

CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
Maureen Leppard



Capel-le-Ferne

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18 April 2023

Dover District Council
Planning
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

For the attention of Case Officer Nicola Kingsford

Dear Nicola

Your Ref: 23/00401

Proposal: Outline application for the erection of up to 16 dwellings (with all matters reserved except access)

Location: Land South Of Cauldham Lane , Capel-Le-Ferne, CT18 7HG,

Capel-le-Ferne Parish Council do not support this application for the reasons identified below.

- This site sits in a very prominent position overlooking the Kent Downs Area of National Beauty
- This site would need significant screening to mitigate its impact on the adjacent AONB and Bridleway, for this reason the scale is totally inappropriate.
- This site is identified in the emerging Dover District Council (DDC) Local Plan (CAP013), with 5 as an estimated number of dwellings, not 16. This is far too many considering the Lane, when original DDC Local plans states 5.
- The proposal in its current form is not in keeping with the street scene in Cauldham Lane or the rural characteristics of the village.
- The application is outside the settlement confines and contrary to Core Strategy Policies DM1, DM11 and DM15.
- Cauldham Lane is a single-track lane, has currently no pavement or passing places. The Lane is regularly blocked for deliveries and heavy vehicles accessing local farm and Industrial units further down Cauldham Lane
- The reoccurring issue with any development in Cauldham Lane is access. The junction of Cauldham Lane / Capel Street / New Dover Road, has significant issue which have been 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 conditions. This junction is the main access route to the local Primary School, so will add further pressure at certain times of the day.
- 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.
- This proposal will impact heavily on neighbouring properties in Cauldham Close. It is intolerable that these residents should be subjected to this level of development in this very rural part of Capel, particularly as the adjacent plot is coming forward for the development of 15 apartments.
- The drains and water supply suffer low outage in this area.

- Further to these previous comments, we believe that before any further development takes place in the vicinity of Cauldham Lane and Capel Street, the Junction of Capel Street and New Dover Road should be subject to repositioning.
- Using the Highways Land to the East of the junction, Capel Street could be re-aligned so that joins New Dover Road at right angles. This would prevent vehicles joining Capel Street from New Dover Road at speed.
- It would also provide extra land to the West of the junction, so providing better visibility for vehicles exiting Cauldham Lane and providing improved sight-lines for pedestrians crossing Capel Street from Cauldham Lane. This work would need to be funded by the Developers.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Leppa', written in a cursive style.

Clerk
Capel-le-Ferne Parish Council