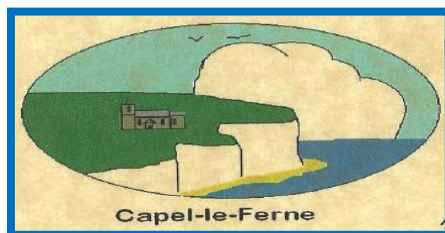


CAPEL-LE-FERNE PARISH COUNCIL

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13 March 2021

Local Plan Team
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Council Offices
White Cliffs Business Park
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To whom it may concern

The following is Capel-le-Ferne Parish Council response to allocated sites in Capel-le-Ferne as per Dover District Council Local Plan, and as submitted on the Council's online consultation portal

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

Number of units: - 50

Suitable site.

The Parish Council do not agree with DDC that this site has no high-level constraints or the statement that access is achievable and do not support this site for development.

KCC have concerns over whether a secondary emergency access onto Cauldham Lane is achievable. The site is outside the settlement of Capel-Le-Ferne, the impact of any development here would be detrimental to the setting of the AONB which borders the site to the North West and the wildlife-rich habitat of the area. Development on this scale is also considered inappropriate in this location given the size of the existing settlement. The access points would be from Capel Street and Cauldham Lane, both providing completely inadequate highway infrastructure.

The Cauldham Lane access point is of significant concern as it is a single-track lane with no pavement or passing places. The lane is often blocked by delivery vehicles and is regularly used by heavy vehicles accessing the local farm and the industrial units further down the lane.

Consideration must be given to the increased volume of traffic resulting from this and other sites put forward in the new Local Plan (CAP 009 & CAP013), together with a further 34 houses likely to be built in the near future at the lower end of Capel Street (CAP010 from the 2015 Local Plan).

The problem of addition traffic on Capel Street was clearly demonstrated when CAP010 was in front of the Planning Committee.

This additional traffic would impact heavily on the New Dover Road/ Capel Street/Cauldham Lane's junction. This is already a dangerous junction and would be completely inadequate for the increase volume of traffic. DDC have previously raised this concern. Historically there have been a number of road traffic accidents exacerbated by the blind entrance / exit to the B2011 often in foggy times. This is the main access route to the local Primary school so will add even further pressure at certain times of the day.

This plot is a high class agricultural green field site that has been cropped for many years. The Parish Council object to the loss of valuable arable land and believe that the development of this site would be contrary to Dover District Council Core Strategy Policies DM1, DM15 and DM16 and the National Planning Policy Framework, therefore, see little justification for this site to be included in the Local Plan.

CAP009 Longships, Cauldham Lane, Capel-le-Ferne CT18 7HG**Number of units: - 10*****Suitable site.***

The Parish Council agree with DDC that this is a self-contained previously developed site. The owner of this site has currently applied for planning permission for a block of 15 self-contained double apartments with social areas, 5 units above that indicated in the Local Plan, which was not supported by the Parish Council as outlined in our recent letter dated 27th January 2021. (attached for ease of reference)

In principle, the Parish Council agree with the concept of a mix of single and double retirement units within the Parish to service the need of those Parishioners wishing to downsize. This was identified following a detailed survey undertaken within the village a couple of years ago and shared with Dover District Council.

However, Cauldham Lane does present a barrier to any development in the area because it is a single-track narrow lane with no passing places or pedestrian linkage to the existing footway network or the public transport system. The lane is frequently blocked by delivery vehicles and is regularly used by heavy vehicles accessing the local farm and the industrial units further down the lane. Therefore, the increased traffic likely to be generated from this site by residents, deliveries, contractors, staff, etc. would become intolerable for existing local residents.

This site would also impact on the dangerous Cauldham Lane/Capel Street/New Dover Road junction, with is already a dangerous junction.

The redevelopment of this site may also result in the loss of mature trees, which would exacerbate the harsh visual impact of any redevelopment. As such, the site would need significant screening to mitigate its impact on the adjacent AONB.

The Parish Council believe that the redevelopment of this site would be contrary to policies DM1, DM4 and DM11 of the Dover District Core Strategy and the underlying sustainability objectives of the National Planning Policy Framework.

As stated previously, whilst the Parish Council recognise the need for retirement apartments in the village, but have concerns about development of this scale in this location for the reasons identified above.

CAP011 Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne CT18 7JD**Number of units: - 18****Potentially Suitable Brownfield site**

This site sits within the AONB and was previously a petrol filling station, buried tanks and site contamination may still exist. There is an existing access on the site so there are no access concerns. However, the Parish Council would like to remind DDC that the site was previously rejected as it was divorced from the main settlement and would have a detrimental impact on the surrounding AONB.

The National Planning Policy Framework definition of 'Previously Developed Land' for this site is to the portion of the site adjacent to New Dover Road. However, this does not extend to the entirety of the site's curtilage. Therefore, whilst development may be acceptable on 'Previously Developed Land', a considerable portion of the site would need to be used to provide a generous landscape buffer from the AONB to the North and West of the site.

However, if this site were to be taken forward, the Parish Council believe that if a generous landscape buffer is put in place between development and the AONB, then only sympathetic ribbon development should take place.

CAP013 Land at Cauldham Lane, Capel-le-Ferne CT18 7HG**Number of units: - 15****Suitable site.**

This site is on the edge of Capel, outside of the definite settlement boundary and detached from the village.

The site is in a prominent position on high ground overlooking the adjacent AONB and bridle path. It would need significant screening to mitigate its impact on the AONB and Bridleway.

The proposed number of units here is inappropriate in this area and therefore not supported by the Parish Council.

The only access to this site is via Cauldham Lane, the lane is single-track with no pavement or passing places. This lane is regularly blocked by delivery vehicles and is used by heavy vehicles accessing the local farm and the industrial units further down the lane.

The increased traffic generated from this development by residents, deliveries, etc. would be intolerable for existing local residents.

Cauldham Lane is also used by many of our parishioners including dog walkers, ramblers, school children, elderly residents, families and horse riders. Any increase in traffic would have wider health, safety & social impact to this part of the village.

This site will also impact on the dangerous Cauldham Lane/Capel Street/New Dover Road junction.

The Parish Council believe that such development is contrary to policies DM1 and DM15 of the Dover District Core Strategy and chapter 15 of the National Planning Policy Framework.

For the reasons given above, Capel Parish Council request this site is excluded from the Local Plan.

We would respectfully request DDC take into consideration our parishioner's thoughts and concerns with these proposed sites.

Yours sincerely



Maureen Leppard

Clerk

Capel-le-Ferne Parish Council