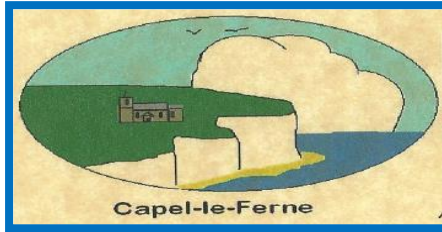


CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
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27 January 2021

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For the attention of Case Officer, Ms Hilary Johnson

Re: 20/01569 | The erection of two storey building incorporating 15 apartments (flats), communal social areas and associated parking and landscaping | Longships Cauldham Lane Capel Le Ferne CT18 7HG

In principle, the Parish Council are in agreement of the concept for small retirement units for our Parishioners which was identified following a detailed survey undertaken within the village a couple of years ago and results previously shared with Dover District Council.

However, we do not support this application as the location proposed is deemed totally inadequate for this scale of development for the reasons identified below.

- The proposal in its current form is not in keeping with the current street scene in Cauldham Lane or rural characteristics of the village. This site would need significant screening to mitigate its impact on the adjacent Area of National Beauty (AONB) and Bridleways and the scale is inappropriate.
- Proposal will impact on neighbouring properties in Cauldham Close
- The proposed access statement indicates these 2-bedroom residential units are designed to accommodate a live-in person who can act as a companion or take on community duties. With 15 units of two bedrooms and to include all visitor provisions.
The Design and Access Statement states: there is a total of 22 parking spaces. Out of the 22 spaces, 11 parking bays are to disabled standards.
The Parking area seems inadequate when considering residents, visitors, staff deliveries etc, We cannot see how twenty two (22) parking provisions (11 disabled) will be enough or, identify where visitors are to park?
- Cauldham Lane is a single-track lane, has no pavement or no passing places. This Lane is regularly blocked for deliveries and heavy vehicles accessing local farm, the Industrial units further down Cauldham Lane and access for emptying the bins is from the lane, that would cause considerable congestion on bin days.
How are these mature residents going to connect to services if safe and proper provisions are not provided?
- Access provisions: The reoccurring issue with any development in Cauldham Lane is access. Junction Cauldham Lane / Capel Street / New Dover Road – Significant issue previously raised by Dover District Council. Historically, there have been a number of road traffic accidents exacerbated by the blind entrance / exit to the B2011 often in foggy weather times. This is the main access route to the local Primary School, so will add further pressure at certain times of the day.

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- Parking and movement of persons from the site with network providers (NHS etc), third party organisations, friends and family, make movements to and from the site a significant issue.
The Design and Access Statement states: *A pedestrian walkway is proposed to connect the existing footpath from Cauldham Close with Cauldham Lane.*
It is difficult to see how this would be achieved as the lane is narrow and although land could be purchased from properties along the lane, this may be difficult to achieve.
- This lane is regularly used by many of our parishioners including dog walkers, ramblers, school children, elderly residents, families and horse riders. Any increase to traffic will have wider health, safety & social impacts to the village.
- A previous application for this site DOV/13/00302 dated 13th June 2013 was refused and many of the reasons made why this was declined, are still very valid.
- This site is not currently within the approved Local Development Plan and sits on the edge of our settlement. Leaving the site generally to decline should not be a reason to promote development.
- Impacts to utility service provisions, for example many residents are believed to have issues with low water pressure.
- Traffic: Construction movements will have lasting impacts to the village, AONB and Bridleways.
- The proposal, as submitted, has a gross external floor area of 2,015 m² as identified on DRG P-004 REV and the Parish Council believe, the construction cost to build alone could be in excess of £5m. With a probable construction period of up to 2 years and likelihood of mobile cranes, this would have a significant impact to the local parishioners' wellbeing.

We fail to see how this proposal has a positive impact of the National Planning Policy Framework and believe Dover District Council already have a 5-year housing land supply.

A development of 15 no 2-bedroom independent living apartments, over a GEA of 2,015 m² with its associated impacts to the environment and local community make this application inappropriate and should be refused planning permission.



Maureen Leppard
Clerk
Capel-le-Ferne Parish Council