

CAPEL PARISH COUNCIL

BEARE GREEN, CAPEL AND COLDHARBOUR

Mrs Janet Russell
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By email: Guy.Davies@molevalley.gov.uk

Mr Guy Davies
Mole Valley District Council
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Dear Guy

Proposed Local Plan Option Sites in Capel (Village)

The Parish Council was invited to meet Mole Valley District Council to discuss the position of Capel Parish Council in relation to Capel Village sites having regard to earlier representations in relation to sites and the village settlement boundary.

The Sites proposed were (using your reference) were:

CP 001 - Land north of Capel Village
CP 004 - Box Hill Caravans Site, Coles Lane (east of the A24)
CP 006 - Capel House Farm
CP 007 - Land adjacent to Redlands
No MV Reference - Land at Brook Cottage, Wolves Hill

The Parish Council also had an amended plan in relation today, and night noise generated by flights from Gatwick Airport.

Each of the sites was considered in detail the position in relation to each being set out below. In summary the recommendations of CPC are:

CP 001 The Parish Council strongly objects to the site which lies in the Green Belt, is beyond the Settlement Boundary, impacts on the landscape setting of Capel and is unrelated to the village infrastructure

CP 004 The Parish Council supported the site during the Capel Neighbourhood Development Plan process for starter/social housing, starter employment units and recreation/open space. The employment units would only have access via the A 24. In relation to site capacity we recommended 25 dwellings (Mole Valley suggested a notional capacity of 37). Having regard to

other matters which are address below the Parish Council now supports the provision of circa 35/37 dwellings including the provision of affordable homes.

CP 006 The Parish Council included Capel House Farm as an NDP allocation and support a proposal for up to seven dwelling

CP 007 The site (Redlands) was proposed as a small allocation but was not previously supported by Capel Parish Council on highways, landscape grounds, settlement boundary and the sites relationship with three dwellings fronting onto The Street.

Consultations took place on highway matters and a detailed landscape impact report was prepared. In relation to both the Parish Council's earlier concerns had primarily been addressed although neighbours would need to have any visual impact mitigated. The Parish Council considered that bungalows adjacent to the existing dwellings along The Street could address the issue.

The recommendation of Capel Parish Council is that the land adjacent to Redland is now included as a housing site comprising four (4) dwellings and that the settlement boundary is revised to include the Redland site.

Brook Cottage site and surroundings.

The site remains sensitive in many respects being on land designated as being 'in the countryside beyond The Green Belt'. It also falls outside the village Settlement Boundary. The site has the highest elevation in the village environs. A proposal had been submitted to Capel Parish Council for a development comprising 15 dwelling (including the replacement of Brook Cottage which has planning permission.)

The proposal was for part of the site only with no boundary definition other than a notional restriction in relation to Gatwick Airport noise issues.

That objection has now been 'removed' but that does not remove any impact development would have in relation to the village. Consequently, those promoting the site prepared two indicative plans which were sent to Mole Valley showing capacities for the whole or majority of the site of between 34 and 50 plus dwellings.

Such a largescale development would have an unacceptable impact upon Capel village visually, an impact upon the environmental and social infrastructure, the sustainability of services and highways.

Policies now encourage the development of sites to be maximised both in terms of land use and density. Such an approach would neither be acceptable to Capel Parish Council in capacity terms but also having regard to the sites sensitivity in relation to Capel it would have such an adverse effect to remove the critical character of Capel which includes a designated Conservation Area. Its linear form is also fundamental to that character. The fabric of the village (in a similar way to site CP001) would be significantly compromised.

In summary Capel Parish Council no longer supports the site for development.

In numbers terms by increasing the capacity of the Coles Lane site and the inclusion of Redlands the housing contribution of the village to the overall Mole Valley housing numbers remains the same.

Yours sincerely

Mrs J Russell
Clerk to Capel Parish Council