

CAPEL PARISH COUNCIL
BEARE GREEN, CAPEL AND COLDHARBOUR

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J Straw
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Dear Jack

Housing and Traveller Site Consultation
Minor Green Belt and Village Boundary Changes

The Parish Council submitted representations in relation to proposed housing sites in Beare Green and Capel in February 2014

Prior to that submission representations had also been made in relation to "Landscape and Rural Villages Character" on 11th February, 2013. This addressed the character considerations of both villages. A submission in relation to the Green Belt was also made in March 2013.

In relation to the matters raised in Chapter 11 of the Housing Sites Consultation, the Parish Council now makes the following points as background considerations to its representations:-

- (i) Village boundary changes and minor Green Belt changes are separate and distinct topics;
- (ii) The definitions of the village envelope (its boundary) may embrace the curtilage (the gardens) of a dwelling or dwellings but they should remain within the Green Belt designation;
- (iii) In consideration of the 'Criteria' detailed in Paragraph 11.5 our position is that:-

1. We do not fully concur with the criteria in that “**features that are readily recognisable**” they may not always exist, but an overriding character may prevail.
2. We do not agree with the presumption “should be adjusted as appropriate.” A more flexible approach is required substituting ‘may’ for ‘should.’
3. We agree (in general) with the settlement boundary criteria.
4. We agree with the criteria subject to a dwelling being contained within the defined village settlement boundary.
5. We agree with Criteria 5.

Submission in relation to Capel

CP1 : West of Bennetts Wood

The proposed minor boundary change is supported.

CP2 : North of Bennetts Wood

We support this minor boundary change but our objection to the inclusion of land for potential development remains.

CP3 : North of Ashlea (The Street)

The Green Belt boundary should remain, although the settlement boundary should be defined by the dwelling curtilages.

CP4 : Rear of 104/106 The Street

The Green Belt and settlement boundaries should be amended (to be common).

CP5 : Rear of 1-3 Old Barn Drive

We consider the Green Belt boundary and settlement boundaries should be common.

CP6 : 7-9 and 17-19 The Street

The Green Belt boundary should remain as a control to prevent development which would compromise the village character.

CP7 : 181 The Street

The minor change is supported which should also incorporate this residential curtilage into the settlement boundary.

CP8 : Rear of 40-62 The Street

The Green Belt boundary designation should remain, although the settlement boundary should be consistent with the rear boundaries to the properties.

The Green Belt designation is crucial to protect the village setting.

CP9 : Gardens south of Vicarage Lane.

It is crucial the Green Belt boundary remains to prevent the incursion of development in this sensitive location.

Submission in relation to Beare Green

BG1 : North end of Horsham Road

With planning permission being granted for Godwins Nursery, and being consistent with the ‘Housing Sites’ representations the ‘built’ elements of Breakspear Farm should be excluded from the Green Belt.

BG2: Alpenrose

We consider that the Green Belt boundary should remain in this important edge of village location. Notwithstanding the foregoing, the settlement boundary should be consistent with rear gardens.

BG3 : Land South of Springwell Road

The Green Belt boundary should remain. This land (albeit separated by the railway) together with land east of Godwins Nursery is important to the village setting and should be protected by the Green Belt designation.

These are the representations of Capel Parish Council and should be considered alongside the submissions in relation to the Green Belt Review, Site Allocations and our Landscape Assessment.

Yours sincerely,

Jackie Coke
Clerk to Capel Parish Council