

CAPEL STREET, CAPEL DESIGN & ACCESS STATEMENT



Aerial photograph take from Google Maps



Aerial photo taken from Google Maps

Introduction

The site is located towards the north of Capel Street in Capel-le-Ferne; between 107 and 127 Capel Street.

The application site consists of approximately 15,115sqm (1.5 hectares)

Outline planning permission was approved for 34no. new residential dwellings (application reference; 19/00669).

This application seeks the approval of Reserved Matters for 34no. new dwellings.

The site is allocated under Policy LA 26 of Dover's Land Allocations (adopted 2015).

SITE LOCATION



IMAGE A - FACING NORTH TOWARDS SOUTHERN CORNER OF THE SITE



IMAGE B - FACING NORTH SHOWING EXISTING HEDGEROW TO SITE BOUNDARY



KEY PLAN

A
B
C
D



IMAGE C - FACING NORTH SHOWING EXISTING ACCESS TO SITE



IMAGE D - FACING SOUTH ALONG SITE BOUNDARY

EXISTING PHOTOGRAPHS - SITE



KEY



SITE BOUNDARY



AONB

The site is not located within a conservation area or AONB.

There are a number of trees surround the site however none are the subject of a Tree Protection Order.

PLANNING POLICY MAP

PREVIOUS PLANNING APPLICATION: 19/0069

Outline application for the erection of 34no. Dwellings (8 x 2 beds, 16 x 3 beds and 10 x 4 beds and means of access with associated landscaping (appearance landscaping, layout and scale reserved).

In February 2020, outline permission was granted for 34no. Houses on the site.



PREVIOUS PLANNING - 19/0069

DEVELOPMENT PROPOSAL

This is a reserved matters planning application for the erection of 34no. high-quality residential dwellings.

The application is submitted following the grant of application reference 19/00669, which approved an outline for new residential dwellings.

INTRODUCTION - APPLICATION SITE

The application site consists of approximately 1.5 hectares of land situated directly off Capel Street within the village of Capel-le-Ferne and is situated between residential properties, 107 and 127 Capel Street.

EXISTING BUILDINGS

There are no existing buildings located on the site.

SITE SURROUNDINGS

The site is surrounded by residential development to the north and south. Agricultural land is located to the west of the site. Surrounding buildings are a maximum of 2.5-storeys in height.

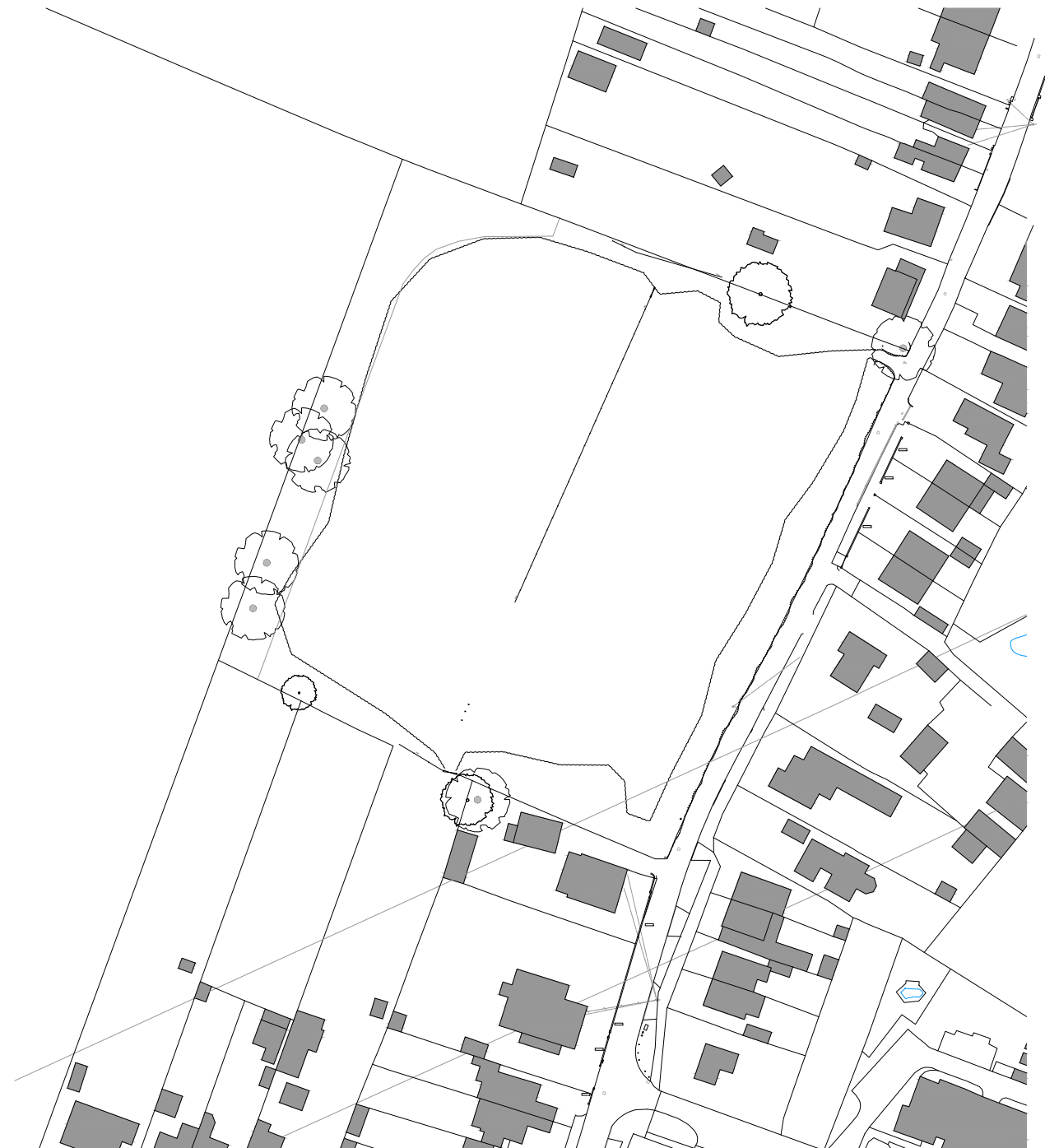
The north, south, east and west of the site is bound by dense trees and hedgerows.

CAPEL

Capel-le-Ferne is a village located between Folkestone and Dover in Kent.

The site is located in very close proximity to the village primary school. It is also close to a local shop and amenities and bus stops (approximately 10 minutes walk away) providing access to local towns including Folkestone, Dover and New Romney, which in turn provide access to the rail network.

The site is allocated under Policy LA 26 of Dover's Land Allocations (adopted 2015).



EXISTING SITE PLAN

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