

Capel-le-Ferne Community Plan 2019



Written and produced
By
Capel-le-Ferne Parish Council

Capel-le-Ferne Community Plan

The Government wishes to give rural communities greater opportunity to run their own affairs and to set out a vision to guide future development for their town or village. In 2017 the Parish Council decided to embark on a Community Plan called the ‘Capel-le-Ferne Community Plan’. The Plan is based on the views of the residents who responded to a questionnaire. It contains many recommendations for immediate action as well as longer-term plans. The Capel-le-Ferne Community Plan project is driven by the Parish Council and Dover District Council (DCC). A recent Government White Paper spelt out the need to consult local communities and take notice of Plans such as ours, and we now look forward to working with our Local Authorities to fully explore and implement the enclosed proposals.

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A large print version of the Capel-le-Ferne Community Plan is available on our website or from the Parish Clerk.

Website: www.capel-le-fernepc.kentparishes.gov.uk

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Front Cover with the kind permission of Aero Legends.



St Mary's Church

Capel-le-Ferne is a village situated on the cliff top overlooking the English Channel near Folkestone, Kent. Its name derives from the phrase "Chapel in the Ferns".

St Mary's Church dates from the 12th century. In the following century alterations were made and the tower was added. In the 14th century the chancel screen and porch were built, and most of the windows were added during the 15th century. The church was restored in 1890. It was declared redundant and vested in the Churches Conservation Trust in 1986

Capel had a population in 2011 of 2,347.

Its foremost attraction is the Battle of Britain Memorial Site, opened by the Queen Mother on 9th of July 1993 and dedicated to those who fought in the battle. The Memorial is built upon part of a former World War 2 coastal battery (No. 2 and No. 3 guns). The other part of the Coastal Battery is privately held. The Channel Tunnel runs underneath the northernmost part of the village.

In 1903 an auction of plots of land in Capel took place. The auction referred to the plots as 'The Cliffs Estate, Folkestone'. This included plots for 732 dwellings, a hotel and a shop on land stretching from (Old) Dover Road on the cliff top back towards Lancaster Avenue, which at that time did not exist. According to the book 'The Village in the Clouds' the development was the idea of Lord Radnor. At the time, there was no New or Old Dover Road – just Dover Road and the road leading to St Mary's Church was Chapel Road. Was this a misprint or has there been a name change? In addition to the history of Capel there are hints of what life was like in the early 1900s.

Look at the telephone number for the auctioneer, prices and language. Capel was considered part of Folkestone, not Dover as it is now. Reading the list of amenities Folkestone was obviously a very different town to that of today.

A plan for the Estate was drawn up. Some properties were sold and the remainder were to be auctioned by Messrs Protheroe and Morris of 67 & 68 Cheapside E.C. Telephone 809 BANK.

The auction poster refers to the Cliffs Estate, Folkestone “Queen of the South”. The estate overlooks the Warren Station and is ripe for the erection of bungalows, villas and marine residences. The photograph illustrating the catalogue is of the Leas looking towards the Warren. Solicitors acting for the vendor were Messrs Powell and Rogers of 17 Essex Street. The vendor, J.H. Retallack –Moloney is referred to in the Daily Mail Archives of 1903.

Listed were particulars, plan and conditions of sale of 100 plots of ‘splendidly situated Freehold building land, to be sold by auction in a marquee on the Estate on Saturday July 18th 1903 at two o’clock precisely.’ (A further auction was held on Thursday 20th August). A special train left Cannon Street Station at 9.50, calling at New Cross. Tickets for conveyance by this train could be had at the offices of the solicitors, auctioneers or vendor, 5/- each, returnable to purchasers. Luncheon was provided free.

The poster says

“Important to Builders, Land Speculators and those seeking land for the erection of their own residences The Cliffs Estate Folkestone occupies a high and healthy position with splendid main road frontages, overlooks the Warren station and **FACES THE SEA**. Tithe Free, Land Tax Free, Conveyance Free (except Stamp Duty) and Abstracts Free.

This Estate occupies a **SPLENDID POSITION** commanding **EXTENSIVE VIEWS** and will unquestionably prove to be **AN EXCELLENT INVESTMENT** of **CAPITAL** and those who take the present opportunity of acquiring plots on the very **EASY TERMS** offered, must in the near future reap a handsome profit”.

Today Capel has 1076 buildings, so The Cliffs Estate is a significant part of the village history.

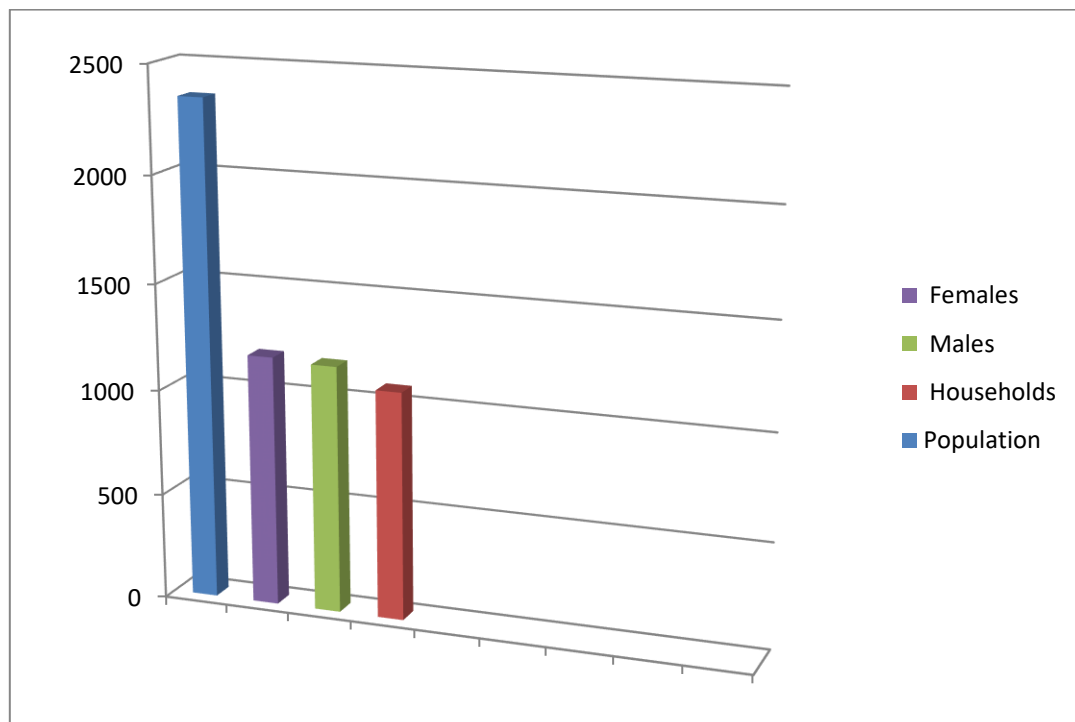
(Thanks to Mrs K Clark 2018)

Ariel view of Capel



Capel Demographics

The Office for National Statistics Census 2011 puts the population at 2,347 across some 1076 households with a fairly even mix between males and females.



Development of the Capel-le-Ferne Community Plan

The aim of the Capel-le-Ferne community Plan like all Village or Parish plans, is to set out a vision of what residents would like to see happen over the next five to ten years, and to propose a series of actions to achieve specific objectives. A key requirement is that the plan should be based on the opinion of the majority of local people, not just the views of a small group. Every effort was made to include children and young people, with those aged eight and over asked for their opinions in the questionnaire. The stages of the project were as follows:

March 2017 Dover District Council announce a review of the Local Plan

April 2017 Parish Council discuss their strategy to the forthcoming Local Plan

July 2017 Parish Councillors meet Adrian Fox Policy and Project Manager to discuss the Parish Councils approach to the Local Plan.

August 2017 Parish Council embarks on a community questionnaire.

September 2017 Parish Council produce draft community questionnaire.

November 2017 Parish Councillors meet Adrian Fox Policy and Project Manager to review the draft community questionnaire.

January 2018 Final draft of community questionnaire printed.

February 2018 Community questionnaire distributed with the Grapevine.

February 2018 Community questionnaire collected by Councillors.

March – December 2018 Analysing questionnaire data and producing results in a pictorial format.

January 2019 Develop Community Plan Document.

February 2019 Present Community Plan Document for final comments by all interested parties

Capel-le-Ferne Community Plan

The Parish Council would like to thank all who took the time and effort to make their opinions known. Such a good response gives the Plan a real “voice” for the community.

Much of the work in identifying the current situation and discovering what peoples likes, dislikes and wants are identified by looking at six areas of activity. The results are presented here under those headings. Each section finishes with a set of recommended actions which will attempt to satisfy the wishes of the majority of residents. There are many suggestions that will be taken on board and where practical, action started by Parish Council. The action plans will require further detailed work by the village in collaboration with partner organisations to turn these desires into concrete results. We will need everyone’s support to make it happen.

The following comments by residents taken from the questionnaires summarise the general feeling about Capel:

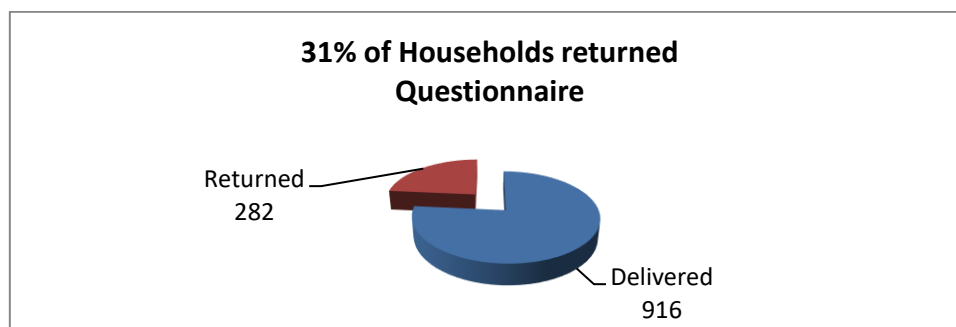
- **Moved here as it was a village, small is beautiful**
- **Revert to village status, only small scale developments**
- **Keep Capel unique, lovely place as it is, housing and tarmac would ruin it...**
- **I would like to see the current village ambience maintained**
- **Capel should stay a village, not like Hawkinge**
- **Suitable homes for first time buyers, Affordable**
- **Priority for Capel Residents - First time buyers**

Questionnaire Outcomes

Section 1: About your household

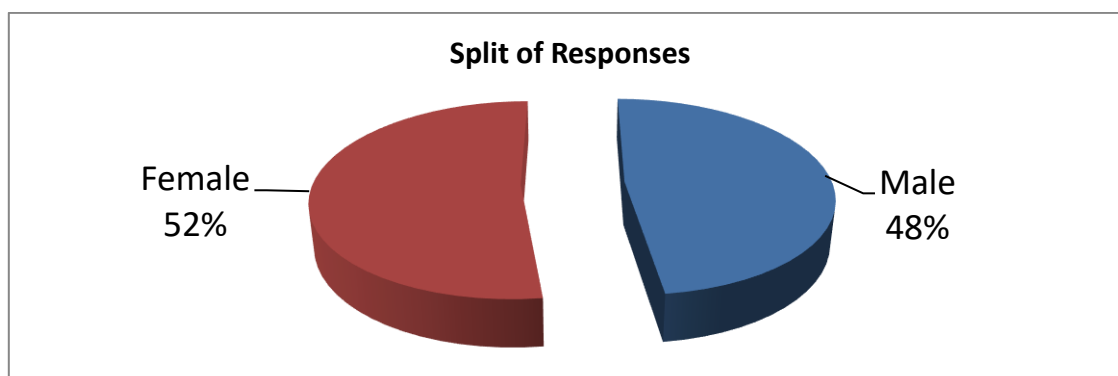
The following charts provide a summary of the survey responses and provide a good context for the feedback received in the development of this plan.

The chart below illustrates the number of questionnaire returned.

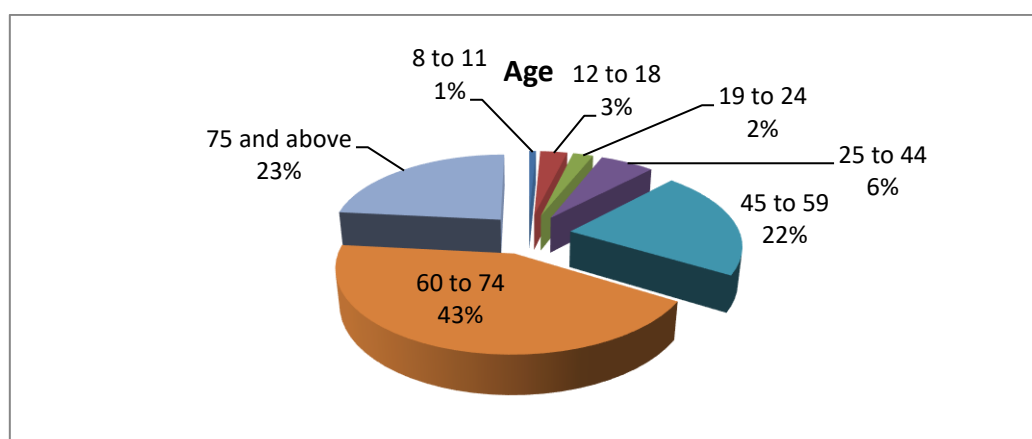


Whilst the number of returns may seem moderate, a similar response level is often seen during national and local elections.

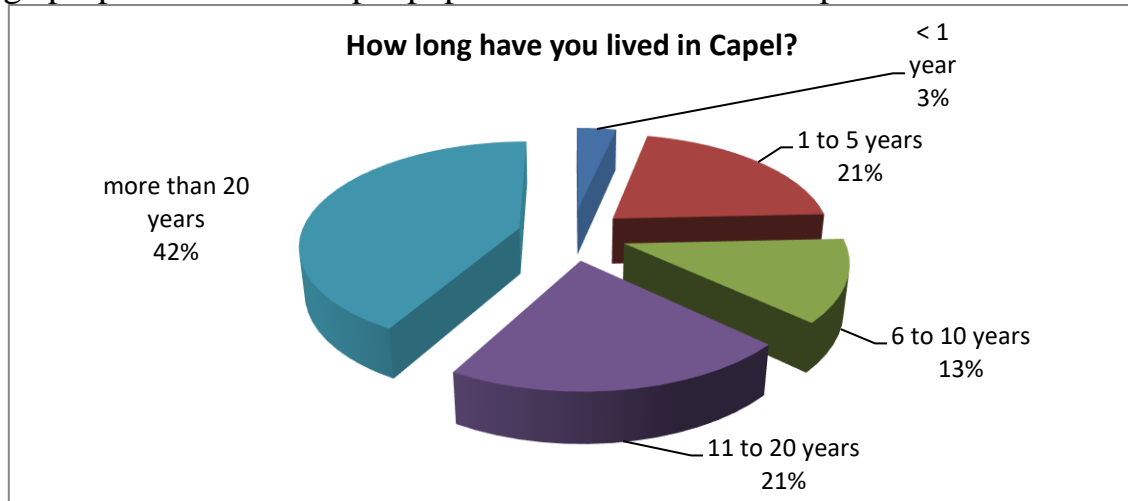
The returned questionnaires provided **546** responses (see **Appendix 1**); the split of those responses is illustrated by the next chart.



The chart below clearly indicates that Capel has a fair proportion of Senior Citizens living in Village.



A large proportion of the Capel population have lived in Capel for more than 20 years.



Observations

The results indicate that once people move to Capel many find the environment, social and other aspects of Capel life appealing and they stay in Capel.

However, the lack of affordable housing means that there is less opportunity for first time buyers in Capel. This may include the offspring of existing Capel residents.

Action Plan

Dover District Council require developers to provide at least 30% affordable housing. Through the current and any future Land Allocation Local Plan, Capel Parish Council will encourage developers to incorporate 30% plus affordable housing, which may include private rental, shared equity and Housing Association/Local Council controlled housing.

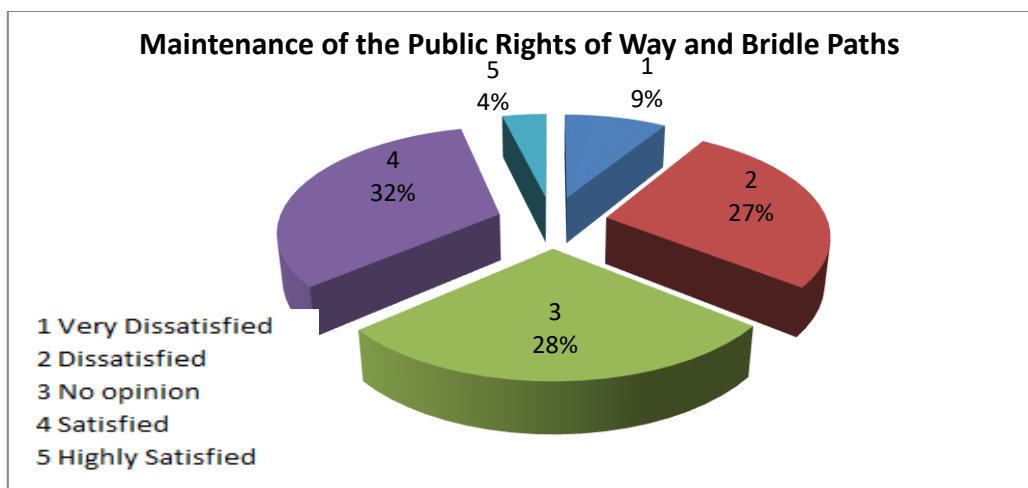
Section 2: Capel and your Environment

Q 2.1 How satisfied are you with these environmental issues with regard to the following?

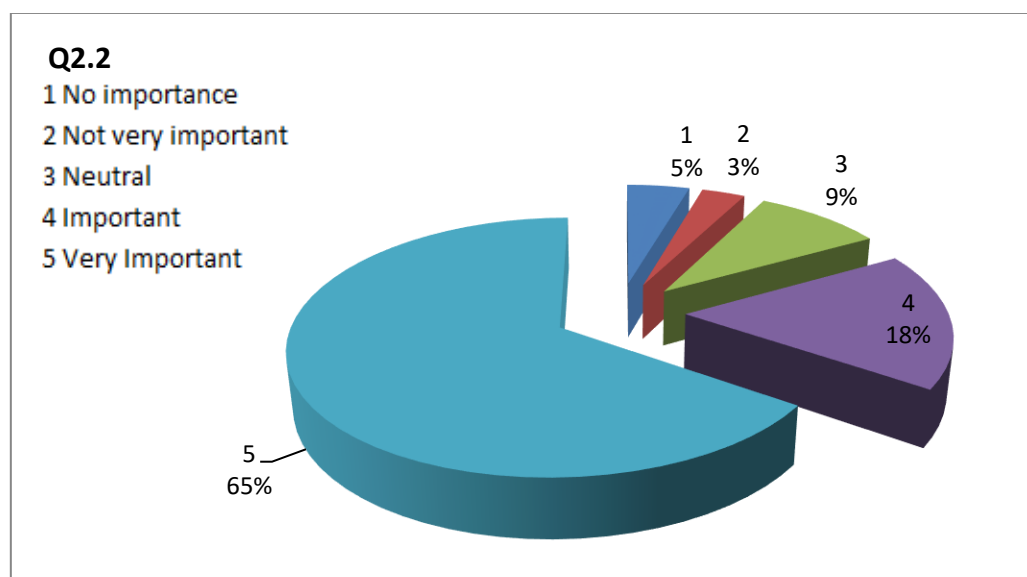
- Appearance of road signs entering the village
- Quality of pavement and footpath surfaces
- Tidiness of pavements and footpaths
- Maintenance of kerb side verges
- Maintenance of cliff top area
- Maintenance of public rights of way and bridle paths
- Maintenance of recreational area

In general, the response to the items above were satisfactory (see **Appendix 2**)

The exception was 'Maintenance of Public Rights of Way and Bridle Paths', which had a mixed response.



Q2.2 How important do you think it is for Capel to retain the existing settlement boundary of the built-up area over the next few decades?



Observations

In general, the responses to the items listed in Q 2.1 were satisfactory (see Appendix 2). The exception was ‘Maintenance of Public Rights of Way and Bridle Paths’, which had a mixed response. 36% of responses were satisfied with the Maintenance of Public Rights of Way and Bridle Paths. It was clear that these paths were well used by residents.

Overwhelmingly, the people of Capel said that they enjoy the peace and beauty of the countryside and of the village combined with the enjoyable characteristics of village life such as its community spirit and friendliness. Q2.2 indicated that eighty three per cent said that they did not wish to see the boundary of the built-up area changed over the next few decades and considerable concern was expressed about the expansion of Hawkinge and worried that Capel would suffer the same fate.

Action Plan

Capel Parish Council will strive to maintain the Settlement Boundary so ensuring that Capel retains its rural feel, so that residents can continue to enjoy a safe social environment.

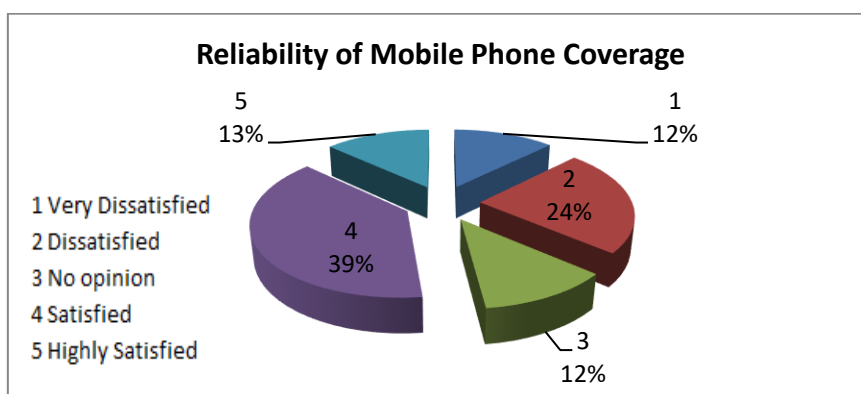
The Parish Council has a good rapport with Public Rights of Way staff and will continue to keep a close eye on footpaths around Capel.

Section 3: Capel Local Economy

Q 3.1 How satisfied are you with these infrastructure issues?

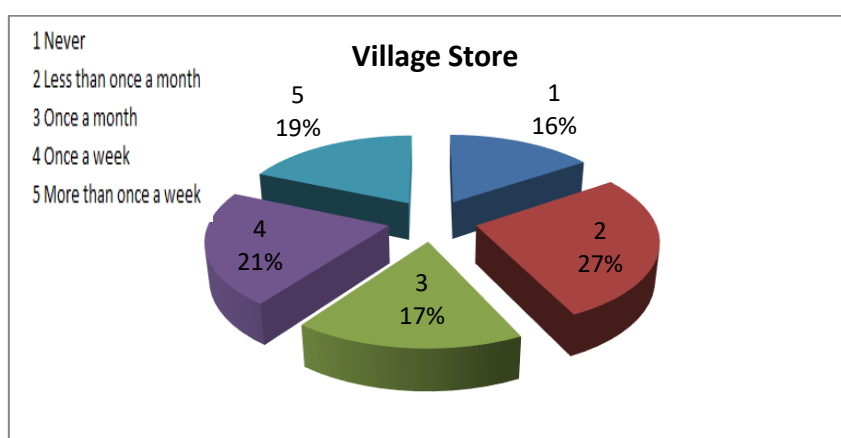
Again the response to most of the following was satisfactory.

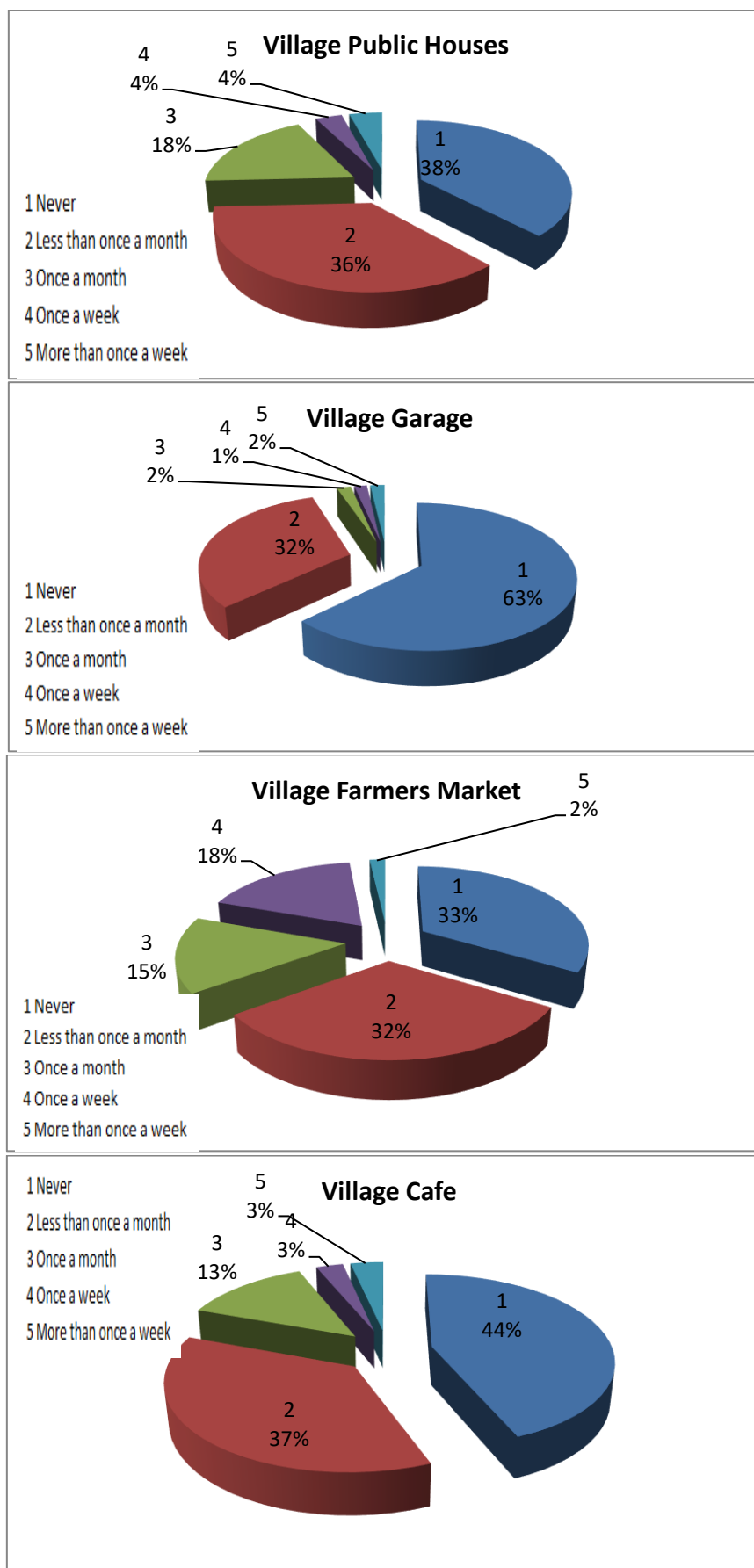
- Reliability of Electricity supply
- Reliability of Water supply
- Efficiency of Drainage systems in your area
- Reliability of Phone landline
- Reliability of Mobile phone coverage



More information about Q3.1 can be found in Appendix 3

Q3.2 How often do you use the following local facilities?





More information about Q3.2 can be found in Appendix 3

Q3.3 Would you like to have any more shops or services in Capel?

Responses included:

- Post office
- Doctors
- Chemist
- Local Express Store
- Dentist
- Butchers
- Grocers
- Takeaway

Observations

In general the responses indicated general satisfaction with services in Capel (see Appendix 3), the exception being ‘Mobile phone coverage’. There is also an issue with broadband speed in parts of the village.

There were also pockets of dissatisfaction with ‘Drainage systems’ in the lower part of Capel Street and ‘Water supply’ in the Cauldham Lane area.

Whilst about 40% of Capel’s population used the village shop at least once a week, other services were less used. Many respondents would like to see an expansion of these services, a Post Office being the most popular request. *(Note: A Post Office was established previously at the Village Hall but was proved to be non-viable)* Realistically, to see services expand, considerable development would need to take place in Capel, but as indicated in Section 2, the majority of Capel residents are not in favour of large scale development.

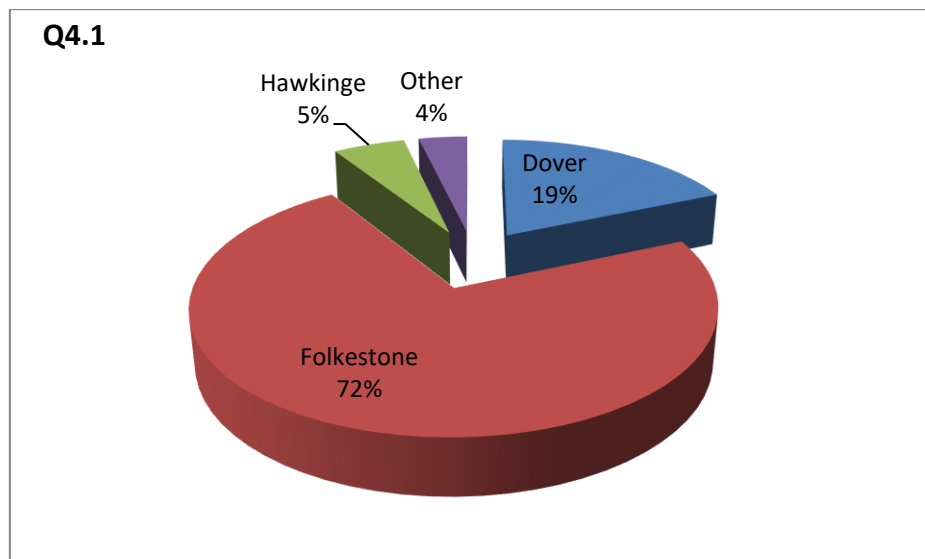
Action Plan

Capel Parish Council will investigate with appropriate authorities the possibility of improving some utilities, such as mobile phone coverage, broadband speed, water supplies and drainage systems.

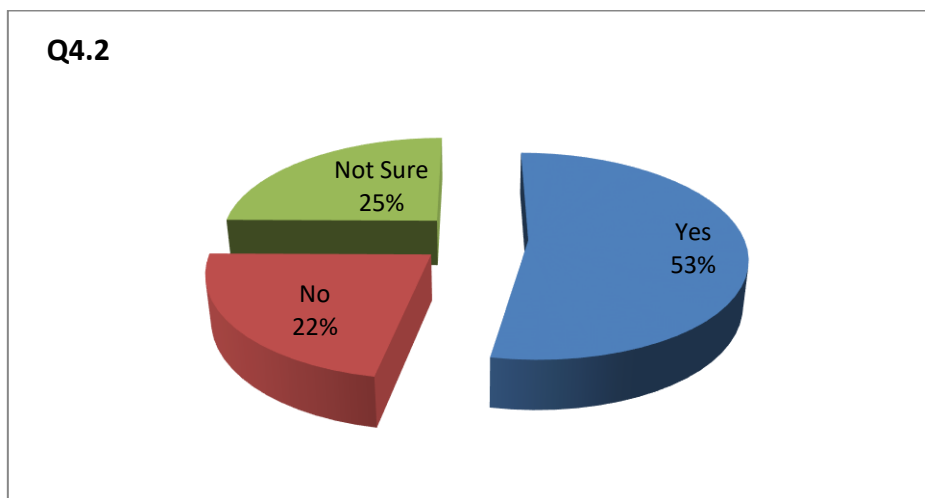
The Parish Council will continue to investigate the possibility of Post Office facilities in Capel. Currently the Farmers Market provides a voluntary postal assistance service.

Section 4: Health

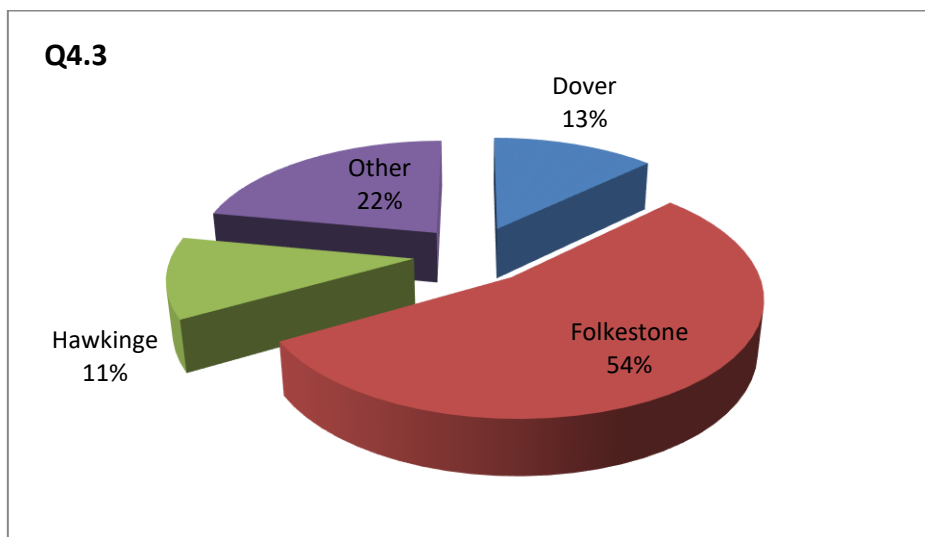
Q4.1 Which Town Doctors Surgery do you currently use?



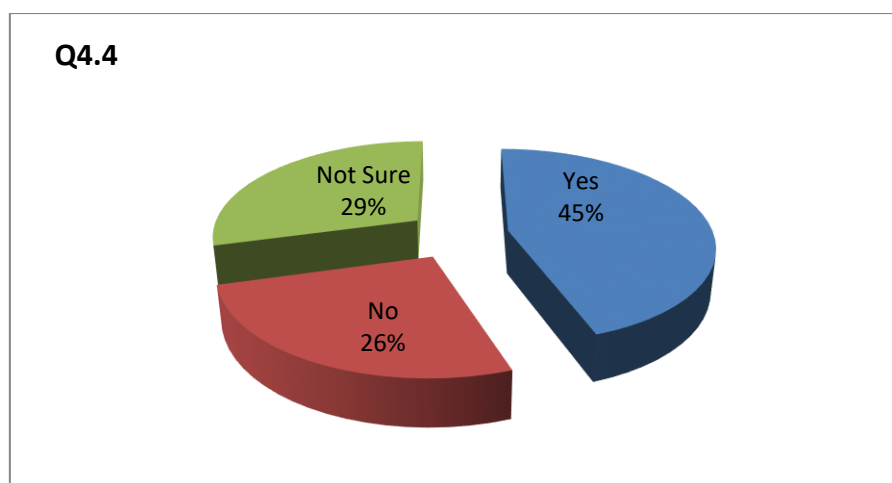
Q4.2 If a Doctors Surgery was built in Capel would you transfer to it?



Q4.3 Which Town Dental Surgery do you currently use?



Q4.4 If a Dental Surgery was built in Capel would you transfer to it?



Observations

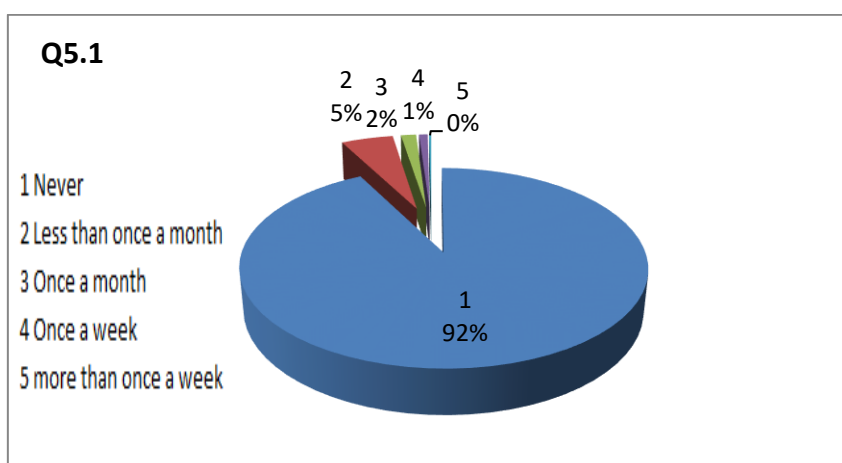
As can be seen from the charts above, the majority of residents use facilities in Folkestone but many would change if facilities became available in Capel. Realistically, the only chance of have a Doctors or Dentist Practise in Capel is for there to be significant development. At various points throughout the questionnaire, residents made it clear that they were not in favour of significant development.

Action Plan

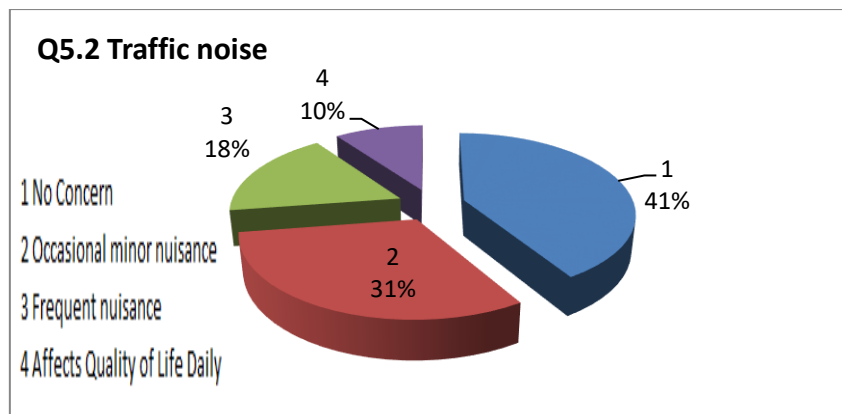
The Parish Council will continue to investigate ways of improving public transport access to existing facilities in nearby towns.

Section 5: Transport and Highways

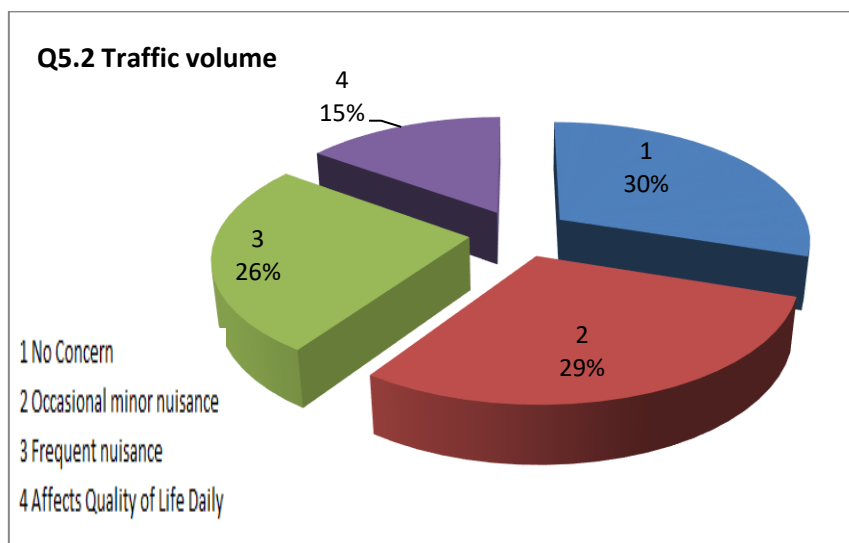
Q5.1 How often do you use the Local Cycle Paths?



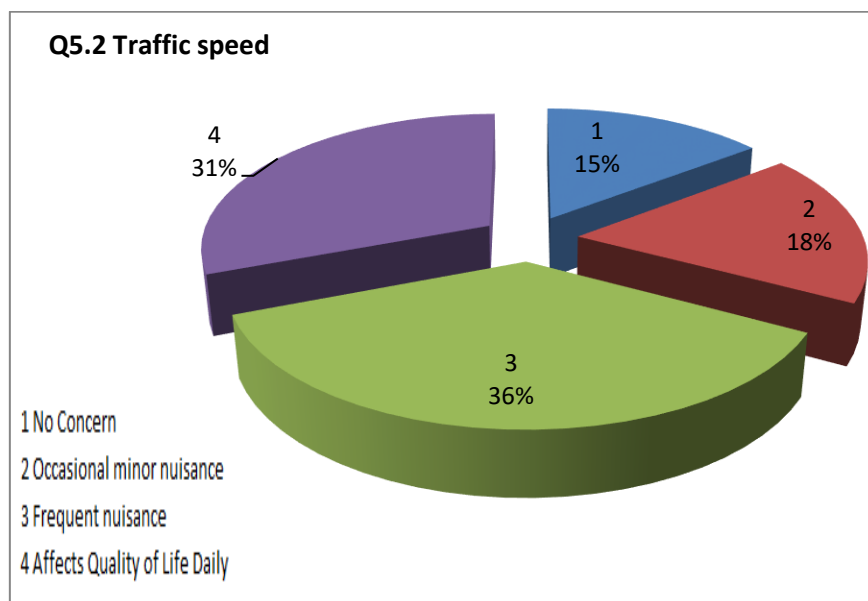
Q5.2 In your street, is traffic noise a concern?



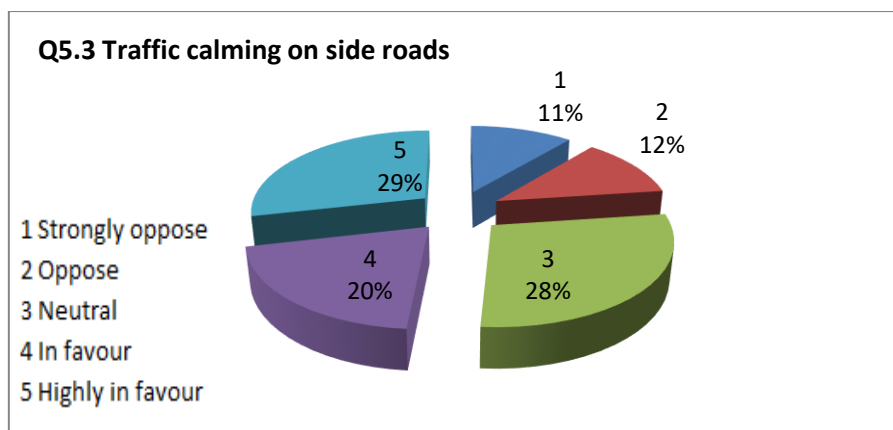
Q5.2 In your street, is volume of traffic a concern?



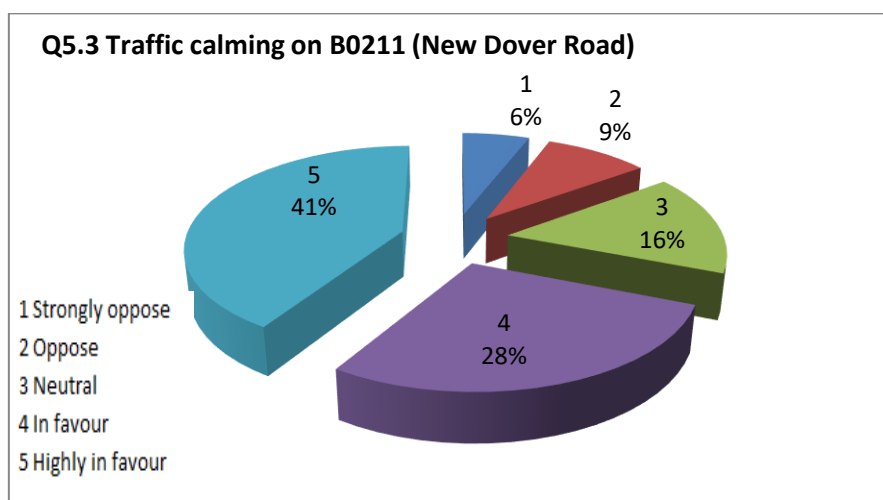
Q5.2 In your street, is traffic travelling too fast?



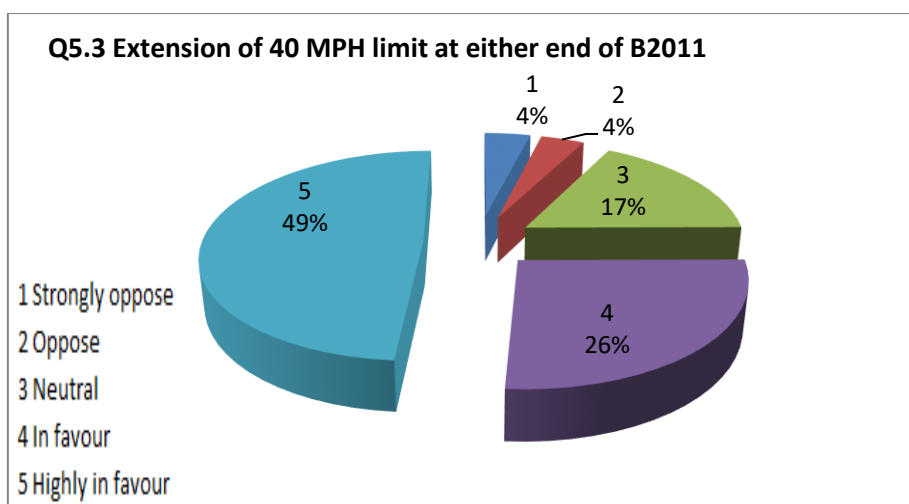
Q5.3 Your views on traffic calming measures on side roads in Capel.



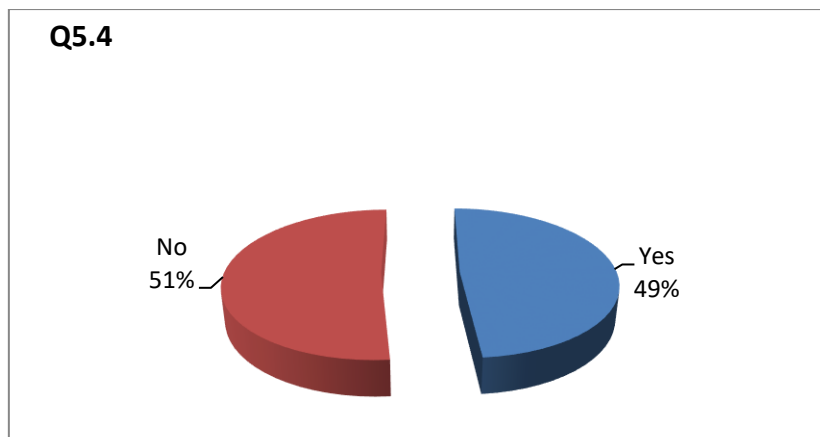
Q5.3 Your views on traffic calming on the B2011 (New Dover Road)



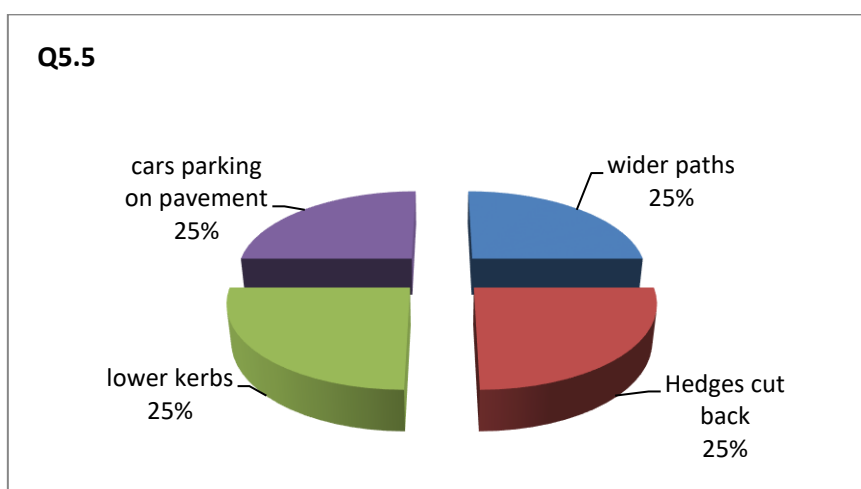
Q5.3 Your views on more traffic calming by the extension of the 40mph limit at either end of B2011 (New Dover Road) in Capel.



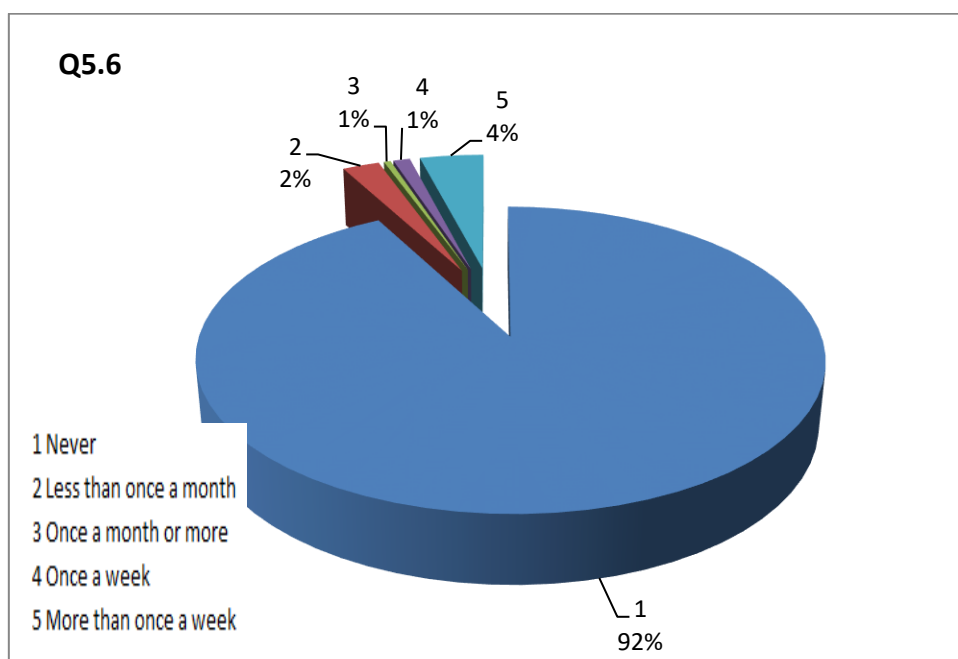
Q5.4 Do mobility problems prevent you from accessing public transport?



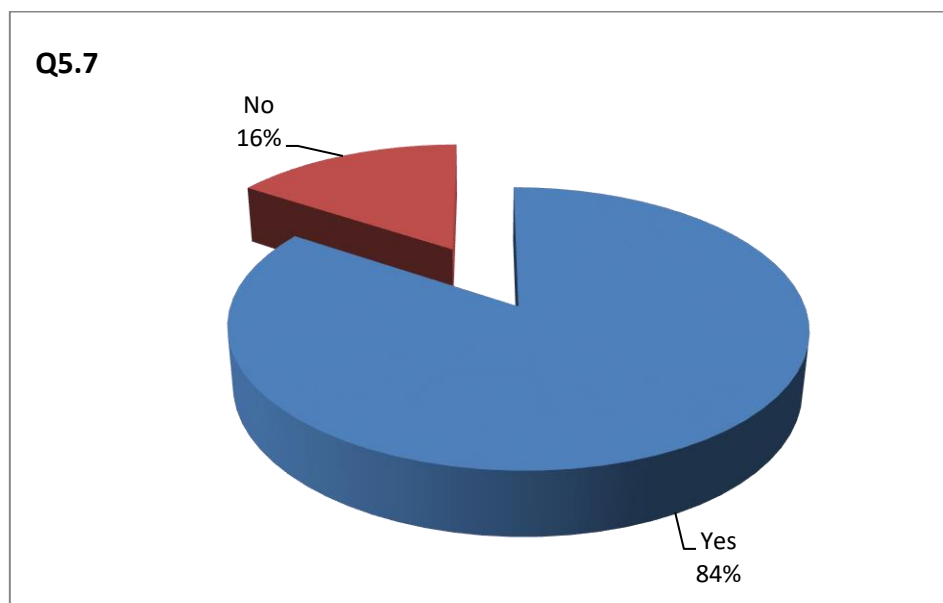
Q5.5 Those with mobility problems preventing assessing public transport, what would help?



Q5.6 Do you use the local bus service to work?



Q5.7 Would you like some of the bus services to route via Blackbull Road / Radnor Park to access Doctor Surgeries, Drop in Centre and Central Station?



Observations

Possibly because of the location of Capel, local cycle paths appeared to be little used by local residents.

The questionnaire indicated that traffic noise was not a significant issue for Capel residents apart from those living in Capel Street and New Dover Road.

Once again the problem of speeding traffic was indicated by the strength of feeling about speed camera signs.

Clearly there are issues with mobility problems and public transport, and for those living in Capel, the distance from home to any village bus stop can be an issue.

An overwhelming number of residents that completed the questionnaire felt that the public bus service needed to be realigned to allow direct access to services such as Doctors surgeries, drop in centre and Folkestone Central Station.

Action Plan

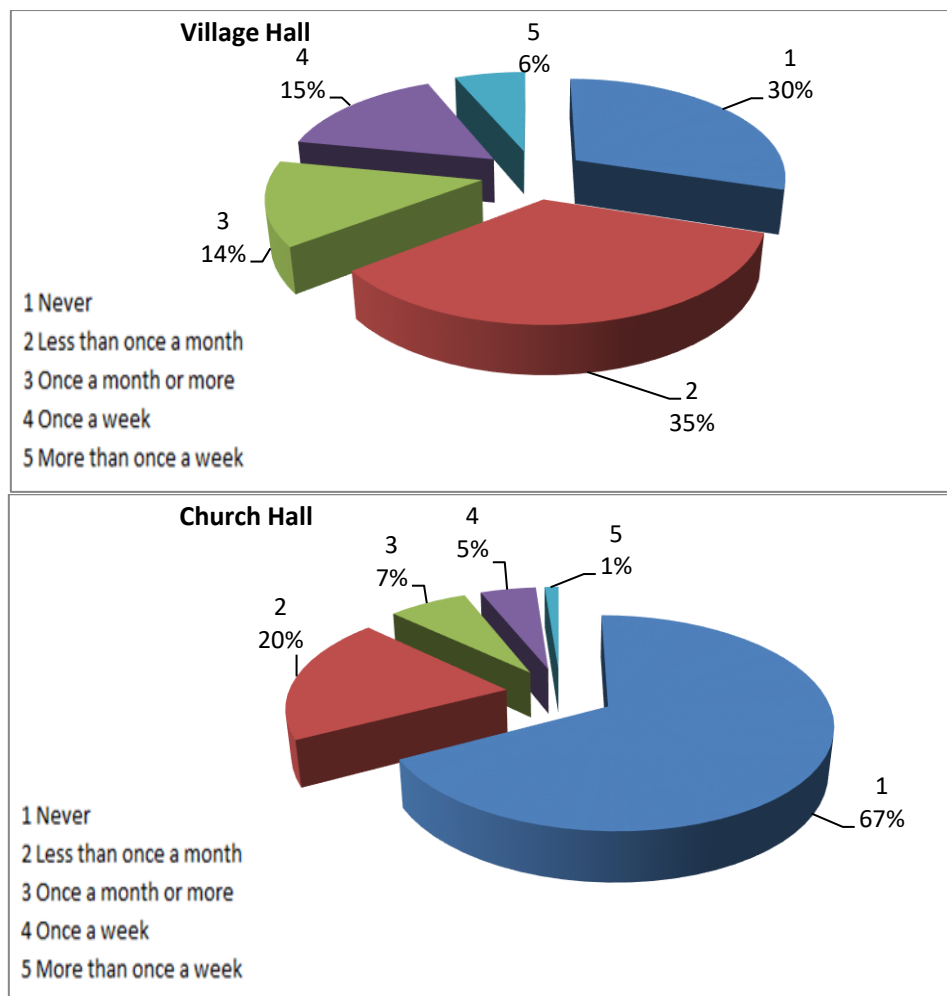
Capel Parish Council is currently working in partnership with KCC Highways to investigate traffic calming measures throughout Capel. Volunteers will continue to operate Speed Watch within the village. The 40 mph speed limit is to be extended at both end of the village during 2019. The Parish Council will continue to pressurise Stagecoach to re-arrange the bus route into Folkestone. The Parish Council will also continue to monitor the availability of Thanet Community Transport Association as they widen their operation into the Dover area.

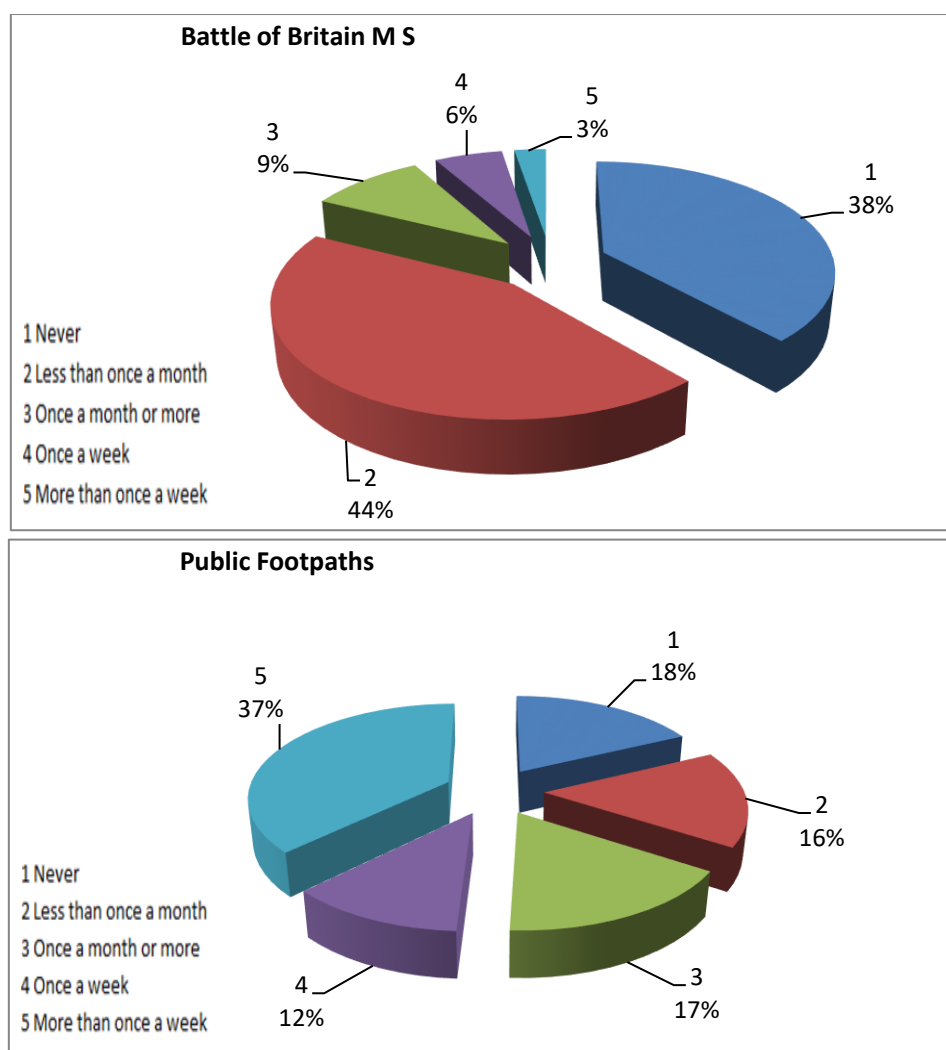
Section 6: The Community and Leisure

Q6.1 How often do you use the following village facilities?

- Multi-use games area
- Youth shelter
- Toddler play area
- Outdoor gym equipment
- Skate park
- Zip wire
- Petanque court
- BMX course
- Football pitch
- Village Hall
- Church Hall
- Primary School Hall Battle of Britain MS
- Public Footpaths

From the list above, the following were most popular:





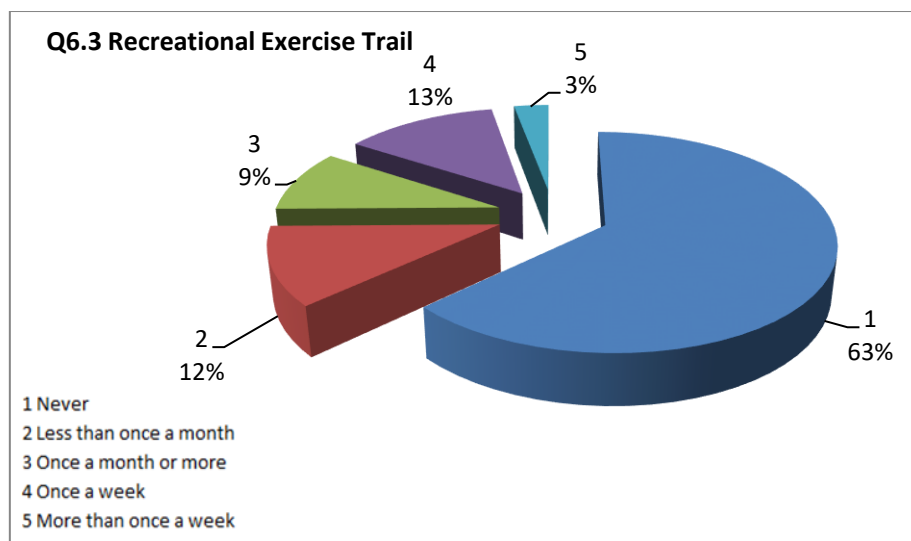
The remaining charts for Q 6.1 can be found in Appendix 6.

Q 6.3 If the following facilities were available in the village:

- Trampoline
- Recreational exercise trail
- Tennis court
- Climbing rocks
- Rope bridge
- Basket swing
- All weather football pitch
- Allotment

Please indicate your usage.

From the list above, the Recreational exercise trail was most popular.



Charts for the other facilities can be found in Appendix 6

Observations

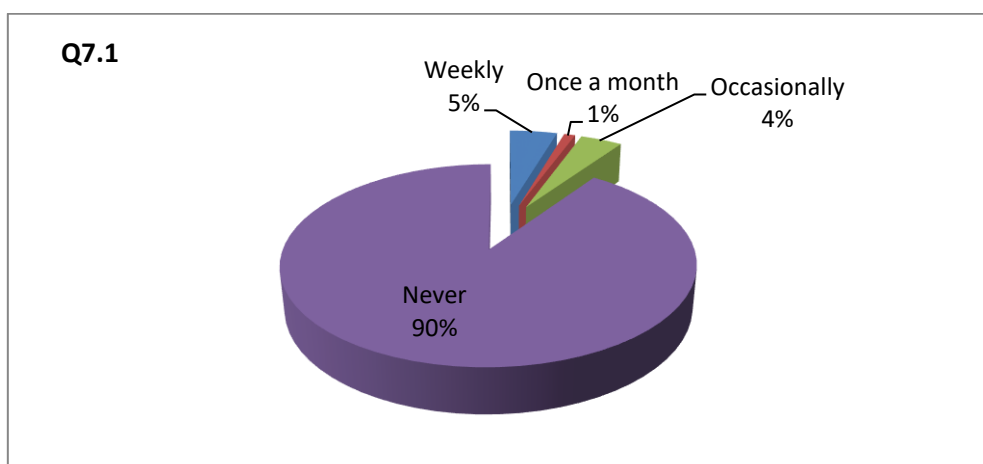
Facilities at the Village Hall and Battle of Britain Memorial Site were the most supported in the village. In general, existing recreational facilities were thought to be sufficient although there was some support for a recreational exercise trail. It was clear that the footpaths around Capel were well used by residents

Action Plan

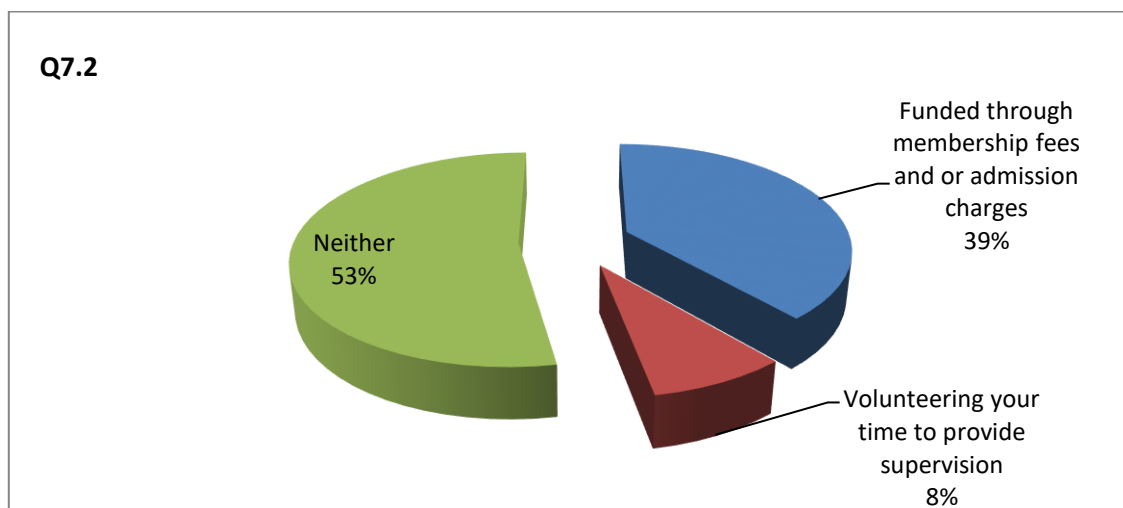
Capel Parish Council will continue to maintain and monitor the recreational equipment and may choose to replace some of the static equipment in the Toddlers Play area at some point in the future. Developers are to carry out some upgrade work on the Bridle Path between Green Lane and New Dover Road during 2019. The Parish Council will monitor progress.

Section 7: Youth and Education

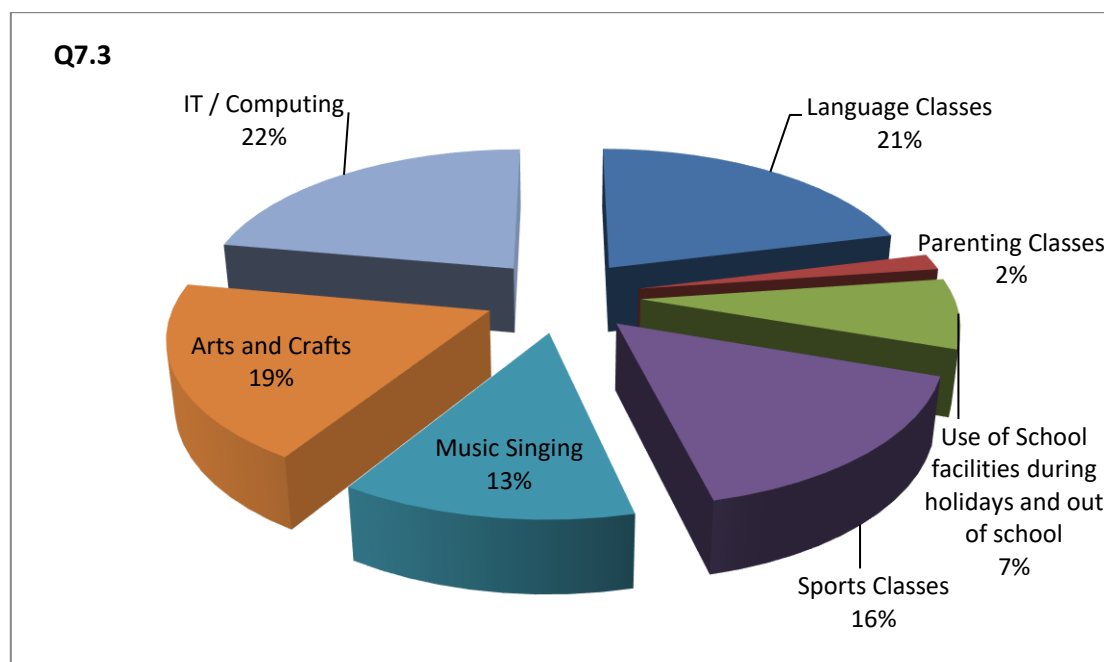
Q7.1 If you belong to, or are considering joining a youth facility / venue, how often would you use the facility / venue?



Q7.2 Would/do you support the provision of a children youth facility / venue in Capel in any of the following ways?



Q7.3 If additional community / adult education facilities were available in Capel, which of the following would you use?



Q7.4 Where is Capel failing to meet the needs and interests of young people.

There was a variety of responses to this question, but the flexibility of public transport and the lack of affordable housing featured frequently.

Observations

There was no significant support for additional facilities for youth or adult facilities in the village, probably because the existing facilities provided by various groups and organisations are seen to be satisfactory. However, there was interest in adult education facilities, particularly for IT/Computing and Language classes.

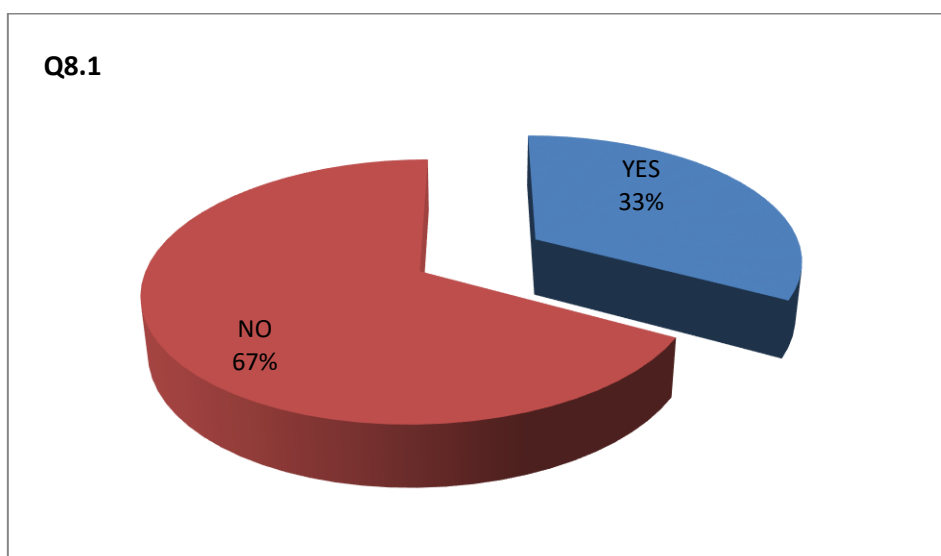
Whilst the majority of residents did not want to see large scale development in Capel, it was recognised that Capel needs more affordable housing rather than large 4 bedroom properties.

Action Plan

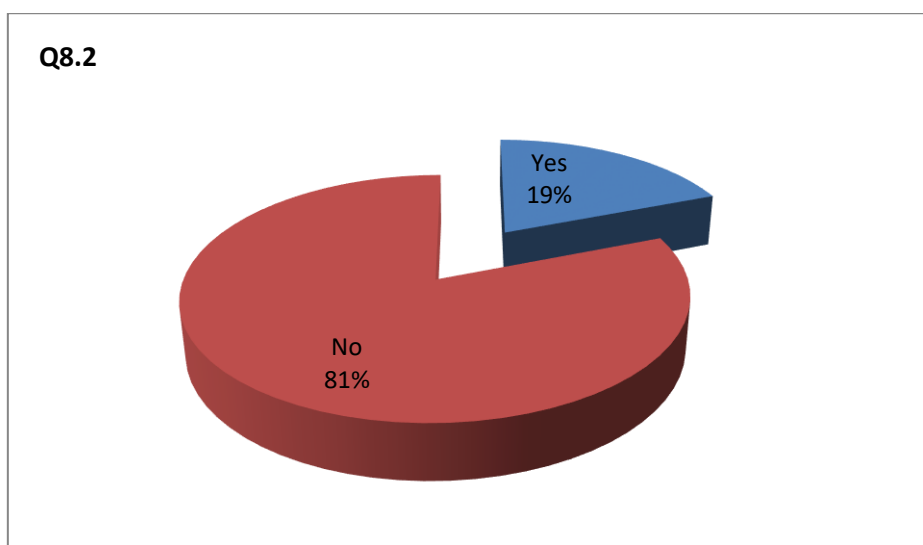
Capel Parish Council will encourage developers to incorporate 30% plus affordable housing in any future developments.

Section 8: Development Needs in Capel

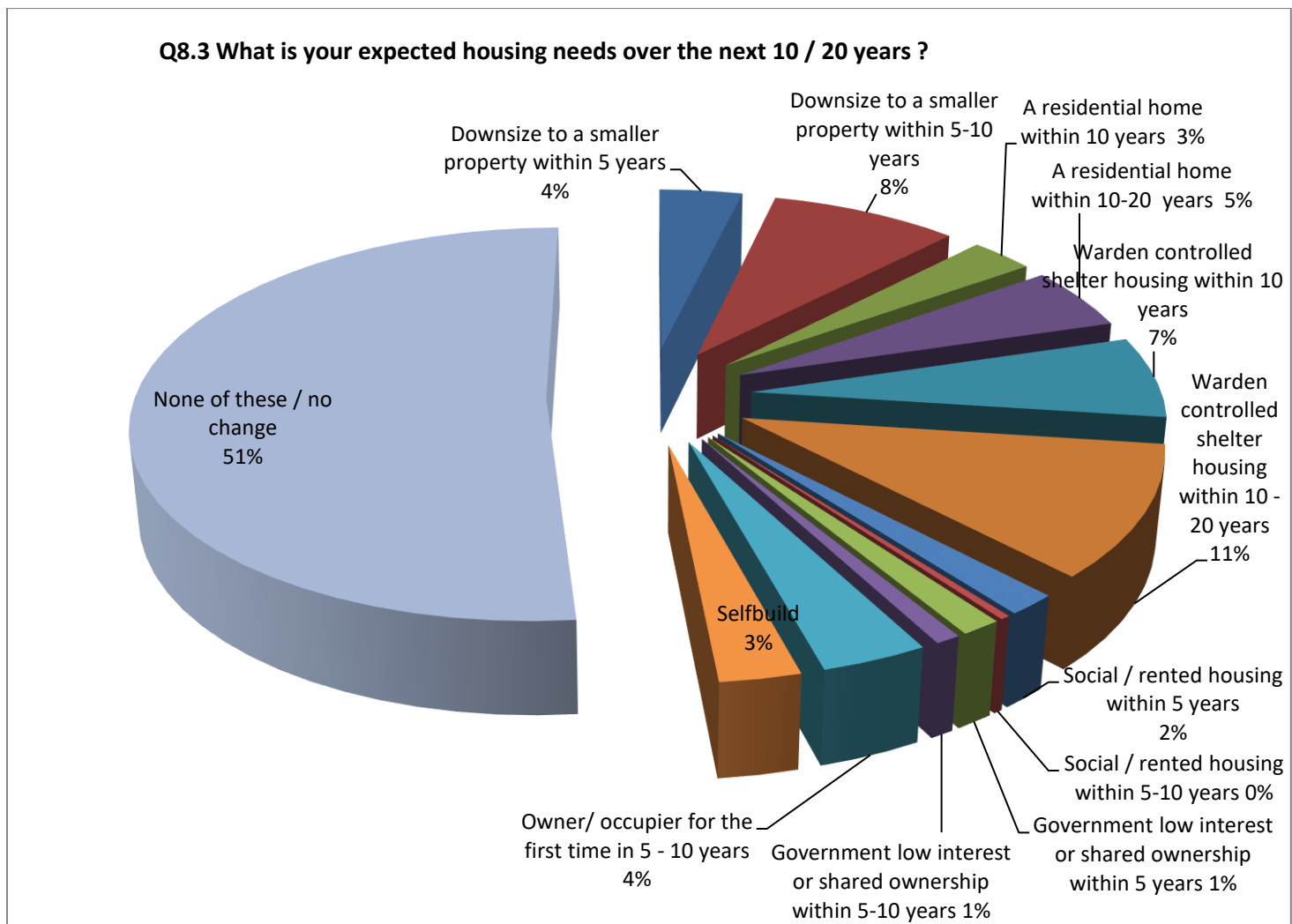
Q8.1 Do you think that Capel should remain a Local Centre thereby attracting development?



Q8.2 Would you like to see the development of some industrial units in Capel providing local employment?



Q8.3 Future housing needs



Observations

The Dover District Councils existing Core Strategy currently defines Capel as a Local Centre.

Local Centre Definition: *Secondary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to its home and adjacent communities. It should provide primary health and social care, education facilities, outdoor sports facilities, retail facilities including a Post Office and be accessible by a frequent (hourly) bus or train service*

Village Definition: *Tertiary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community. It should provide primary education facilities, community recreation area, at least one shop and be accessible by a bus or train service.*

67% of Capel residents would like to see Capel revert to Village status.

There was also a clear indication that Capel residents are not in favour of the development of industrial units.

A quarter of Capel's residents felt they would need to move to Warden Controlled or Residential Care accommodation within the next 10 to 20 years.

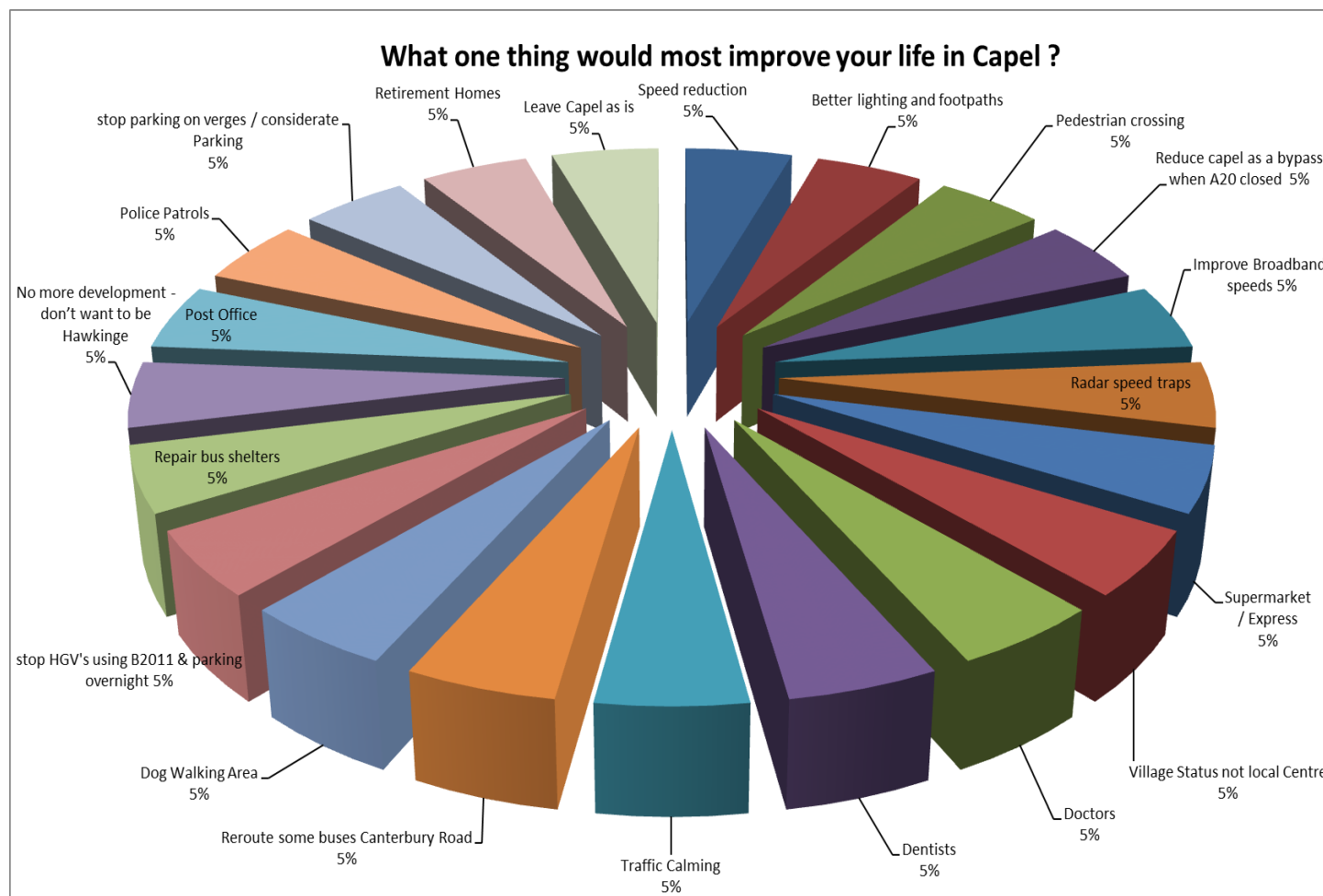
There was also a need for smaller/starter homes.

Action Plan

Capel Parish Council will press Dover District Council for a change in status for Capel during the next review of the Local Plan later in 2019. The Parish Council will also support future Warden Controlled accommodation in Capel.

Section 9: Your priorities and your opportunities to comment

Q9.1 What one thing would most improve your life in Capel?



Observations

There were many subjects covered by residents in this section. Many of the topics mentioned are frequently on the Parish Council agenda, for example, inconsiderate parking, traffic calming measures, development issues, etc..

Action Plan

All Parish Councillors strive to ensure that Capel is a pleasant place to live and are passionate about improving life for our Parishioners. The Parish Council will continue to work for the good of the community and will act on aspects raised in the questionnaire that are within their control.

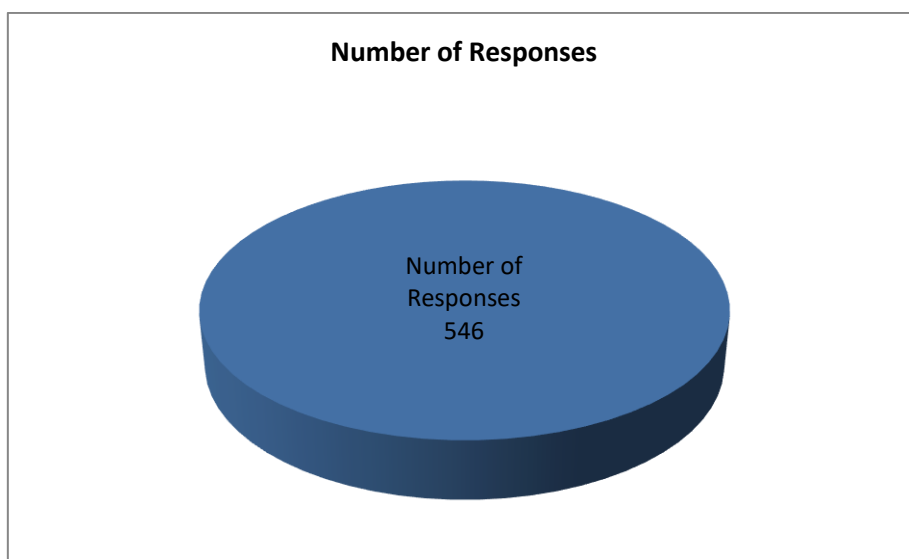
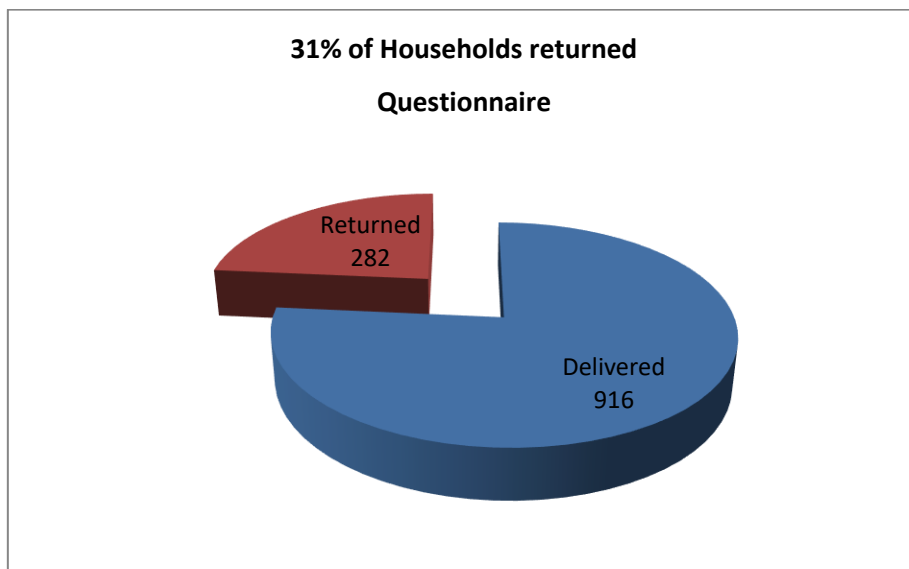
Appendix

Survey Key Results

The appendices show a selection of other results from the survey not illustrated in the main body of Community Plan.

Appendix 1

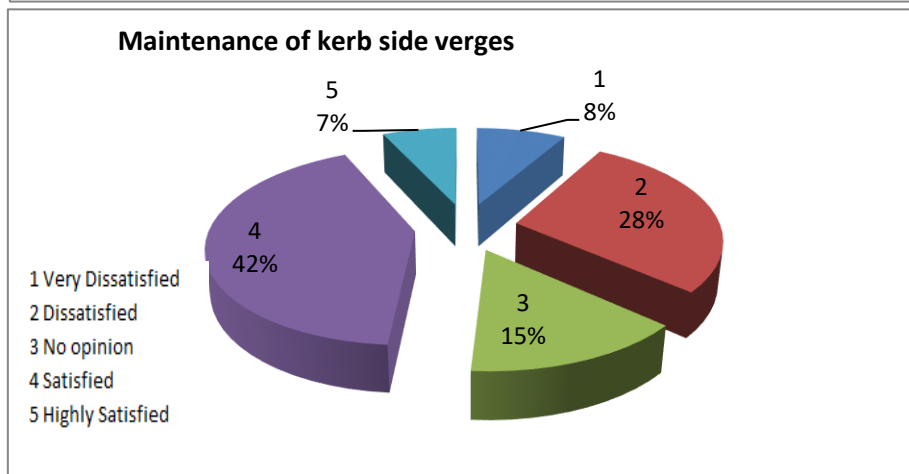
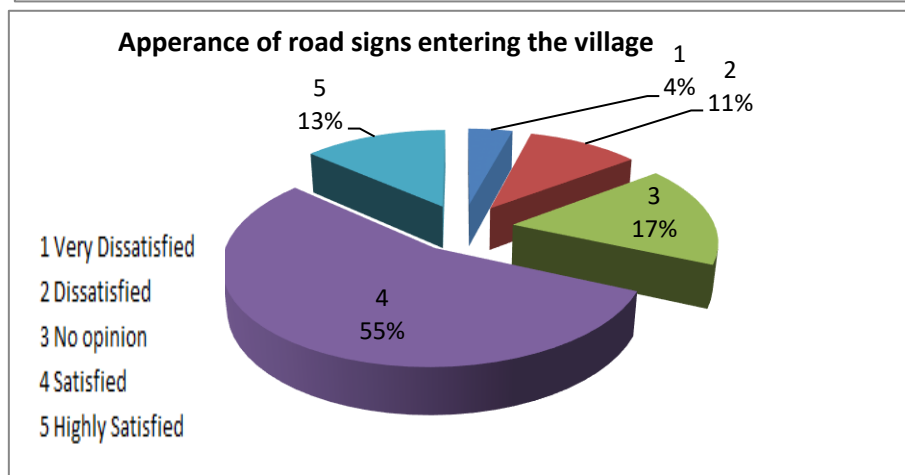
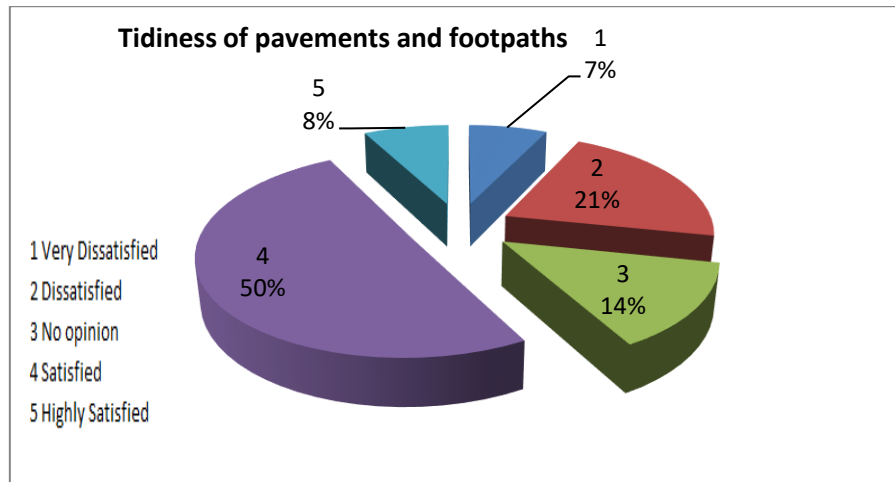
Section 1: About your household

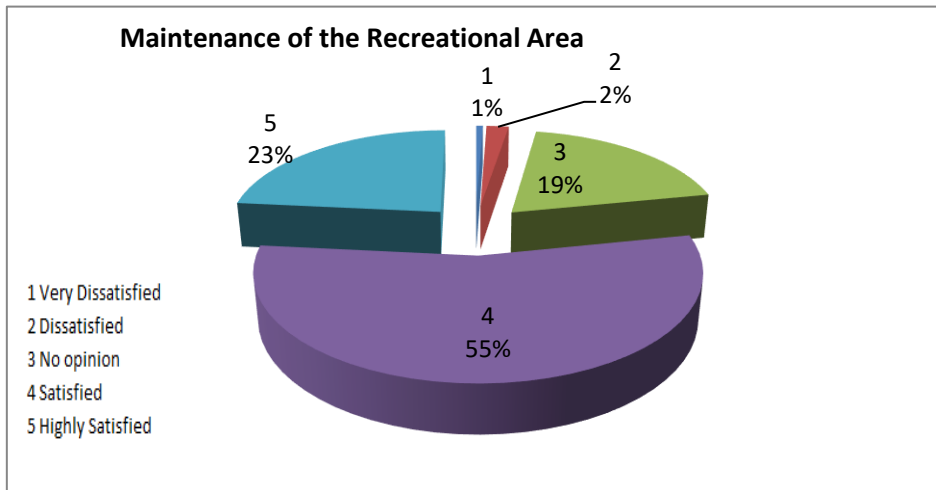
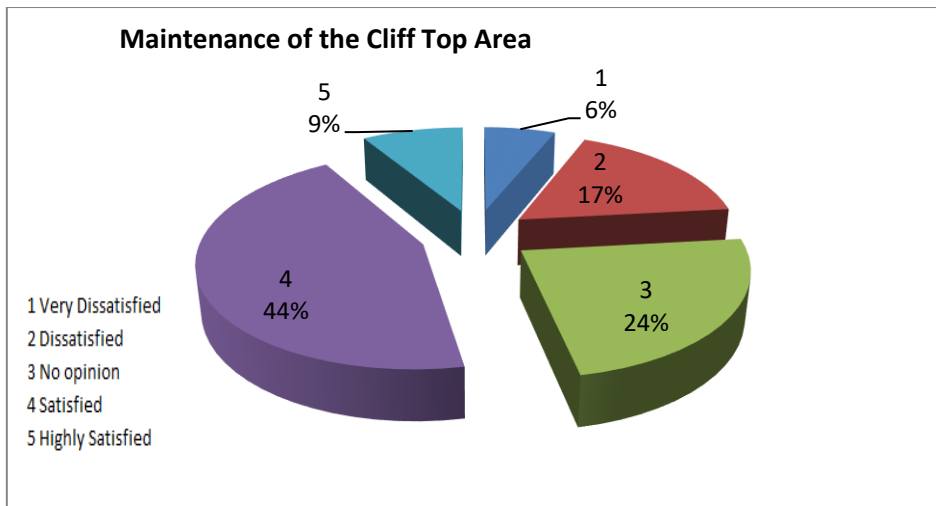


Appendix 2

Section 2: Capel and your Environment

Q 2.1 How satisfied are you with these environmental issues with regard to the following?

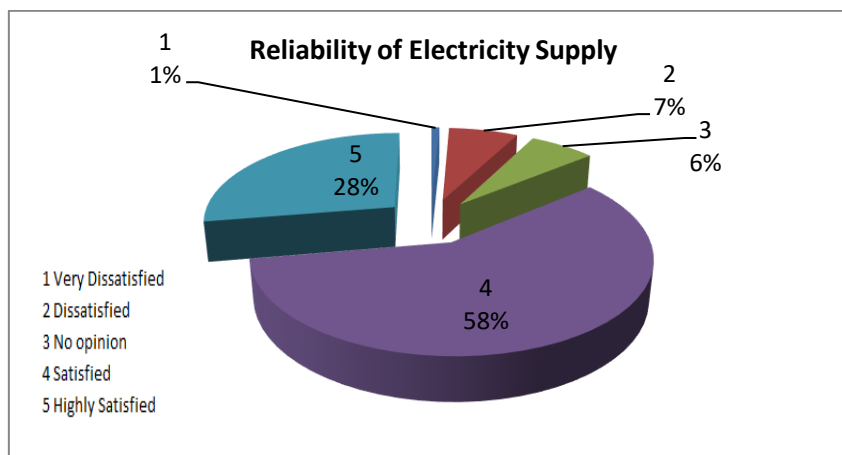


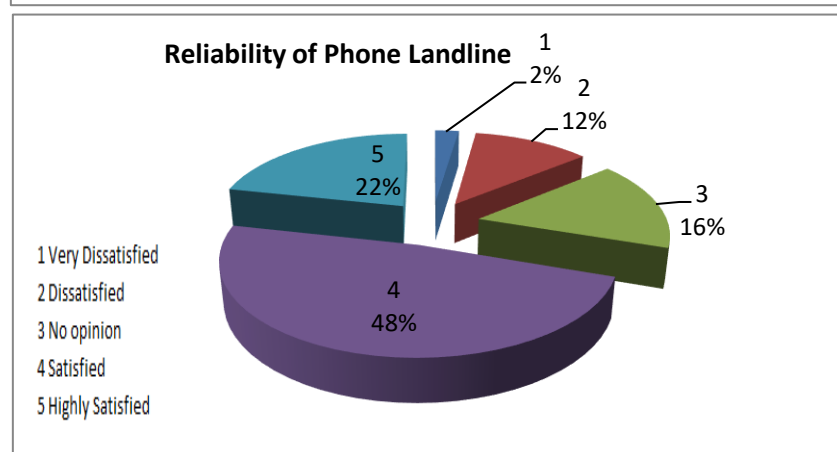
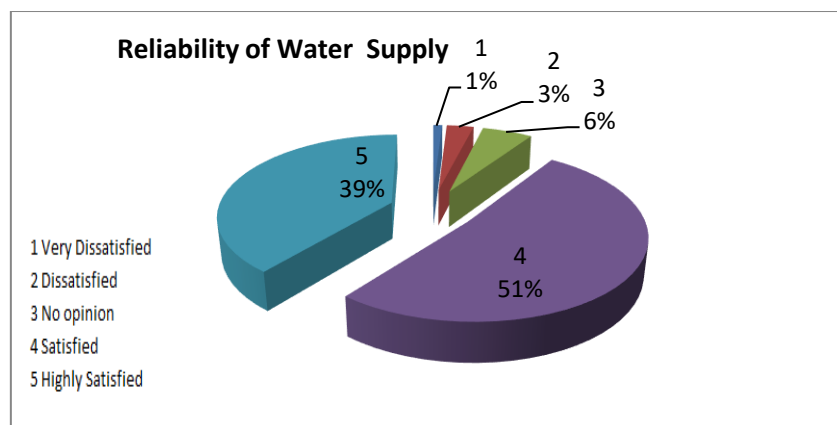


Appendix 3

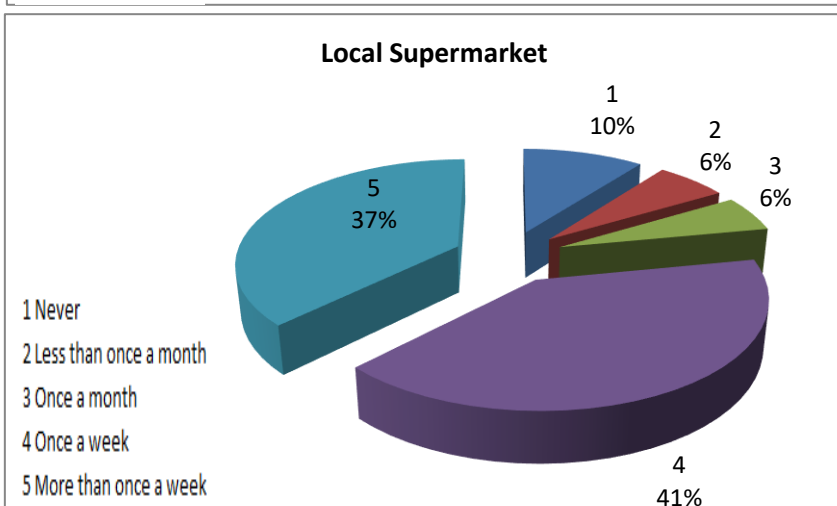
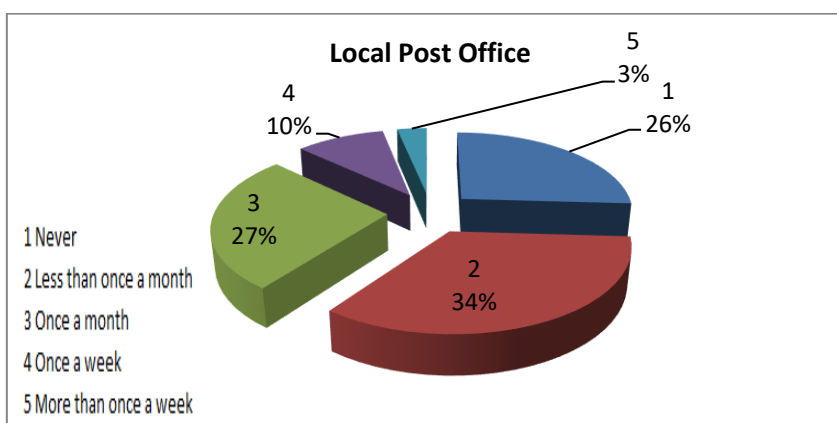
Section 3: Capel Local Economy

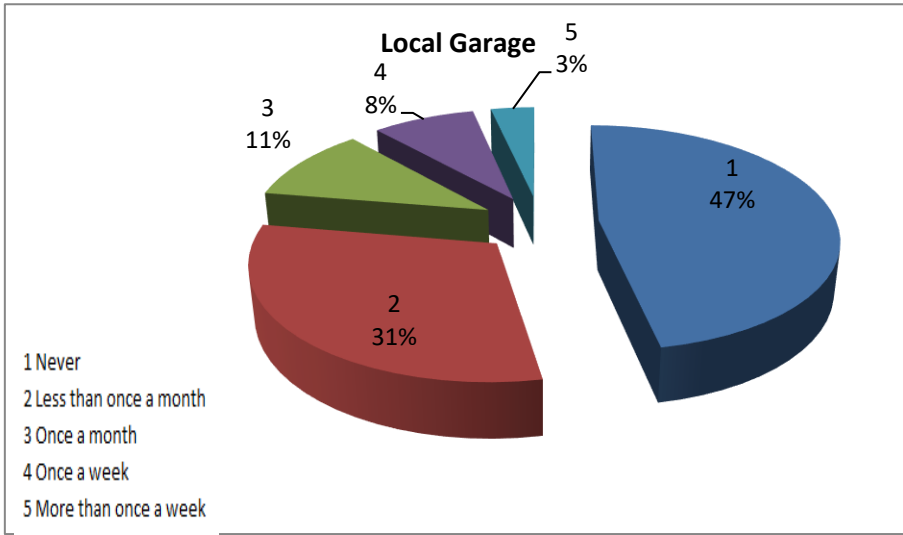
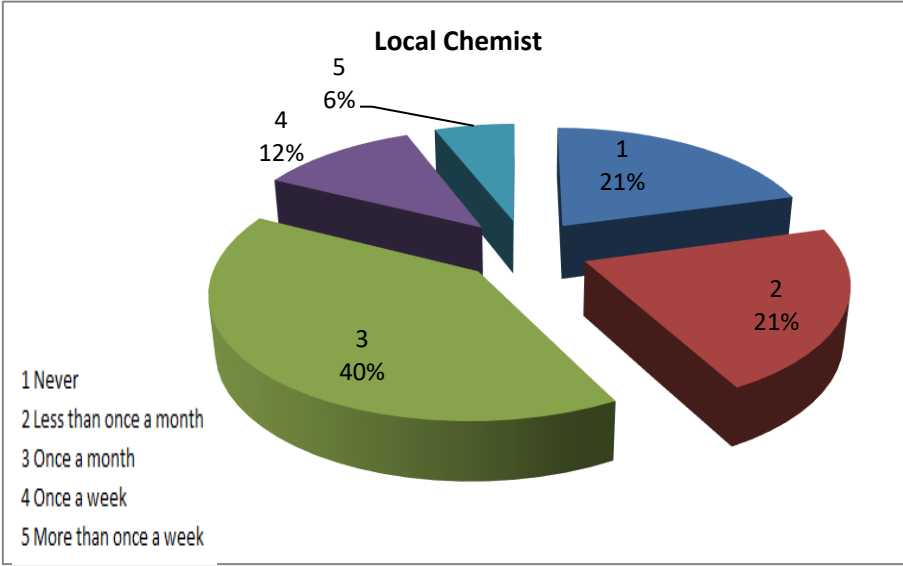
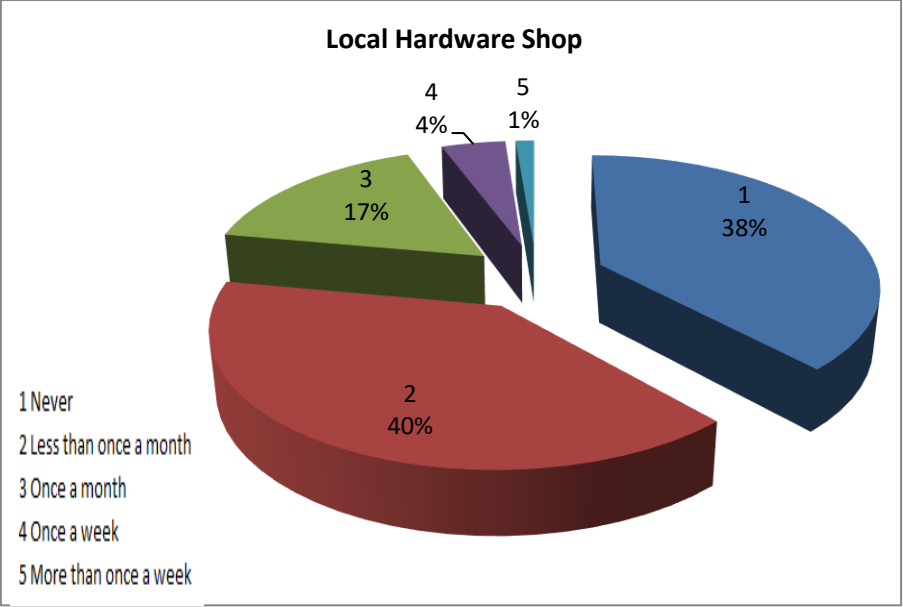
Q 3.1 How satisfied are you with these infrastructure issues?

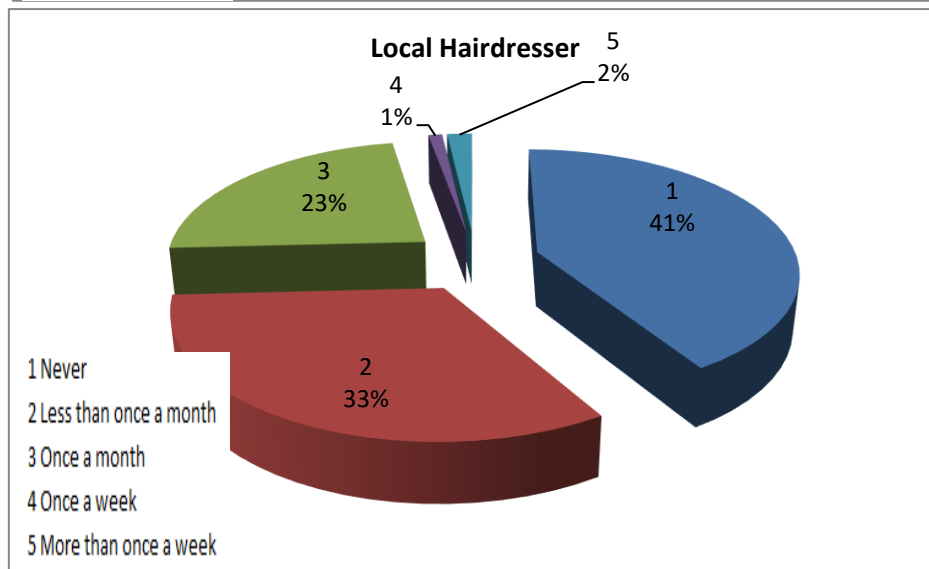
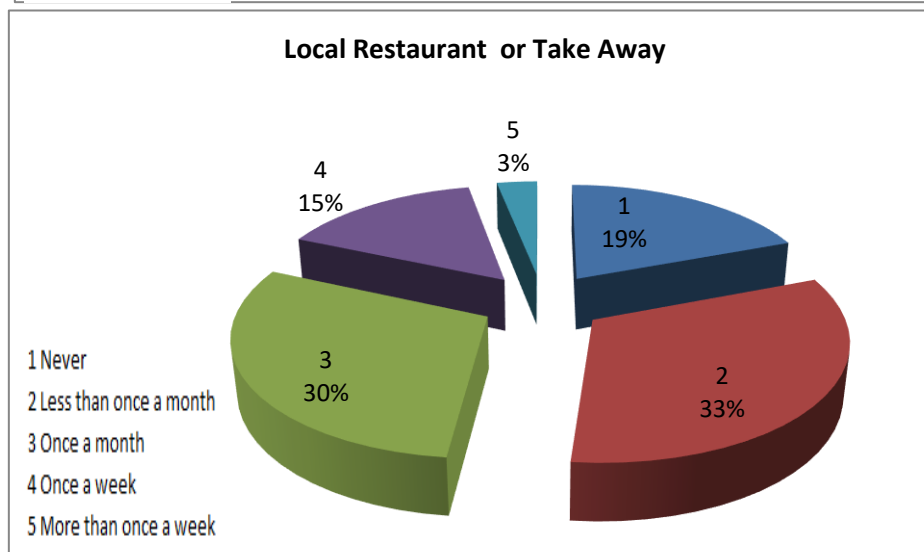
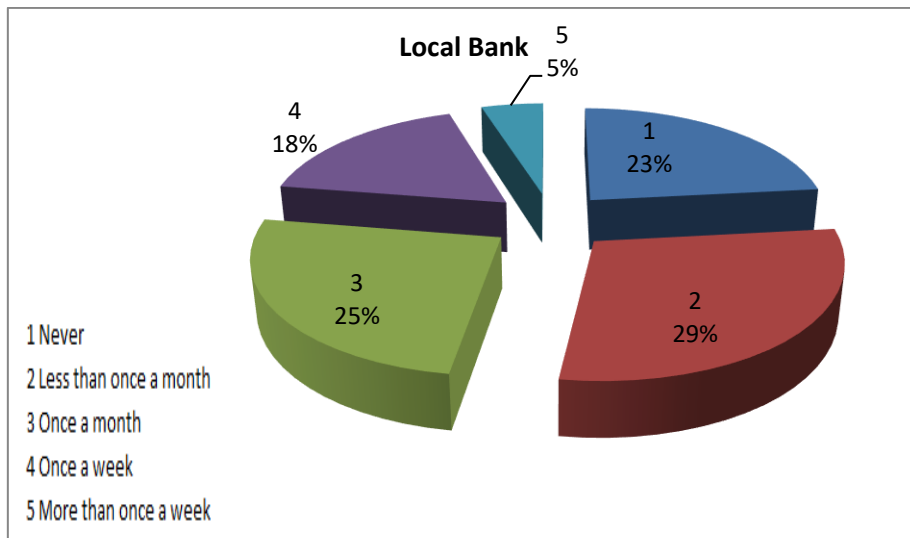




Q3.2 How often do you use the following local facilities?(*Local meaning Folkestone, Dover or Hawkinge*)







Appendix 4

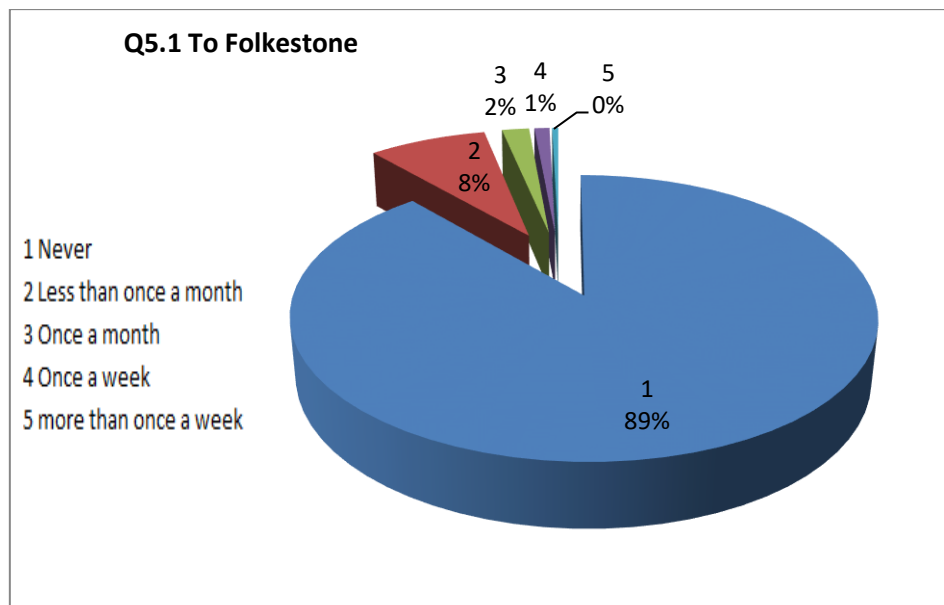
Section 4: Health

All charts relating to Health are in the main part of this document.

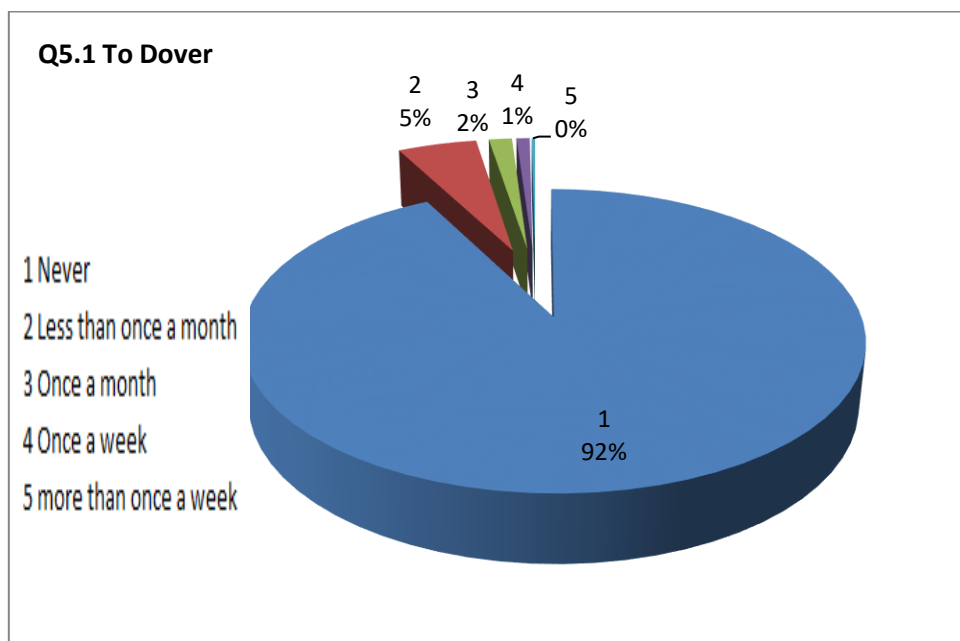
Appendix 5

Section 5: Transport and Highways

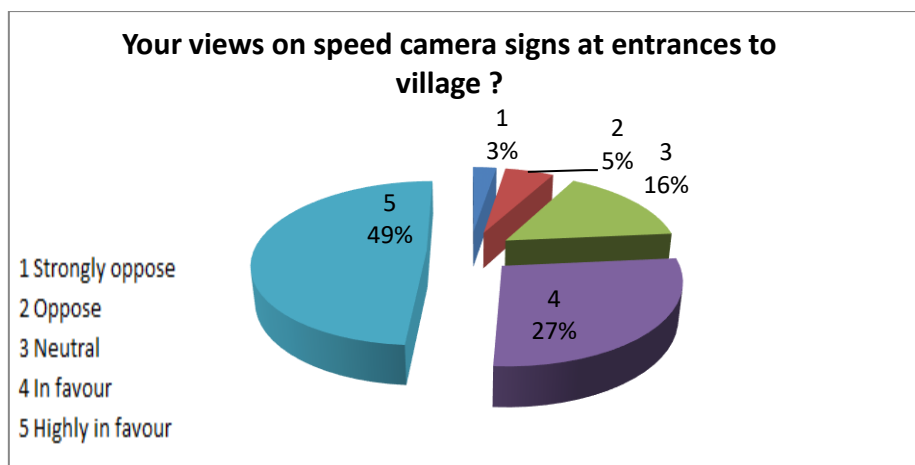
Q5.1 How often do you use the Local Cycle Path to Folkestone?



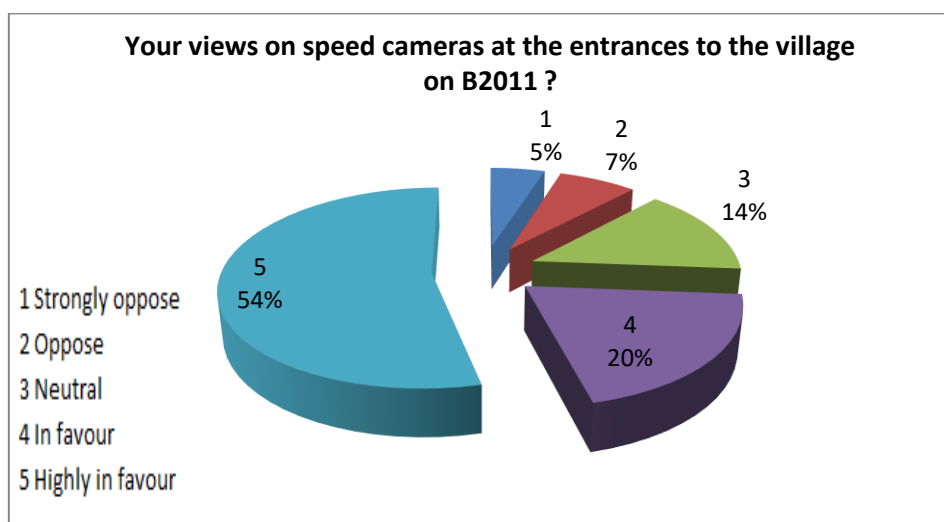
Q5.1 How often do you use the Local Cycle Path to Dover?



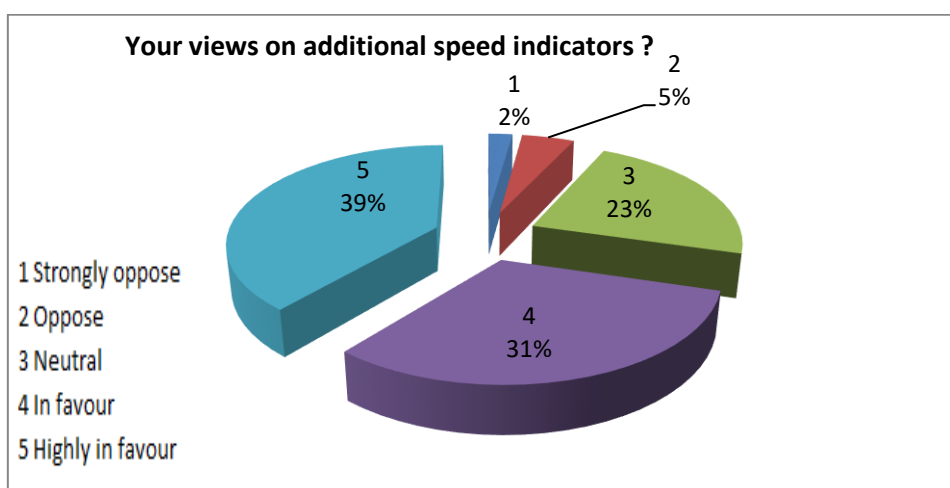
Q5.3 Your views on speed camera signs at entrances to village?



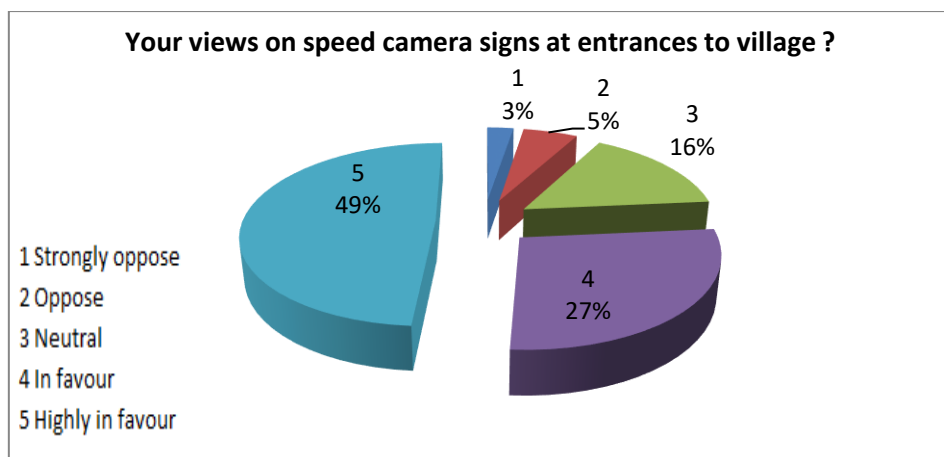
Q5.3 Your views if more traffic calming speed cameras to village on B2011?



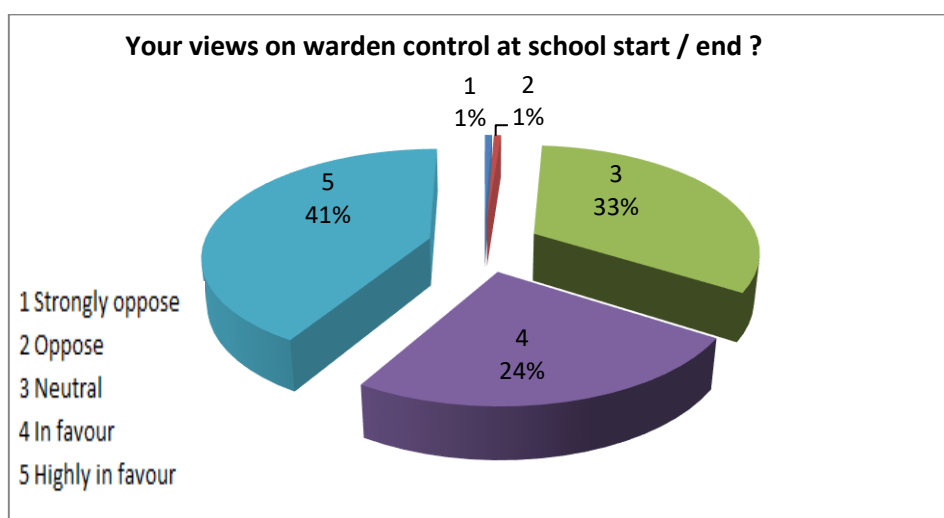
Q5.3 Your views if more speed indicators?



Q5.3 Your views on speed camera signs at entrances to village?



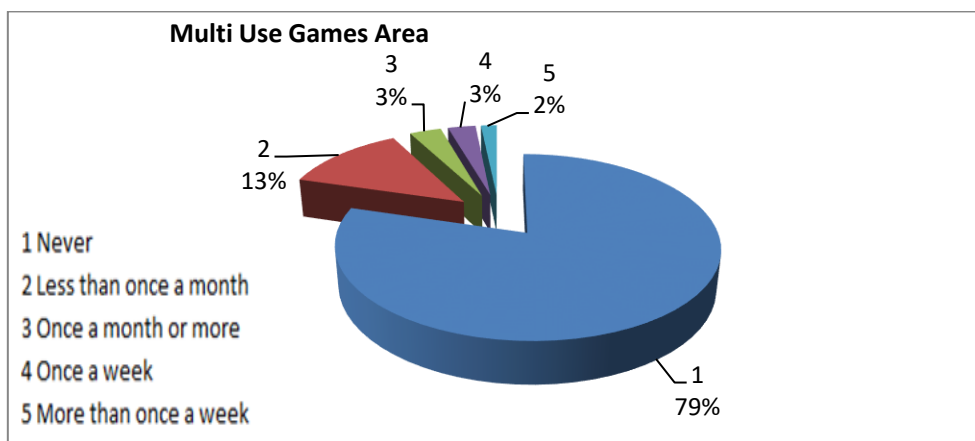
Q5.3 Your views on warden control at school start /end?



Appendix 6

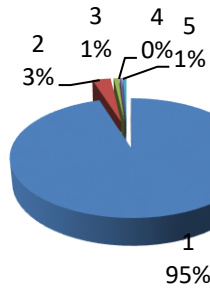
Section 6: The Community and Leisure

Q6.1 How often do you use the following village facilities?



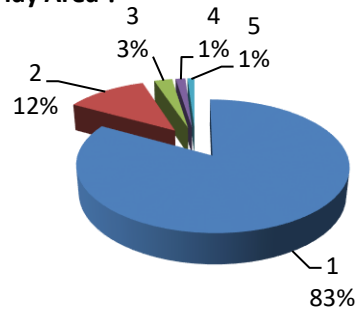
Youth Shelter

- 1 Never
- 2 Less than once a month
- 3 Once a month or more
- 4 Once a week
- 5 More than once a week



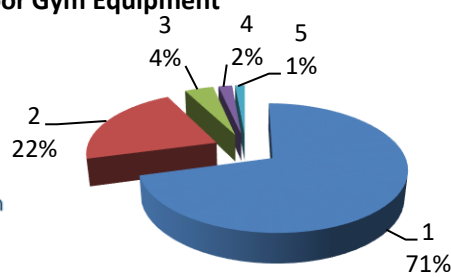
Toddlers Play Area ?

- 1 Never
- 2 Less than once a month
- 3 Once a month or more
- 4 Once a week
- 5 More than once a week



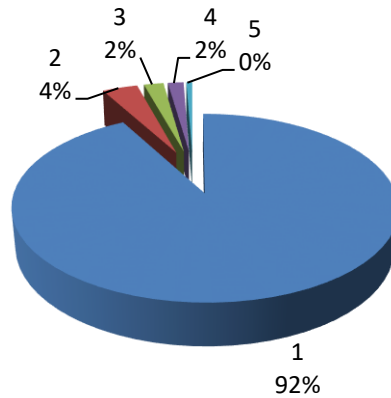
Outdoor Gym Equipment

- 1 Never
- 2 Less than once a month
- 3 Once a month or more
- 4 Once a week
- 5 More than once a week



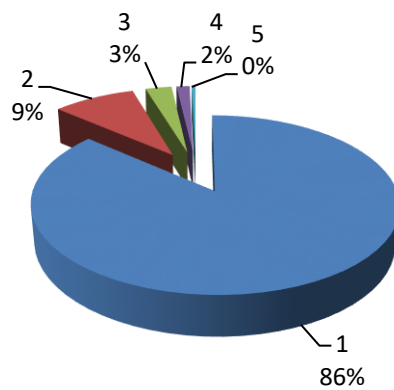
Skate Park

- 1 Never
- 2 Less than once a month
- 3 Once a month or more
- 4 Once a week
- 5 More than once a week

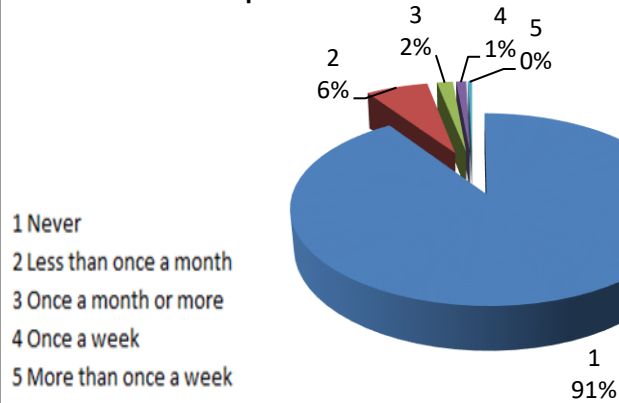


Zip Wire

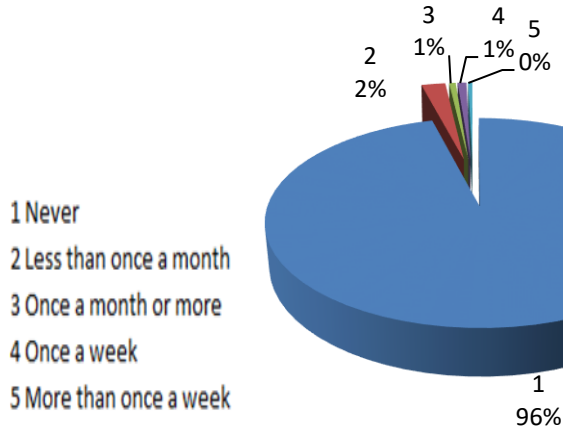
- 1 Never
- 2 Less than once a month
- 3 Once a month or more
- 4 Once a week
- 5 More than once a week



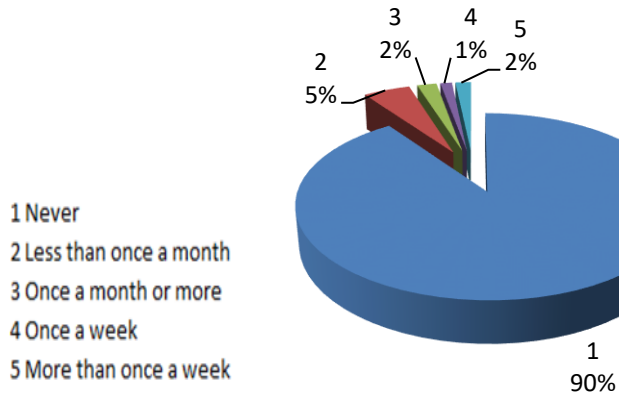
Petanque Court



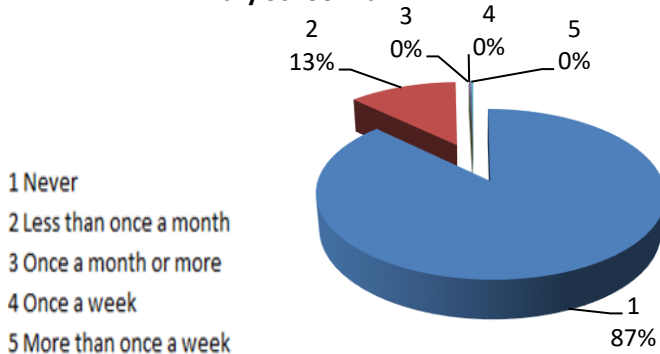
BMX Course



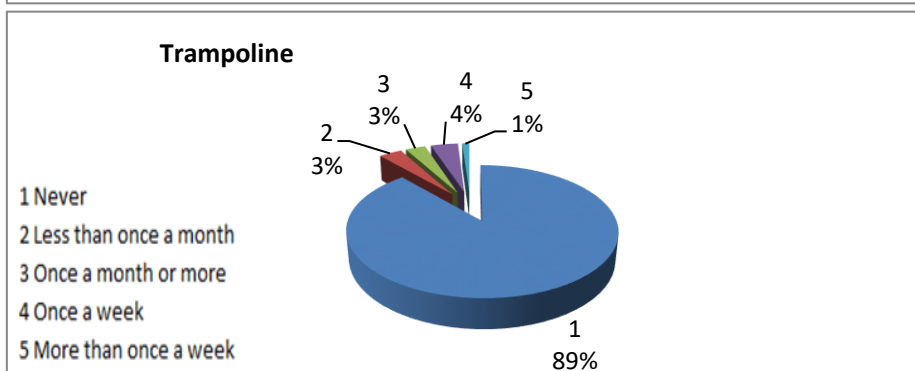
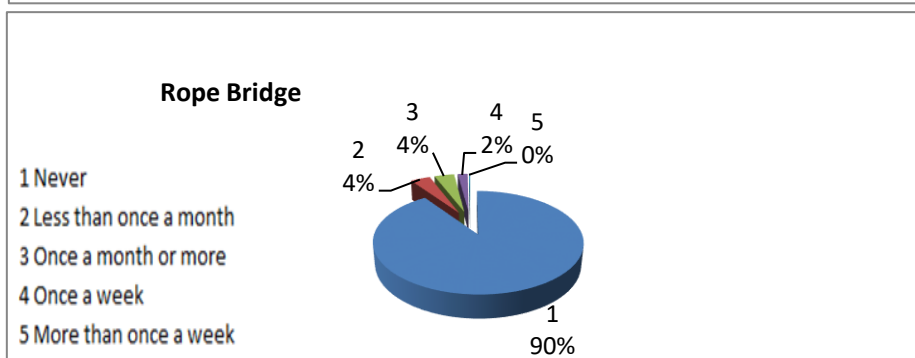
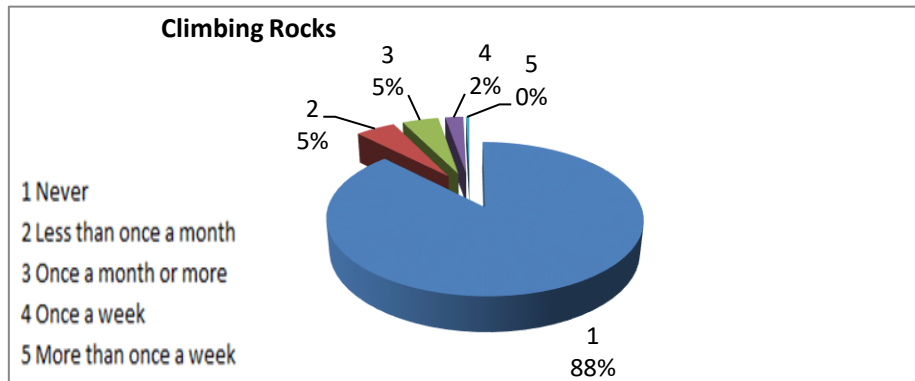
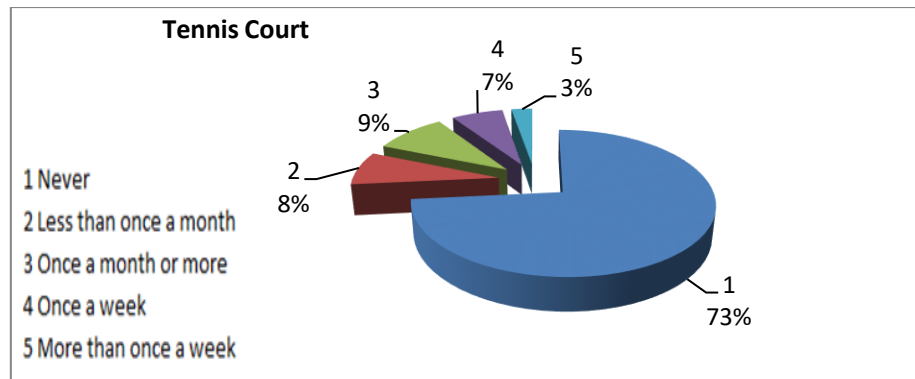
Football Pitch



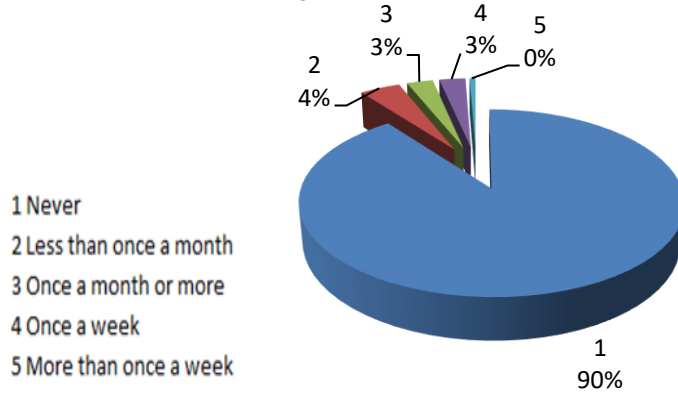
Primary School Hall



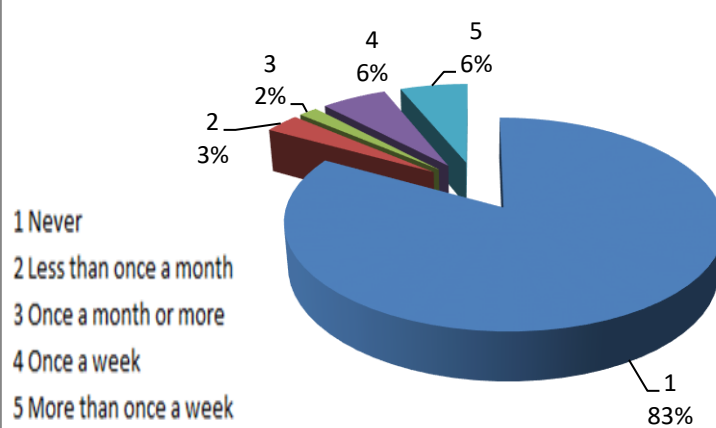
Q 6.3 If the following facilities were available in the village, please indicate your usage?



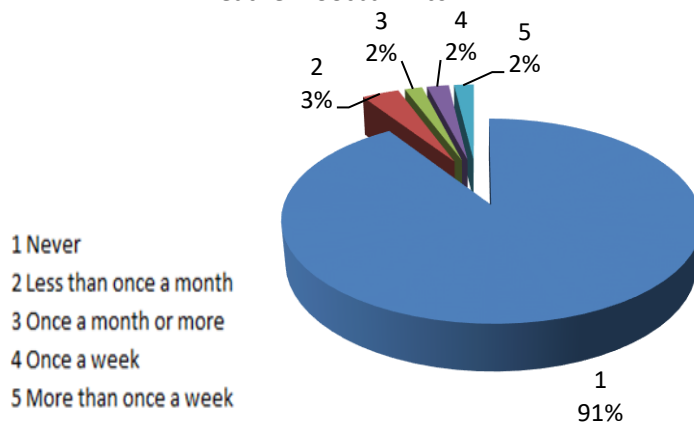
Basket Swing



Allotment



All Weather Football Pitch



End