



Newsletter

27th July 2019

This newsletter start with an apology. It's not very bonny (there are no pretty pictures)! In this edition, we will be bringing you up to date with the newly published draft Local Plan (dLP). Photos from our community events and news on the upcoming dLP public consultation dates and venues will be included in the next edition. For now, we would like to highlight the items concerning Capel in the dLP, which was released to the public yesterday evening via Appendix A of Item 7 in TWBC's Planning and Transport Cabinet Advisory Board's 5th August meeting. Please go to savecapel.com and click on the **Breaking News** link on the main page to see the plan. It is a big file containing a 522 page document with lots of supporting information. Please don't be put off reading it by it being hidden away in a meeting appendix and presented in a very large file. Understanding the proposals and issues now will put us in a much stronger position when the public consultation begins and give us time to gather evidence. We had no opportunity to comment on the largest proposal affecting Capel in the Issues and Options process leading up to this plan in 2017. The massive developments that were being planned by the Hadlow Estate were kept secret and out of the public process. FOI requests have been refused by TWBC to protect the "economic interest" of the Hadlow Estate in preference to increasing the transparency of the dLP process. The Hadlow Estate have declined invitations to meet with Save Capel and Capel Parish Council together with a note saying they would only meet "elected officials individually". I think we can all draw our own conclusions from that statement. They say that they will engage with local residents but the only engagement that has been initiated by them so far has been to terminate tenancies in favour of selling properties to raise money for their 'masterplan'. How very disappointing. Feudal, some would say.

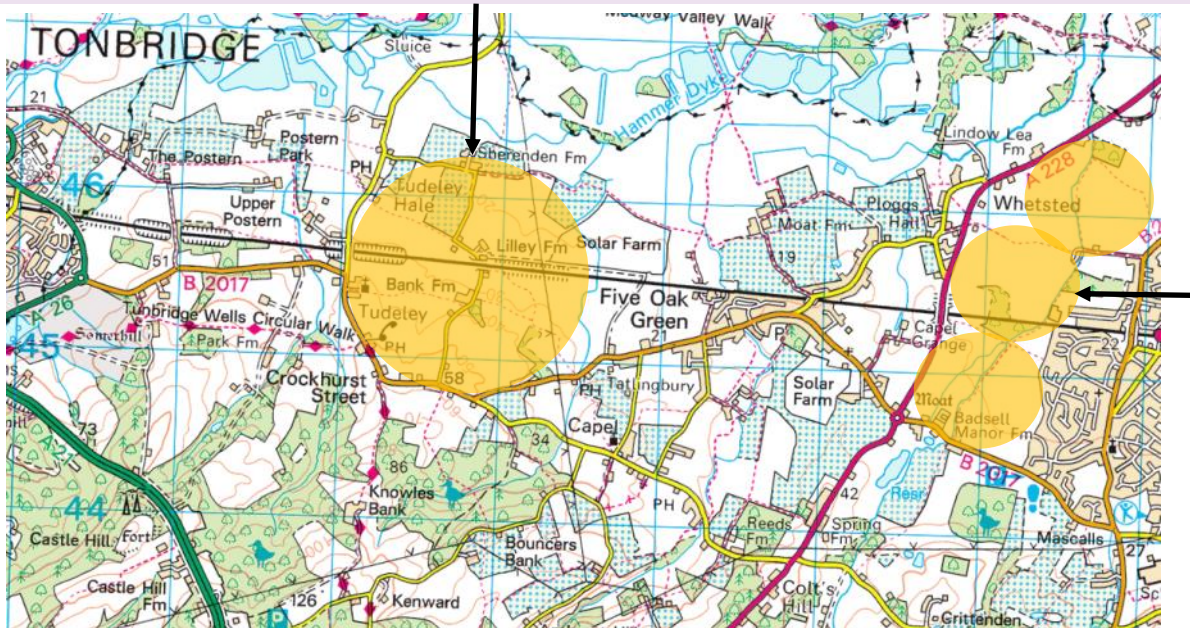
The good news is that we have a great team of passionate, professional, energetic people working hard to **Save Capel**. Our Legal, Housing, Campaign, Flooding, Fundraising, Transport, Press/Interest Group and Landscape/Ecology/Environment teams are strong, focussed and producing excellent work. We have also very much enjoyed engaging and working with a highly experienced town planner. We have 2,500 signatures on our petition. That's a brilliant number of people supporting us already, with thousands more signatures expected as we start talking about the issues in detail now that the plan has been published. We applauded our friends at **Keep Kent Green** on Tuesday. With the support of their MP, Tom Tugendhat, they delivered their petition to Parliament and secured a letter from the House of Commons asking KCC and the Planning Inspectorate to consider the terrible, irreversible environmental scar that will be inflicted by Tarmac on Stonecastle Quarry if Tarmac, in partnership with the Hadlow Estate, is allowed to extend their operations at Stonecastle and Moat Farm. This will have a devastating impact on Capel and neighbouring parishes. We look forward to supporting them as they approach their meetings with the Planning Inspectorate in September and will keep you updated via our Newsletter, Facebook and Twitter.

Tom Tugendhat's address to Parliament regarding Stonecastle Farm can be viewed at savecapel.com/blog



surrounding areas, including the Save Capel campaign group have

TWBC and the Hadlow Estate would like to squash 2,800 houses, a primary school and retail outlets on to 400 acres at Tudeley, which would put a Kings Hill size development right next to Tonbridge and punch a huge hole in the Green Belt. A Senior School is destined for land close to Postern Lane, much, much closer to Tonbridge than Tunbridge Wells next to one of the busiest roundabouts in Tonbridge.



TWBC has chosen 200 acres of Green Belt land in East Capel (being sold by two retiring landowners) for 1,400+ homes. The Green Belt is there for a reason; to separate PW and FOG. Especially important when PW also has thousands of new houses being built. There are already huge sewerage issues on development sites in PW.

2019

August 2019: The TWBC Planning & Transport Advisory Board (5th August) and at the TWBC Cabinet (15th August) the Borough Council will decide if the draft Local Plan is in a fit state to move forward to public consultation. **Save Capel** will attend both meetings.

September 2019: TWBC run a 6 week consultation period from Sept 20th to Nov 1st. This is known as **Reg 18**. Every issue, big or small, must be raised here. TWBC and others must raise objections here if they wish to pursue them in Reg 19. It is important that we understand the National Planning Policy Framework and that we are ready to object to specific points with sound, weighty, evidence based arguments. There is no independent inspector involved.

2020

May 2020: Borough & Parish Council elections. Please vote. **Save Capel** will help you to find and meet the candidates who understand Capel's issues and future plans.

August 2020: TWBC publish their Pre-Submission Local Plan. This will have been developed by TWBC from Nov 2019 (the end of Reg 18). **Reg 19** consultation on this plan begins for 6 weeks. This is narrow and more focussed, with reference to the National Planning Policy Framework's "tests of soundness" and formal legal points considered. Only issues raised in Reg 18 can be addressed in Reg 19. No independent inspector.

October 2020: Final Development Plan developed by TWBC, to be published in Dec 2020. Submitted to Secretary of State for Housing, who appoints an Inspector to examine it.

2021

The examination by the Inspector will take place in May 2021. This is the point at which **TWBC's plans are, for the first time, subjected to independent scrutiny**. Hearings held where legal submissions can be made. **Save Capel** will attend the hearings. The Inspector should publish their report in September 2021 and a final "set in stone" plan should be adopted by December 2021.

