

Spring-Summer 2020

# Kent

PROTECTING KENT'S  
COUNTRYSIDE

# Voice

**Mists, marsh and magic...**  
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and landscape thrive together

**The fight for Wincheap  
Water Meadows**

**All change!**

Rising temperatures,  
rising sea levels and  
the need to rethink  
the way we live



The countryside charity  
Kent



Taking cute to a whole new level, this leveret was photographed on Elmley National Nature Reserve, which hosts a healthy population of brown hares (Lee Davis)

Cover: A wooden sculpture at Bull Heath Local Wildlife Site pays artistic tribute to the sand martins that breed in this former sand quarry. The site would be subject to intolerable levels of disturbance should a 5,000-unit new town be built at neighbouring Lenham Heath (David Mairs)

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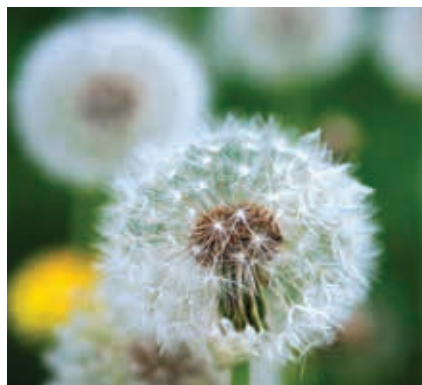


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We always love to hear from our members, so please feel free to drop us a line and tell us what's happening in your part of the county. We are especially eager to hear from anyone who would like to volunteer as a district committee member. If you want to help us keep Kent beautiful, then get in touch with us at [info@cprekent.org.uk](mailto:info@cprekent.org.uk) or call 01233 714540.

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Hilary Newport

## Director's Introduction

**At the end of February the results of the 2019 Housing Delivery Test were published. That's not the sort of news that would ordinarily make for banner headlines, but for some Kent districts the consequences could be far-reaching.**

The test was introduced when the National Planning Policy Framework was revised in 2018. The NPPF sets ambitious targets for the number of homes for which each area must plan, and the test measures how well each district is doing at delivering those homes.

There is no doubt we need to build more homes, but the method currently used to calculate the number to aim for in each district is a blunt tool and one that takes little account of local housing needs or constraints.

The targets are based on statistical growth projections that are then adjusted to take into account the local affordability of houses.

Put simply, in Kent, where property prices are high and local full-time salaries tend to be relatively low, it means housing targets calculated in this way exceed the projected household growth and far outstrip the rates at which the building industry actually delivers housing.

Housebuilders only complete houses at the rate they know the local market will absorb them; there is no incentive for them to build any faster, or to elevate the proportion of affordable homes to meet the real needs of local people and families.

What do the results of the test mean in practice? Across Kent, only four districts (Dartford, Maidstone, Shepway and Tonbridge & Malling) can demonstrate that, within their boundaries, enough houses have been built to meet the current targets.

All the rest are to have sanctions applied that mean they must either demonstrate an action plan demonstrating the steps they will take to meet those targets (Ashford, Canterbury, Dover and Tunbridge Wells), or (where delivery has been even lower) they must take steps to allocate yet more sites to accommodate 20 per cent more homes over and above the existing targets (Gravesham, Medway, Sevenoaks and Swale).

Thanet, meanwhile, is one of eight local authorities across the country to fail the delivery test to such a spectacular degree that it is now officially required to adopt a presumption in favour of all housing development. This means that speculative planning applications that would normally never be accepted as sustainable or desirable stand a very much greater chance of being given a green light.

The irony, of course, is that local authorities are being penalised by having to allocate sites not in their Local Plan, and that are sequentially less and less sustainable, when the rate of delivery and release of homes lie entirely within the hands of the development industry and beyond the control of local authorities.

It is iniquitous that local authorities – and, more importantly, local communities – must suffer from ever-more green spaces being allocated against targets that remain unreasonable.

This is the very opposite of good town planning.

'Speculative planning applications that would normally never be accepted as sustainable or desirable stand a very much greater chance of being given a green light'

# Something better change

**Professor Jeff Moorby**, a member of CPRE Kent's environment committee and formerly of Wye College, says rising temperatures and sea levels mean we have no option but to adapt our lifestyles if we are to ensure our food security





*If we are to reduce our dependence on imported food, we must recognise that we need to grow as much of our food as possible*

Orchards have been a feature of the Kentish landscape for centuries, although the number today is greatly diminished (Tobias van der Haar)

**In the middle of the last century the concentration of carbon dioxide across the world was some 300ppm (parts per million). Since then this has risen to about 400ppm due to the burning of fossil fuels such as coal in power stations and petrol in cars.**

Carbon dioxide acts as a blanket around the planet and an increased concentration leads to higher temperatures and other changes in climate. By affecting photosynthesis, it can change the growth and yield of crops and hence the food supply.

The commercial production of salad crops such as tomatoes and peppers makes use of this and in glasshouses, where environmental factors such as temperature and the supply of water and fertilisers can be controlled, the carbon dioxide concentration is usually raised to about 1,000ppm.

The behaviour of field crops is complicated. The effect of carbon dioxide is the same but usually accompanied by changes in uncontrolled environmental factors such as temperature and water supply that can be detrimental. Because of these effects the International Panel on Climate Change anticipates that crop yields will decrease by 10-20 per cent by 2050.

This prediction relates to the world supply of the 10 major food crops that account for more than 80 per cent of the food calories consumed. Of this, wheat, maize and rice supply 59 per cent.

The effects of the predicted changes in water supply on these yields are obvious. The higher temperatures might be expected to increase yields, but they will also increase the rate of development of crops and this can shorten the period over which the fruit or grain grow.

For example, cereal yields in Scotland can, on occasion, exceed those in the warmer parts of England because of the longer period of grain growth.

These effects are worldwide, although most of the data come from more developed countries in Europe and North America.

Similarly, Australian wheat yields have declined by 9 per cent before any effects of the recent drought and fires have been considered.

The yield of maize in Sub-Saharan Africa has already declined by about 6 per cent. This is offset by small increases in the more heat-tolerant sorghum and cassava, but the overall decrease in food supply in this region is down by 8-12 per cent. This is equivalent to the needs of 50 million people.

A similar decrease in rice yields in South-East Asia is worrying because there is no obvious alternative crop.

Plant-breeders and growers have changed plants, and how they grow as crops, to maximise the amount and use of intercepted solar radiation in photosynthesis.

A good example of this is the Green Revolution of the 1980s, which led to the total yield of plant matter produced by the dwarf cereals being the same as that of the taller old varieties but a greater proportion of it going into the grain rather than leaves and stems.

However, it takes time to produce these changes. For example, it can take 10-15 years using traditional techniques to get from the initial cross in a potato-breeding programme to its use as a commercial crop.



What future livestock farming in Kent? (Vicky Ellis)

The use of fertilisers can increase crop production and the effects of the major plant nutrients – nitrogen, potassium and phosphorus – can be dramatic, both on total growth and the quality of the harvested product.

However, the continued lavish use of these might be problematic and research aims to optimise their use and reduce pollution.

For example, the chemical fixation of atmospheric nitrogen is very energy-intensive. There has been research for at least the last 50 years on how nitrogen is fixed biologically by microorganisms in the nodules of leguminous plants, the hope being that this ability could be transferred to non-leguminous plants. There has been little success to date.

Both potassium and phosphorus are mined and one estimate has suggested the reserves of the latter might be exhausted by 2040. This may be too pessimistic, but there is work on using these chemicals more efficiently and trying to recycle what is used.

The chemistry of these elements in the soil is complex and their efficient use depends on obtaining a better understanding of the processes involved and the effects of microorganisms. It is good that Defra has recognised recently the importance of soil research, but it is only 30-40 years ago that the government decided there was no need for work on soils and reduced funding drastically.

These effects on food production are here and increasing. The food supplies of almost a billion people are insecure and this number will increase because of the growing population and the massive movement of people from the land to the cities, especially in less developed countries.

How are these city-dwellers to be fed? The migration leaves fewer people to produce food in an increasingly hostile environment liable to floods in some areas, desertification in others, alongside higher temperatures and rising sea levels, while there are no immediately foreseeable technical fixes.

It is easy to suggest that research will find solutions, but it will require significant and stable funding for many years, and will the solutions arrive soon enough? This mismatch between the need for solutions and the time needed to achieve them seems difficult for politicians to appreciate, dependent as they are on five-yearly elections.

All of this is how the world as a whole is being affected. What about the UK and, especially, Kent?

We are a reasonably affluent nation and, although we import more than 60 per cent of our food, we should be able to continue to pay for it. But it will become progressively more expensive.

If we are to reduce our dependence on imported food, we must recognise that we need to grow as much of our food as possible in the UK and to protect our farmland by making it more difficult to build on greenfield sites.

Further, we could restrict any increase in hi-tech food production to brownfield sites. This is not to devalue these crops, but they are grown in nutrient solution and do not need soil.

We do not need to neglect wildlife and the environment, but the pattern of land use will have to change as the climate changes. We are already seeing this with the increase in the number of vineyards in the region, but we can't live on wine.

Another change is that animal production in Kent may decrease if it becomes more economic to produce arable rather than fodder crops.

The soils and climate in the western and hillier regions of the UK are more suited to grass than arable crops, and animal production using less intensive grazing systems will probably become more concentrated in these regions. If they can grow grass, let us use it to feed animals.

The countryside will change and CPRE will have to consider how it reacts to and accommodates these changes. We can't be Nimbys: the climate is no respecter of backyards.



Glorious! Kent's apples are renowned across the land (Victoria Reay)



We can expect to see increasing diversity among the county's crops... from left, chillies, sweetcorn and strawberries



# Our stolen night skies

Light pollution is an acknowledged blight on both the rural and the urban environment, but perhaps less known is its detrimental effect on wildlife and even our own health. **Vicky Ellis** investigates.

**We humans seem preconditioned to take rather than give back – perhaps nowhere is this more evident than when it comes to nature and our dark skies.**

Dark skies are more than just pretty stars in the sky or moonlit trees on a clear night. As romantic as that sounds, the darkness we inexplicably try so hard to flood out is vital for not just our health and well-being but also the health and well-being of flora and fauna.

As more and more housing is built, along with ancillary infrastructure, the more street lighting, outside lighting, security lighting and garden lighting goes up, with little or no regard for the damage caused to our ecosystems that rely on darkness for their very survival.

Why are dark nights so fundamental? This article hopefully goes some way to explaining how important dark nights are and why they should be protected, embraced and treasured.

The night sky with its wondrous stars and moon are part of our heritage. It belongs to no one and everyone at the same time. There is not one person alive who has right over our night sky and not one person who has the right to rob the joys of the night sky from anyone else. It should be our fundamental right to see, enjoy and benefit from the darkness and the tranquillity it generates.

## Health

Over billions of years, life on Earth has evolved to rely on the rhythmic cycle of night and day to govern our physiology. It's part of nature's DNA and therefore part of our DNA. Science is now uncovering the deadly effect

light pollution has on our flora and fauna, from birds, amphibians, mammals and insects to plants, as well as our own health and well-being.

The process behind these circadian rhythms is initiated by photons signalling, via the retina, a tiny part of the brain responsible for the secretion of melatonin.

Melatonin begins to increase at dusk and peaks around midnight, relinquishing a cascade of chemical signals responsible for the regulation of sleep and wake cycles, body temperature, metabolism and appetite.

Leptin is one of these hormones. Sometimes referred to as the 'hunger hormone', it is released primarily from fat cells and ironically contributes to the regulation of body weight, curbing appetite while we sleep. According to epidemiologist Dr Richard Stevens from the University of Connecticut, who has studied links between ALAN (artificial light at night) and human health, one theory as to why it's important our appetite is suppressed during the night is because 'back in the day' foraging for food when it's dark would have been a high-risk strategy resulting in the likelihood of us becoming food.

All ALAN, be it computer screens, street lights shining through windows or indoor and outside lights, interfere with circadian rhythms to varying degrees by interrupting regulation of melatonin. Obesity is one consequence among many and is linked to low levels of leptin.

Other studies have found a strong correlation between low melatonin levels and disrupted circadian cycles with heart disease, diabetes, depression and cancer – particularly breast cancer.



Further studies implicate ALAN as having a negative psychological impact on health. On the other hand, Dacher Keltner, a psychologist from the University of California, claims that observing stars rotating gently above our heads creates a feeling of awe and amazement that can elicit a sense of positivity.

## Ecology

Nocturnal animals, which sleep during the day and come out at night, have their natural rhythm drastically disrupted when their night-time environment is destroyed by ALAN. Predators use light to hunt, while prey species utilise darkness to stay safe and other fauna use night-time features to navigate.

When affecting ecology, ALAN is sometimes referred to as 'ecological light pollution' and can affect nature down to the tiniest organism. Spiders, for instance, will seek out light sources to spin their webs as insects are attracted to the light, so it makes sense to exploit this to their advantage. The same can be said of bats feeding on moths.

However, this disruption in predator-prey balance can result in crashes in prey populations, as we are witnessing now with insects, especially flying insects. While it is unlikely that ALAN is the sole driver of our insect population crash, it is a contributing factor.

ALAN is just one more avoidable man-made negative that affects nature's natural balance. Nocturnal insects such as moths navigate at night. ALAN can severely inhibit this ability to navigate, interfering with reproductive success. Artificial light sends moths into a frenzy around the light source, which often results in them either being picked off by predators or dying from exhaustion. Flowers that bloom at night rely on moths for pollination. If there is no other night-time pollinator not affected by light pollution, the plant will be unable to reproduce, drastically altering the local ecosystem with sometimes disastrous consequences.

Many will have heard birds singing at night in an illuminated tree, something that makes us feel uncomfortable because we know it is not right.

Other fauna negatively affected include frogs that use a light-dependent compass to find their way at night, using this light to find their way to breeding ponds. Studies have shown ALAN to also cause developmental deformities such as retinal damage, impeded juvenile development, premature metamorphosis, reduced sperm production and genetic mutation.

Frogs croak at night under cover of darkness during their mating season. ALAN can disrupt this, interfering in successful reproduction and negatively affecting population numbers.

Light and glare from ALAN can have a devastating effect on wetlands, home to amphibians such as frogs and toads and migratory birds, the latter often navigating at night using the moon and stars. ALAN can trick these birds into deviating from their migratory routes, sometimes with fatal consequences. Irresponsibly-lit tall buildings in cities around the world draw these doomed birds, which then collide with them.

Fatal Light Awareness Program (FLAP) in America states that brightly-lit tower blocks in Toronto could be responsible for tens of thousands of bird fatalities a year.

The volume of flora and fauna negatively affected by ALAN is so far-reaching that it would be impossible to list each species, but they range across the spectrum to include such animals as turtle hatchlings, some of which turn the wrong way at night. Instead of heading for the moonlit ocean, tragically they are drawn to the bright lights of towns and roads.



Burning skies: the orange glow from the Thanet Earth glasshouse complex can be seen from country, coast and town (Craig Solly)

## Crime and safety

We often hear people panic at the mere suggestion street lights are turned off after hours, citing safety as a primary reason. Others are that street lights make people 'feel' safer and that the accident rate might increase 'tenfold' if street lighting is removed, either in towns or on dual carriageways, and crime rates will soar.

It may come as a surprise, but these perceptions are not backed by science or fact, and in some cases, it is quite the opposite: street lighting can do more harm than good when it comes to crime and safety.

Many people reside in the countryside with no street lighting for miles and manage to survive quite adequately, avoiding being run over, burgled or attacked, while cars do not suddenly lose control when no street light is on.



Frogs use a light-dependent compass to find their way at night (David Mairs)

A number of studies make the same findings, but two major papers draw similar conclusions:

The first study found, in summary, the following results:

- ***Switch-off (permanently turning off street lights) was not associated with an increase in night-time traffic collisions or crime***
- ***Part-night lighting (for example street lights switched off between midnight and 6am) was not associated with an increase in night-time traffic collisions or crime***
- ***Replacing conventional yellow lighting with white light was not associated with an increase in night-time traffic collisions and was associated with a reduction in crime, though estimates were imprecise***
- ***Dimming of conventional yellow light or white light was not associated with an increase in night-time traffic collisions and was associated with a reduction in crime, though estimates were imprecise***

It concluded that turning off street lights resulted in “little evidence of harmful effects... on road collisions or crime in England and Wales” and “found no evidence for an increase in collisions where street lighting was reduced at night”.

The second study of reviewed literature concluded: “In the light of these findings it can be considered highly unlikely that the Cambridgeshire part-night lighting scheme will cause an increase in crime.”

What are the figures for rural crime, where few or no street lights occur, as opposed to towns, which are often heavily peppered with them?

According to statistics from the Office for National Statistics 2018-19 crime and justice bulletin, the rate of violence against any one individual was 20.2 per 1,000 population in mainly rural areas compared with 29.5 per 1,000 population in mainly urban areas.

For sexual offences the rural figure was 2.2 per 1,000 against 2.8 per 1,000 urban areas and the rate for recorded crime was also lower in rural areas than urban areas, for example robbery, domestic burglary and vehicle offences. The figures here were 4.3 per 1,000 population (rural) versus 9.5 per 1,000 in urban areas.

There is of course more reason for these figures than just a lack of street lighting in rural areas, but these figures may tell us that street lighting does not seem to have any influence on keeping people safe at night.

## Pollution

It has been found that ALAN can increase atmospheric pollution negatively, affecting the air we breathe. A recent study presented by Harald Stark from the National Oceanic and Atmospheric Administration found that ALAN destroyed nitrate radicals and in so doing prevented the natural night-time reduction of atmospheric smog produced by fumes generated from cars and factories.

Every night the nitrate radical NO<sub>3</sub>, which is destroyed by sunlight, builds up during the night, neutralising some of the nitrogen oxides (NO<sub>x</sub>), which pollute the air during daylight hours, leading to increased levels of ozone (O<sub>3</sub>), which can cause breathing difficulties.

Further research, cited by Kelly Beatty in her article Night Lights Worsen Smog, claims to show that this clean-up is inhibited due to nitrate radicals being destroyed by vertical night-time light-glow spillage emanating from outside lighting on the ground.

Astronomers who study the night sky are particularly sensitive to even the lowest levels of light pollution. Indeed, skyglow can destroy their chances of studying the night sky completely.

How can we reduce the impact of ALAN?

Of course, the one preferred default is no artificial light at all. However, the type of bulb you use can have a huge impact on how many insects are attracted, especially winged insects.

It is recommended that we use warm-coloured LED bulbs for outside lighting and avoid white LED sources. A study by Michael Justin from the University of North Carolina found incandescent light bulbs attracted the highest number of insects, followed by CFLs (compact fluorescent lamps), halogen globes and cool-coloured (such as blue) LEDs.

The second-best light was the ‘bug light’ and surprisingly the winner, with the fewest insects attracted, was the warm LED bulb.

We can use light fittings that angle the light down where it is needed and do not allow the light to flood out across fields and into the night sky. As pretty as that lantern is, it’s not night-friendly. Lighting need be kept on only when necessary – we can turn it off once in bed or when our visitors have left.

These are only small gestures in the great scheme of things, but if everyone did this it would collectively make a huge difference. Who knows, we might even get back our night sky and nature can begin to slowly mend.



Blinded by the light: this illumination on a retirement estate near Faversham can be seen for miles around (Vicky Ellis)

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# Your letters



## Weasel words and the urbanisation of our rural parishes

Dear Editor,

I was quite involved with the recent Boundary Commission consultation, having been assured by one of its senior figures that public views would be very much welcomed, and that as much consideration would be given to them as to the views of others, including local councils.

I was told that the commission had been disappointed at the public response to the previous consultation.

I and the Canterbury CPRE committee spent some time on the



Canterbury: home to a wonderful cathedral and increasing levels of urban development (John Fielding)

consultation and put forward our detailed views and criticisms.

Apart from a standard acknowledgement, there was no discussion about our views and it became apparent that those most considered were those of the local authority, with public responses carrying little weight (although no one told us why not).

Over many years I have seen that Boundary Commission changes inevitably increase urban areas by encroaching into surrounding rural parishes.

In Canterbury, for example, we find that the city is now far closer to Harbledown and other parishes on the city fringe than previously and that the village of Blean has been amalgamated with the urban area represented by the enormous and increasingly developed University of Kent campus. The new ward name is Blean Forest.

Further, Harbledown has lost its independent status and been renamed Chartham and Stone Street.

It doesn't take a great intellect to realise that the alterations and mergers take away rural identities and increase the likelihood of unsuitable development in future.

Take Sturry and Herne, for example. Sturry has been virtually merged with Canterbury, while Herne is actually placed in the Herne Bay conurbation.

Herne has lost its village status and Sturry is now a "rural service centre" in the Local Plan, instead of a village.

Weasel words equate to misleading descriptions. So much for localism and democracy.

### Barrie Gore

former chairman of CPRE Kent Canterbury committee and past chairman of Harbledown Parish Council

# Gift of Membership

Have you considered the gift of CPRE Kent membership?

CPRE Kent's membership is in serious decline.

Without our members we would not be able to protect the countryside from inappropriate planning decisions or campaign on litter issues and biodiversity at a time when there is unprecedented pressure on green spaces and protected areas. Nature is under serious threat.

Please consider giving a CPRE Kent membership when making a gift to a friend or family member.

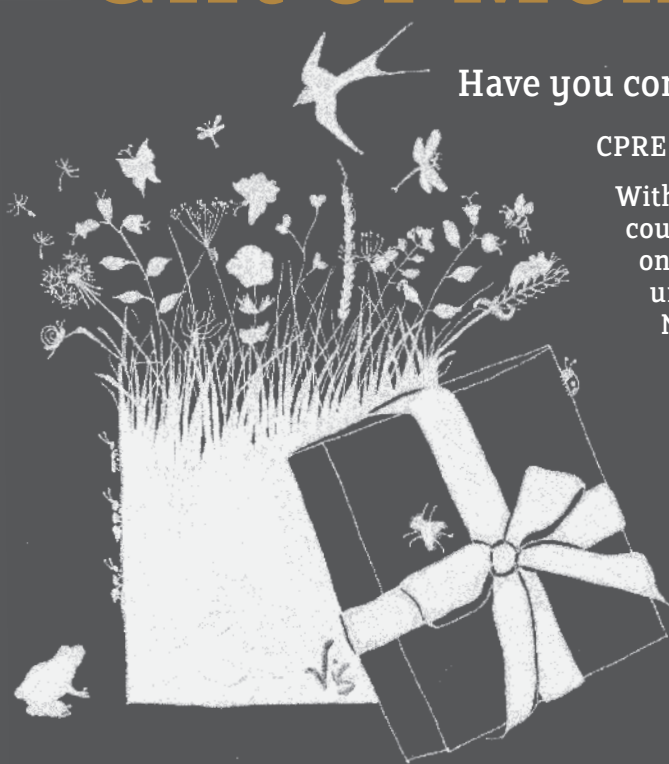
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or phone us on 01233 714540.



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A gift in your will would help CPRE Kent protect our precious and fragile countryside and biodiversity into the future for generations to come; that is why CPRE Kent has teamed up with Whitehead Monckton to offer supporters the chance to have a simple will written for free.

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If you are thinking of having a will written, or have an existing will, please think about leaving a gift, no matter how small, to CPRE Kent.

To find out more contact Vicky Ellis 01233 714540 [vicky.ellis@cprekent.org.uk](mailto:vicky.ellis@cprekent.org.uk)



# The fight to save Wincheap Water Meadows heads for court

CPRE Kent has launched a legal challenge against plans to develop part of an attractive and valued stretch of riverside on the outskirts of Canterbury. Here campaigner Sian Pettman reveals how the campaign to save the site evolved.

In October last year, Canterbury City Council narrowly approved a highly controversial planning application to extend its Wincheap Park & Ride car park on to a large stretch of floodplain next to the River Stour, an area of land known as Wincheap Water Meadows.

The principle of extending the park & ride is to many people largely uncontroversial. Part of the existing footprint of the park & ride will be lost when a new slip road off the A2 is constructed, and there is an accepted need to replace the parking spaces lost and increase capacity for the future.

What is highly contentious, though, is the choice of location for the extension. The council's chosen location is a large area of functional floodplain outside the city's urban boundary.

The car park will extend for more than 250 metres along the Stour in an Area of High Landscape Value, a designated Green Corridor and a Local Wildlife Site.

The council's planning report claims there will be no real landscape impact and that views of the car park from the Great Stour Way on the opposite riverbank will only be "glimpsed". In reality, the landscape impact is likely to be substantial.

Views across the river from the Great Stour Way, at present greatly enjoyed by the large number of walkers and cyclists who use it, will be turned into something much less attractive.

As the application was made by Canterbury City Council for its own land, many members of the public feel the council had an even greater duty to present the facts of the application in an unbiased and comprehensive manner.

Save Wincheap Water Meadows, a campaigning coalition of residents and amenity societies in the city, attracted huge public support, while the Canterbury committee of CPRE played a lead role in challenging the application. And in December, CPRE Kent made the decision to legally challenge the council's choice to award itself planning permission for the scheme.

We are calling for a judicial review of the planning committee's decision and the way it was arrived at. The legal challenge rests on three grounds:

- Failure to carry out an Environmental Impact Assessment
- Legal errors in the Habitats Regulation Assessment
- Misleading claims that the site had been 'allocated' in the Local Plan and that it would not have a harmful effect on the landscape

Hilary Newport, CPRE Kent director, said: "This is not the sort of action we take lightly, but sometimes a planning decision is simply wrong and we can't stand by and watch a precious natural asset to so many people be destroyed.

"This is very much one of those occasions."

Development on the water meadows breaches many of the council's own policies and strategies, including many policies in its Local Plan, its Open Spaces Policy, its Riverside Strategy, its Green Infrastructure Strategy and the Canterbury Conservation Area Appraisal.

However, the council argues that residents had the opportunity



Left: The scene after the River Stour broke its banks and flooded into the wet woodland, part of the proposed park & ride extension

to object when it consulted on its Transport Strategy in 2015-2016 and that the principle of development on that location was accepted when the Local Plan was adopted in 2017.

The fact that residents simply did not know where the extension was going to be located is conveniently ignored. The Environment Agency objected strongly to the first planning application last year but was informed by the council that it couldn't maintain its objection as it had not objected when the Local Plan was approved.

Kent Wildlife Trust has also submitted a very strong objection, saying: "We regard the compensation strategy proposed for this development as fundamentally flawed and in clear contravention of existing national and local planning policy."

Many of the opponents to the application point out that Canterbury City Council owns most of the large industrial estate next to the park & ride and that it should be building car parks on brownfield land rather than greenfield land.

The council had refused to consider any alternative, claiming its Declaration of Climate Emergency meant that reducing carbon emissions from cars took precedence over protection of the natural environment – a claim many people found totally perverse. However, it is now considering other options, while in February it announced the scheme was being put on hold for three months while Highways England assessed the safety of the A2 slip road.

• Save Wincheap Water Meadows has been working with CPRE Kent in raising funds for our legal challenge. If you would like to contribute to the campaign to save this valuable site, please visit [www.crowdjustice.com/case/wincheap-water-meadows/](http://www.crowdjustice.com/case/wincheap-water-meadows/)



Perhaps Canterbury should be celebrating the fact it has such an idyllic spot so close to the city centre



It's called a floodplain for a reason... looking over Hambrook Marshes towards Wincheap Water Meadows



The park & ride proposals would entail a substantial loss of biologically diverse land



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# Where the wild wings are

**Elmley National Nature Reserve is living proof that farming and wildlife conservation can thrive hand in hand. Philip Merricks, the architect of one of the most uplifting rural stories in our county, talks to David Mairs about the ethos behind this fabulous place.**

Elmley: the very name holds a special place in the hearts of birdwatchers across the region. Indeed, so many rarities has it attracted that the pulling power of this Isle of Sheppey reserve has at times gone national. I still remember October 1988's visiting hordes lining a grassy bank in the fevered hope they would soon be clapping eyes on only the second oriental pratincole to have been seen in this country.

Elmley, though, has always been about very much more than dragging in rare birds from across the world and their sometimes-obsessive admirers.

Rather, this is a place focused on wildlife and protecting a fragile landscape, proving agriculture can coexist with nature conservation to a degree that gives hope among so much doom-mongering. Wetlands can work for us all.

Elmley is the only national nature reserve in the country managed by a farming family, its 3,200 acres watched over by Philip and Corinne Merricks. And Philip, by happy chance, is a life member and former vice-chairman of CPRE Kent, handing me the opportunity of spending a spring day with him and a couple of visiting Norfolk farmers touring this fabulous site.

It is a little chunk of paradise, almost reminiscent of those leaflets delivered to our homes promising an idyllic afterlife where families tucked into delicious picnics while a pride of lions nonchalantly and harmoniously did their own thing just a few yards away.

Only here it's not lions but oystercatchers, lapwings and redshanks that hug the grassland with no hint of alarm as you drive the track to Kingshill Farmhouse, the hub of operations.

"Elmley is about commercial farming and conservation management – the skill is integrating the two on one piece of land," says Philip.

The site hosts some 500 suckler cows, which ultimately provide beef. These are store marshes, not fattening marshes, stocking density allowing for three and a half acres to each cow with calf.

"Animals are bulled here, arriving in May and leaving in December, when they remain on the island," says Philip.

"Farmers can be single-minded – it means wildlife and farming are intertwined. For example, if we didn't have the cows on the ley, we wouldn't have the wildlife interest."

The cattle comprise one of the three principal factors behind what is being done here, the others being high water levels and predator fencing.

Given the bedraggling events of the winter through which we have just waded, it is perhaps difficult to appreciate that this county is water-stressed. Drastically so.

Elmley's clay soils are not served by rivers or streams – there is no replenishment – so what water it gets it must keep.

A licence from November 1 to March 31 allows pumps to spread this precious resource across the reserve before it is lost to the sea, while up to 30 dams help keep levels high.



Predator control, meanwhile, can be a thorny subject, but it is critical if numbers of ground-nesting birds, always so vulnerable, are to be maintained.

Stoats and crows are viewed as among the principal culprits, while foxes are excluded by five miles of sweet-chestnut and wire fencing that helps keep out unwelcome visitors.

Talking of which, given the number of hares you see at Elmley, you wonder if poachers blight the site in the manner they do so much the rest of the county.

“There’s only one way in,” says Philip. “We’re able to padlock the gates and trap them in – they don’t like that.”

There are knock-on effects of any policy, of course. For example, numbers of hedgehogs here are high, at least in part due to a lack of badgers, but they themselves pose a threat to ground-nesting birds.

Accordingly, some are live-trapped under licence, boxed and transported elsewhere. Indeed, after shepherding us around the reserve, Philip’s next job was to load up the back of the jeep and whisk a prickly cargo down to a site in Sussex only too happy to welcome them.

Predators, though, are an unmissable feature of Elmley. Numbers of marsh harriers, for example, are extraordinary, especially when you consider that in 1971 this bird of prey was one pair away from extinction in the UK.

There were 11 nests on the reserve last year (marsh harriers are polygynous, so it’s not always possible to speak in terms of pairs) and non-breeding birds can take the total to more than 100 individuals on Sheppey.

For birdwatchers of my generation for whom the marsh harrier was a near-mythical phantom in our youth, it is easy to forget how some things at least have improved.

The harriers share Sheppey air space with healthy numbers of common buzzards, another raptor that was a rare sight in the county until relatively recently.

Hen harrier, sparrowhawk, kestrel, merlin, hobby and peregrine are, in season, seen frequently, while an impressive list of scarcities helps make the south side of Sheppey unquestionably the best site for birds of prey in southern England.

Likewise, few places anywhere can offer views of owls in the manner Elmley does. Photographers are attracted in their droves for frame-filling shots of barn, little, long-eared and short-eared owls.

The latter is arguably the most photogenic of the lot and, although they last bred on the reserve in 2012, volunteer Bryan Benn – busy completing his book on the species – has used thermal imaging to count up to 26 ‘shorties’ wintering on the island.

But it is in wading-bird conservation that Philip and his team are really leading the way. Last year, 336 pairs of lapwings fledged some 430 chicks between April and July.

Put into grey statistics, that’s a productivity of 1.2 chicks fledged per pair, when the figure required to maintain the population is 0.7. Conservation is of course not always plain sailing and we met a group whose colour-ringing forms part of the monitoring process at Elmley but had been struggling much of the morning to find lapwing broods.



An oystercatcher sees off a marauding marsh harrier (Lee Davis)



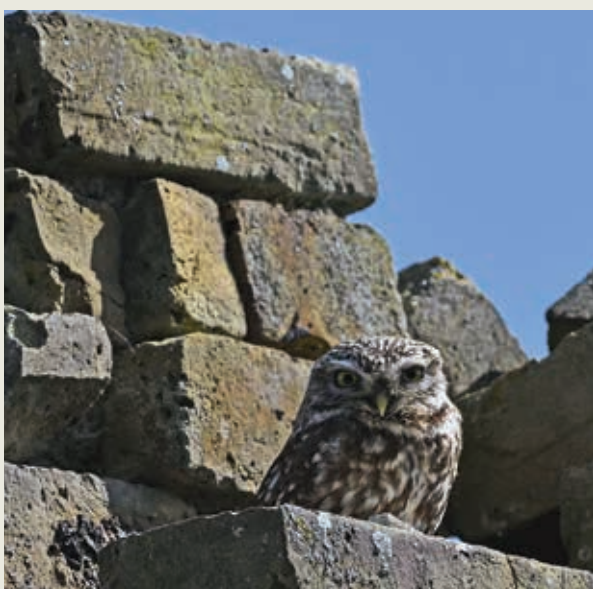
Bearded tits maintain a population on the North Kent Marshes (Lee Davis)



More than 360 pairs of lapwings bred on Elmley last year (David Mairs)



A young lapwing shows of its shiny new colour-rings (David Mairs)



I've got my eye on you... a little owl returns the favour (Lee Davis)



Philip Merricks: 'The landowning and farming community needs to be part of the socio-economic fabric of the countryside'

Early productivity had been hit by flocks of Mediterranean gulls taking chicks – “like an invading army,” said one of the ringers. A sign of nature’s constant flux, this, as Mediterranean gulls are recent colonisers in the UK, having first nested here in 1968 and Kent’s first pair settling 11 years later.

Many were thrilled at the arrival of this handsome gull, but everything has consequences.

Oystercatchers and, particularly, redshanks also breed in big numbers at Elmley, to the extent that it holds the largest concentration of breeding waders in lowland Britain.

That’s some claim to fame, while the whole place can leave you little short of spellbound. “Absolutely spectacular!” said photographer Lee Davis, visiting with wife Claire from Sheffield; with the glories of the Peak District on their doorstep, they should know a thing or two about such matters.

You can’t, though, ignore the ugly clumps of industry not so very far away from Elmley. Philip is forgiving: “People say about north Kent, but there’s great deprivation on Sheppey and the surrounding area. And all these buildings serve an important purpose, producing things that everyone uses.”

Maybe, but surely a more sensitive approach to development and higher standards of design would serve the area better. After all, ugly is rarely prosperous. One for another day, perhaps...

Either way, Elmley attracts up to 18,000 visitors a year and the trust has placed an emphasis on encouraging people to stay. Philip has taken a step back from this, leaving daughter Georgina and son-in-law Gareth to run that side of things.

Guests can stay at the delightful 18th-century Kingshill Farmhouse, whether taking one of the six rooms or, from this year, booking the house in its entirety. Elmley Cottage and six converted shepherds’ huts are also available, while events such as weddings can be hosted.

That’s a lot of management and a lot of potentially mixed interests to be gelling.

“I think nature reserves can be too inward-focused and birders too cliquey,” says Philip. “The average person’s experience of the environment is half an hour of David Attenborough, so we’ve got to make it less of a closed community. That’s what I’m trying to do.

“This place is not just for hardcore birdwatchers – we want to make it more inclusive to everybody, for those who want an introduction to the countryside and to become more knowledgeable. For example, we have up to 150 guests for weddings here. They come and say “Wow! What a brilliant place!”

Philip lists four starting principles to what he’s doing here: conservation, research, public access and education. He also stresses the importance of treating guests as individuals and not appearing corporate in approach.

And there’s a broader remit beyond the marriage of conservation and agriculture: “The landowning and farming community needs to be part of the socio-economic fabric of the countryside – it’s no good putting itself on a pedestal.”

Elmley National Nature Reserve is an extraordinary, wonderful place – an unlikely treasure in an overdeveloped corner of the world – but Philip and Corinne Merricks will, it is fair to assume, one day depart this mortal coil.

What, then, of Elmley?

“I’ve thought a lot about that,” says the man who has invested so much time and energy in the place. “We’ve set up the NNR, so how can I ensure continuity and protection in perpetuity? I have four children, who are keen to carry it on – should they for some reason not be interested, it would be bought by someone who wants to run it as an NNR for another 999 years.”

For the sake of this county’s beleaguered environment and those who follow us, let’s hope so.

- **Elmley National Nature Reserve is open to visitors from 9am-4pm (closed Tuesdays). To learn more about the site, or for details of accommodation, visit [www.elmleynaturereserve.co.uk](http://www.elmleynaturereserve.co.uk)**

- **We would like to thank Lee Davis, who gave many of the images for this feature. To see more of his work, search Lee Davis on Facebook**



Magical! A barn owl heads back with prey (Lee Davis)



# Chairman's Update

## Strange days but we won't lose focus on what matters

**John Wotton**

**As I write this column, the uncertainties facing all of us, both short-term and long-term, seem overwhelming.**

What impact will the UK-EU trade talks have on Kent's economy and environment? Will the government's wish to stimulate the economy in northern England relieve some pressure for development in the South East? Will the government be persuaded that 'deregulation' in the field of planning law and policy is the answer to housing shortages and ageing infrastructure and so further limit local democratic control of development? Are February's record-breaking rainfall and unusually mild temperatures evidence of climate change already having serious effects on seasonal weather patterns in our part of the world? What lasting effects will the coronavirus epidemic have on our ways of working and how we choose to live our lives? I could go on!

People in Kent are clearly undaunted by these bigger issues, though, when it comes to protecting our local environment and the vitality of the communities in which we live.

As is reported elsewhere, campaigners in Canterbury are seeking to prevent an extended park & ride at Wincheap that would harm water meadows by the River Stour.

The people of Capel parish have mounted an extremely well-structured campaign against a proposed new town at Tudeley, which has had a real impact on public awareness of the implications of Tunbridge Wells Borough Council's draft Local Plan.

Indeed, the volume of public response to that draft Plan has been unprecedented and the whole exercise has raised public

awareness throughout the borough of the threats to our countryside posed by current housing policies.

Local authorities, too, are showing signs of standing up to the intense pressure they are under to plan for and permit harmful overdevelopment throughout the county.



The enthusiasm and commitment of Alex Hills and colleagues have helped re-establish the Gravesham committee

Sevenoaks District Council has refused to back down when faced with a planning inspector's threat to find its draft Local Plan, which did not fully meet relevant housing targets, unsound and has elevated the dispute to the Secretary of State for Housing, Communities and Local Government.

Maidstone Borough Council, supported by its constituency MP, has written to the Secretary of State to ask to be relieved from an obligation to meet unrealistic increases in housing supply for future years.

Local authorities are in a bind as they are required to deliver outcomes in terms of housing supply and delivery that are outside their control and in the hands of the building industry.

We support their efforts to find a way to meet real local housing need and the sustainable development of our local economy while not harming the unique beauty and character of Kent.

A recently published book, Irreplaceable by Julian Hoffman, captures perfectly the love for a special place that prompts members of the local community to campaign to protect it, with passion and commitment, often having no background in the planning or ecological issues involved. I recommend it.

The author uses a series of examples, ranging from Cliffe Marshes in Kent to protected areas in South Wales, Spain and the Balkans, each of which shows how much people care about the nature on their doorstep. We should not fear accusations of nimbyism when we do the same.

Climate change is a big issue for all of us and has been the focus of a major programme of work by CPRE nationally over the past year. I commend the suite of policy papers that have now been adopted. They will be an invaluable resource for us as we run future campaigns to protect the Kent countryside.

I am very pleased that the Gravesham district committee has recently been re-established, thanks to the enthusiasm and commitment of Alex Hills and his colleagues.

I am also pleased to welcome to the Board of Trustees Margaret Borland, who comes from a business background and has been active in the Tunbridge Wells district committee. She lives in Southborough.

We have a lot of work to do to achieve the objectives we set ourselves in the Forward Plan we adopted in the autumn and I look forward to support from you all in this endeavour.

# Our filthy roadsides: it's criminal

**Sue Sills** is exasperated by the piles of litter that blight the county's highways and byways

It was in 2015 that I started to be aware of how much rubbish there was along our roadsides, both main roads and rural ones. It consisted mainly of take-away packaging and plastic bags, not only on the ground but flapping in bushes and trees as well. It was forming bigger clumps at road junctions and motorway slip-roads.

I came to realise that this accumulation was due to traffic having to queue at these points and drivers using the opportunity to discard rubbish.

But this rubbish has now turned into mountains and is no longer a bit of burger packaging but bags full of bottles; plastic bottles of urine; household debris such as bedding, clothing, toys and computers; garden equipment; car debris; tyres; dead animals... all in addition to a fair amount of Highways England equipment including cones, signs and jackets.

This unwanted debris is everywhere along our road systems: lay-bys, verges, junctions, pull-offs, car parks and so on.

What has gone wrong with our ability to clear up this mess and make it clear that throwing litter out of your vehicle is an offence and will be punished? Who bears responsibility for managing the matter?

A GOV.UK press release on December 5, 2015, states that "ministers move to rid the land of litter scourge". The article talks of designing a "national litter strategy" to clean up England. Has this been achieved?

A little over three years later (April 2019), on [www.parliament.uk](http://www.parliament.uk), it was recommended the government "create a national litter strategy for England with a clear framework for action" due to a failure to improve litter levels in the past 12 years.

This leads us to recognise there has not been a successful litter strategy.

A shocking report on Channel 4 News pinpointed the issue of Highways England's failure to stop the epidemic of litter on our motorways. Alex Thomson interviewed John Read, of Clean

Up Britain, who told us how this had happened. Highways England had signed an £8 billion, 30-year contract with Connect Plus Services to clear up litter on the M25, but there was no direct mechanism in this contract to ensure Connect Plus met its obligation.

Highways England, under the 1990 Environmental Protection Act, Section 89, has a statutory duty to keep the land "free of litter", but if Connect Plus fails to do this, Highways England has no means to prosecute it.

We were shown pictures of verges and ditches around Connect Plus's Denham depot by the M40 – crammed with rubbish and flytipped waste, right outside its front door.

We were also shown its attempts to pick up spots of rubbish and its new 'vacuum vehicle' sucking up debris like a giant Hoover. We didn't see any evidence of this vehicle sucking rubbish out of trees, or even how many such vehicles it had, but were told of shareholders being comfortable with their profit of 31 per cent each year over eight years. Maybe they hadn't seen the litter and Connect Plus's failure to pick it up.

Littering is a criminal offence with a maximum fine of £2,500 and individuals have the power to apply to a magistrates' court for a litter abatement order if they think a litter authority is not fulfilling its duty to keep public places clean (Environmental Protection Act 1990).

Perhaps this is the way forward. Highways England is a statutory authority and accountable.

When a piece of dirty grey plastic that has been flapping in a tree by a road is blown on to a driver's windscreen in a car taking three children to school in a hurry and the driver can't see to brake in time, and all are killed, the ensuing furore that 'something must be done' about rubbish on our roads will be too late, for those people anyway.

**It doesn't cost anyone anything to take their litter home.**

The filth of a Kent layby



... and how they do it in France





# Around the districts.

**A quick catch-up with our committees – more extensive reports from our chairmen are on the website. Don't forget, if you would like to become more involved with CPRE Kent in your local area please contact us in the office and we will put you in touch with your district chairman.**

## **Ashford – Christine Drury**

- Ashford has a long-established green-corridor policy and map for the Ashford town area. It was applied robustly when a Quinn Estates proposal in the corridor for blocks of flats, named East Stour Park, was refused. The policy is really a blue-green corridor, but it helps provide much-used segregated commuter cycle-ways as well as green space.
- Communities around Ashford are pressured by the greatly increased development they are taking and the visible prospect of Ashford houses getting a lot closer – on allocated and unallocated sites. Parishes are responding with neighbourhood plans: Charing's focuses on correcting the infrastructure deficit and proposals for a clear boundary for Ashford town or an evolution of the green-corridor policy to define and manage buffer zones. Ashford also has an edge-of-settlement policy (HOU5) that has been proven at appeal to be an effective way of respecting edge-of-settlement landscape character. A combination of all three is likely to be discussed when the next Local Plan is drafted.
- Housing numbers are, as ever, the root cause of distress. Charing Parish Council has written to the borough council leader asking him to take up the matter.
- Residential redevelopment plans for the Wye College site have been approved by planning committee but remain deadlocked in Section 106 discussions on viability and the cost of work needed on listed buildings. The Wye community, including action groups and the parish council, are distressed by the lack of communication and engagement given that Wye has an approved neighbourhood plan.
- Houses are starting to appear at Chilmington Green along the A28; Finberry at Cheesemans Green is well established; junction 10a is fully open; and the next big planning discussion will be on Quinn Estates proposals, with Redrow, for the allocated site along the Willesborough road next to the River Stour and the railway line to Canterbury and within the setting of the AONB.

## **Canterbury – Nick Blake**

- Canterbury City Council is asking for suggestions for yet more housing sites to add to its Local Plan review. Local people were very unimpressed by the so-called engagement in the last Plan and may not feel like reacting. So many sites were allocated in the last one, with many more added, that there is little feeling of being involved. Many of those site boundaries seemed based on the extent of an individual's land ownership, not on landscape features. The indicative sites in the Plan were altered when planning applications were made, without recourse to anything more than the usual facility of making representations.
- Planning consultation appears a concept that neither the planners nor third parties know how to use. Even a thousand objections to a planning application means that in an average district council area more than 120,000 people have not objected.
- Do residents know what they want? It is reported that immigration has meant some 90,000 new homes a year are needed just to satisfy that demand. We all want to live longer and have more single-occupancy dwellings. That alone means some 4,000 extra homes are needed for each council district in the next 20 years.
- Government is frightened to put up fuel duty because it thinks, maybe rightly, that people would not like it and yet those same people claim to worry about climate change.

## **Dartford and Gravesham – Alex Hills**

- After a social event last year, Gravesham has a new district committee of six – for some bizarre reason I was appointed chairman. I am lucky to have a committee passionate, knowledgeable and committed to achieving our objectives. I remain as the local contact for Dartford. Our objectives:
  - i. Where possible, defend the Green Belt/greenfield sites and protect woodlands and hedgerows: Gravesham Borough Council remains committed to building 2,000 houses in the Green Belt; we will pursue this issue and hold a public meeting when details are available. Hedgerows are critical wildlife arteries that link woodland and habitat networks. Woodland, and particularly ancient woodland, is critically important, but hedgerows need more protection than they get.

- ii. Challenge the number of houses the government expects the borough council to build and to highlight the impact of more houses on utilities and local services: We must put pressure on unrealistic government targets for housing land supply to avoid councils being bullied into approving unsustainable developments. If the council is to challenge the housing numbers as other councils have, it will need our support.
- iii. Raise public awareness of air pollution: There is a pressing need to educate the public on the effects of air pollution, which for too long has been the unseen killer in our planning system. With good design, developments need not increase air pollution as much as they do. Projects such as KenEx Gateway Tramlink, the trans-Thames system that has been promoting lower-carbon, low-pollution travel, need a higher profile.
- iv. Campaign for all new houses in Gravesham to be zero carbon: Zero-carbon housing is an achievable goal right now, so this can be implemented without delay.

The first task for the new committee was responding to the most recent Lower Thames crossing consultation. I will not cover all our concerns, but key points are:

- i. Reduction of one lane westbound and two lanes eastbound would create a pinch-point that will increase congestion and air pollution.
  - ii. The scheme is not compatible with government climate-change policy (note the Heathrow judgement). The new crossing would increase road traffic across the Thames by up to 43 per cent – how can this combat climate change or air pollution?
  - iii. It would give no benefit to Gravesham and have an adverse effect on a large part of Kent.
  - iv. The crossing would increase traffic on the A227, while the Tollgate interchange is a major concern.
  - v. Not enough information has been provided in the consultation for us to be able to give a proper response on any aspect of the project.
  - vi. Parts of two SSSI ancient woodlands, plus part of another SSSI, will be destroyed, along with parts of two country parks.
- The Bean Residents Association was outstanding in fighting the Bean interchange plans at every stage of the planning process. In all my years of campaigning I do not think any group has impressed me more. The result of the public inquiry was due at the end of February but delayed for reasons unknown.
  - The Paramount theme park on the Swanscombe peninsula is mentioned frequently in the media without any planning application being made. The transport plans for this project are totally unrealistic, which is why we are now fully opposed to it. The backers have recruited PY Gerbau (formerly involved with Disneyland Paris and the Millennium Dome) to lead the project and recruited Middle Eastern investors over the past two years, meaning the scheme could progress to an application for a Development Consent Order.
  - The KenEx tramline project linking Gravesend and Dartford with Grays in Essex is approaching a critical point, with the business plan due to be published this year. If we are to tackle air pollution in a meaningful way, the county needs tramlines and this project could show what can be done. We thank Essex County Council for its support of the project and urge others to do likewise.
  - This year sees a consultation on building more homes in the Gravesham rural area. We will work with residents and Gravesham council to protect the Green Belt and people's quality of life. Gravesham council is not holding any public meetings during the consultation, so we will hold at least one with the council's blessing.
  - It is a closely guarded secret that CPRE members are the loveliest people you could ever meet, which is the reason I have been a member for so long. On a personal note, I would like to thank everyone at the CPRE Kent office and all members who have shown me such kindness, support and understanding after the sudden death of my wife at the age of just 49 last year. She never took credit for all her hard work in supporting me in my various CPRE Kent roles over the years, acting as my secretary, proofreader and speech coach. I am sure there are many other unsung heroes within CPRE: thank you one and all for the work you do.
  - If you live in Gravesham or Dartford and want to get involved, in no matter how small a way, with what we do, please contact me via [info@cprekent.org.uk](mailto:info@cprekent.org.uk)

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### **Dover – Derek Wanstall**

- After three years, expansion at Lydden Hill racing circuit has been approved by Dover District Council. CPRE Kent supported residents throughout the planning process, while there was an excellent AONB report. The approval will result in more noise, nuisance and air pollution, with increased traffic using the surrounding country roads.
- With the council's review of its Local Plan progressing to meetings, hopefully planners have listened to comments from a previous meeting on issues of concern, notably infrastructure and highways, particularly the outer road network.
- Discussions are ongoing with Quinn Estates about the future of Betteshanger Park. Quinn bought the 299-acre site from Hadlow College towards the end of last year.
- A proposal of great concern is at Cross Road, Walmer. Many views against the proposed development were given at a site meeting, including worries relating to nearby stables. This development, were it permitted, would have total disrespect for the countryside and cause problems on nearby narrow roads and lanes.

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### **Maidstone – Gary Thomas**

- The Local Plan review's call for sites resulted in 334 being put forward, calculated by the Kent Messenger to provide for 60,000 houses. The planning department is going through these, but the date for deciding which to propose for the new Local Plan has been put back to beyond May.
- The borough council has written to the Secretary of State for Housing, Communities and Local Government asking him to delay implementation of the new housing target of 1,236 per year until the end of the current Plan in 2031 and to continue with the current requirement of 882 per year until then. The letter was signed by all party leaders and one MP. We have no knowledge of any reply.
- One housing site proposed is a 5,000-dwelling 'garden town' at Lenham Heath, proposed by the borough council.

Although it has stated that it is only ‘under consideration’, the director responsible for planning and the Local Plan review has been moved to make managing this site his only responsibility. An interim replacement director is being appointed to manage the Local Plan review and the planning department. This suggests a decision to proceed has been taken, in spite of considerable opposition and prior to public consultation (including statutory consultees).

- Lenham Parish Council’s Neighbourhood Plan has been submitted to the borough council, which is overseeing the Regulation 16 consultation on it. We fully support this plan, which is comprehensive. We will make some suggestions in one or two areas such as parking.
- The county council has put forward improvements to six road junctions on roads going out of Maidstone, including the A20, A274 and A299. We are intending to object to these for a number of reasons. There is undoubtedly a suppressed traffic demand due to current congestion levels that will simply add more traffic to the system, including the town centre, probably making no difference to overall congestion. The schemes do not include improvements to walking and cycling at the planned junction works and some make them worse. There are no improvements for bus operations. The Integrated Traffic Strategy was primarily about achieving modal shift, which these works will act against. Some of the junction changes appear poorly designed.



The proposed new town at Lenham Heath would impact heavily on Bull Heath Local Wildlife Site, where this sculpture (see also cover image) is an attractive adornment to the former sand quarry (David Mairs)

### Medway – David Mairs

- Medway Council has secured £170 million funding “to deliver strategic transport and environmental projects” on the Hoo peninsula through the Housing Infrastructure Fund. Proposals from the council include “a rural town based around Hoo St Werburgh” and expansion of other villages. Public consultation has opened.
- Medway is under colossal development pressure, but CPRE Kent is under-represented here. If you would like to get involved with our efforts in the district, please call the office on 01233 714540.

### Sevenoaks – Nigel Britten

- Hopes that examination of the Local Plan during the autumn would finally bring this long process – and our equally long involvement with it – to an end were dashed when the inspector announced she was not satisfied with the way Sevenoaks District Council had dealt with one particular aspect. This was the ‘duty to co-operate’, which is the requirement for councils to ask their neighbours if they can accommodate any housing for which they don’t have space. SDC disagreed strongly and gave comprehensive evidence in support. This led to a stand-off and the final outcome is that SDC has asked the Secretary of State for Housing, Communities and Local Government to intervene.
- The long-held values that are so important in protecting our exceptional countryside, in particular the AONBs and Green Belt, have never been under such threat. However the Local Plan eventually turns out, we will definitely lose open space, and quite possibly significant amounts of it, as we make room for an enormous increase in housing provision. The last 20-year Plan promised delivery of 3,300 houses, or 165 per year. SDC is now asked to find space for 14,000 houses, or 700 per year. It cannot be done on previously developed land alone and the consequences represent a huge challenge. Understandably, local groups have been fighting their corner and often very successfully. One group based in Halstead is encouraging local communities to look beyond this present crisis. It has published a Green Belt manifesto to make people aware of the great potential the Green Belt has to offer in many ways beyond its planning function. We are giving this strong support.

### Shepway – Graham Horner

- An outline planning application was submitted for 8,500 of the planned 10,000 homes at Otterpool Park (between Lympne and Sellindge and engulfing Westenhangar) a year ago. There has been little news on the design. No further information has been submitted by the developer in reply to the council planning department’s initial response to the application. Meanwhile, Folkestone & Hythe District Council, as developer, has bought or secured options on all the land needed for the project, other than a small part owned by Homes England. The council claims that by buying out the owner of Folkestone racecourse it will be able more easily to build the high-quality and well-designed town it has promised us. We shall see.
- The threat of a 60-hectare lorry park between Stanford and Sellindge appears to be finally gone. Highways England has convinced government that a moveable concrete barrier on the M20 will keep traffic flowing while management systems are in place. The plans for additional overnight lorry-parking in Kent and elsewhere are, however, still vague. It appears the government will not be building any lorry parks but will be expecting private enterprise to develop them.
- A motion in full council to remove the Princes Parade development from the annual budget was defeated by one vote. The judicial review brought by residents and supported by CPRE Kent may now be the only way to stop this ugly development going ahead.

### Swale – Peter Blandon

- In the last edition of Kent Voice, I reported that two major development proposals, both of which were in the Adopted Local Plan but had been refused by Swale Borough Council, had gone to appeal. A decision has been reached for one of them: 700 homes at Barton Hill Drive, Minster. Not surprisingly, the council lost its case and the appeal was upheld, with the council being ordered to pay a substantial portion of the costs.



The council had, prior to the appeal hearings, withdrawn a number of its reasons for refusal and the appeal was judged on the effect of the proposal on the character and appearance of the surrounding area, together with its effect on the setting of a Grade II-listed house.

- With Swale's failure to pass the Housing Delivery Test, it is required to increase its allocations of land for housing. A speculative proposal has been submitted for 180 dwellings at Abbeyfields, Faversham. The plans show that the housing will stop just short of an area subject to flooding. This is not in the Local Plan, so we have objected. However, the new Swale councillors seem to be of the view that development should be tilted towards the Faversham end of the borough as Sittingbourne and Sheppey have taken the brunt of building in recent years. There is a great deal of local opposition.
- The council has rejected £38 million in government cash for road improvements because, according to the council leader, it would mean building 8,000 extra houses. The Swale Transport Infrastructure Bid was put forward by the county council with the backing of the then-Conservative-controlled Swale council to "make way for 7,899 homes". These would be mainly in the west of Sittingbourne and Sheppey as the bid was for the improvement of the A2/A249 intersection. The opposition at the council is reported to be appalled by the decision.
- Bizarrely, the council has considered an application from a contentious travellers' site in Hartlip. The application was for a time extension to present a site-development scheme. The committee met and resolved to refuse the application. It then (mistakenly) sent a letter to the applicants saying they had been granted permission. To get the decision overturned, the council took itself to the High Court and won (or lost?) the case: Swale's decision was overturned and permission was refused.

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### Thanet – David Morrish

- Margate had been selected, at last, as one of 101 towns to, potentially, benefit from injections of up to £25 million from the Ministry of Housing, Communities and Local Government. Thanet District Council is devising an investment plan to be published in the autumn. It has been reminded that there is a Margate Economic Plan, which, as it was not produced by its officers, has had scant recognition by the council, which is steadfastly in denial that the era of localism has arrived. Let's hope that not too much of the investment is concentrated in the waterside area, which, according to a climate-change analysis, is likely to flood when sea levels rise.
- A voluntary tree-planting programme financed by RiverOak (the Manston airport promoter) is planned, with work carried out by hundreds of volunteers. The intention is that treeless Thanet, running a close second to Rockall as the most treeless area of the UK, will once again bloom and flourish with an injection of trees, beginning with parts of Margate.
- CPRE Thanet's indefatigable secretary has been heavily involved in the planning of an Eco Expo day at the end of March during which we will hopefully meet many of our isle-based members.
- The noble burghers of Ramsgate are celebrating the publication of a report by consultancy WSP on the likely prospects of development of Ramsgate. WSP is suggesting a potential future for Ramsgate as a Channel-crossing port, a cruise-ship terminal, a theme park or a home for television studios. The only missing maritime use from the WSP list of glittering prizes is a dry dock for the Royal Navy's submarine fleet as a replacement for the base at Faslane in the case of a UK break-up...
- The decision by the High Court not to bless Heathrow's third runway has been hailed by Thanet's MPs as a strong indicator that Manston's reopening as an airport should now have the support of aviation minister Grant Shapps to secure job growth and a successful economic future. Meanwhile, in the real world, environmental groups are contending that the Heathrow decision on the primacy of the Paris agreements is a strong reason for re-examining the future of national infrastructure. The Thanet committee will be following developments as the council's Local Plan depends on the delivery of a network of road improvements securing developer contributions. CPRE's evidence at the Local Plan inquiry rested heavily on the unsustainability of such schemes and the lack of any sustainable public transport systems in the draft Plan.
- With Thanet District Council having failed the government's Housing Delivery Test and its Local Plan yet to be adopted, Gladman Developments Ltd has set its sights on a scheme for 460 houses to the north and south of Shottendane Road on the outskirts of Margate. There are also proposals for 2,000 housing units at Westgate and another 1,600 near Birchington.

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### Tunbridge Wells – Liz Akenhead

- Tunbridge Wells Borough Council received more than 8,000 comments in more than 2,000 individual responses to its Regulation 18 Draft Local Plan consultation. The comments can be viewed at [beta.tunbridgewells.gov.uk/planning/planning-policy/local-plan/local-plan-comments](https://beta.tunbridgewells.gov.uk/planning/planning-policy/local-plan/local-plan-comments). The council is analysing these and deciding how to revise the draft Plan before proceeding to the Regulation 19 consultation that will precede its submission for examination by a planning inspector. It says "Given the volume and range of issues raised, it will inevitably take some time to fully consider them. This may extend the current timetable for when the Pre-Submission Local Plan is due to be published", so it seems likely that the timetable will slip yet further. Slippage may also depend on how much and how quickly the government proceeds to alter town and country planning legislation and guidance again.
- Two of our neighbouring authorities, Wealden and Sevenoaks, have had their Local Plans rejected by the Planning Inspectorate on the grounds that they failed on the 'duty to co-operate', principally over housing numbers.
- Planning applications are starting to flood in, both from developers of sites not selected in the draft Local Plan who are trying to get their sites approved under the 'presumption in favour of sustainable development' before the council can prove it has a five-year housing land supply and from those that have been selected, some of whom are attempting to get their sites approved before the conditions the draft Local Plan would require for their site come into force. For example, despite huge local opposition including from CPRE Kent, a major development in Matfield in the AONB and outside the existing Limits to Built Development put forward as a late response to the call for sites and allocated under the draft Local Plan subject to conditions has already received outline planning permission without some of those conditions being applied. The council is clearly keen to approve enough sites to enable it to show a five-year land supply next year. We are responding to these applications as best we can while starting to prepare for the next round of consultation on the Local Plan.
- I understand that part of the area earmarked for a new town at Tudeley has been under water twice in recent months.
- We still need more committee members, particularly if they can help us to deal with applications in Lamberhurst, Frittenden and/or Paddock Wood, or lead on aircraft noise in the borough.

# Local Plans: an overview

Our list gives the latest situation on Local Plans throughout Kent. In addition, many local authorities have an old-style Local Plan that has 'saved' policies still relevant when considering planning applications. These will gradually be replaced as new Plans are adopted. Details of currently 'saved' policies are provided on local authority websites.



## **Ashford**

- Local Plan adopted in February 2019.

## **Canterbury**

- Local Plan adopted in July 2017. A new Local Development Scheme (LDS) was adopted in October. Regulation 18 consultation will take place in spring 2021, with submission late 2021/early 2022 and adoption in July 2022. A Call for Sites runs from February 7-June 30, 2020.

## **Dartford**

- Regulation 18 consultation on 'strategic issues' for the new Local Plan (Core Strategy Review) took place from June 8-July 20, 2018. A further 'preferred options' Regulation 18 consultation took place from January 13-February 21, 2020.

## **Dover**

- Consultation on a draft Local Plan is expected to take place for six weeks in June-July 2020.

## **Folkestone & Hythe**

- The examination hearings for the Places and Policies Local Plan took place from May 14-17. In accordance with the inspectors' request, consultation took place on the council's preferred site allocation for Gypsy & Traveller pitches (September 2-October 14, 2019). Consultation took place on Main Modifications to the Local Plan from January 13-February 24, 2020. Regulation 19 consultation on the Core Strategy Review took place from January 25-March 11, 2019. Additional Regulation 19 consultation took place from December 2, 2019-January 20, 2020.

## **Gravesham**

- Regulation 18 consultation took place in 2018 on the Local Plan Core Strategy Partial Review and Site Allocations: Issues and Options (Part 1) and Development Management Policies (Part 2). The next round of consultation is expected to be March-April 2020.

## **Maidstone**

- Local Plan adopted in 2017. Regulation 18 Scoping, Themes & Issues public consultation took place last summer. The council is reviewing its 2018 LDS; as part of this, the Regulation 18 Preferred Approaches consultation anticipated for February 2020 will be rescheduled. Leaders of all political parties at Maidstone Borough Council, as well as Maidstone and The Weald MP Helen Grant (but not Helen Whately MP), have signed a letter voicing worries over the impact of the government's standard method for calculating housing need.

## **Medway**

- Regulation 18 consultation on the Local Plan development strategy document took place in 2018. It had been hoped that Regulation 19 consultation on publication of a draft Local Plan would have taken place by December 2019 (having been delayed pending the outcome of a bid for £170 million from the Housing Infrastructure Fund). A revised LDS (December 2019) now anticipates Regulation 19 consultation this summer, with adoption in December 2021.

## **Sevenoaks**

- Examination of the Local Plan began in October 2019. The inspector has suspended the hearings and advised the council to withdraw its plan as it was considered unsound (failure to comply with Duty to Cooperate). The council has advised the planning inspector that it will not voluntarily withdraw its Local Plan. On January 21, 2020, the council wrote to the Secretary of State requesting he intervene.

**Swale**

- Local Plan adopted in July 2017. Regulation 18 consultation (scoping issues) for the Swale Local Plan Review 2022-2038 took place in 2018. A new LDS is awaiting adoption – this sets out the programme for Preferred Option consultation in spring 2021.

**Thanet**

- Local Plan examination hearings finished on July 18. Consultation on Main Modifications took place from December 11, 2019-January 27, 2020. Adoption is anticipated this spring.

**Tonbridge and Malling**

- Local Plan submitted to Secretary of State on January 23, 2019. Two inspectors (Simon Berkeley and Luke Fleming) were appointed to carry out the examination of the Plan. Post-submission consultation relating to some examination documents took place from November 4-December 23, 2019. Due to other work commitments, Berkeley has been replaced by Louise Crosby. Provisional hearing dates of May 19-21, 2020, have been set for Stage 1 of the hearing sessions.

**Tunbridge Wells**

- Regulation 18 consultation on a draft preferred Local Plan took place from September 20-November 15, 2019. Given the number and range of issues raised, the council has advised that the current timetable for publication of the Pre-Submission Local Plan may be extended. In this event, a revised LDS will be published.

District	Plan	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2022	Apr-Jun 2020	Adoption
Ashford	Local Plan 2030								Adopted Feb 2019
Canterbury	Local Plan							Consultation	Adopted 13.7.17
Dartford	Local Plan		Consultation						
Dover	Local Plan			Consultation				Consultation	
Folkestone & Hythe	Places and Policies Local Plan		Main Modification consultation		Adoption anticipated				
	Core Strategy review		Consultation		Adoption anticipated				
Gravesham	Site Allocations & Development Management Policies Document			Consultation					
Maidstone	Local Plan					Consultation			Adopted 25.10.17
Medway	Local Plan 2012 - 2035			Consultation					
Sevenoaks	Local Plan 2015 - 2035	EIP							
Swale	Local Plan 2022 - 2038			Consultation					Adopted 26.7.17
Thanet	Local Plan 2031	Main Modification consultation		Adoption anticipated					
Tonbridge & Malling	Local Plan	Post-submission consultation		EIP					
Tunbridge Wells	Local Plan 2033					Consultation			

**KEY**

- Regulation 18
- Regulation 19
- Submission
- EIP
- Adoption

**Regulation 18 consultation:** early stage consultation often with open questions and a wider remit for consultation input.

**Regulation 19 consultation:** views sought on whether the Local Plan is legally compliant and meets the tests of soundness set out in the National Planning Policy Framework (NPPF).

**Examination in Public (EIP):** hearing held by a planning Inspector to assess whether the Local Plan has been prepared in line with relevant legal requirements and meets the tests of soundness.

# From the Frontline



Hilary Newport with the campaigns update

## Manston airport

With the public examination of the application to reopen Manston as an air-freight hub now long closed, the recommendations of the planning inspectorate have been submitted to the Secretary of State for the Department of Transport, who now has until Monday, May 18, to decide whether to grant a Development Consent Order.

At this stage it is hard to know how the recent decision ruling the proposed building of a third Heathrow runway illegal, because of the failure to take into account climate-change commitments, will affect the decision.



Will the decision ruling out a third runway at Heathrow have an impact on the plans to reopen Manston as an air-freight hub? (CPRE)

**"ONE OF THE PREMIER AGRICULTURAL EVENTS IN THE KENT CALENDAR"**

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## WEALD OF KENT PLOUGHING MATCH ASSOCIATION

### Saturday 19th September

Woolpack Corner, Tenterden Road, Biddenden, Kent, TN27 8BH

**9 Modern & Vintage Ploughing Classes - Novice Class - Horse Ploughing**

*...and many other attractions throughout the day...*

**Gymkhana - Fun Dog Show - Trade Show - Terrier Racing  
Steam Ploughing - Dog Agility Competition - Tug-of-War  
Hound Parades - Scurry Racing - Birds of Prey Flying Display  
Tossing-the-Sheaf Competition - Farmer's Market - Bar & Refreshments**



**ENTRY £7.50 ONLINE - £8 ON THE GATE - CHILDREN UNDER 12 FREE**

## Cleve Hill Solar Park

The public examination into the plans to build the UK's largest solar array on marshes near Graveney closed in November, with the inspectors submitting their confidential recommendation to the Secretary of State for the Department of Business, Energy and Industrial Strategy at the end of February. The Secretary of State now has three months in which to make a decision. Despite the pressing need for renewable energy to replace the use of fossil fuels, we objected to this scheme because of its impacts on biodiversity and landscape in a very special and tranquil part of the North Kent Marshes.

## Lower Thames Crossing

Following on from its 2018 consultation, Highways England has modified the plans for the new Lower Thames Crossing and is consulting once again on the changes that have been made. While we fully recognise that the congestion and air pollution suffered at the Dartford crossing are unacceptable, we remain concerned at the adequacy of the traffic modelling that has been undertaken and the impact of the crossing on the wider network of roads in Kent.

Don't forget to keep up with our campaigns news on our website and via Facebook and Twitter @cprekent



One of the perks of CPRE membership is reduced admission to some of England's finest gardens, historic houses and attractions

## Restoration House Rochester



Restoration House has earned a unique reputation for its combination of striking architecture, interiors of rare poetry and resonance, a great collection of mainly English pictures, wonderful furniture, ceramics and decorative objects and extraordinary walled gardens.

Listed Grade I in 1950 for its architectural interest and its historical and literary associations, it was here Charles II made his first public appearance on his return from exile in 1660 and here too that Charles Dickens situated Miss Havisham in *Great Expectations*.

The property evolved from a Tudor farmhouse with 250 acres into a Jacobean city mansion, the seat of 17th-century Royalist MPs who welcomed the young Charles's return, advancing his restoration to the throne, an event the house has been associated with by name ever since.

In private and enlightened ownership, the present owners in the 1990s embarked on a programme of recovering lost decorative schemes through the process of dry scraping and sensitive archaeology while at the same time restoring the gardens and rebuilding many features. Visitors can enjoy the formal topiary and stunning parterre, along with herbaceous borders, a cutting garden, fruit and vegetable gardens and greenkeeper lawns all set within a series of beautiful ancient walls and paths.

In 2008 evidence of an early 17th-century garden was saved from the jaws of development and what turned out to be an early Italian water garden was rebuilt on the excavated footings, with fountains, ponds, rills, water cannons and water railings populated by classical and contemporary sculpture creating a heady mix.

Meanwhile, the collection of pictures has grown, with eight authenticated Gainsboroughs, including fine portraits and his earliest and last landscapes, plus brilliant English portraits by Lely, Reynolds, Kneller, Dahl, Mercier, Highmore, Daniel Gardner and Constable.

A small head of Christ by Perugino elevates the collection still further. The ancient rooms are further enhanced by classic English furniture from the 17th, 18th and 19th centuries and beautiful flower arrangements in period vases, fresh from the cutting garden.

• Due to the owners' support of the aims of CPRE Kent, members can enjoy all this and more at half the normal admission price.

Restoration House is open Thursdays and Fridays, 10am-5pm, from the end of May to the end of September.

**More details at [www.restorationhouse.co.uk](http://www.restorationhouse.co.uk)**



All pictures Restoration House



# General round-up

## Spring 2020

*with Vicky Ellis*



### Events... can you help out?

We hope to attend a host of events through 2020 (see list below). We badly need willing hands to help, from transporting the tent and helping put it up to manning the stand. We will pay all reasonable out-of-pocket expenses such as fuel and entry to the event. Please contact Vicky (01233 714540, vicky.ellis@cprekent.org.uk) for more information.

### Legacies

You will have noticed regular adverts and editorial about various ways to bequest gifts to CPRE Kent. Legacies are very important to CPRE Kent, enabling us to help communities tackle inappropriate planning and save our precious countryside, and it's no secret that our biodiversity is at a critical tipping point.

It's unfortunate that our efforts to protect this countryside and the wildlife dependent on it should end up being played out through the courts in order we continue the fight for what we all hold dear.

This does not come cheap and would not be possible were it not for the kindness and thoughtfulness and generosity of legacy givers.

More often than not, CPRE Kent is the only obstacle standing in the way of inappropriate developments. Please help us ensure that obstacle continues into the future.

Full details on legacies can be found on our website (cprekent.org.uk), together with a free downloadable will planner.

### Fundraising

Please send in any used mobile phones, stamps, broken jewellery including costume, laptops, cameras and certain ink cartridges.

If anyone can place a fundraising box in a local shop, farmers' shop, micropub or post office, please let Vicky in the office know and one will be sorted out for you.



### Events for your calendar in 2020

Spring Fair, Belmont House	Sunday, May 3
AgriSouth	Thursday, May 14
Taste of Kent, Biddenden Vineyards	Sunday, June 14
Kent County Show, Detling	Friday to Sunday, July 10-12
Weald of Kent Ploughing Match	Saturday, September 19
East Kent Ploughing Match	Wednesday, September 30
CPRE Kent's Green Clean	September, dates tbc
Green Christmas Market, Faversham	December, date tbc

**New show for 2020**

# AgriSouth

To be run alongside NIAB TAG's South East Open Day  
www.agri-south.co.uk

## 14 MAY 2020

TO BE HELD AT: FAVERSHAM SHOWGROUND,  
STAPLESTREET ROAD, FAVERSHAM, KENT ME13 9SP

Research, technical development and innovation will be showcased in practical demonstrations of the latest machinery and equipment. A myriad of professional services and supplies available for farming businesses will also be on hand to help the industry to future-proof their businesses and remain efficient and profitable through some tricky times ahead.

Event Partner  
**NIABTAG**  
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**RAMSAK**  
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**Farmer**



# Kent County Show 10,11,12 July 2020



Book your tickets now

01622 633060  
www.kentshow.co.uk

Kent Showground, Maidstone ME14 3JF

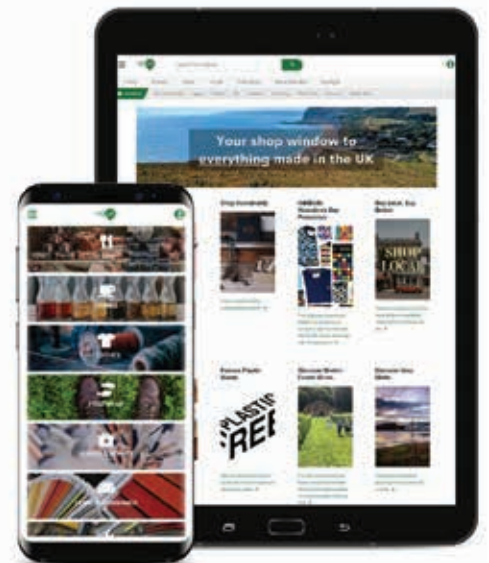



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Placing an advert in Kent Voice not only reaches a wide audience across the county but also helps us to fund our campaigns. For more information and to place an advert, please call me in the office on 01233 714540 or email vicky.ellis@cprekent.org.uk



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# Lottery results: 2019/20

Here are the Lottery winners since the last edition of Kent Voice:



October 19	November 19	December 19	January 20	February 20	March 20
Mrs M Price £50	Mr N Pearson £50	Mrs Mc Farlane £150	Mr L Wallace £50	Mr C Daniel £50	Ms S Simmons £50
Mr & Mrs Mercy £30	Mr K Dare £30	Mr N Pearson £50	Mrs M Fox £30	Mr M Longmore £30	Mr C Daniel £30
Mr R Stickland £20	Mr M Cole £20	Mr M Dennis £30	Mr & Mrs Harvey £20	Mr M Loveday £20	Mrs Mc Farlane £20
Mr M Loveday £20	Ms J Fadden £20	Mr G Thorpe £20	Mr M Loveday £20	Mr C Carter £20	Mrs P Pollock £20

CPRE Kent (the Kent Branch of the Campaign to Protect Rural England) is a company limited by guarantee registered in England, number 4335730, registered charity number 1092012. CPRE Kent, Queen's Head House, Ashford Road, Charing, Ashford, Kent TN27 0AD. T: 01233 714540 F: 01233 714549 E: info@cprekent.org.uk

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*The countryside you cherish is disappearing fast, greenfield land is being swallowed up.*

Noise and light pollution are destroying the tranquillity of our countryside. Our village and rural communities are under threat. We are fighting for a beautiful and thriving countryside that all of us can enjoy for generations to come.



The countryside charity  
Kent

Please join us to help protect the countryside we all love  
CPRE membership starts at just £3 per month

Title	Full name		
Address			
			Postcode
Telephone		Email	

We would like to update you on our campaigns and fundraising from time to time. Please tick here if you are happy for us to contact you by:

Phone	<input type="checkbox"/>	Email	<input type="checkbox"/>	Post	<input type="checkbox"/>
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If you would like your partner and/or family to also enjoy CPRE membership, please add their details. We recommend a minimum membership of £5 per month for a couple. The more you give, the more we can do.

Title	Full name	Age (under-18s)

Direct debit is the easiest way to pay and helps us plan our work. Membership starts at £3 per month but you may like to give more.

I wish to give the monthly amount of £3  £5  I'd rather pay £  per month/year (delete as appropriate)

Please complete the Direct Debit form below and Gift Aid if applicable.

Boost your donation by 25p for every £1 you donate. Simply tick the box below and complete the declaration below. Thank you!

*giftaid it*

Please treat as Gift Aid all donations and subscriptions I make from the date of this declaration until I notify you otherwise. I am a UK taxpayer and understand that if I pay less Income Tax and/or Capital Gains Tax than the amount of Gift Aid claimed on all my donations in that tax year it is my responsibility to pay any difference.

Full name	
Signature	
Date	

If your circumstances change, or you want to cancel your declaration, please contact us on 0800 163680

For more information or to join over the phone, please call the Supporter Services team on freephone 0800 163680. CPRE holds and manages data in strict accordance with the Data Protection Act (1998).

**Instruction to your bank or building society to pay by Direct Debit**

Name of your bank or building society

To: The Manager	Bank/building society name

Name(s) of account holder(s)

--

Bank/building society account number

--	--	--	--	--	--	--	--	--	--

Branch sort code

--	--	--	--	--	--

Service user number

7	2	4	2	4	5
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Reference (for office use only)

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Instruction to your bank or building society

Please pay CPRE Direct Debits from the account detailed in this Instruction subject to the safeguards assured by the Direct Debit Guarantee. I understand that this Instruction may remain with CPRE and, if so, details will be passed electronically to my bank/building society.

Signature(s)
Date

Banks and building societies may not accept Direct Debit Instructions for some types of account.

