

CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
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Capel-le-Ferne

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Local Plans Team
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Council Offices
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Dear Local Plans Team

Capel le Ferne Parish Council would like to thank Dover District Council for the hard work and effort in pulling together the Local Plan to 2040 and comment specifically on the Regulation 19 Submission for our village.

We consider the plan to be **unsound** and cannot be **justified** based upon the following: -

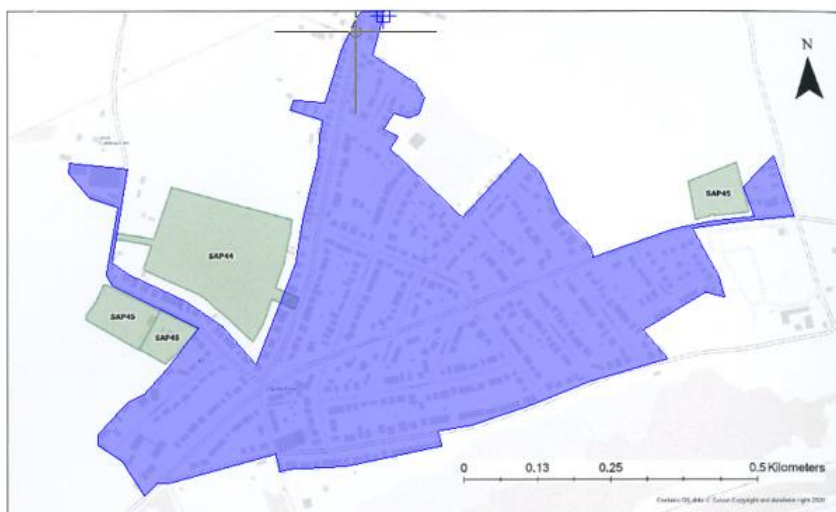
- 3 of the 4 sites allocated in the plan CAP006, CAP009 and CAP013 have very poor infrastructure
- Capel Le Ferne is defined as a large village in the Plan, yet the allocation housing sites by settlement as identified within the Strategic Policies (table 3.3) allocates 95 dwellings, some 279% increase to Capel Le Ferne compared with the average of the other 5 villages in the district which has an average of 34 as can be seen in table 1.
- In relation to Local Centres which has a separate definition, DDC strategy for the rural area, it is proposing to grow the adjacent villages of Eythorne & Elvington by 355 to create a new Local Centre. Excluding this Local Centre, Capel le Ferne's allocation of 95 is some 113% compared to the average of the 5 Local Centres identified in the Plan. The average in the district is 84 and Capel is a village not a Local Centre as can be seen on table 2.

Large Village	
Lydden	30
Preston	65
Worth	25
Alkham	10
East Langdon	40
Average	34
Capel Le Ferne	95
Capel v Average	279%
Table 1	

Local Centres	
Eastry	95
Wingham	103
Shepherdswell	70
Eythorne & Elvington	355
St Margarets	96
Kingsdown	55
Average	84
Capel Le Ferne	95
Capel v Average	113%
Table 2	

Continued ...

- When looking at the 4 sites proposed the increase would amount to circa 20% increase compared to that North of New Dover Road as identified below.



Sustainability

In the Sustainability Appraisal, **SA 10** state: To conserve and/or enhance the significant qualities, fabric, setting and accessibility of the District's historic environment

SA 11 states: To conserve and enhance the special qualities, accessibility, local character and distinctive character and distinctiveness of the District's settlements, coastline and countryside.

Capel is a unique settlement within Dover District, located over 500ft above sea level with the Heritage Coast to the South and AONB to the North, East and West of the settlement
 Sites CAP006, CAP009, CAP011 and CAP013 will all have a significant negative impact on both **SA 10** and **SA 11**.

Capel Le Ferne Parish Council and our Parishioners have raised the above concerns and are extremely worried about the proposed local plan and the impact this would leave on our village.

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

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. This is not supported by the Parish Council

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 in The Capel Community Plan following a detailed survey undertaken within the village in 2019 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.

Many residents of Capel use Health Service facilities in Folkestone which are not directly accessible by bus, therefore, in order to access these services, residents tend to drive to Folkestone which is clearly at odds with **SP1.Planning for Climate Change. Item f**, which mentions reducing the need to travel.

It is also worth mentioning that because of Capel's geological position, it is unlikely that residents would walk or cycle to use facilities in the nearest towns. Therefore it is reasonable to assume that many residents of any apartments built on this site would use private vehicles to access health and other facilities.

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 the site is in a prominent position on high ground, it would need significant screening to mitigate its impact on the adjacent AONB.

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

Therefore, the Parish Council believe that such development is inappropriate in this area and the site does not sit well with Policies NE2, SA10 and SA11 or the National Planning Policy Framework, therefore, is not supported by the Parish Council.

Yours sincerely

Maureen Leppard
Clerk
Capel-le-Ferne Parish Council