

# CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council  
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24 September 2024

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

## **For the attention of Case Officer, Amber Tonkin**

### **Re: 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|

Dear Amber

There seems little common sense applied to this off-site planning application. This amendment to the planning application does not enhance the scheme. Cauldham Lane is narrow and not an easy place to walk at present, given the traffic that use it.

To apply for planning permission for a virtual footpath to be installed in a narrow rural lane, which is commonly used by heavy agricultural machinery and other commercial vehicle servicing the commercial units further along Cauldham Lane, is likely to present a risk of injury to pedestrians and will do nothing to protect them.

The Outline Planning consent for 16 units on this site should not proceed if this is the best pedestrian link solution the developer can make, as clearly it would not encourage the residents of the site to make use of public transport, therefore resulting in more car journeys.

**This is contrary to the NFFP (2021) Section 9. Promoting Sustainable Transport.**

**Paragraph 108(c) states: - opportunities to promote walking, cycling and public transport use are identified and pursued.**

Surely, the developer could negotiate with the owner of the adjacent plot (Longships), where 15 apartments are to be build, to provide a footpath on Longships land. This would be of benefit to both parties.

The pedestrian crossing point, shown at the top of Capel Street, is positioned where there are poor sight lines. Crossing here could lead to a vehicle/pedestrian collision.

Alteration should be made to this area of Capel Street, to allow the proposed footpath on Cauldham Lane to link with the existing footpath in Capel Street. This would allow the crossing point to be positioned further away from the New Dover Road/Capel Street/Caudham Lane Junction.

Subject to the above comments, we object to the application, and request this and any neighbour's comments and/or reactions are considered accordingly.

Yours sincerely



Maureen Leppard  
Parish Clerk  
Capel-le-Ferne Parish Council