

# CAPEL PARISH COUNCIL

## BEARE GREEN, CAPEL AND COLDHARBOUR

**Mrs Janet Russell**  
**Clerk to the Council**

**Capel Parish Office**  
**55a The Street**  
**Capel**  
**Surrey RH5 5LD**

**Email: [capelpc@btconnect.com](mailto:capelpc@btconnect.com)**  
**Tel: 01306 712447**

11 January 2018

By email: [planning@molevalley.gov.uk](mailto:planning@molevalley.gov.uk)

Planning Department  
Mole Valley District Council  
Pippbrook  
DORKING  
Surrey RH4 1SJ

For the attention of Mr Ron Howe and  
Mr Aiden Gardner

Dear Sirs

**Planning Application - MO/2017/2194 – CPC/18/005**  
**Hill House Farm, Misbrooks Green Road, Capel RH5 4QQ**

This is a planning application for the removal of 12 metres of hedgerow to create a new access.

The Parish Council considered this application along with the three other applications for the same property. Each application is considered separately but the four applications inter-relate central to Planning Application MO/2017/2199.

The proposed removal of the hedgerow would have an adverse effect on Misbrooks Green Road having regard to visual, physical and nature conservation considerations with the prevailing character of elevated land (banking) rising steeply from the narrow lane with a high hedgerow beyond.

It forms a key definition on the approach towards Capel village from the north-east. Apart from access for vehicles enabling access to schools, local workplaces, medical facilities and shops, path and bridleway, users of bicycles and horses must be protected.

The removal of the hedgerow and any alteration to its prevailing character would create and result in untold harm and must be resisted.

Any development which would compromise the prevailing traffic safety consideration must be resisted. Visibility at the junction of Misbrooks Green Road is already poor with heavy commercial use along the road between Newdigate and Beare Green.

The only alternative route is via Vicarage Lane into the centre of Capel village. The narrowness of Vicarage Lane together with limitations along The Street make this alternative route untenable.

The Parish Council strongly recommends that this planning application is refused.

Yours sincerely

Mrs J Russell  
Clerk to the Council