

**Want thousands
of new houses
and cars along
this road?**

RESPOND
now at
savecapel.com
to have
your say



Here we are—right in the middle of the newly extended public consultation period. We were delighted that TWBC agreed to extend their public consultation from the statutory minimum 6 weeks to 8 weeks after concerns being raised by us and by several Parish and Town Councils.

We must make the most of this time given to us. It is the only opportunity we have to voice our opinions openly, on public record, for all to see.

We hope that TWBC will take note of the objections. If they don't (or perhaps just pay lip service to a few) then we know that all of the comments we raise now will be looked at by the Government's Planning Inspector. It is so, so important that you respond to TWBC.

There is a super video at [savecapel.com/respond](https://beta.tunbridgewells.gov.uk/data/assets/pdf_file/0003/314193/Consultation_Response_report_20-09_to_16-10.pdf) to take you through the simple process. There is written guidance on that page too. If you would like to see how others have responded so far, some of the initial responses are now visible at

https://beta.tunbridgewells.gov.uk/data/assets/pdf_file/0003/314193/Consultation_Response_report_20-09_to_16-10.pdf The Tudeley and East Capel comments can be found from page 73 to page 157

New banners and boards encouraging everyone to "Respond" will be going up in Tudeley, Five Oak Green, Capel, Whetsted, Tonbridge and Golden Green very soon.

All comments must be received by TWBC by 5pm on November 15th. After that, we'll probably be plunged in to silence until spring/summer next year, so please do make the most of this consultation. Every response makes a difference, however short or long.

High Flyers

Our trusty team delivered 1,000 flyers last week. We have another 2,000 to go! If you can help with deliveries please email savecapel@gmail.com. The roads covered so far are Sychem Lane, Pemble Close, Tolhurst Road, Falmouth Place, Acorn, Forge, Paddock Wood West (bordering Capel), Half Moon Lane, Dislingbury Avenue, Amhurst Bank, Old Church Rd, Pembury Hall Rd, Kent College, Alders Rd, Crittenden Rd, Five Oak Green Road (Turmeric Gold to Somerhill), Hartlake Road, Golden Green, Tonbridge; Taylor Close, Deakin Leas, The Drive, Goldsmid Road, Pembury Road.

If you can deliver anywhere else or would be happy to stand outside Tonbridge Station for 30 minutes one morning/evening soon (we'll provide partners so you're never alone) please email savecapel@gmail.com

Resilient Ramblers

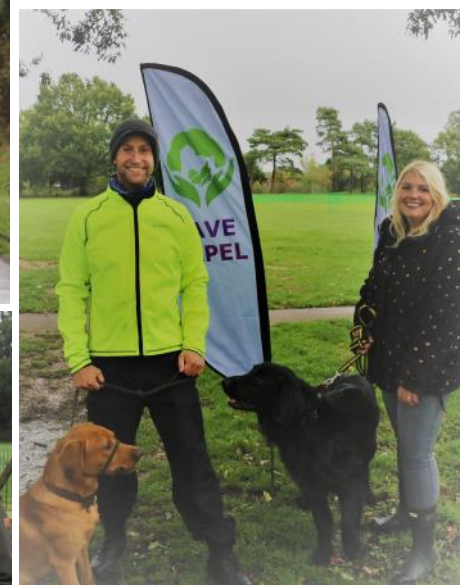
Despite the heavy rain forecast a large group of dedicated ramblers, all hardy souls, joined us for the inaugural Save Capel Ramble. Young and old and some four legged friends ignored the weather and set off from Capel Community Centre with maps and route quiz in hand. Learning more about The Hoppers, local farms and produce, Tudeley Church amongst other local interesting facts as they walked, the intrepid convoy of ramblers crossed the parish cutting through the CA1 site of the proposed Tudeley New Town. Even in the rain the visual impact of the countryside and buildings across this beautiful piece of Kent horrified those that realised the vandalism that waits in the wings, should TWBC get their way. Finally arriving at The Poacher, there was time to mull over the walk, brush off some mud, compare answers to the questions and warm up by the open fire, all over a drink or two.

During the ramble there were competitions for both adult groups and family groups to complete both the route and nature quizzes. In addition there was a photograph challenge, to get the most artistic or original photo of specific local objects across eight categories.

The winners of the quiz with a score of 53½ were Kevin & Lesley Entacott accompanied by a very knowledgeable Don Foreman. Second were Dawn and Ian Davis with a score of 50 and in third place, Ollie and Stephanie Tizzard with a score of 44.

In the family category, (these were the groups with one or more children) the winners of the quiz were the Curtis family with a score of 33. In second place were the Lambert family with a score of 29½ and in third place were the Legg family with a score of 24½.

Special thanks to The Poacher for allowing us to finish and gather at the pub and enjoy the open fire. Thank you to all who assisted with marshalling, logistics, photography, event preparation and running the ramble on the day. The biggest vote of thanks goes to all the ramblers who were prepared to get wet and muddy and help raise funds for Save Capel. You are all winners!



Piano Recital

Please join us on Sunday 3rd November at 3pm for a wonderful opportunity to hear a Piano Recital by Rika Zayasu at Lilley Farm Barn (Sherenden Road, Tudeley, TN11 0PD). This is wonderful opportunity right on our doorstep. Please book your tickets as soon as possible by calling 01732 362073 or emailing savecapel@gmail.com. The ticket price is £20 per person, to include a glass of prosecco, afternoon tea and cake. Parking is available.

Local Plans in Peril

The new Local Plan in Tunbridge Wells is the source of our woes. It has targeted the Parish of Capel for a huge housing-dump (63% of the borough's housing need all up near the Tonbridge & Malling border). This has caused a great deal of consternation at Tonbridge & Malling Borough Council. A press clipping is at <https://www.kentlive.news/news/kent-news/fury-over-plans-build-4000-3440440>

The Local Plan process in its current form is relatively new. Sevenoaks District Council (SDC) is about 18 months further along the process than Tunbridge Wells and they have received a bit of a shock. The Government's Planning Inspector, Karen Baker, looked closely at their final plan, listened to SDC planning officers and parish councils, campaign groups, developers and others and has decided that the inspection must be halted and the plan withdrawn from examination. SDC are upset and their view is here: https://www.sevenoaks.gov.uk/info/20069128/new_local_plan/483/local_plan_hearings_cancelled

With the letter from the Inspector here: https://www.sevenoaks.gov.uk/download/downloads/id/2523/ed37_inspectors_letter_to_the_council_following_the_stage_1_hearing_sessions_17_october_2019.pdf

The Tonbridge & Malling Local Plan is also stalled. The Government's Inspectors, Simon Berkeley and Luke Fleming, have asked that TMBC start a new public consultation covering additional evidence submitted. They have significant concerns with regard to parts of the evidence base, particularly relating to the Green Belt, Sustainability Appraisal and Site Selection process. More information on the programme/timeline for the new period of consultation and subsequent plan submission and inspection should appear soon.

So, what does this all mean for Capel? The simple answer is that we don't know. We must watch, listen and learn. With a General Election imminent, will housing policy change? Will the Local Plan process remain the same and will a more realistic set of housing need figures be sent out to Councils? All we can do is promise to keep you informed. Rest assured that campaign groups like ours, up and down the country, are now well connected and we will bring you any news of material changes to Tunbridge Wells' plans quickly.

Hypocrisy

We agreed early on in the Save Capel campaign to focus on gathering evidence and arguments to oppose TWBC's Local Plan and to make a concerted effort to avoid commenting on landowners' motivations, history or finances. We asked to meet the largest landowner (The Hadlow Estate) early on in the campaign, with Capel Parish Council present, to keep communication open and respectful. Our request was declined. We have been through a rollercoaster of emotions since then. We have faced some difficult decisions, but have been able to draw upon a broad church of advice and guidance across our community and feel so grateful to have such expertise and kindness to call upon.

At the end of August, just as the TWBC Local Plan maps and policies were being published, The Hadlow Estate (the owner of the Tudeley New Town site) submitted a planning application to Tonbridge & Malling Borough Council. In this planning application, they state that "The proposals do not include plans to increase the existing footprint of the buildings. This was a key principle when considering its location within the Metropolitan Greenbelt." The Hadlow Estate consider the Greenbelt in Hadlow to be so important that they specifically mention preserving its integrity in their planning application, but when it comes to Capel, they are offering up 400 acres of Greenbelt (with a glossy brochure to entice TWBC) to be destroyed for profit.

We still believe that we must try to be business-like and understand that landowners are running businesses for profit, or at least to make ends meet. However, we feel that it's also important to highlight the facts above and we will leave you to draw your own conclusions. You might be interested to know that the co-owner of the Hadlow Estate also co-owns the Fealar Estate in Scotland (12,500 acres on the southern edge of the Cairngorm National Park).

We are privileged to present a

Piano recital
by Rika Zayasu

In support of Save Capel at
Lilley Farm Barn, Sherenden Road

Tudeley TN11 0PD

3pm Sunday 3rd November

Programme:

Arnold Cooke: *Dance of the Puppets* and
Pastorale for Piano (composed 1957)

Edward Elgar: *Variations on an Original Theme Opus 36*
(*Enigma Variations*, Piano Transcription)

Ticket price £20 per person

To include a glass of prosecco, afternoon tea and cake

Parking available

*Please book your tickets by calling 01732
362073 or emailing savecapel@gmail.com*