

# CAPEL PARISH COUNCIL

## BEARE GREEN, CAPEL AND COLDHARBOUR

**Mrs Janet Russell**  
**Clerk to the Council**

**Capel Parish Office**  
**55a The Street**  
**Capel**  
**Surrey RH5 5LD**

Email: [capelpc@btconnect.com](mailto:capelpc@btconnect.com)

Tel: 01306 712447

15 April 2019

Dear Resident

### **Land North of Capel (West of The Street/Horsham Road)**

You will have received an undated letter from Curtin & Co sent on behalf of KINGACRE Developments relating to land north of the settlement boundary of Capel Village. This land had been identified by Mole Valley District Council in a pre-local plan consultation (together with other sites) as 18-CP-001.

In March 2019 Curtin & Co wrote to the Parish Council indicating their intention to canvass the village with their proposals. On 8 March 2019 the Parish Council responded to Curtin & Co indicating its objections to the developer's intentions for promoting the site.

The Parish Council indicated its willingness to meet the KINGACRE team on a without prejudice basis. A meeting took place attended by the developers, consultants and the PC Chairman and Planning Committee Chairman.

I have scheduled below the issues identified by the Parish Council at the meeting. A compelling issue identified by the Parish Council was that to canvass a strategy in advance of the Mole Valley Public Consultation in relation to site options would be not be appropriate.

The letter you have now received is wholly against the advice of Capel Parish Council.

In response to the pre-Local Plan Consultation we had indicated our rejection of the site. Our letter is a matter of public record on the Mole Valley website. We had also objected at the NDP consultation stage to this site.

In summary the issues identified by CPC were:

The site was not included in the Capel Neighbourhood Plan in 2017 and nothing has changed.

The Capel Parish Landscape and Visual Sensitivity Appraisal identified the following:

- Landscape Policy protecting this Green Belt land and its sensitive landscape character
- It's relationship to the settlement and the Capel Conservation Area
- Visual impact upon the Surrey Hills AONB and visual sensitivity
- Impact upon the linear form of the village. It would compromise the village form and character.
- Intruding into the countryside compromising the setting and amenity of at least 15 dwellings which abut the settlement boundary.

Contrary to National Policy in the NPPF having regard to the Green Belt.

Green Belt Policy remains unchanged in that new buildings would be harmful except in very special circumstances. Paragraph 144 of the NPPF states that local authorities should give substantial weight to Green Belt harm.

Access - impact on sense of arrival from the north:

- Narrow village roads, parking issues and safe movement
- Sustainability including
- Drainage
- School capacity
- Medical facilities
- Public transport
- Station car parking at Ockley, Holmwood and Dorking

The developers are proposing up to 60 new homes

This site must be safeguarded from development not least for the compelling reason identified by Capel Parish Council to Mole Valley and the developers.

We recommend that you respond to the Curtin letter by email to [jacka@curtinandco.com](mailto:jacka@curtinandco.com) objecting to the site. If you wish to respond by letter, address it to Jack Austin, Curtin & Co. 299 Oxford Street, London W1C 2DZ.

Please copy your reply to the Parish Council and District Councillors Corinna Osborne-Patterson, Mary Huggins and Michelle Watson.

The proposal is contrary to the principals of community engagement and neighbourhood planning.

Thank you for your support. **OBJECT NOW** and protect your village from inappropriate development.

Yours faithfully

Paul Garber  
Chairman Capel Parish Council Planning Committee

Chris Ball  
Chairman  
Capel Parish Council