

The Vision

The scheme provides an opportunity to create a carefully-conceived extension to the existing community with new housing of exceptional design and energy performance. Features of the proposal include:

- Up to 90 new homes of exemplar build quality; including 27 Affordable Homes to meet local need
- A range of new houses from spacious family units to smaller starter homes
- High quality public realm and thoughtfully landscaped green spaces
- Effective use of a site draft allocated in Dover District Council's emerging Local Plan



Landscape Strategy



0m 10m 20m 40m

Key:

- Site Boundary
- Existing/Retained Vegetation
- Proposed Feature Tree Planting
- Proposed Garden Tree Planting
- Proposed Open Space Tree Planting
- Proposed Street Tree Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Shrub Planting
- Proposed Native Hedgerow Planting
- Proposed Ornamental Hedgerow Planting
- Proposed Species Rich Wildflower Mix
- Proposed Attenuation Basin
- Proposed Marginal Planting
- Proposed Swale
- Proposed Indicative Natural Play Area

Open Space & Native Boundary Trees

Acer campestre	Malus sylvestris
Alnus glutinosa	Prunus avium
Betula pendula	Quercus robur
Carpinus betulus	Salix alba
Corylus avellana	Sorbus aria
Crateagus monogyna	Sorbus aucuparia
Fagus sylvatica	Tilia cordata



Ornamental Shrubs

Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Hebe rakaiensis, Viburnum davidii



Internal Ornamental & Street Trees

Acer campestre 'Streetwise', Amelanchier arborea 'Robin Hill', Betula pendula, Carpinus betulus 'Lucas', Corylus colurna, Malus trilobata, Prunus avium 'Plena', Pyrus calleryana 'Chanticleer', Sorbus aucuparia 'Sheerwater Seedling', Tilia cordata 'Rancho', Tilia tomentosa 'Brabant', Ulmus 'New Horizon'



Ornamental Hedge Planting

Carpinus betulus (Hornbeam), Ligustrum ovalifolium (Privet), Osmanthus x burkwoodii, Skimmia spp, Prunus spp, Escallonia spp, Mixed native species hedges to site boundaries



Species Rich Wildflower Grass

Emorsgate EM2 General Purpose, Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix



1. A minimum 5m vegetative buffer has been proposed along the southern and eastern boundaries, which will enhance the existing boundaries offering biodiversity benefits while also protecting residential amenity.
2. A variety of shrub, hedgerow and tree planting has been proposed across the development, which will further break up the built form and provide high quality environment.
3. A mixed-species native hedgerow and woodland belt proposed to the north of the site to contain the site from sensitive AONB views. Allowing time to mature, the tree belt will appear an extension of existing woodland to N.W.
4. SUDS/Swale close to northern boundaries utilises existing landfall and provide best opportunity to retain water on site, while also creating habitat opportunities.
5. Existing vegetation to the west to be retained and enhanced to limit visual impact of development or neighbouring properties.

Masterplan

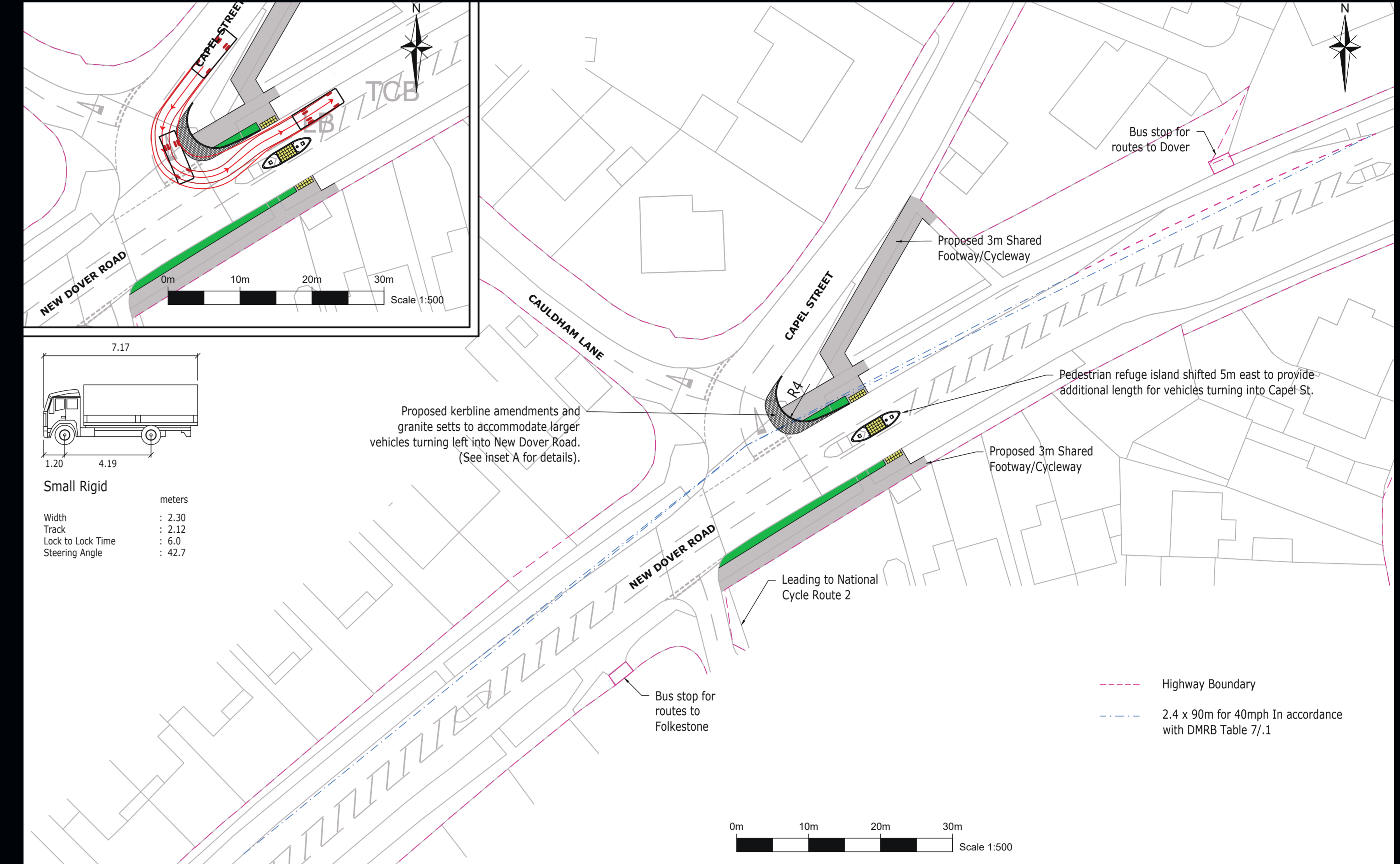


Access

Proposed Access Off Capel Street



Junction of Capel Street and New Dover Road

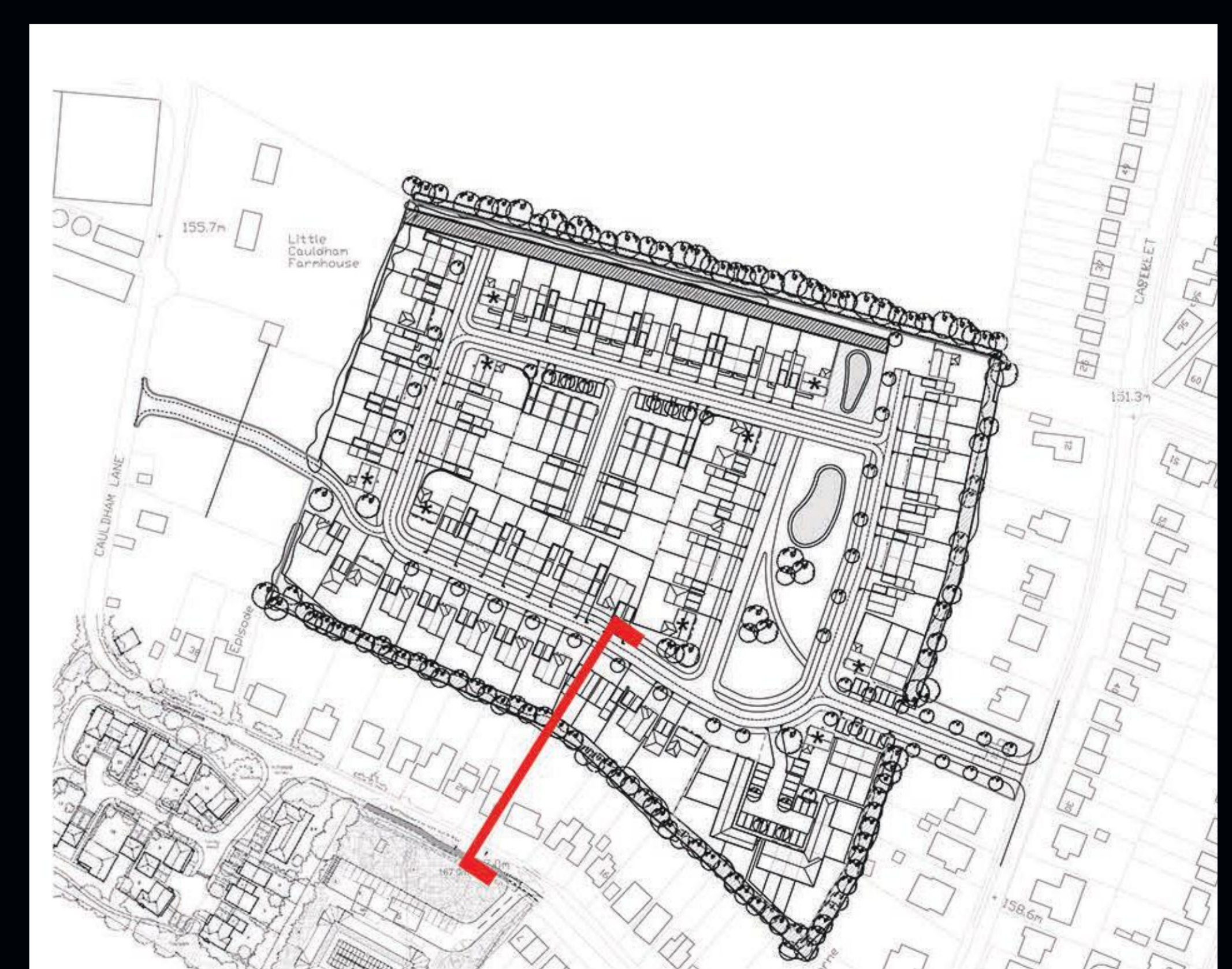
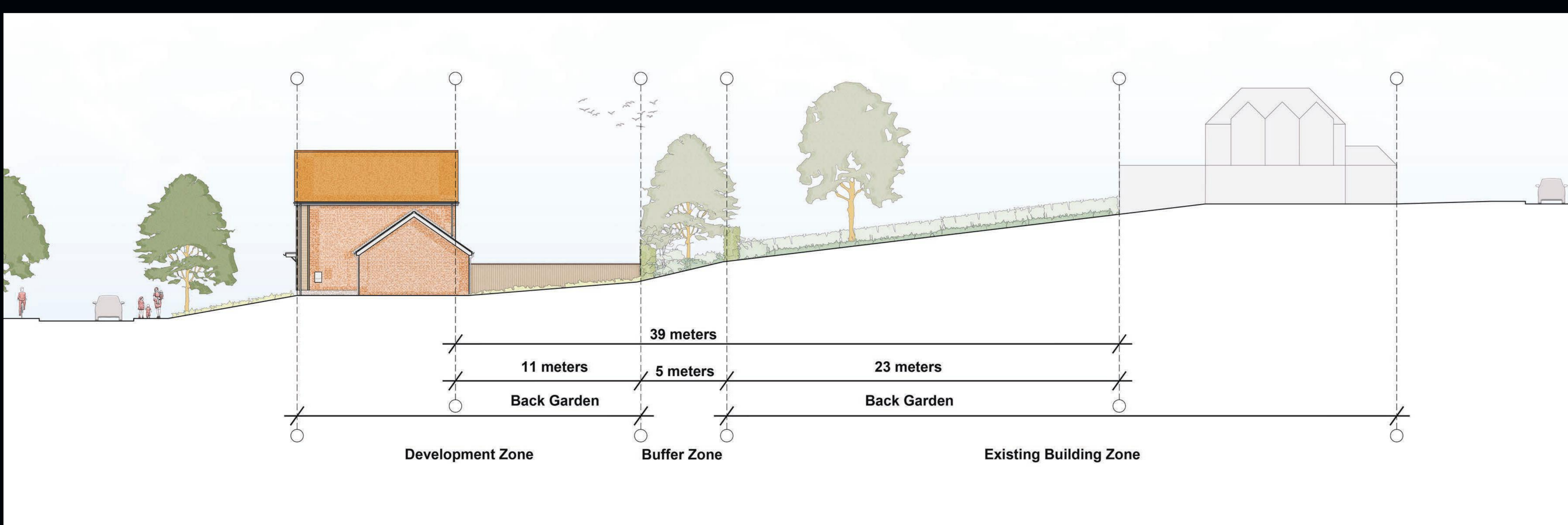
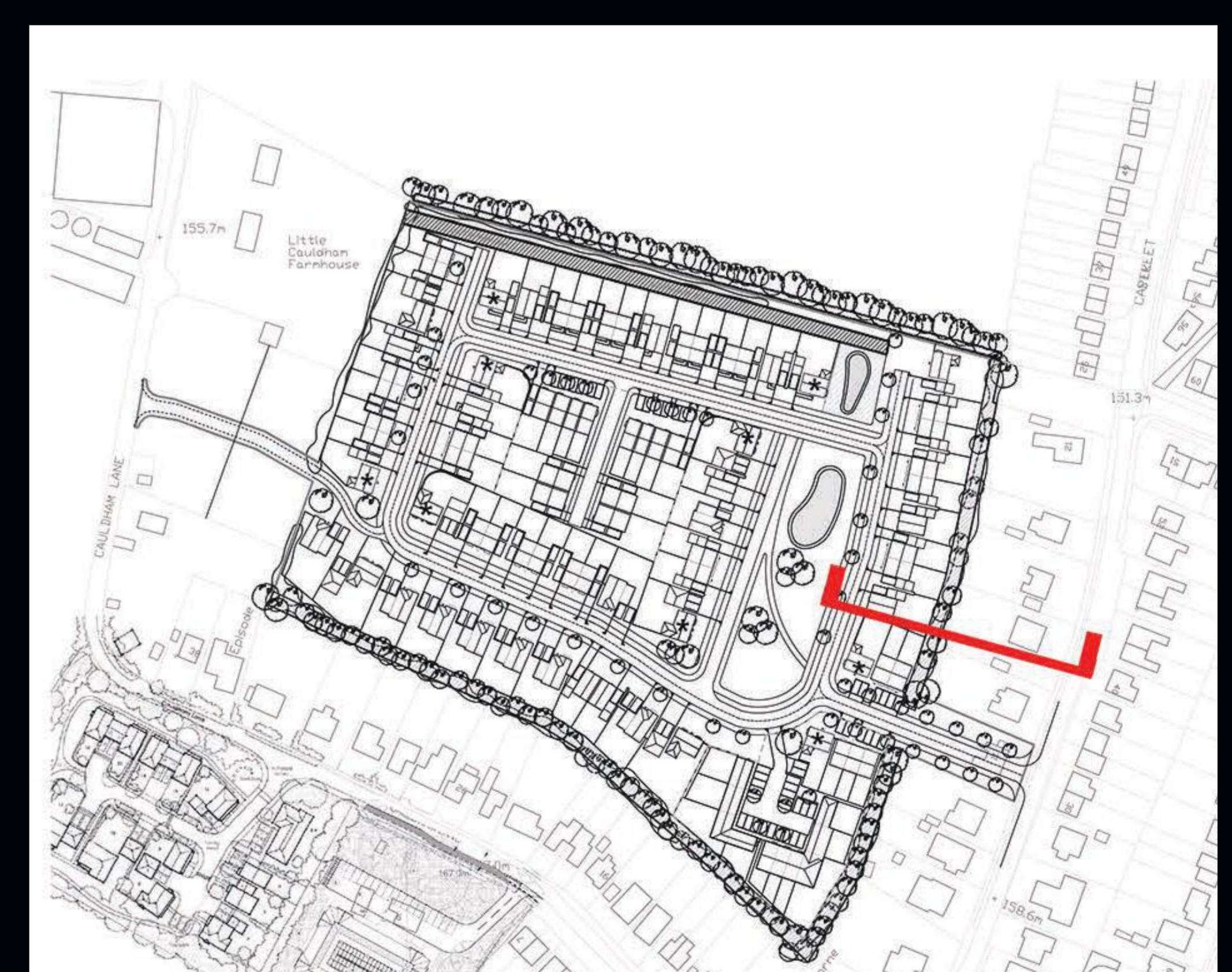
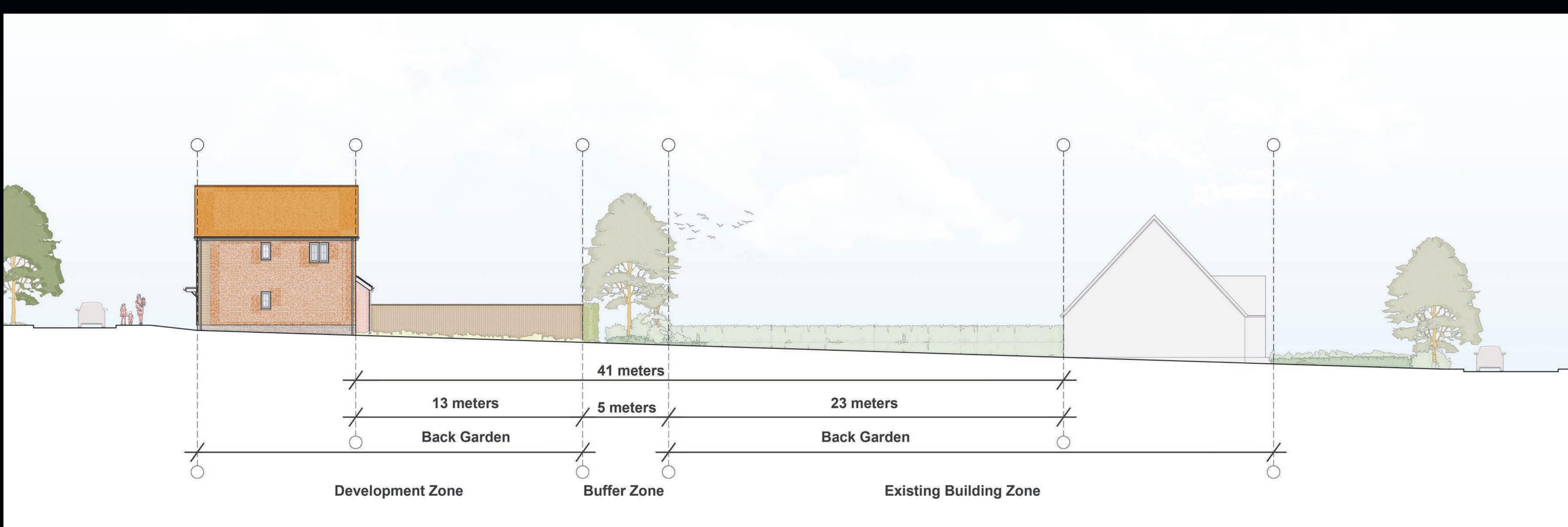


- Capel is recognised as a 'Larger Village' in the draft Dover Local Plan and this considers that a certain amount of additional housing is appropriate to sustain the village.
- There are numerous amenities within walking distance of the proposed development including the primary school, village hall, local shop, Valiant Sailor pub and the North Downs Way walking route.
- National Cycle Route 2 provides useful cycling connections to Folkestone and Dover, and the scheme will provide improvements at the New Dover Road / Capel Street junction to support active travel.
- The bus stops on New Dover Road have regular services to Folkestone, Dover and Hythe running every day of the week.
- Safe and suitable access for all modes will be provided from Capel Street, with a secondary access on Cauldham Lane for pedestrians, cyclists and emergency vehicles.
- The site is expected to generate around 40-45 vehicle trips in each peak hour. These will split in both directions on New Dover Road to reach the A20 and M20 routes, so this would not result in a severe impact on the local highway network.

Street Scenes

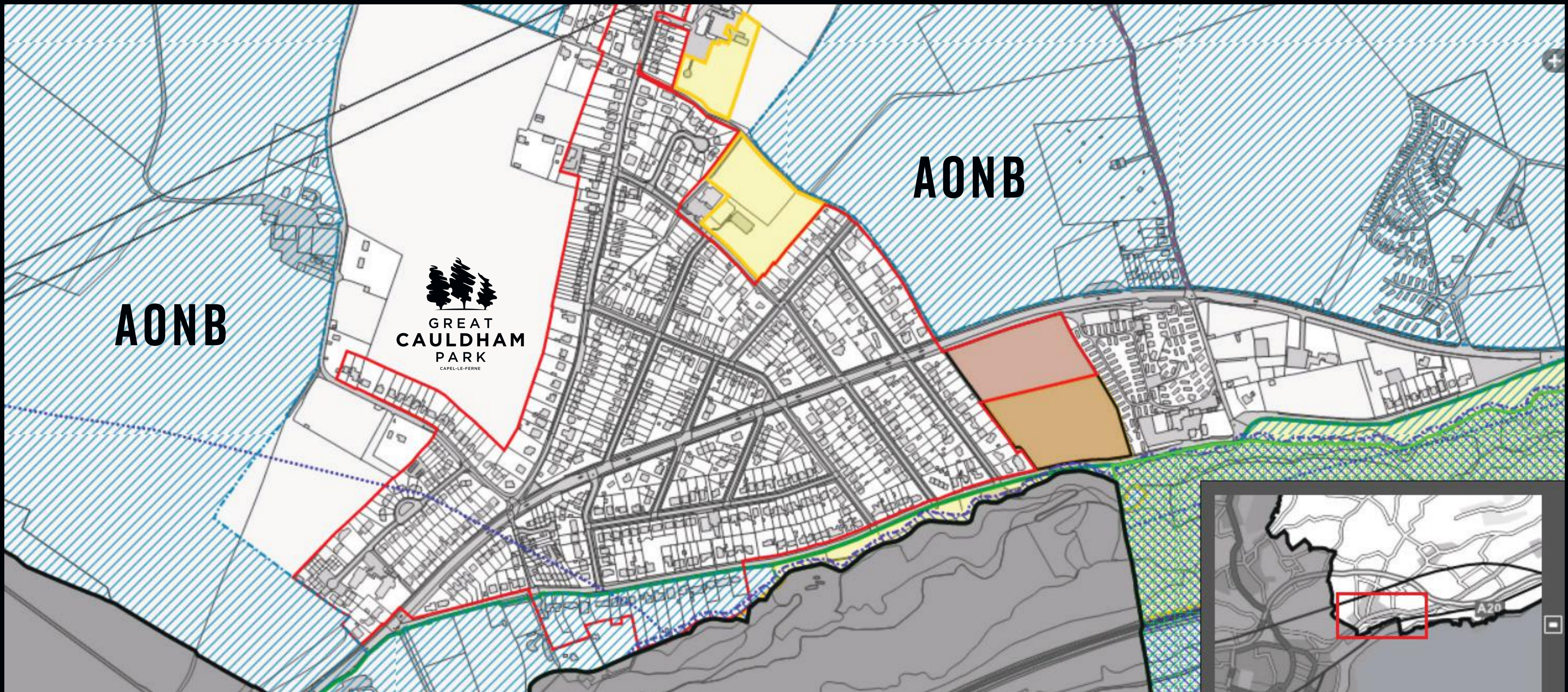


Proposed Separation between Existing and Proposed Dwellings



Planning Policy

Planning Designation Context



The site is allocated for housing in Dover District Council's draft Local Plan. It is well located in proximity to services, facilities, amenities and public transport making it a sustainable location for residential development. Capel le Ferne Primary School and Village Hall are located approximately 200m north-east of the Site (less than 5-minute walk), a convenience store is located less than 200m from the Site to south-east and so the most important components of a sustainable settlement are already in situ.

In addition, the site is served via nearby bus stops (Dover and Folkestone are key destinations) located on New Dover Road, approximately 200m to the south of the site. There is a frequent and reliable public transport option to access a variety of high order settlements. This connectivity is an important and sometimes overlooked factor in determining the sustainability credentials of settlements such as Capel

