

2nd May- 12 June 2017

TWBC refusal to alter. Emails to that effect between Kelvin Hinton (Planning Policy Manager) and Gwenda Bartlett. Assurance that at public consultation Capel Parish Council would be able to highlight that fact.

This was done.

Still incorrect at PSLP in 2021. This incorrect information also impacted on the Issues and Options consultation by suggesting Capel was better served with existing facilities than it was and therefore open to more development than other villages.

LP Issues and Options published for public consultation. Although there was a proposal for growth around Paddock Wood and potentially East Capel, (although referred to as being developed on Garden Village principles) it did not present the option of garden villages. Tudeley Garden Village was not mentioned.

Option 5. Garden Village settlement – **“no location proposed”**.

The Consultation Statement for the PSLP refers to the number of responses received but does not clarify that some 116 respondents (60%) ranked Option 4 (Growth corridor) as preferred option. In this context responses to earlier consultation do not and can not reflect the weight of objection and lack of previous engagement with the existing community which is a criteria for GV developments.

17. New garden villages should.... also set how the local community is

	<p><i>being, or will be, engaged at an early stage, and strategies for community involvement to help <u>ensure local support</u>. (2016 DCLG)</i></p>
<p>2018</p>	
13.03.2018	<p>Parish Chairmen’s presentation – 440 houses allocated to Five Oak Green. Tudeley Garden Village not on the shortlist of 3 (out of approx 7 sites including TGV) to be taken forward for feasibility studies. (Possible G.Village’s shortlisted were Paddock Wood, Horsmonden & Frittenden.)</p>
20.04 2018	<p>Capel Parish Council insist that land to the west of Paddock Wood is now referred to correctly as East Capel. This has been taken forward but misnomer Garden Village (TGV is a town) continues.</p> <p>Meeting between Capel Parish Council at request of HoP(only Chair & VC available as in the daytime) and Head of Planning. No longer a 440 house allocation for Five Oak Green but TGV (2,800) instead.</p>
30.07.2018	<p>Meeting with Head of Planning. In camera session. “A workshop for Cllrs will be held summer/autumn 2018”</p>
16.08.2018	<p>Meeting between CPC & TWBC who sought written confidentiality obligations. A glossy brochure “<u>Hadlow Garden Village</u>” prepared by the landowner was shared.</p> <p>A later FOI for the brochure refused</p>
23.08.018	<p>“Workshop” held at Town Hall. This was not considered a workshop but rather TWBC providing info. on their intentions</p>

	<p>and their proposal. Cllrs were able to offer suggestions on key issues but none were taken forward nor explored to our knowledge. Cllrs urged that if these proposals were adopted a new bypass for the whole area (poss north of PW to the A21) as the Colts Hill bypass is now outdated. All CPC Cllrs were invited.</p> <p>Due to the workshop being during the working day attendance was limited.</p>
<p>2019</p> <p>20.05.19</p> <p><i>*** IDP 2021, page. 172 shows a table attached to a stakeholder letter dated <u>1st March 2019</u>. Allocation of 9 houses in FOG and 1,650 in the Tudeley GV. This is not the same number as was actually being proposed.</i></p>	<p>Capel Parish Council Annual Parish Meeting.</p> <p>At CPC insistence and a refusal by Parish Cllrs to lie to constituents should the subject of development be raised at the APM, TWBC announced in public for the first time the intention to develop:</p> <p>2,500-2,800 at TGV and 4,000 homes around PW including 1,400+ in East Capel at the APM</p> <p>Page 11 Consultation Statement for PSLP</p> <p>Specific meetings with targeted groups 3.16 <i>In view of the scale of development and associated infrastructure proposed at both Paddock Wood and in Capel parish, additional presentations/discussions were held with both Capel Parish and Paddock Wood Town Councils in May 2019 with the Head of Planning to discuss publicly (at a high level) the proposed allocations.</i></p> <p>This was the Annual Parish Meeting organised by CPC, and not instigated by TWBC.</p>

<p>04.06.2019</p>	<p>The attendance of The Head of Planning was welcomed. However he was there to field questions about a plan already decided rather than listen to local views to help formulate a Local Plan. “High Level” public discussions is therefore a misleading term.</p> <p>There remains NO indication of how TWBC intended to inform the community of Capel of its proposals if CPC had not insisted it be made public in the May.</p> <p>Head of Planning refers in an email after the meeting that this is the “<u>start of engagement</u>”. This despite over a year of CPC being bound by confidentiality and unable to confer with residents nor impart their wishes to TWBC.</p> <p>CPC request another local event for parishioners on the 3rd June. HoP suggested it had to be held after the 8th July as it was presumptive before decision by TWBC Cabinet. This meeting was not taken forward for organization by TWBC</p> <p>The Proposals would increase the number of dwellings in Capel by 500%. No public consultation nor meaningful engagement with the parish Council undertaken. The residents and parish council do not consider it appropriate that the first consultation of the proposal would be at REG. 18.</p> <p>First meeting of a Capel Parish Council Working Group to start objecting to the local Plan. Held at Somerhill. Some 300 residents attended – formation of Save Capel.</p>
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<p>9 July 2019</p>	<p>Meeting at Somerhill organised by Save Capel.</p>
<p>18 Sept 2019</p>	<p>Meeting at Somerhill organised by Save Capel. Head of Planning & CEO of TWBC attended by invitation.</p>
<p>Strategic Sites Working Group 18.07.19</p>	<p>Initial meeting of SSWG. This comprised 2x CPC Cllrs, BC's, PWT Cllrs, the KCC members, developers, agents, reps of various bodies such as EA & SW. Going forward only one rep. allowed and as CPC had no NPWG at the time, extremely under represented. Generally monthly meetings. Minutes and Agendas not prepared in a timely fashion, confidential meetings and minutes.</p> <p>CPC requested a summary that could be put in the public domain on their website being uncomfortable yet again of the secrecy surrounding meetings and not representing the community.</p> <p><u>4th March 2020</u> these back summaries were finally produced after repeated requests but little more than the Agenda so of limited use in providing information to residents.</p> <p>Able to table questions at meetings but no meaningful engagement – just updates on the LP. A tick box exercise. The meaningful discussions with developers and other bodies such as the EA were not in this forum. Information on the SSWG in the Consultation Statement is included in the “Other Briefing Sessions” – this is a more accurate description.</p>
<p>18.07.2019</p>	<p>Email from Harry Teacher (land owner of Tudeley site) after the SSWG to Chair & VC of CPC with an invitation to meet to discuss any issues.</p> <p>Response was to accept with a 3rd party accompanying, to ensure transparency (CPC is a unitary body and no Cllr can</p>

<p>23.07.2019</p>	<p>make independent decisions), this was rejected with the unusual inclusion of <i>“we are planning to meet with members of CPC over the next few weeks’</i></p> <p>CPC responded that the DLP was being published on the 29th and he would be welcome to speak to the full Council after that date, perhaps the next Council meeting.</p> <p>Response <i>“we are in the early stages of the DLP. As such we are happy to offer to meet any <u>individual</u> members of the PC.”</i></p> <p>He did not avail himself of or mention our invitation in the email.</p> <p>It was some six months later that Mr. Teacher first organizes a presentation to ALL of CPC.</p>
<p>1.08.2019 Capel Parish Clerk requests necessary forms to apply for Neighbourhood Plan designation from Head of Planning at TWBC</p>	<p>No response.</p>
<p>14.10.19</p>	<p>CPC apply by letter as the advice/forms/ input from Head of Planning not forthcoming.</p>
<p>15.10.19</p>	<p>HoP acknowledges receipt of CPC application.</p>
<p>20.11.2019 16.12.2019</p>	<p>Various apology responses (more than listed here) saying he will respond ONLY received after the Clerk has repeatedly asked for status update</p>
<p>17.02.2020</p>	<p>Final designation approved by Cllr McDermott (Council Leader) some <u>6 months</u> after CPC approached TWBC</p>

Regulation 18
20.09.19– 015.11.19

Reg 18 failed to provide adequate roadshows/exhibitions in Capel (Save Capel provided 2 more at Tudeley). Only one was provided on the 21st for 4hrs in Five Oak Green despite over 50% of the allocation being in Capel. 173 Attendees For those with no access to a computer the documents were made available at TWBC Gateway, libraries & via CPC – there is no library in Capel and the CPC office is only manned for 2 hours twice a week and too cramped to contain more than 2 people at a time. CPC consider this inadequate given the scale of the impact on Capel.

Over 8,000 comments received by TWBC. 2,000 respondees regarding Capel alone. 3,750 signature petition submitted

The consultation did not influence the DLP other than a further 700 houses allocated to East Capel.

Page 16 3.45 *In terms of the form of responses, 51% were received by email, 27% via the submission of a paper form or letter and 22% via the planning portal on the Council's website.*

These numbers give an indication of how hard it was to enter data on the portal, which regularly timed out or failed to “save”. The process was extremely complex.

At the roadshow in Tudeley query to HoP re Feasibility study for Garden Village procured (G. Hearn at cost of £35K). HoP states “not finalized” . This has never been made public. FOI refused. There appears to be no indication that indication a GV feasibility study was ever undertaken.

<p>2020 24/02/2020</p> <p>Hadlow Estates Charette planned for March but cancelled due to Covid</p> <p>David Lock Associates Community Stakeholder Workshop 28.09.2020</p> <p>Follow up letter to DLA 07.11.2020</p>	<p>One hour presentation to Capel Parish Council by Hadlow Estates. Stephen Baughen (HoP) & Save Capel in attendance. CPC suggested the planned charette should be held locally and that the daytime workshops were inconvenient to those who work and perhaps evening ones be facilitated. This was dismissed out of hand by Mr Teacher.</p> <p>Planned to be in Tunbridge Wells hotels – one with limited parking and one with no parking. This consultation would have disenfranchised those without cars and daytime workers.</p> <p>Tonbridge is nearer to the affected area but the event could have been run locally from either the church and/or village hall. The community were very vocal in their condemnation of choice of venue on social media.</p> <p>3 hr workshop but limited representation as not public. Focus entirely on Paddock Wood and failure to acknowledge expansion west of PW as being in Capel. Names wrong Paddock Green and Five Oaks. Complete lack of understanding of the various hamlets and make up of the parish.</p> <p>(Pre meet between Save Capel, CPC and DLA to establish point of engagement – described as ‘uncomfortable’.)</p> <p>The workshop was over organized by DLA and was an exercise in some Paddock Wood Councillors being invited to use a computer programme to decide where housing should be placed in Capel and vice versa which seemed totally inappropriate.</p> <p>This was to indicate that this in no way was considered to be meaningful</p>
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	<i>missing plans – Appendices should be accessible if you refresh”</i>
<p>20th April email M.Fenton to TWBC</p> <p>16th May email from Chair of CPC to TWBC</p>	<p>Hyper links not working on the SA. TWBC will rectify by 22nd</p> <p>Website offline between 1pm and 7pm. Response: Not routine maintenance and not the fault of TWBC. This on a Sunday, a day when working people might have need to respond to the consultation.</p>
21 April Mr. Tim Fry response/letter	One of the landowners concerned that the proposed Five Oak Green By Pass will cross his land and will involve a CPO. He has not been approached nor consulted in any capacity. This is not community engagement. Response from TWBC is that the matter will be addressed at planning application stage.
Hadlow Estates Delivery Plan not included in PSLP	The HE Delivery Plan will be a SPD – it should be part of the PSLP Evidence base
Straw poll conducted on Face Book by Clerk	See below
Masterplan of PW Town Centre not made public. SPD to be “consulted” on at a later date	Given the PSLP refers to ‘the town” several times re East Capel this is something that residents in Capel should be consulted on.

<p>**FOI 2021</p>	<p>An FOI was submitted at the end of Jan. for all Agendas & Minutes of the PPWG from Jan 2014 – Jan 2021 by the VC of CPC</p> <p>2 Feb 2021 Tunbridge Wells Borough Council (TWBC) acknowledged request that it would be an EIR</p> <p>17 March 2021 requested an update 23 March 2021 requested an update</p> <p>2 April 2021 - 42 working days after request requested in line with EIR for either provision of the information or a refusal notice be issued</p> <p>7 April 2021 - TWBC responded that due to complexity it was either impracticable to either comply or to make a decision to refuse & were therefore still processing the request.</p> <p>8 April 2021 - submitted a complaint to the ICO due to the unreasonable length of time.</p> <p>15 April 2021 - Refusal to comply by TWBC</p> <p>Request submitted for an Internal Review 15th April 2021</p> <p>IR upheld by Mid Kent legal services.</p> <p>A complaint submitted to the ICO and the case has been accepted and is eligible for consideration.</p>

PUBLIC ENGAGEMENT

Sum total of **public** engagement on the Strategic Sites proposal NOT organized by Capel Parish Council or Save Capel:

Harry Teacher (Tudeley landowner) = one hour at exhibition in Tunbridge Wells
Stephen Baughen (Head of Planning) = four hours at Reg 18 exhibition in Five Oak Green

Organised by Capel Parish Council

Stephen Baughen Head of Planning attended Annual Parish Meeting = two hours +
Initial meeting at Sommerhill = three hours

Organised by Save Capel

2 x Save Capel meetings at Somerhill (2nd one with CEO & HoP who accepted invitation)
= five hours +
2 x exhibitions at Tudeley = three hours + (Head of Planning did attend)

(This only applies to Reg.18 as due to Covid no face-to-face presentations have been possible – however it is not likely that TWBC would have organized anymore than one exhibition at Reg. 19)

SECTION 5 Place shaping Policies

Page 142 GV principles

5. *Strong local vision and engagement:* *designed and executed with the engagement and involvement of the existing local community, and future residents and businesses.*

Consultation Statement for PSLP

3.42 In total over 8,000 comments were received to the Draft Local Plan consultation. Amongst these responses, 669 respondents signed the petition for Residents Against Ramslye Development (relating to proposed site allocation AL/RTW18 at Spratsbrook Farm) and a further 3,750 respondents signed the Save Capel petition (relating to proposed site allocations CA1, CA2 and CA3 at Tudeley).

This wording suggests no one objected to the proposal for East Capel which was not the case. CA3 IS East Capel not Tudeley

Policy STR/CA 1

The Strategy for Capel parish

This policy should be read in conjunction with Policy STR/SS 1: The Strategy for Land at Paddock Wood, including land at east Capel and Policy STR/SS 3: The Strategy for Tudeley Village.

The development strategy for Capel parish (excluding land which forms part of the Strategic Growth sites at Tudeley Village and Land east of Capel and Paddock Wood) is to:

1. Set Limits to Built Development for Five Oak Green village on the Policies Map (Inset Map 7) as a framework for new development over the plan period;
2. Provide a new garden settlement at Tudeley Village, which will deliver approximately 2,800 dwellings and a range of associated services and infrastructure over the plan period and beyond (as set out in Policy STR/SS 3);

3. Accommodate approximately 2,060 dwellings on land at east Capel as part of the extension to Paddock Wood, and a range of associated services and infrastructure (as set out in Policy STR/SS 1);
4. Provide compensatory improvements to the Green Belt, including measures to reduce flooding to particular areas of Five Oak Green;
5. Provide transport improvements, including on-line and off-line improvements to the A228, potential provision of the safeguarded A228 Colts Hill bypass, and a highway to bypass Five Oak Green;
6. Seek developer contributions, either in kind (normally land) and/or financial, from residential schemes to be used towards the provision of:
 1. primary education facilities, namely the expansion of Capel Primary School by one form of entry;
 2. open space, sports, and recreations facilities, including improvements to the football pitches at Five Oak Green Recreation Ground.

1. 1.5 In addition, the Council has also worked closely with Parish Councils, (Statement of Consultation page 11)

At no point were the parish council approached in regard to this strategy and what is necessary to meet the needs of the existing community. The section underlined however indicates that some discussions must have been had at some point with someone who has indicated they represent Capel. Capel has one Borough Councillor (1/48th of the Cllrs on TWBC). At no point did she inform or discuss any items for this strategy with CPC. Had TWBC consulted with CPC they would have known that there is only one football pitch (CPC have not asked for improvements) and £130K raised by residents has funded new play facilities and a new Multi Use Games Area installed by CPC but we desperately need a new village hall, a safe crossing area on the B2017 and associated traffic calming.

It appears that even in July 2018, Capel had already been subsumed by Paddock Wood. LUC LSA of Settlements assesses the site of what will be the strategic expansion of Paddock Wood, 'Paddock Wood Sub Area 8' despite it being predominately in Capel. Page 60 *"In the vicinity of the B2017, the sub-area represents the gap between Paddock Wood and the farmstead-focused development at Badsell Manor, which in turn, as a result of sporadic 20th Century roadside development, lacks a strong sense of separation from Five Oak Green."*

Badsell Manor IS part of Five Oak Green and one of Capel's most important heritage assets, set in a cluster of important heritage assets. If the strategic site at East Capel were to be taken forward, Badsell Manor would lack a strong sense of separation from Paddock Wood and its rightful place in Capel's Long history.

There has been a concerted effort to obscure the make up of Capel Parish and the fact that land in East Capel IS in Capel not Paddock Wood. The affected residents in East Capel have addresses that are Five Oak Green but will become residents of Paddock Wood. Previous tables from 2018 & 2019 stakeholder consultations include Five Oak

Green as the main settlement but don't mention Capel Parish (all the other parishes are mentioned). They DO NOT mention that Tudeley is in Capel Parish, therefore trying to negate the impact these proposals will have on one parish in the borough. CPC have insisted at every opportunity that the expansion of Paddock Wood be named East Capel.

Page 172 IDP 2021. (Stakeholder letter June 2019 refers to an attached IDP but not in the IDP and formal contact made with stakeholders in May and the autumn of 2019 but these letters are also not in the IDP)

*** 1st March 2019 Stakeholder Consultation

(A) Settlement / Location	(B) Number of Existing Dwellings by Settlement 16/11/2017-Council Tax	(C) Total proposed - including sites in the Site Allocations Local Plan which have not come forward or have planning permission but not yet started and are to be re- allocated)	(D) Potential Total Number of Dwellings (existing plus proposed)
Benenden	320	157	477
Bidborough	340	9	349
Brenchley	159	12	171
Cranbrook	1,979	746	2725
<u>Five Oak Green</u>	572	9	581
Frittenden	160	53	213
Goudhurst	553	49	602
Hawkhurst	1,743	730	2473
Horsmonden	599	339	938
Lamberhurst	437	62	499
Langton Green	1,164	7	1171
Main Urban Area	27,904	3051	30955
Matfield	232	145	377
<u>Paddock Wood</u>	3,469	5050	8519
Pembury	2,390	345	2735
Rusthall	2,278	5	2283
Sandhurst	405	29	434
Sissinghurst	353	177	530
Speldhurst	404	24	428
<u>Tudeley Garden Settlement</u>	-	1650	1650
Totals	45,461	12649	58,110

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(A) Parish	(B) Dwelling Stock (as at 05 August 2020)	(C) Upper Allocation Capacity (excluding sites with planning permission in Column D)	(D) Number of Dwellings with Extant Planning Consent (as at 01 April 2020; this figure may include allocated sites in Column C)	(E) Indicative Distribution of Windfall Development as a Share of Local Plan Indicative Windfall Allowance	(F) Total Dwellings Expected within Plan Period 2020-2037 (Columns C+D+E)
Benenden*	885	95	51	28	174
Bidborough	424	0	10	16	26
Brenchley and Matfield**	1207	87	63	56	206
Capel***	951	2000	27	24	2051
Cranbrook and Sissinghurst****	2903	307	306	103	716
Frittenden	372	30	18	10	58
Goudhurst	1286	0	39	35	74
Hawkhurst	2276	489	146	106	741
Horsmonden	986	205	31	50	286
Lamberhurst	692	30	5	27	62
Paddock Wood*****	3473	3763	990	72	4825
Pembury	2487	245	119	27	391
Royal Tunbridge Wells	22642	1186	1342	750	3278
Rusthall	2205	15	20	44	79
Sandhurst	613	30	20	15	65
Southborough	5121	26	153	155	334
Speldhurst	1976	12	22	50	84
T otal	50499	8520	3362	1568	13450

*** Capel includes only the allocation for the new garden settlement of Tudeley Garden Village. It should be noted that the total capacity of Tudeley is approximately 2,500-2,800 dwellings, with only 2,000 dwellings expected within the Plan period

(2020-2037). The capacity at the urban extension of Paddock Wood, which includes land in East Capel, is counted under Paddock Wood (see below). There are no allocations for Five Oak Green or the existing settlement of Capel.

The existing settlement of Capel is a **tiny historic hamlet** within the main Parish. Capel Parish consists of many hamlets such Crockhurst St, Capel, Tudeley, Tudeley Hale, Whetsted and one main settlement at Five Oak Green.

The Masterplanners, DLA, had they consulted with Capel Parish Council would not have made the major mistake of showing a map regarding the main road through Five Oak

Green as being Alders Road, the “main road” through the hamlet of Capel (a designated lane). The accompanying text states the road is the B2160, which is in fact the main road through Paddock Wood. It is the B2017 that runs though Five Oak Green. (Page 120 DLA Strategic Masterplan).

*33. 6.33 Five Oak Green is constrained in the centre of the village for traffic flows and the growth at Tudeley Village (and to a more limited extent that at Paddock Wood and east Capel) would increase traffic along **the B2160** through the village.*

The conclusion has to be drawn that the evidence base is so littered with errors, together with a serious lack of understanding of the strategic sites in the PSLP, that it has not been positively prepared by either DLA nor TWBC and is therefore unsound.

The exact number of dwellings allocated to Capel has changed throughout and between both the consultation periods. Despite the unprecedented response at Regulation 18 Capel has now been allocated another 500 dwellings in East Capel. The community has not been listened to.

3 March 2018

440 houses in Five Oak Green and an expansion of Paddock Wood in E. Capel approx 1,500 houses

1 March 2019

9 in Five Oak Green, 1,650 in Tudeley (Capel) and expansion of Paddock Wood (5,050) with approx 1,500 in E.Capel

October 2000

0 in Five Oak Green, 2051 in Tudeley (Capel) and expansion of Paddock Wood (4,825) with approx. 1500 in E.Capel

PSLP 2021

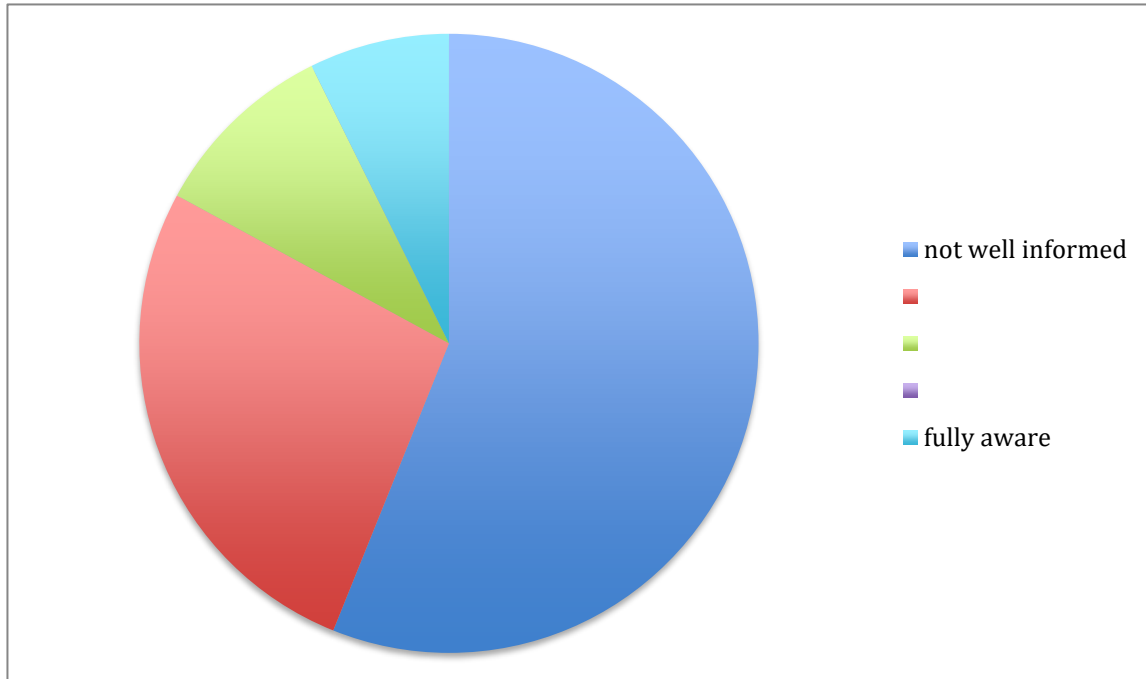
0 in Five Oak Green, 2100 in Tudeley (Capel) and expansion of Paddock Wood (4,160) with 2060 in E. Capel.

CPC FACE BOOK STRAW POLL ON THE LOCAL PLAN - May 2021
(Limited to 40 responses via free survey monkey)

DO YOU FEEL WELL INFORMED ABOUT THE LOCAL PLAN PROPOSALS FOR OUR PARISH, ESPECIALLY THE CHANGES SINCE THE LAST CONSULTATION?

Answer choices:

- 1. 57% - not well informed
- 2. 27.5%
- 3. 7.5%
- 4. 0.0%
- 5. 7.5% - fully aware

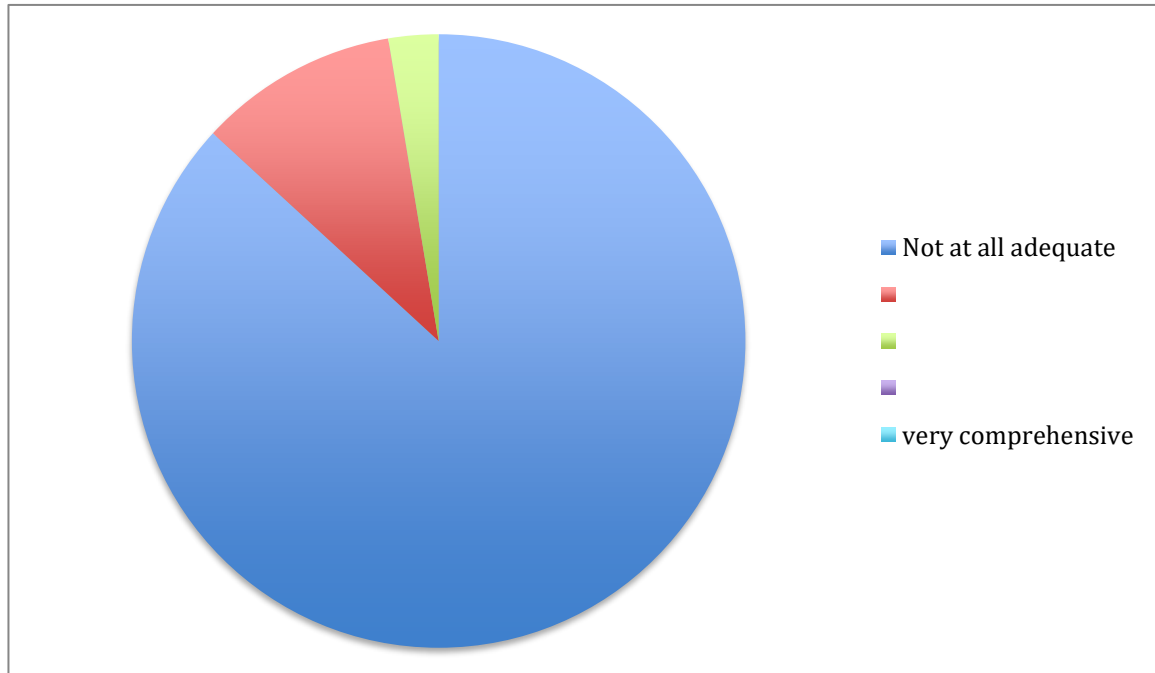


- Too many vital documents were not published until days before Reg 19 started.
- The plans are vague with the promise of “suitable infrastructure” but there still seems to be very little substance – where precisely will the roads go? How will the B2017 be adapted to handle so much extra traffic (one set of plans even gets the road number wrong!)
- There seems to be no definite answers – just graphs and charts and ifs and buts.
- Lack of transparency, hidden documents. Woeful
- Late publication of documents is unforgivable.
- I do not recall receiving any information about changes
- Its all smoke and mirrors and deliberately vague. Where are the details re infrastructure, roads etc and who will pay for it all and when. The Planners hand
- waving dismissal of “we’ll deal with it later” is an insult to residents, and
- pusillanimous supine councillors are unquestioning, especially our own BC Cllr
- Only informed by Save Capel

DO YOU THINK THE CONSULTATION BY TWBC AT THIS STAGE (REG 19) HAS BEEN ADEQUATE?

Answer Choices:

1. 82.5% -Not a all adequate
2. 10%
3. 2.5%
4. 0%
5. 5% - Very comprehensive

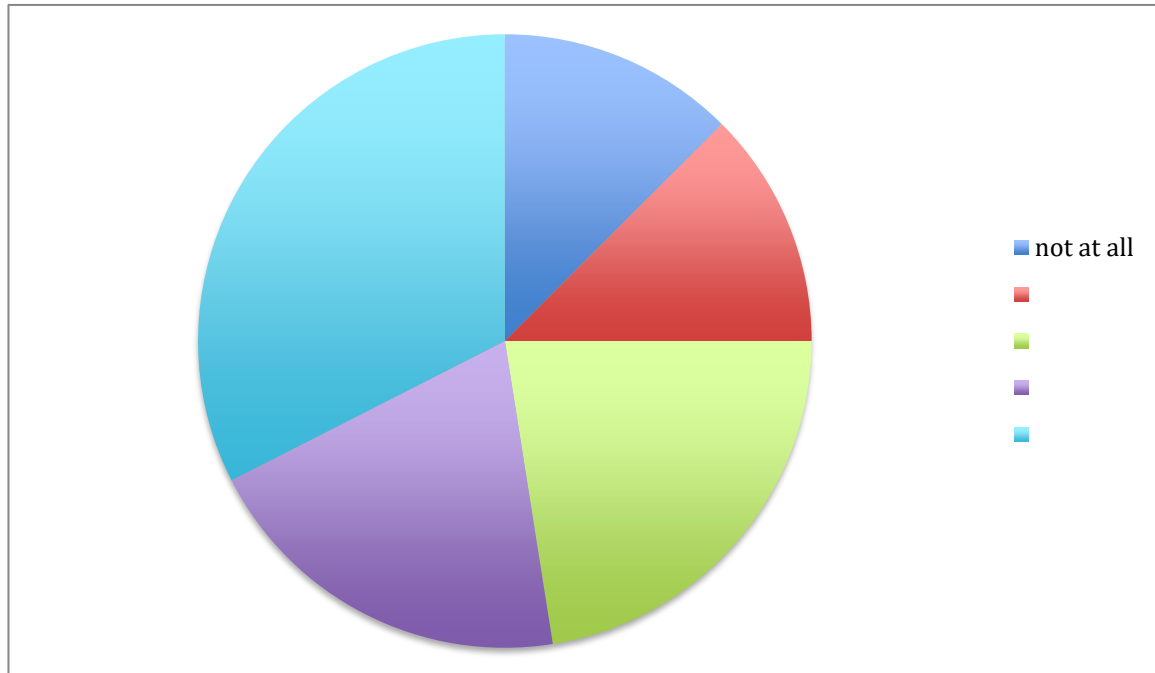


- I feel they are conducting a tick box exercise so they can say they consulted. The problem is they ignore what locals are saying. At Reg 18 there was a hugely negative reaction to the plans ... the result was they added 100s more houses to the plans for Capel.
- As above, appears designed to hide and confuse. Appalling
- The local plan will affect Capel Parish so considerably and disproportionately compared to the rest of the Borough the TWBC should have gone out of their way to engage with Capel Parishioners. If this has not been possible because of Covid restrictions then the reg, 19 should have been delayed
- Far too long
- These TWBC consultations are a Potemkin village sham, and always ignored, as we have seen in Paddock Wood. No account has been taken of the hundreds of objections to Tudeley New Town and East Capel- on -the- Water. A pointless and expensive exercise.
- I have not heard anything from TWBC AT ALL

HOW HAVE THE PROPOSALS FOR CAPEL IN THE LOCAL PLAN AFFECTED YOUR MENTAL AND PHYSICAL WELLBEING?

Answer Choices:

1. 12.5% - not at all
2. 12.5%
3. 22.5%
4. 20%
5. 32.5% - very much



- We live in the middle of Tudeley for the perfect scenery and better quality of air for our children, so if this monster build would be to go ahead we would have to move again.
- I worry that my house will be devalued as I back onto what will be Tudeley Village, on the B2017 which will become so much busier if many 100's of houses are built in Capel.
- I chose to live in a semi-rural area because I am happiest in the countryside –I am now being forced by TWBC to live on a building site in suburbia- it makes me very angry and sad.
- Appalling forcing of ill thought through plans designed to cause maximum damage. I am mightily concerned for the near and long term future for the next generation. For me to consider leaving the area is very stressful.
- I feel very anxious about the planned developments and not knowing much about the state of things and what will be approved. It puts me off buying anywhere.
- It feels like living in limbo, not knowing whether we will end up living in a building site for years and ruining the beautiful countryside we are all so passionate about.

- Frankly it is going to destroy hundreds of acres of green belt that I've spent a decade walking my dogs in. It is so peaceful and will be ruined.
- Worrying about the noise, the road almost in my back garden. Trying to get out of the village at peak times. Losing my lovely village. Too much just too much!
- The plan not only destroys my community but its killing me
- Mainly in regards to my children, I moved to Five Oak Green to give them a quiet, safe and clean village to live in and school in. If the proposal goes ahead this will not be the environment I wished for my family to be raised in.
- Anyone who has lived in this beautiful parish would be seriously upset by the prospect of its destruction
- Stressed about it

ENDS