

CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
Maureen Leppard

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Capel-le-Ferne

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22 August 2024

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

For the attention of Case Officer Amber Tonkin

Dear Nicola

24/00797|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, 27 and 29 pursuant to outline permission 23/00401 (Outline application for the erection of up to 16 dwellings (with all matters reserved except access)

Land Opposite 32 To 38 Cauldham Lane Capel Le Ferne CT18 7HG

Capel-le-Ferne Parish Council have concerns about this application, as follows:

- The overbearing nature of units 11 and 12 on the adjacent Area of Outstanding Natural Beauty, in terms of roof height and the proposed use of pale cobblestone weatherboarding on the upper two thirds of the dwellings.
- The narrow access road on the site would make it difficult for emergency or refuse vehicles to access if other delivery vehicles are parked within the site.
- Access into the site itself will be difficult given how narrow Cauldham Lane is.
- The impact of the extra traffic on Cauldham Lane – should continue to be considered by the developers. In particular the access at the top end into Capel Street/New Dover Road. This is not any easy junction now, but with the addition of extra housing on Cauldham Lane it will become more congested.
- The drawings are vague with regards to the positioning of refuse bin and cycle storage.
- There is no visitor parking space adjacent to units 1-7.
- The use of pitch roof car ports appears to clutter the site and would give a more urban feel to the site.
- The 30% portion of affordable housing is not clearly defined.
- The fact that there is no provision for a pedestrian footpath leading from the site to the village other than a virtual footpath in Cauldham Lane, means few residents will leave the site on foot.
- With regards to the scale for this site. The Campaign to Protect Rural England have surveyed the development of green belt land in rural settings in England since 2014 and the build density over the last 10 years, has averaged 16 units/hectare. If this build density is applied to this site of 0.76 hectares, the maximum number of units would be 12. Bearing in mind the rural nature of this site, 12 units would still be significant. As stated in the DDC Local Plan the Indicative Housing Capacity for this site is 5. This build density would be more in keeping with the build density in the area.

Continued ...

- The very interesting letter from Kent Downs National Landscape Team, regarding the use of pale coloured weatherboarding and the limited planting of trees on the Southern boundary, states this is not in compliance with the local or national planning policy requiring great weight to be attached to the conservation and enhancement of landscape and scenic beauty. This should not be ignored as they have pointed out that the design does not reflect Policy SAP 45.
- We would like to see more trees on the site. This plan has only 21 trees.
- We are also concerned that the drainage/water systems will be able to cope with the additional houses.

Taking all the above points into consideration, Capel-le-Ferne Parish Council are against this current proposal going forward, without amending the issues raised.

Yours sincerely

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

Clerk
Capel-le-Ferne Parish Council