's first Local Plan started around 2008 where around 10 plots of land were offered for development in Capel. The scrutiny and consultation process was completed in 2013 with the HM Government Inspector agreeing that 3 plots of land were suitable for development providing up to 105 dwellings.

The 3 plots were:

- George Close formally Grasslands
- Land at the junction of Capel Street/Winehouse Lane/Hurst Lane
- Land between 107 – 127 Capel Street

When the development on these 3 sites is complete, Capel will have 79 new homes.

DDC are now working on the second Local Plan. Starting in 2018, local landowners offered 15 plots for possible housing development in Capel (excluding 107-127 Capel Street). These are identified by the coloured sections on the map.

During the initial suitability assessment, 11 of these plots have been ruled out as shown in red on the map.

This leaves 4 plots of land which may be considered suitable for development. These are shown in amber and green on the map.

The next phase in the process will be a period of consultation where Parishioners and Capel Parish Council can post their views with Dover District Council for consideration.

The Parish Council are currently working on their response to the Local Plan and invited Parishioners to express their view for possible inclusion in this response.

Your views can be sent to the Clerk for the Parish Council either electronically or by post before the end of May.

The Parish Council must stress that whilst we welcome your views, it is vitally important that you also present your views in writing to Dover District Council during the consultation period.