

# CAPEL PARISH COUNCIL

## BEARE GREEN, CAPEL AND COLDHARBOUR

**Mrs Jackie Coke**  
**Clerk to the Council**

**Field House,  
Vicarage Lane,  
Capel, Dorking  
Surrey. RH5 5LN**

**Email:  
capelpc@btconnect.com**

**Telephone 01306 711098**

Jack Straw  
Planning Policy Manager  
Mole Valley District Council  
Pippbrook  
Dorking RH4 1SJ

March 27<sup>th</sup> 2013

Dear Jack

### Green Belt Boundary Review 2013: Consultation

Capel Parish Council gave formal consideration to the GB Boundary Review on 18<sup>th</sup> March 2013.

The Parish Council (CPC) understands that this is a non-statutory consultation providing an evidence base towards the next stages of the MV Local Plan Review in which consideration will be given through both formal consultation and at enquiry to how the districts' housing need can be met for the period up to 2026.

The CPC recognises that in order to meet the total housing provision of 3,760 dwellings to the end of the plan period the consequence is that the Green GB Boundary will require review. It is our understanding that sites for some 1,700 dwellings need to be found to meet that requirement. While it is likely that up to 700 of the 1,700 dwellings could be sited within urban areas the balance will have to be found either in the GB or in countryside sites beyond the Green Belt. This would apply to villages such as Ockley.

Based upon the above provision for GB or countryside sites it is our estimation on an application of densities in the order of 30 dpha (12 dpa) that to accommodate the expected requirement some 50 ha (or 123 acres) of land would be required. Spread over the remainder of the Plan period this would mean some 140-150 dwellings pa.

In considering our submission we have had regard to the well-established five purposes of Green Belt. In particular in relation to the two villages in Capel Parish (Capel and Beare Green) it is crucial that full and proper regard is given to the need to safeguard the countryside from encroachment; to preserve their setting and character (including the Capel Conservation Area); to check any unrestricted sprawl of the village 'urban' areas and to avoid the merging of

settlements; in the case of the two villages impacting upon the ribbons of development which are features of the areas beyond the village settlement boundaries.

CPC has also had regard to the NPPF which endorses in positive terms that the GB must remain. We also understand that the process now being adopted by MV is consistent with the need for such boundaries to be reviewed as part of the comprehensive local plan process. The NPPF is clear in its direction to exclude land which it is not necessary to remain open. to safeguard recreational and open space ,to ensure any changes are seen as being permanent and that the physical features which define the present (and indeed any future boundaries) endure. The final key consideration is that any development must be sustainable.

Important to the two villages in the Parish are issues of sustainability having regard to facilities, transportation, character / conservation, highways and infrastructure capacity. We also take the position in relation to this Parish that exceptional circumstances must be demonstrated to justify any relaxation. As we will now indicate in our opinion such circumstances do not exist.

In relation to the villages, development has taken place which already responds, or is likely to respond to capacity. In Capel the development of affordable housing in Laundry Way combined with infill or windfall redevelopments has already added to the housing stock in the village. In Beare Green the CPC has been active in promoting the former Godwin's Nursery site. The site is brownfield in character albeit within the GB. The application for its re-development is now before MVDC for determination and comprises 24 dwellings (social and market). This site should be seen as making an appropriate contribution towards provision from the two Parish villages. We also consider that given to process now in hand the proposal of both the Parish and applicants that the potential capacity for this development was circa. 35 dwellings the restricting of those numbers by officers on policy grounds was somewhat counter to the aims of your review.

CPC has been active in its participation of the LDF process. In March 2010 we responded to the decision of the LP Inspector's decision to endorse Capel and Beare Green as Larger Villages in relation to the 'Land Allocations DPD Consultation".

MV proposed for consideration a number of Capel and Beare Green sites. The majority of the sites identified at the time relate to the study areas now identified in the GB Review. The Parish Council also responded in February 2013 to the draft SPD 'Landscape and Larger Rural Villages Character Appraisal'. These two submissions are to be seen as being conjoined to our GB reply as they are material in their content to the reasoned case that (with the exception of Godwin's) no development should take place in the GB beyond the established village boundaries.

#### In relation to Capel village:

Land south of Vicarage Lane and east of The Street comprises a designated Nature Reserve (SNCI).

Land north of Vicarage Lane and east of The Street comprises playing fields and countryside which is crucial to the setting of the village;

Land west of the village (north of Coles Lane) comprises the Cemetery, land which is contaminated and the open vistas of countryside towards to A24. These open areas are crucial to the preservation of the village setting.

In addition the core areas of the village comprising the Conservation Area and the impact of parking along the narrow village 'street' makes future development having the prospect of impacting upon the village environment.

We recognise that limited windfall opportunities may arise from the redevelopment of existing dwellings (with large plots) but that should be the limit. Indeed in reviewing all of the MV village areas we believe that some 200 dwellings could be generated through the redevelopment of such sites if they were to become available.

In Beare Green we have already made reference to the contribution to be generated by Godwin's Nursery. It may also be possible to achieve very limited additional development on land adjacent to the nursery in due course from the sporadic cluster of existing dwellings. Within Beare Green the redevelopment of the existing MV Housing flatted area could generate better land use as well as enhancing the built quality of the village.

Finally, in relation to Tables 4.7 and 4.9 " The Green Belt Analysis" (Chapter 4) the submissions made in 2010 and 2013 should be taken into account.

In due course we look forward to responding to the formal Consultation and to participation in the next stage of the LDF process. We would also be happy to discuss in greater detail matters arising from this and earlier submissions.

Yours sincerely

Jackie Coke  
Clerk to the Council