

CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
Maureen Leppard



Capel-le-Ferne

39 Victoria Road
Capel-le-Ferne, Folkestone, Kent. CT18 7LT

Website:

<https://www.cappellefernepc.org.uk/>

Tel: 01303 259564

Email: clerkcappellefernepc@btinternet.com

23 March 2023

Jenny Shuttle
Case Officer
Dover District Planning Department
White Cliffs Business Park
Dover
Kent
CT16 3PJ

Dear Jenny Shuttle, Case Officer

Re: 22/00043

Proposal: Reserved matters application for approval of landscaping, layout, scale and appearance pursuant to outline application DOV/19/00669 for of 34 dwellings Location: Land Between Nos 107 And 127, Capel Street, Capel Le Ferne.

Capel-le-Ferne Parish Council remain opposed to the proposed development on this site for the following key reasons:

- **Landscaping, layout, scale and appearance**

Other concerns related to this application:

- **The impact of increased traffic and pollution on Capel Street**
- **The increased risk of flooding in the area**

Landscaping, layout, scale and appearance

- The Parish Council do not agree with the idea of grouping affordable housing in one part of the site.
- As this site borders an AONB, we would like reassurance that the existing landscape buffer around the site is maintained and enhanced.
- The Parish Council fundamentally disagree with the density of build on this plot as it is out of keeping with the density of build in this rural location. We are also concerned about the number of driveways accessing directly onto Capel Street and the lack of turning space on some of the driveways.
- There is conflicting information provided on various plans and in the Design and Access Statement relating to the number of school drop off parking bays on the site, which could be either 6 or 10.
- The KCC recommend 7 visitor parking spaces not 4, for a development of this size. Therefore, because of the lack of visitor parking bays, it is our view that the parking bays designated for school drop off, will be used by visitors and overflow parking for site residents, particularly those in the 4 bed units.

Traffic, parking, and other issues related to Capel Street and the proposed development.

In our view, one of the main concerns with this planning application revolve around the impact of traffic, parking and other issues that will be generated by this development. These include:

- The reserved matters do not address issues in relation to speed and volume of traffic on Capel Street
- Congestion and increased pollution in the area at school times
- The general increase in traffic movement, up to 25% increase across the day
- The impact of increased traffic at the junction of Capel Street and New Dover Road

Risk of flooding in the area.

For many years residents living in the vicinity of the proposed development have been plagued with flooding, both from surface water and at times foul water.

The Parish Council would like reassurance that the proposed SUD scheme which includes several borehole soakaways with appropriate storage tanks, will be sufficient to avoid surface water run off causing future flooding issues, and that this drainage system is properly managed and maintained.

Therefore, we believe that it is important that a condition precedent is set prior to a Practical Completion Certificate is achieved for any unit, the Management Company is established and full details of the survey requirements and maintenance of the borehole soakaways, geocellular storage systems, vortex separators, or other pollution management devices including legal obligation requirements of the management company are fully executed and agreed with DDC legal department to protect our local residents.

The Parish Council would also like assurance from Southern Water that the new development will not have a negative impact on the foul water drainage system that exists in this part of Capel Street.

Close examination of this scheme will need to be carried out prior to satisfy the release of condition 9 and 10.

Other Issues of concern to the Parish Council

- We would like to be reassured that the existing street light adjacent to the site, will be relocated to the opposite side of the road in Capel Street.
- We feel that widening Capel Street at the front of the site to form a layby would improve parking arrangements.
- We are very concerned about the impact this development will have on local residents during the construction phase. Therefore, it is most important that a wheel wash system in place as part of the
- Construction Phase Plan required under the CDM 2015 regulations, to ensure the road is kept clean and request attention is drawn specifically to delivery times and access to the site for workers, materials and supplier deliveries within the Construction Phase Plan to ensure the safety of all.

Yours sincerely



Maureen Leppard
Parish Clerk

On behalf of Capel-le-Ferne Parish Council