



# Dover District Local Plan

## **Future Development in Capel** **Have Your Say.**

Dover District Council are in the process of producing their second Local Plan.

The stages of this process are: -

- Consultation on draft Local Plan (Regulation 18): January 2020 – March 2020 (8 weeks)
- Review and finalise Local Plan: April 2021 - October 2021
- Consultation on proposed submission version of the Local Plan (Regulation 19): November 2021 – December 2021 (minimum 6 weeks)
- Submission of the Local Plan for Examination – February 2022
- Local Plan Examination – June 2022
- Adoption of Local Plan – February 2023

### **What is a Local Plan?**

Basically, Dover District Council is required to plan future development in the district from 2020 to 2040. Therefore, the Local Plan sets out to identify plots of land throughout the district that are suitable for development.

Here in Capel, 16 plots of land were offered for development by local landowners during the evidence gathering stage.

From the 16 plots, only 4 have been considered suitable for development by Dover District Council (highlighted with a green border on the map).

### **Have Your Say.**

**The first public consultation runs from the 20<sup>th</sup> January 2020 for 8 weeks.**

**Dover District Council would like to hear your views.**

**Capel Parish Council would also like to hear your views so that the Parish Council's submission to Dover District Council can reflect the views of our Parishioners.**

**To do this, please look at the attached flyer and have your say.**

### **For your information.**

The first Local Plan took around 5 years to develop and was adopted in 2015.

Initially from around 16 plots in Capel, there were three plots of land that were finally approved for development.

Currently, the first plot, George Close (Formerly Grasslands) is complete with 40 dwellings.

The second plot on the junction of Capel Street and Winehouse Lane is under construction with 4 dwellings.

The third plot in Capel Street has outline planning consent for 34 dwellings.

**The following has been extracted from Dover District Councils Local Plan Consultation Document:**

### **Non-Strategic Housing Allocations Policy 1**

**6.113** To deliver the Council's identified housing need a number of site allocations are proposed, in accordance with the housing growth strategy:

#### **Housing Allocations**

**6.114** In addition to the Strategic Housing Allocations set out above, the Council will also allocate non-strategic housing sites to deliver 3,821 new homes, to meet the housing target.

**6.115** The proposed non-strategic housing allocations are informed by the sites identified in the Housing and Economic Land Availability Assessment (HELAA). Sites have been selected in accordance with the Council's preferred option for the distribution of housing growth (as set out above), based on their suitability, availability, and achievability. Where constraints have been identified on sites, it is considered that these can be mitigated and the policy sets out a number of key considerations for each site, that will need to be addressed when taking the site forward.

**6.116** To support the delivery of the Local Plan the Council is working with key stakeholders to produce an Infrastructure Delivery Plan. This is an iterative document that sets out the infrastructure required to support the planned development set out within this Plan. As part of the Regulation 18 consultation on the draft Local Plan the Council will be engaging with infrastructure providers and other stakeholders, on site specific infrastructure requirements. These comments will be used to inform the Infrastructure Delivery Plan. The Infrastructure Delivery Plan will be published as part of the Regulation 19 consultation on the Local Plan.

**6.117** The Council's proposed non-strategic housing site allocations are set out below, and identified on the policies map. These need to be considered in conjunction with the Strategic Housing Allocations set out above (see policies SP4 Whitfield Urban Expansion, SP5 North Aylesham, SP6 South Aylesham and SP7 Eythorne and Elvington).

#### **SA Policy 1 Housing Allocation**

The following sites, as defined on the policies map, are allocated for housing during the plan period up to 2040. Planning permission will be granted for the proposals that:

- a. Accord with the policies in the Local Plan; and
- b. Address the key development considerations for each site.

The phasing for development is based on site availability, identified constraints and progress towards gaining planning consent.

**Table 6.3 should be used in conjunction with the site map for Capel and may help you formulate your response.**

Table 6.3					
Site Reference Number	Site	Site Size (hectares)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations
CAP006	Land to the east of Great Cauldham Farm, Capel-le-Ferne	4.02	50	Short	<p>Transport Assessment and Archaeological Assessment required.</p> <p>Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed.</p> <p>Development should be set back from the existing residential properties.</p> <p>A landscape buffer is required between the site and the AONB to the North West.</p> <p>Vehicular access to be provided from Capel Street</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.</p>

CAP009	Longships, Cauldham Lane, Capel-le- Ferne	0.66	10	Medium	<p>Archaeological Assessment required.</p> <p>Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed.</p> <p>A landscape buffer is required to mitigate impact on the adjacent AONB.</p>
CAP011	Land known as the former Archway Filling Station, New Dover Road, Capel-le- Ferne	0.57	18	Medium	<p>Site in AONB. Existing trees and hedgerow should be retained wherever possible and a generous landscape buffer will be required.</p> <p>Archaeological Assessment required.</p>
CAP013	Land at Cauldham Lane, Capel-le- Ferne	0.76	15	Medium	<p>Archaeological Assessment required.</p> <p>Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed.</p> <p>Landscape buffer required to mitigate impact on the adjacent AONB.</p>

## Capel le Ferne



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Proposed Allocations



District Boundary