

12 January 2019

Dear Councillors

At our meeting last week, we circulated our latest letter to Mole Valley (dated 7 January). The reply now received is most helpful having regard to a range of issues material to the emerging Local Plan. These include the position regarding the weight to be given to the proposals as the plan progresses.

Caution is given in relation to the sites in the Green Belt, but this of course does not include Brook Cottage, Capel and could provide the prospect of an early submission. We will talk to Mole Valley regarding this particular site.

What does cause me concern are the significant numbers which will be required to achieve the housing projection, post adoption. (400 plus per annum). They also refer to a phased release programme. This is good to ensure on larger sites in Mole Valley releases will have regard to infrastructure capacity. It will also discourage developers sharing the developments and failing the release rates.

Having said that it does cause concern regarding sites in Capel, such as Redlands, whose small contribution could provide limited infill.

In June we will be looking at the emerging site options, not only in our area but the wider area. It will be important for us to look at all these sites and address how the numbers can be achieved in Mole Valley without impact upon the rural villages.

I will prepare some guidance in this regard and I believe it will be helpful nearer the time to have a session regarding the analysis process for us to adopt.

The Mole Valley letter and the above issues will be discussed at the February Planning meeting.

I hope the above is helpful.

Regards

Paul Garber
Chairman CPC Planning Committee