

1 Addendum

1.1 This Addendum has been produced in response to recommendations made and agreed at the Extraordinary Council on the 17th December 2008 in relation to the position of two settlements, St Margaret's and Capel-le-Ferne, within the Settlement Hierarchy. The recommendations were in response to representations received during the public consultation on the Core Strategy Preferred Options Document.

1.2 The Council's Settlement Hierarchy identifies four levels for the focus of development in rural areas, with the primary focus at 'Rural Service Centres', followed by the 'Local Centres', 'Villages' and 'Hamlets' (not suitable for further development unless it functionally requires a rural location). The changes relate to whether the two settlements are 'Local Centres' or 'Villages'. For information, the definitions of a 'Local Centre' and 'Village' in the Core Strategy are:

Local Centre - secondary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to its home and adjacent communities. It should provide primary healthcare and education facilities, outdoor sports facilities, retail facilities including a Post Office and be accessible by a frequent (hourly) bus or train service

Village - tertiary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community. It should provide primary education facilities, community recreation area, at least one shop and be accessible by a bus or train service.

Representations

1.3 The Council received a number of representations relating to settlements but only two settlements are subject to changes. See the Preferred Option Public Participation Report November 08 www.doverdc.co.uk/forward_planning/local_development_framework/cabinet_and_council_report_on.aspx for the Council's response to representations relating to other settlements in the Hierarchy.

1.4 The Parish Councils of St. Margaret's at Cliffe and Capel-le-Ferne both submitted representations to the Core Strategy, Preferred Options Document, objecting to the status of their settlements in the proposed Settlement Hierarchy.

1.5 St Margaret's Parish Council stated in their representation that the settlement should be a 'Village' rather than a 'Local Centre'.

'The Parish Council is firmly of the opinion that St Margaret's at Cliffe should be designated a village rather than a local centre. We believe that the evidence used to categorise settlements relating to the services available at St Margaret's at Cliffe are incorrect. Moreover, except perhaps for the primary school, it provides no services for the wider rural area and therefore the scope for reinforcement of services is negligible.'

1.6 The Parish Council Capel-le-Ferne stated that they would support Capel as being recognised as a 'Local Centre' and not a 'Village'.

'The Parish Council is supportive of the Core Strategy and the methodology used in its development. Some additional housing could be welcomed in Capel provided it is accompanied by improved infrastructure. Services that are currently lacking in the village are a second shop/Post Office, bus services and highways...The Site Allocations document proposes 70 extra houses at Capel. Under separate consultation the Parish Council would like to put forward an additional site bringing the number proposed to 110 and other suitable sites may come forward. This will effectively increase Capel by more than 10%. We believe it would not be unreasonable for Capel to be recognised as a Local Centre within the District Hierarchy serving the villages of Alkham and Hougham.'

Reporting of Representations

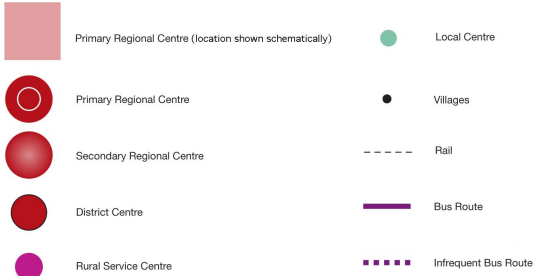
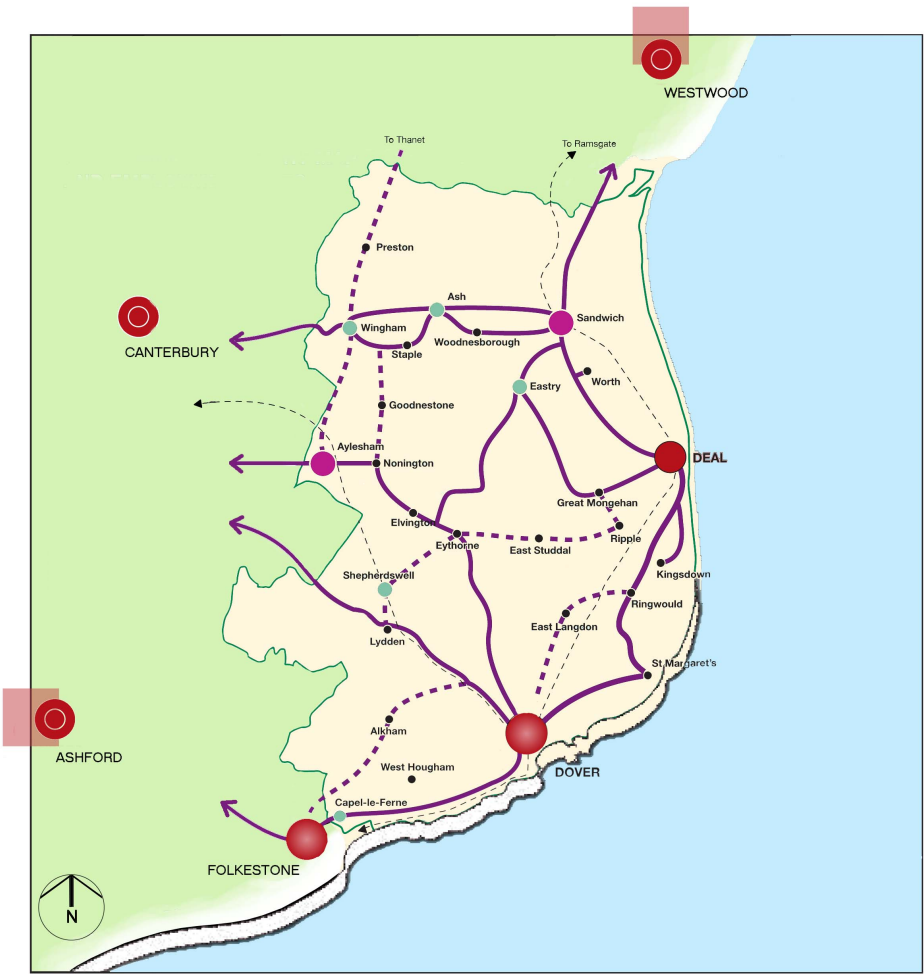
1.7 At the Extraordinary Council it was agreed that St Margaret's did not serve other nearby settlements in a way that, for example, Ash or Wingham function and that, on balance, it should be regarded as a village. It was also agreed that Capel-le-Ferne did function as a Local Centre as it serves other nearby settlements and that additional development would help to strengthen that role.

Proposed Changes

1.8 The changes will mean that Capel -le-Ferne will become a secondary focus for development in the rural area and this will help retain the facilities they have and encourage new ones to locate there. St Margaret's has been identified as a village so that now only development of a suitable scale will be permitted, which would reflect its role in the rural area.

1.9 The table and diagram below set out the revised Settlement Hierarchy following these Council recommendations.

Settlement Definition	Settlement
Secondary Regional Centre	Dover
District Centre	Deal
Rural Service Centre	Sandwich - Established Centre Aylesham - Proposed Centre
Local Centre	Ash Eastry Capel-le-Ferne Shepherdswell Wingham
Villages	Alkham East Langdon East Studdal Elvington Eythorne Goodnestone Kingsdown Great Mongeham Lydden Nonington Preston Ringwould Ripple St Margaret's Staple West Hougham Woodnesborough Worth
Hamlets and sporadic development	All other settlements



© Crown copyright. All rights reserved Dover District Council 100019780 (2009).

Picture 1.1 Settlement Hierarchy