

3 Minute Speech

Capel Parish Council are concerned about the concentration of sites in the Cauldham Lane/Capel Street area that are in the planning pipeline. With this application there could be 121 dwellings, plus 34 more dwellings further down Capel Street yet to be built, all needing to access the B2011 via Capel Street, increasing traffic volumes by up to 65%.

We believe planned safety improvements to the Capel Street/Cauldham Lane/New Dover Road junction are totally inadequate for road users and pedestrians. DDC have previously raised concerns about this difficult junction.

In the current Local Plan, the indicative dwelling number is 70 for this site. The developer has applied for 'up to 90 dwellings' on this green belt land.

The CPRE 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 4.02 hectares, the number of units would be 64. This build density would be more in keeping in this rural setting.

The Policy for the site states development should be set back from existing residential properties in Cauldham Lane and Capel Street. The proposed dwellings on the main access road to the site and in the southeast corner of the site are far too close to existing dwellings creating privacy issues.

The Parish Council do not consider the developer's 5m buffer strip to existing residential properties to be a sufficient distance and consider this aspect of the site design will be difficult to maintain.

There are concerns about surface water in extreme weather conditions washing onto Capel Street from both the downward gradient of the access road and the bottom corner of the site field, increasing the flood risk further down Capel Street. A number of properties adjacent to the Chapel in Capel Street were flooded in November 2023 due to storm water. The Parish Council would like additional surface water drainage to be installed to future proof against flooding.

Residents in Capel Street have also voiced concerns about the SUDs scheme with an attenuation basin being sited too close to their property boundaries.

The viability of the emergency access road feeding onto a narrow single-track lane is questionable.

The Parish Council request before Councillors make a decision, a site visit takes place, with emphasis on the site access, the emergency access route and the impact of all developments on the Capel Street/Cauldham Lane/New Dover Road junction and pedestrian access to the B2011, shop and bus route.