



LETTER FROM THE CHAIR



As we edge out of lockdown and into the summer sunshine, it seems like a good time to let you know what the Save Capel Executive have been doing over the last two months. You will have seen some of the results of our work, such as the Regulation 18 analysis, but there is much more going on.

As Chair, I am in touch with other campaign groups whose areas are also threatened by development. It's heartening that we all want to share experiences and explore how we can be of mutual benefit. I believe there is a head of steam building up across the country for Councils to turn away from building on the countryside, and to look properly at brownfield sites and urban regeneration. There is also mounting pressure to end the continued use of the out-dated 2014 housing need figures and use more recent methods. In the case of Tunbridge Wells, that would reduce the Borough's housing

need by over 30% and completely negate the need to build on Capel's unspoilt countryside.

So, if you would like to visit the websites of Save Marden (www.savemarden.com), Save Our Heathlands in Lenham (www.saveourheathlands.co.uk), Save Our Fields in Cranbrook (www.hartleysaveourfields.org.uk), Save Graveney Marshes (a huge solar farm destroying 890 acres of marshland and wildlife habitat - www.savegraveneymarshes.org), and the Facebook page of Stop Over Development of Paddock Wood, please do so. You would not only be helping our neighbours but also assisting us all in persuading local planning officers to pressurise central government for a down-size on their claimed housing need.

Have a great summer – and take some photos for our competition (*more details on page 3*) so we can all enjoy them!

Dave Lovell - Chair

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Revised Local plan timeline

YOUR DONATIONS COULD HELP SAVE CAPEL

As we move along the Local Plan timetable the need for funds is going to grow, for continued legal advice, and to ensure the Parish will be adorned with new placards and banners as Regulation 19 looms and interested parties visit the area.

Those wishing to build over our parish have deep pockets and have their hearts set on huge profits, so if we are to challenge them on anything approaching an even playing field we will need significant resources.

We have therefore added donation options to the Save Capel website which can be accessed at:

www.savecapel.com/donate. Please donate what you can, and if you would like to be involved in fundraising, please let us know via savecapel@gmail.com.

GET SOCIAL WITH SAVE CAPEL

 @SaveCapel2020

 @SaveCapel



LEGAL SUPPORT

Planning is a specialist area of law and it is important that Save Capel has the very best professional legal planning advice.

We are now in the happy position to announce that Save Capel has the support and guidance of Knights Solicitors of Tunbridge Wells, who are planning specialists as well as experts in other areas of law, and were involved in the Planning Inquiry into the Compulsory Purchase Order for the Councils' ill-thought out (and now abandoned) plans for the theatre and civic complex in Calverley Grounds.

We also have the support of a local barrister, James Neill of Landmark Chambers, another specialist practitioner in planning

law from an eminent planning law set, members of which recently won a judgment in Leeds that has implications for green belt release and the use of outdated housing need figures. Both have already been extremely generous with their time and incisive guidance, and we are very grateful for their assistance which will be invaluable to the campaign going forward.

Also on the legal side, a member of our Analysis & Governance team is analysing planning cases and judgments and the reasons for success or failure, such as the Leeds judgment cited above, and an Inspectors' report on inappropriate

garden villages in Essex. This is intensive work, and planning terminology is as perplexing the as outcomes, but vital to our understanding of how case-law is evolving and ensuring we, and our advisors, are well briefed.



WALKING FOR CAPEL: BANK HOLIDAY - 31ST AUGUST 2020

Andrew Stanley, a member of the Brown Field Team, has decided to support the campaign by taking a change from searching for Brown Field sites to walking the Green Fields of Capel. He has undertaken to walk the Capel Parish boundary, not just once but twice – all in a single day!

This will be a real test of endurance and worthy of our support. Please sponsor Andrew generously on our donation page

www.savecapel.com/donate. If you message your donation is for 'Andrew's Walk', it will add to the encouragement he needs, so let's ensure Andrew's efforts are well rewarded.

Details of where and when supporters can cheer Andrew on will be released on the website and social media accounts soon!



PLEASE HELP US RAISE THE FUNDS WE NEED TO SAVE CAPEL

Make a donation at www.savecapel.com/donate



ANNOUNCING THE SAVE CAPEL PHOTO COMPETITION



With summer upon us, we are launching a photo competition, with the results being announced at the end of August. There will be two categories; under- and over-16. In both categories, we are looking for images that demonstrate what is special about the parish of Capel – that show what we want to preserve and protect. Beyond that, you have free rein.

The winners, which will be selected by a team of judges,

will head Save Capel's photo competition gallery on our website, be our featured image on our social accounts for two months, and receive a Save Capel t-shirt, a pen, and a box of delicious Tudeley tea. The runners up will receive a Save Capel bag and a pen. Our generosity is boundless!

If it proves popular, we hope to launch a winter photo competition at the end of November.

The competition is open to everybody except the Executive

and their families.

Images, which must be original and unedited, should be emailed to savecapel@gmail.com by the closing date, which is midnight Monday 24th August. Please also include the photographer's name, where the picture was taken and which category you wish to enter

For inspiration, the image above is of the field leading to the George & Dragon taken by the Chair's son, Jack. If you look closely, you can spot Cinta, the Lovell family's Frenchie!

REGULATION 18 RESULTS UPDATE

Hopefully you will have seen our analysis of the Regulation 18 consultation results published by Tunbridge Wells Borough Council, if not you can find it at bit.ly/CapelReg18.

We shared our findings with all councillors from Tunbridge Wells and Tonbridge and Malling Borough Councils, plus MPs Greg Clark and Tom Tugendhat.

To date, we have had responses from several Tonbridge & Malling Councillors, but none from their Tunbridge Wells counterparts, including our own Councillor in Capel. However, we have had replies from both MPs.

Tom Tugendhat was not surprised by our findings, saying: "Thank you very much for your e-mail and taking the time to send this to me – it is much appreciated. I can't say I am surprised that there was such a

strong reaction from residents in and around Tonbridge considering the proximity of the development to the town. I am sure this will be replicated during future consultation phases, if the proposals are put forward again.'

Greg Clark did not comment directly on our findings, but he did offer to talk to us about what we had shared, and the implications of the forthcoming Planning White Paper, saying he was: "Very happy to have a chat – perhaps after you've had the opportunity to digest how the announcement on planning reform may impact on your campaign?"

We are, of course, encouraged by the ongoing dialogue we have with both MPs and will share details of any insights we gain from meetings and further communication we have with either of them.

A VISION FOR CAPEL

You should shortly be receiving a survey from the Parish Council's Neighbourhood Plan Working Group. The survey is designed to capture the community's views for inclusion in the development of a Vision for Capel.

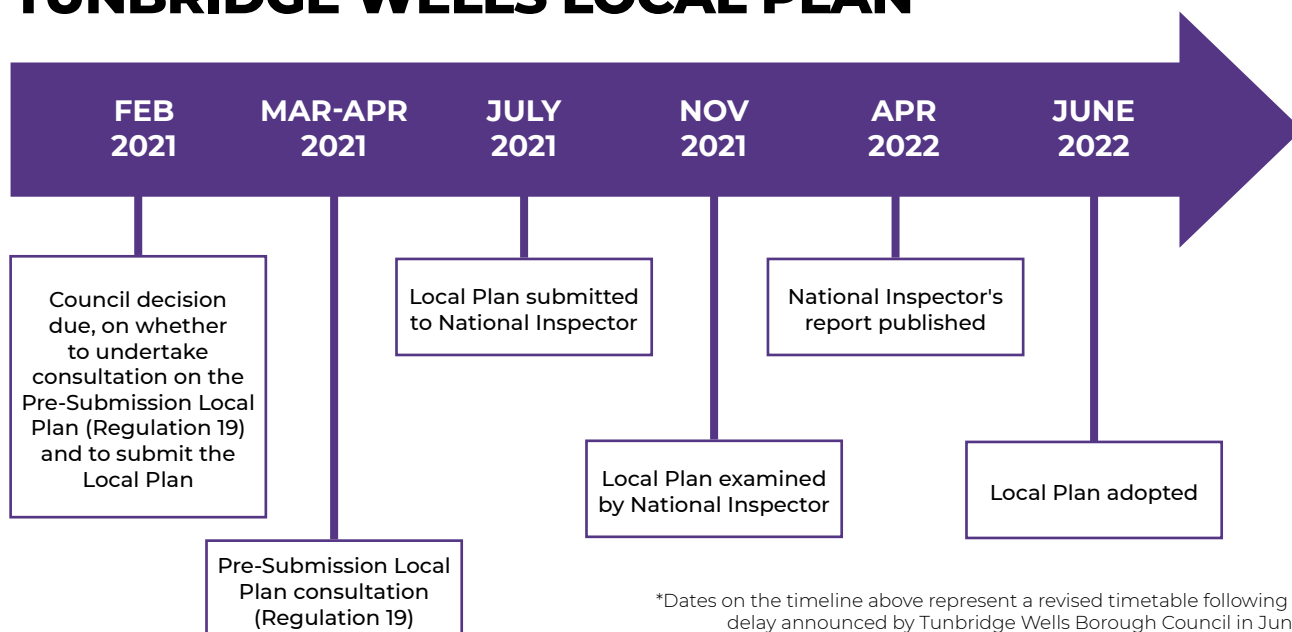
The Vision for Capel is the first step towards the development of an updated Neighbourhood Plan, designed to map out the future of our parish. The plan will include policies on housing, roads traffic and transportation, local employment, the environment and climate change, flooding, and other issues which residents think important.

The plan's precursor, the Vision for Capel aims to tell the Borough Council planners how residents and businesses within Capel wish to see our parish develop.

We would encourage you to take the few minutes needed to complete the survey.



REVISED TIMELINE FOR THE TUNBRIDGE WELLS LOCAL PLAN*



HOW YOU CAN HELP SAVE CAPEL

We need to start gearing up our preparations for the next stage of the local plan process in spring 2021 (Regulation 19). The Save Capel teams are at the forefront of that effort and will need all the help they can get as the clock ticks.

"If you are not already a member of one of the teams, but wish to help, please let us know."

If you are not already a member of one of the teams, but wish to help, please let us know, by email, where your interests lie and we will work with you to find the right

role. There are many ways to assist the teams, and if you prefer to be a generalist, that would be very welcome. We expect a need for research and other activities to shift according to circumstance, so we need the teams and supporters to be as flexible as possible.

As a reminder, the teams are:

- BIODIVERSITY & POLLUTION
- BROWNFIELD & ALTERNATIVES
- COMMUNICATIONS
- FLOODING
- FUNDRAISING & EVENTS
- HERITAGE & LANDSCAPE
- TRANSPORT & INFRASTRUCTURE

At the moment we are looking for a Team Leader for fundraising and, if you have IT, social media or Wordpress skills, there is an opportunity to assist the Communications Team.

To offer help, or find out how your skills and experience can benefit our campaign, email us at savecapel@gmail.com

BIODIVERSITY & POLLUTION

This month we have a new Biodiversity report launched by the Biodiversity & Pollution team. You can download the report on our website via bit.ly/BandP2020

As we move forward, the team is keen for records of wildlife and plants identified in Capel to be reported to the Kent & Medway Biological Records Centre (KMBRC), as this is where developers turn to for their data. If there are few records, it is easier for a developer to suggest damage to habitat will have minimal effect.

A link to the KMBRC spreadsheet can be found in the Biodiversity report, with instructions on how to access grid references and where to forward your records. Spreadsheets or postal sheets can also be downloaded from the KMBRC website www.kmbrc.org.uk.

When sending data to KMBRC please remember to copy to Sharon Hunt (sharonhunt@mac.com) for Save Capel records. We need to keep the developers honest!

Save Capel is not anti-development. We support sustainable development and especially affordable housing in both the borough and in Capel Parish. But, any development needs to be proportionate, suitable (for local needs and in line with the local environment) and above all sustainable.

