

Figure 4.15 Map of Site Allocations in Capel-le-Ferne

Capel le Ferne



Legend
 Reg19 Housing Allocations

Table 4.12

Site Name (HELAA ref)	Policy Number	Development type proposed
Land to the east of Great Cauldham Farm (CAP006)	SAP44	Housing
Longships, Cauldham Lane (CAP009)	SAP45	Housing
Land known as the former Archway Filling Station, New Dover Road (CAP011)	SAP45	Housing
Land at Cauldham Lane (CAP013)	SAP45	Housing

SAP44 - Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006)

4.268 The site is located in the west of Capel-le-Ferne with the settlement confines adjoining to the southern and eastern boundaries. The site is a large arable field that is part of a larger field. The land is higher along the southern boundary and slopes down towards the north. The site is enclosed on two sides by residential development. To the south and east of the site is Cauldham Lane and Capel Street, both of which have linear residential development along them that is predominately large, detached bungalows. The site is bounded by arable fields forming the open countryside to the west and north.

4.269 Lancaster Avenue Recreation Ground is a short distance to the north east, beyond the adjacent residential development. A short distance to the west beyond a hedgerow and tree line, lies the Kent Downs AONB and to the south, beyond adjacent residential development, lies both the AONB and heritage coast including the Battle of Britain War Memorial.

SAP44 - Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006)

The site, Land to the east of Great Cauldham Farm, Capel-le-Ferne, as shown on the policies map is allocated for an indicative capacity of 70 dwellings.

Development proposals for the site shall include the following:

- a Design should take into account the topography of the site, including the relationship with existing residential properties. Development should be set back from the existing residential properties and be sensitively designed to respect the character of the area in relation to scale, form, materials and colour palette and to allow transition to the rural landscape;
- b An appropriate landscape buffer determined by a Landscape Visual Impact Assessment is required to mitigate the impact of development on the setting of the AONB to the north west;
- c Consideration will be to be made regarding the quality and condition of trees and hedgerows within the site. Detailed proposals should aim to protect those of importance and incorporate them in the overall design of the development and to provide opportunities for biodiversity habitat creation and enhancement;
- d Primary vehicular, pedestrian and cycle access to the site shall be provided from Capel Street. Access should not be taken from Cauldham Lane;
- e In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;
- f A site-specific Flood Risk Assessment is required to address the issue of surface water flooding and consider the impacts of climate change over the lifetime of the development;
- g An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid harm to any archaeological assets identified through the assessment;
- h Layout is designed to ensure future access to existing wastewater infrastructure for maintenance and upsizing;
- i A Transport Assessment is required in accordance with Policy TI2 to identify off-site highway improvements and sustainable transport measures that are necessary to serve the development. The transport assessment must consider and identify mitigation for the Capel Street/Dover Road also taking into account the cumulative impact of other sites allocated in this Plan; and
- j Open space requirements in accordance with Policy PM3 shall be provided. However, due to the location nearby to to existing open space infrastructure, off-site contributions to upgrade or enhance those facilities may be sought rather than on-site provision.

SAP45 - Capel-le-Ferne Small Housing Sites

4.270 In addition to the Strategic Housing Allocations and Non Strategic Housing Allocations identified in the Plan, the following small sites, as defined on the policies map, are allocated for housing in Capel-le-Ferne.

SAP45 - Capel-le-Ferne Small Housing Sites

Planning permission will be granted for proposals that:

- a Accord with the policies in the Local Plan; and
- b Address the site-specific issues and requirements for the site set out below.

Site	Estimated Dwelling Number	Site-specific issues
CAP009 Longships, Cauldham Lane, Capel-le-Ferne	10	<p>Pedestrian connection required along Cauldham Lane to link to Capel Street.</p> <p>Existing trees and hedgerows along the boundary of the site should be retained and enhanced to provide an appropriate landscape buffer to mitigate the impact of development on the AONB.</p> <p>Archaeological Assessment.</p> <p>The site is within Groundwater Source Protection Zone 3.</p>
CAP011 Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne	10	<p>Existing trees and hedgerows along the boundary of the site should be retained and enhanced.</p> <p>The site is in the AONB and any scheme coming forward on this site should be designed to be appropriate to the sites sensitive location within the Kent Downs AONB in respect of scale, form, materials and colour palette.</p> <p>Existing trees and hedgerows along the boundary of the site should be retained and enhanced and an appropriate landscape buffer is required along the northern and western boundaries of the site to mitigate the impact of development on the AONB</p> <p>Archaeological Assessment.</p> <p>The site is within Groundwater Source Protection Zone 3.</p> <p>Contamination Assessment required</p>
CAP013 Land at Cauldham Lane, Capel-le-Ferne	5	<p>Pedestrian connection required along Cauldham Lane to link to Capel Street.</p> <p>The site is adjacent to the Kent Downs AONB and any scheme coming forward on this site should be designed to be appropriate to the sites sensitive location in respect of scale, form, materials and colour palette.</p> <p>Existing trees and hedgerows along the boundary of the site should be retained and enhanced to provide an appropriate landscape buffer to mitigate the impact of development on the AONB.</p> <p>Archaeological Assessment.</p> <p>The site is within Groundwater Source Protection Zone 3.</p>

East Langdon

4.271 The following site allocation is proposed in East Langdon: