



Ms Leppard

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

Telephone: (01304) 821199
Website: www.dover.gov.uk

Email: planningenforcement@dover.gov.uk
Your Ref: ENF/26/00039

3rd March 2026

Dear Ms Leppard

Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991)

Town and Country Planning (General Permitted Development) (England) Order England 2015

Location: Land Opposite 32 To 38, Cauldham Lane, Capel Le Ferne, Kent,

Subject: Breach of condition 14 and 20 of 24/00920

I write further to our correspondence relating to the above matter.

The Planning Enforcement Team have carried out investigations into the alleged breach of planning control at Land Opposite 32-38 Cauldham Lane, Capel Le Ferne, Kent, and have determined that there has been a breach of planning conditions.

However, the breaches of planning conditions are technical breaches. The new vehicular access has been installed, and the remaining footpath works are currently awaiting approval from Kent County Council (KCC) and schedule space for the works to start. All relevant documents have already been submitted and approved for this condition.

The 'Surface Water Drainage Verification' condition has not yet been discharged but has been submitted. There has been some confusion regarding this condition as the documentation had been initially added to the wrong condition which has caused a delay in its discharge, this has now been rectified.

The developer is fully aware of the status of these conditions and has been informed that any further works or residential occupancy carried out prior to formal discharge are done entirely at their own risk. The developer remains liable for any remedial works should the submitted details be found unsatisfactory upon final review.

While these matters constitute a technical breach of planning control, it is not expedient to take further enforcement action at this time. The developer has demonstrated proactive engagement, and the delays are either due to previous administrative processing times or minor submission errors that have since been corrected.

I have now closed this case accordingly

For further information and details of the Councils approach to Planning Enforcement, please refer to the Councils Planning Enforcement Plan which is available to view on the Councils website <https://www.dover.gov.uk/Planning/Planning-Applications/PDF/PEP-Oct-31-2018-DC-LJ-.pdf>

Yours sincerely



Planning Enforcement

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