

CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
Maureen Leppard

Website:
<https://www.capellefernepc.org.uk/>



Capel-le-Ferne

39 Victoria Road
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27 April 2025

As a further consultee attachment to respective Planning Applications: Listed Below

Capel-le-Ferne Parish Council wish to submit, this further document, as a “Consultee Comment” for consideration relating to present and future deliberations on these application by Dover District Council Case Officers, Planning Committee Members and/or Applicants and Developers.

Thank you.

Capel Street Junction suggestions for following Applications:	
1.	19/00669 – Land Between Nos 107 And 127 Capel Street, Capel Le Ferne Outline application for the erection of 34 dwellings (8 x 2 beds, 16 x 3 beds and 10 x 4 beds) and means of access with associated landscaping (appearance, landscaping, layout and scale reserved). <i>Mrs Lucinda Roach</i>
2.	21/01406 – Land Between Nos 107 And 127 Capel Street, Capel Le Ferne, Variation of Condition 2 (commencement dates) of planning permission DOV/19/00669 to clarify the period relating to commencement of the development (application under Section 73). <i>Miss Benazir Kachchhi</i>
3.	22/00043 – Land Between Nos 107 And 127 Capel Street, Capel Le Ferne, Reserved matters application for approval of landscaping, layout, scale and appearance pursuant to outline application DOV/19/00669 for 34 dwellings. <i>Jenny Suttle</i>
4.	23/00401 – Land South of Cauldham Lane, Capel-Le-Ferne, CT18 7HG Outline application for the erection of up to 16 dwellings (with all matters reserved except access). <i>Nicola Kingsford</i>
5.	24/00797 – Land Opposite 32 To 38 Cauldham Lane, Capel Le Ferne, CT18 7HG Reserved Matters application for details of landscaping, layout, scale, and appearance and discharge of conditions 1, 5, 6, 7, 8, 13, 14, 16, 20, 21, 23, 26 and 27 pursuant to outline permission 23/00401 (Outline application for the erection of up to 16 dwellings (with all matters reserved except access)). <i>Amber Tonkin</i>
6.	24/00257 – Land South East of Great Cauldham Farm, Cauldham Lane, Capel Le Ferne, CT18 7HQ Outline planning application for the erection of up to 90 dwellings with associated parking and infrastructure following demolition of existing dwelling; with all matters reserved except access. <i>Miss Rachel Morgan</i>
7.	24/00920 – Land South of Cauldham Lane, Capel-Le-Ferne, CT18 7HG Variation of condition 4 (approved plans) of planning permission 23/00401 (Outline application for the erection of up to 16 dwellings (with all matters reserved except access)) to replace approved document 19064-H-03 P1 - Proposed Offsite Works, with 19064-H-04 P1 - Offsite Works. <i>Amber Tonkin</i>
8.	25/00248 – Longships Cauldham Lane, Capel Le Ferne, CT18 7HG Erection of 9 dwellings (custom build) with access, landscaping and associated works. <i>Kelly Tonkin</i>

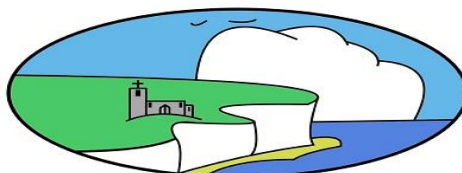
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Planning Department
 Dover District Council
 White Cliffs Business Park
 Dover. CT16 3PJ

Dear All

Capel-le-Ferne Parish Council continue to have grave concerns about the increase in traffic at the Capel Street, Cauldham Lane, New Dover Road Junction with the four impending development sites in Cauldham Lane and Capel Street.

The combined developments could yield up to 149 dwellings. Currently there are approximately 130 existing dwellings along the length of Capel Street, so it is inevitable that the new developments will have a considerable impact on traffic movements at this junction, as they will all use Cauldham Lane and Capel Street as their access point to New Dover Road.

Using data from the 2021 Census, the vehicles per household for the new developments are likely to be 219 vehicles, which will impact the already busy junction. Bear in mind that there is a Primary School on Capel Street and there is often traffic issues at school drop off and pick up hours.

Capel-le-Ferne Parish Council would like the developers, for the four sites, to bear some responsibility for modernising the junction by agreeing a plan with Kent County Council (KCC) Highways, that will make the junction area safer for both motorists and pedestrians by finding a solution that resolves these 3 safety issues:

- **Removing blind spots at the Cauldham Lane exit point.**
- **Removing the angle of Capel Street that currently makes it possible to enter at speed from New Dover Road, from Folkestone direction.**
- **Creating safe pedestrian access and crossings**

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This could be achieved by utilizing the triangle of KCC Highway land adjacent to the junction.

Two suggested sketched layouts are attached, both utilizing the triangle of Highway land that sits to the east of the Capel Street/Cauldham Lane/ New Dover Road Junction.

- FIG. 1 Illustrates the repositioning of Capel Street to the east with Cauldham Lane feeding into it.
- FIG. 2 Illustrates the repositioning of Capel Street to the east with Cauldham Lane have separated access to New Dover Road

Both suggestions would eliminate the current practice of vehicles entering Capel Street at speed from New Dover Road, which heightens the risk of collisions for both vehicles and pedestrians exiting Cauldham Lane and opens the view for vehicles exiting Cauldham Lane.

However, Capel-le-Ferne Parish Council would welcome any similar design solution that would remove or solve the three risk factors listed.

The Council are very aware of current day to day issues with this dangerous junction and want the developers to come together, to resolve the issues that development in the area will only aggravate.

Yours sincerely

Maureen Leppard
Parish Clerk for and on behalf of
Capel-le-Ferne Parish Council

Fig. 1